

Why LHR by district?

- Wellesley has substantial variation in single family lot sizes across town.
- There are both a number of under sized and over sized lots in each district.

Number of Single Family Lots Varying from Zoning District			
District	SF Lots	Under	50% Over
SRD 10,000	3764	931	668
SRD 15,000	1142	377	186
SRD 20,000	2150	463	407
SRD 30,000 & 40,000	209	28	58

HOW IS TLA MEASURED?

- Basement

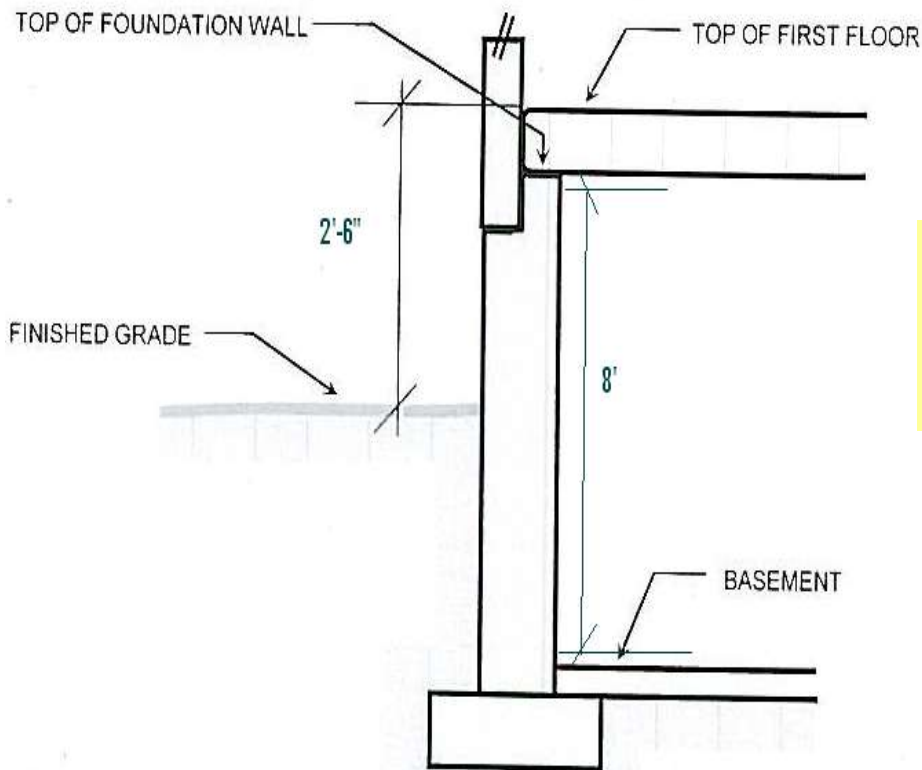
Basement Area X

External above ground area of walls

External above ground area of walls
Total surface area (above and below)

If > 0.25%

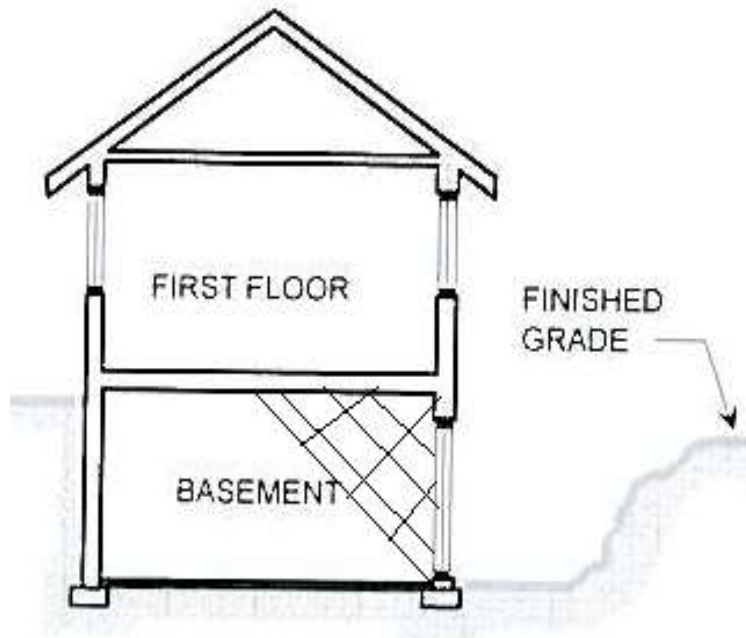
Example: 700 sf basement
2.5' above grade
8' total elevation



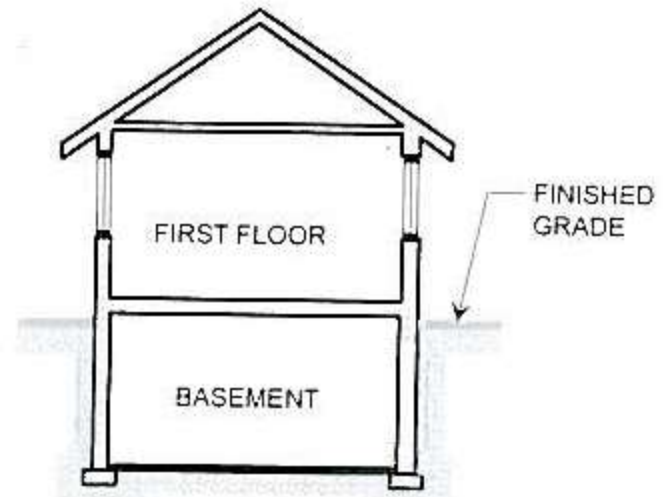
$$2.5' / 8' = 0.3125$$

$$700 \times 0.3125 = 219 \text{ ft TLA}$$

Example 2

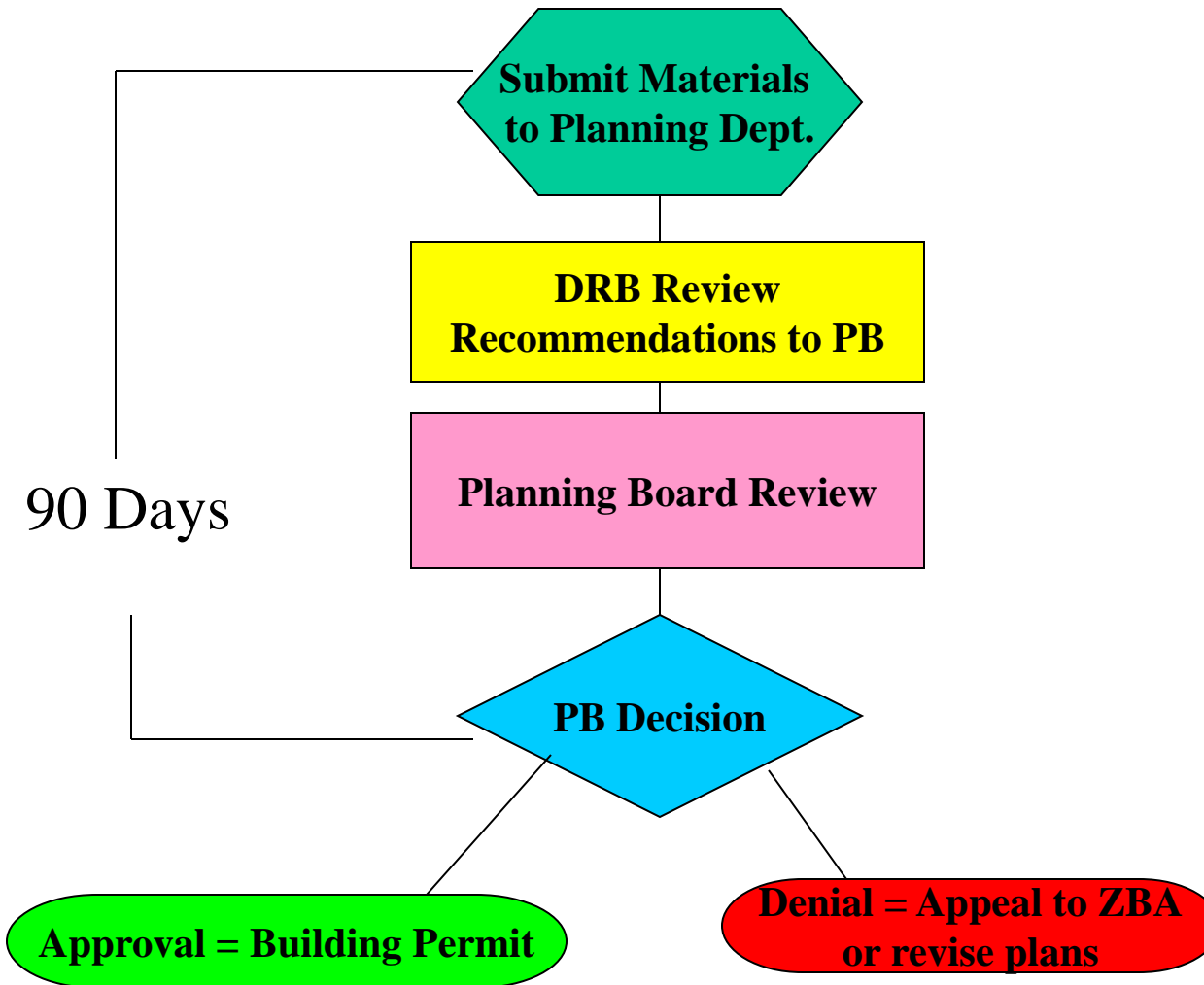


COUNTED

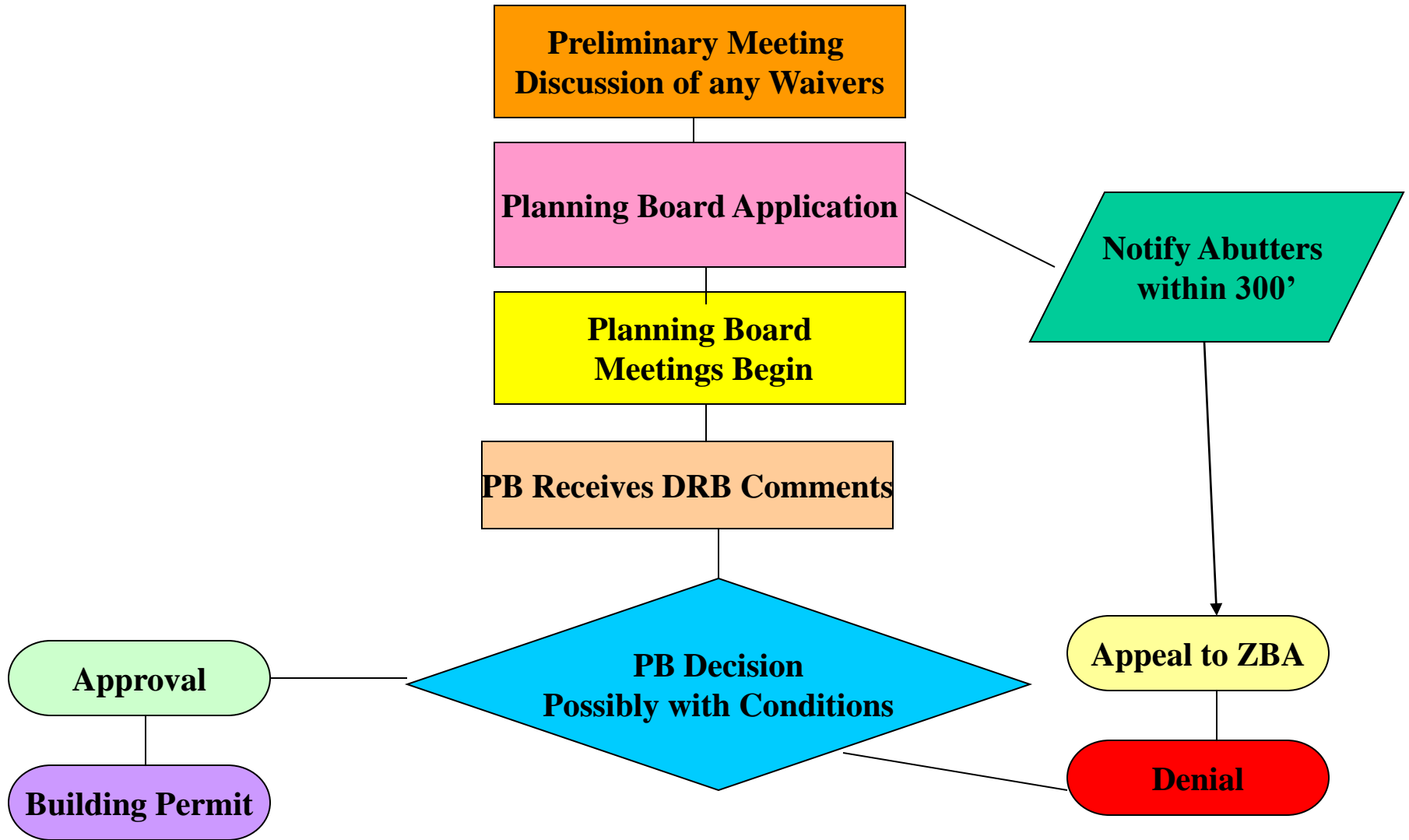


NOT COUNTED

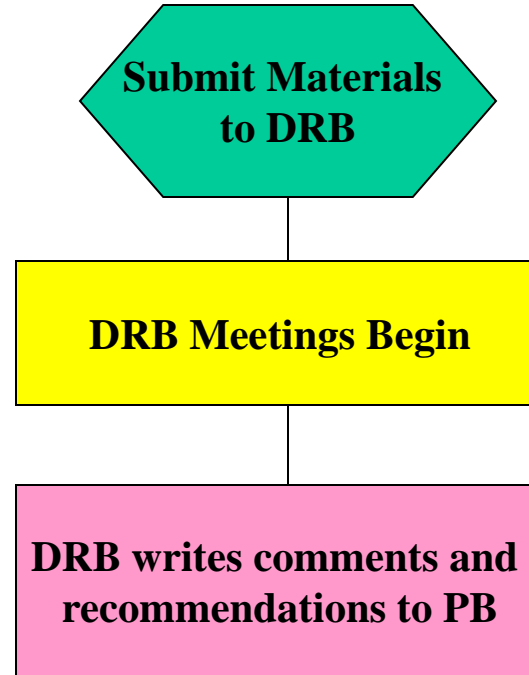
LHR: General Process



LHR: Planning Process



LHR: Design Process



Estimated Cost LHR on New Construction

Existing Site Plan (Trees, natural features)	\$3000-\$5000
Existing Elevations	\$1500-\$3000
Proposed Site Plan	Required Now
Proposed Elevations	Required Now
Proposed Grading	\$2000
Landscape Plan	\$2000-\$10,000
Application Fee	\$2500

Total	\$11,000-\$28,500
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Possible Additional Fees

*Provisions for Erosion	\$3000-\$5000
*Legal Fees	\$1000-\$4000

Planning Board Scorecard

Date	Action	Vote
1988	Proposed to reduce lot coverage town wide from 25% to 18%	Lost on voice vote
1989	Proposed to increase frontage in SRD10 to 75'	Adopted 159-44
1989	Proposed to increase side yards in SRD30 and 40	Lost on reconsideration
1989	Proposed to increase rear yard in SRD 10 & SRD15	Lost on voice vote
1989	Proposed to reduce SF building height to 40'	Adopted 134-66
1991	Historic Demo Delay Proposed	Lost 78-117
1995	Proposed to clarify building height "necessary projections"	Lost 79-95
1996	Proposed new dimensional requirements (Table 3)	Lost 104-109
1996	Proposed 0.30 FAR for SF residences	Lost 76-134
1997	Proposed to further reduce building height to 36'	Adopted 149-21
1997	Proposed new dimensional requirements (Table 3)	Adopted 170-5
1999	Proposed lot grading bylaw	Lost on voice vote
2000	Proposed lot grading bylaw	No motion
2000	Proposed increase setback for corner lots in SRD 10 & 15	Adopted on voice vote
2001	Proposed temporary moratorium on tear downs	No motion
2002	Proposed to limit soffit height	Lost 96-114
2002	Proposed to further modify lot coverage	Lost 121-78
2002	Proposed requiring a landscape plan for homes >3,000 sf	Lost on voice vote
2002	Proposed prohibition of ac units and equipment in setback	Adopted on voice vote
2002	Proposed side facing garages to have 30' side setbacks	Adopted on voice vote
2003	Proposed prohibition on clearing and grading of lots prior to building permits being issued	Adopted on voice vote
2003	Proposed correction of lot coverage	Adopted on voice vote
2003	Proposed review of unaccepted street projects with increase or demolition of 50% of existing home	Adopted 128-56
2007	Proposal to define retaining walls as structures	Lost 126-68

Projects Requiring Review

Total Number of Projects Reviewed if 2x Median TLA							
Year	New Construction Total	SRD 10 3600	SRD 15 4300	SRD 20 5900	SRD 30 & 40 7200	Total Projects Reviewed	% of Total
2007	41	14	5	9	1	29	70.73%
2006	52	19	5	12	1	37	71.15%
2005	77	31	11	8	2	52	67.53%
2004	46	13	1	4	1	19	41.30%
2003	37	5	3	4	2	14	37.84%
2002	43	7	2	0	0	9	20.93%
2001	48	6	2	9	3	20	41.67%
2000	23	2	0	1	2	5	21.74%

Total Living Area

- Methodology used by Board of Assessors.
- Data exists for each dwelling in Town.
- TLA includes:
 - Finished spaces in house – measurements taken to exterior surface of exterior walls
 - Fractional stories as percent of first floor area
 - Finished attic areas
 - Bay windows (with foundations) counted
 - Multi-story spaces included in each floor

Total Living Area

- TLA does not include:
 - Garages
 - Unfinished Attic space
 - Basements
 - Bow Windows (no foundation)
 - Chimneys
 - Patios, porches, and three-season porches

Total Living Area plus Garage

- TLAG (sorry for the acronym) is used for threshold for review in LHR

- TLAG includes:

- TLA determined by assessors
- Garage space in excess of 600 sq ft
- A pro rata portion of basements

- Formula

$$\text{Basement Area} \times \frac{\text{Above ground area of walls}}{\text{Total area of walls}}$$

TLAG - Basements

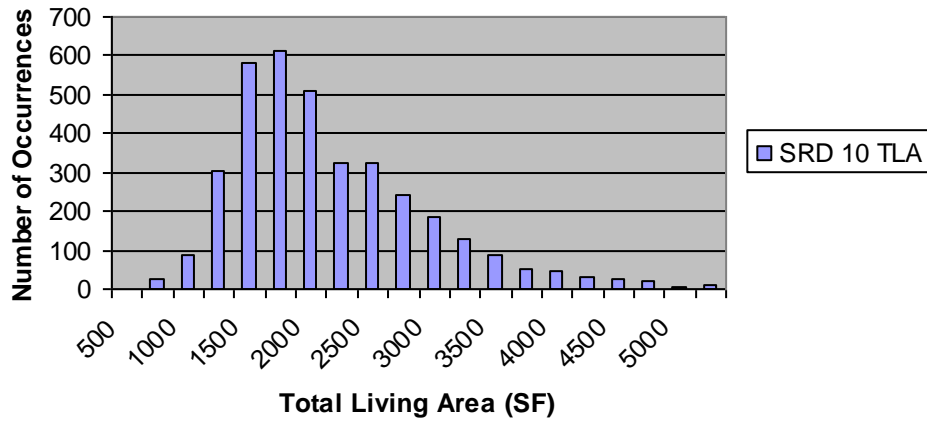
- TLAG does not include basements which are underground except for normal above ground portion.
- If exposure of basement walls $> 25\%$, then TLAG includes a portion of basement.

TLAG - Basements

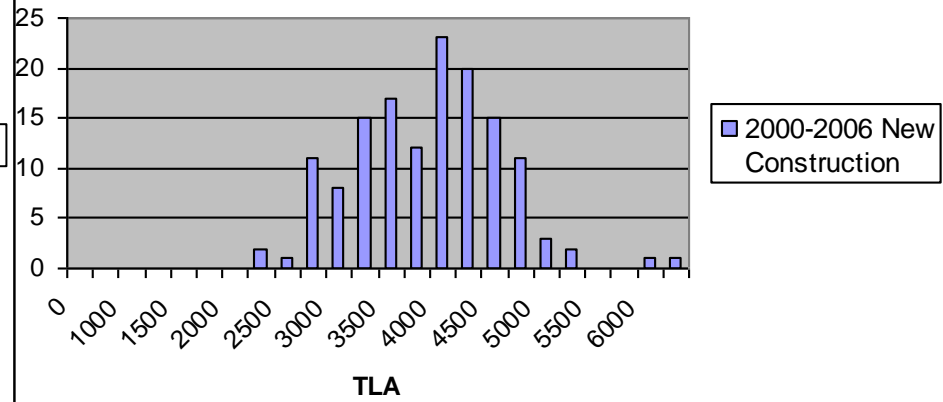
- Example:
 - 25' x 40' basement, 8 foot walls
 - one 25 foot wall exposed
 - 2 ft of other walls exposed
- Calculation
 - Size x Exposed % of basement walls
 - 1000 sq ft x 39%
 - 390 sq ft added to TLAG

Histograms

SRD 10 TLA

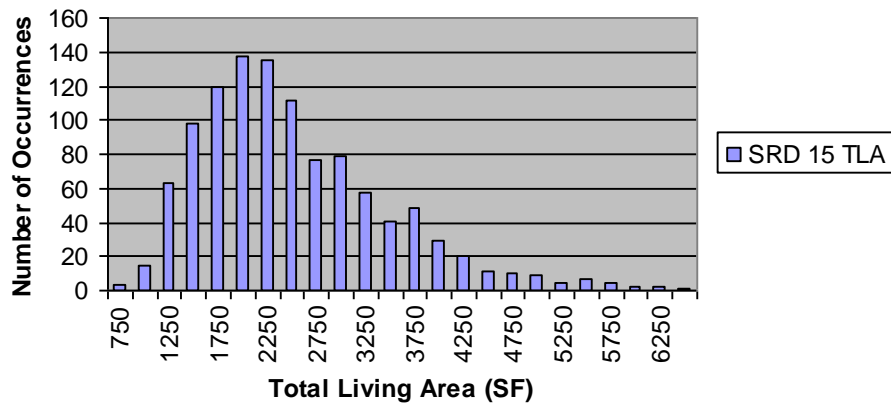


2000-2006 New Construction

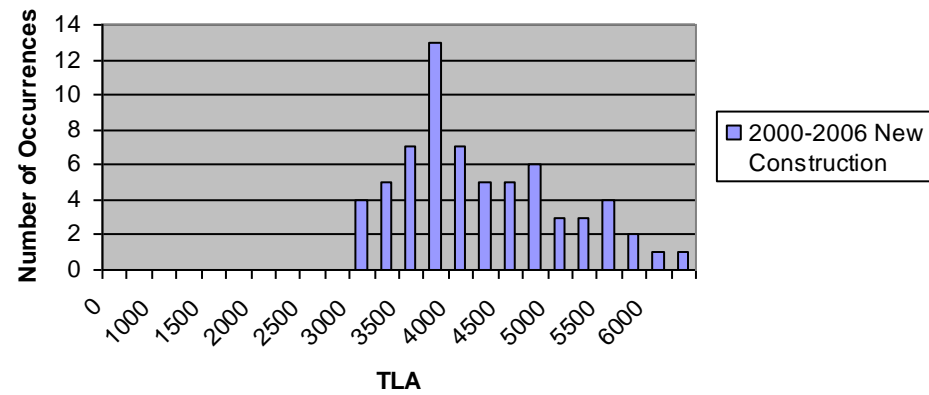


Histograms

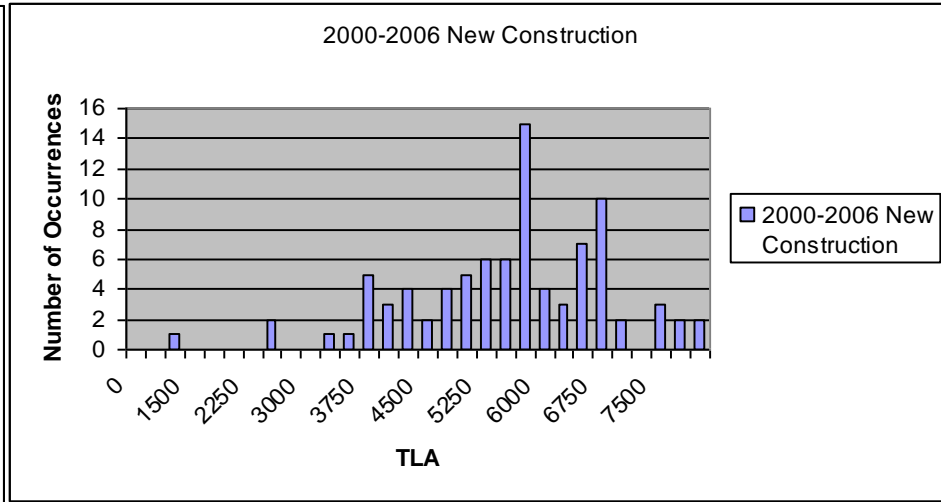
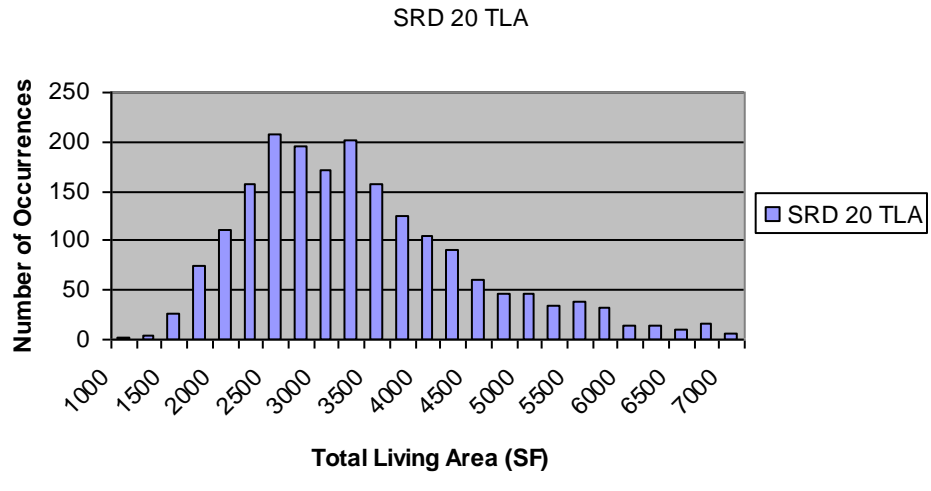
SRD 15 TLA



2000-2006 New Construction

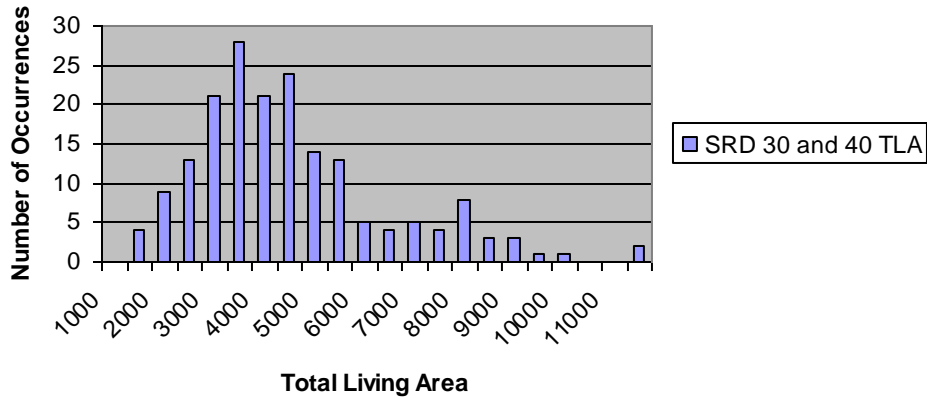


Histograms

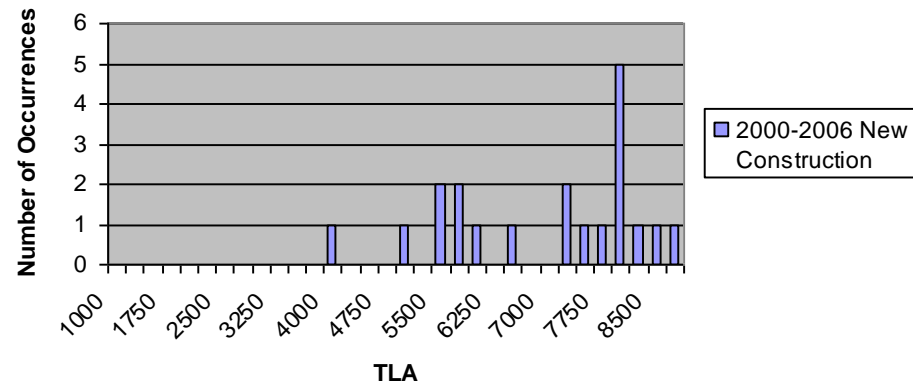


Histograms

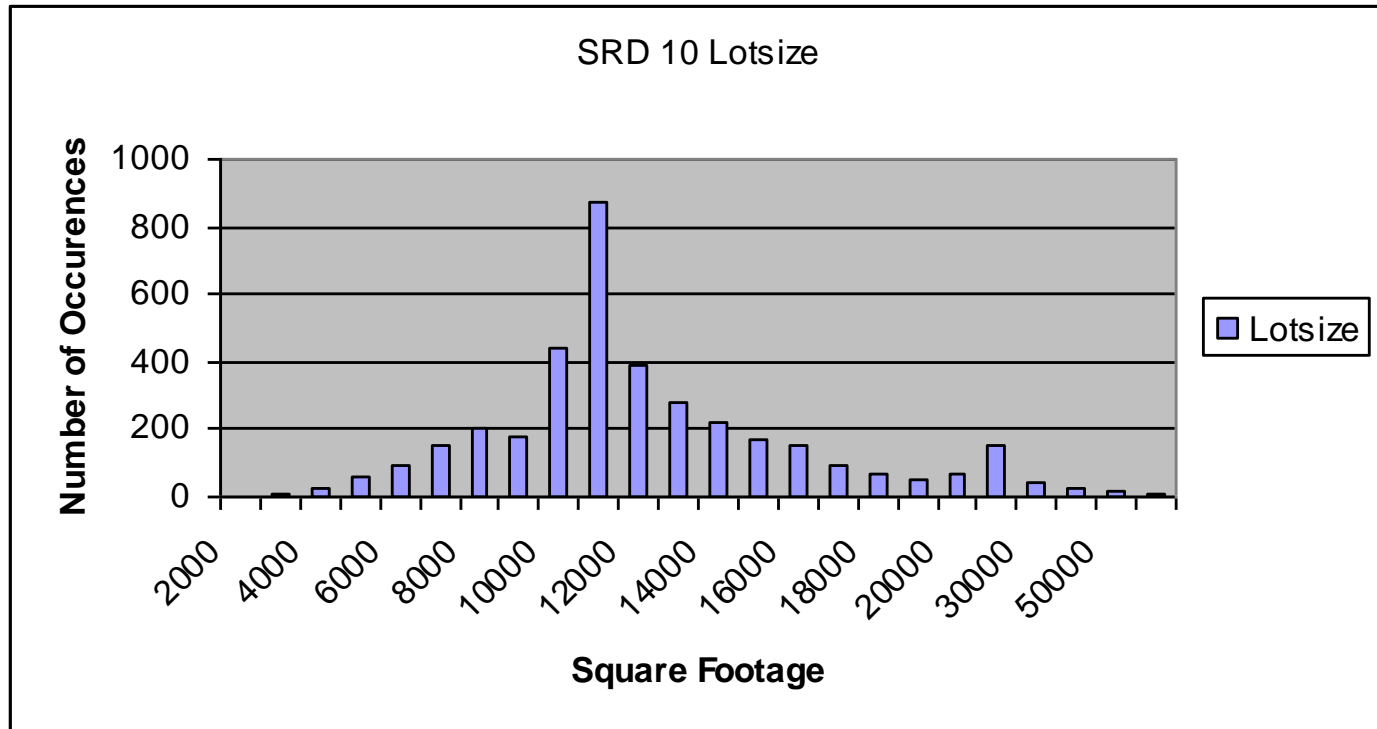
SRD 30 and 40 TLA



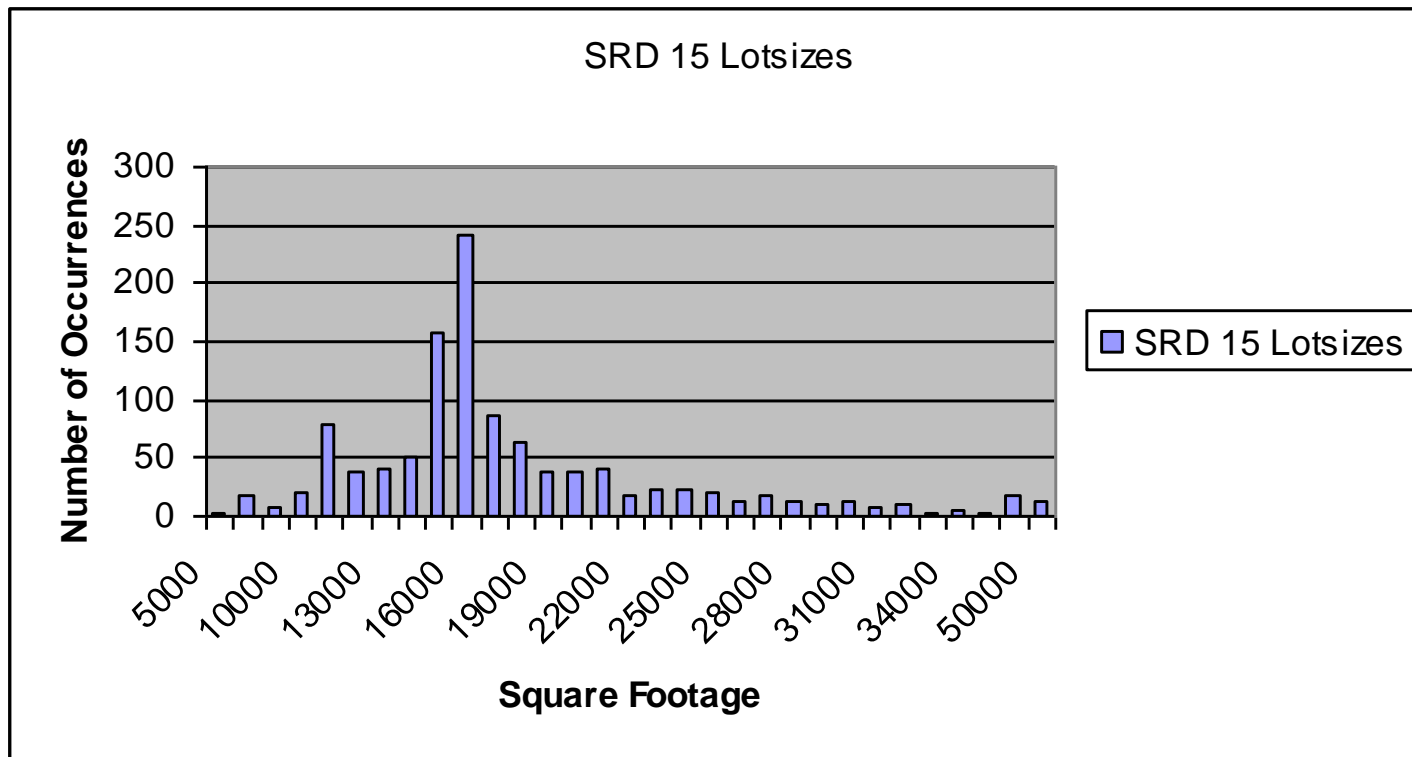
2000-2006 New Construction



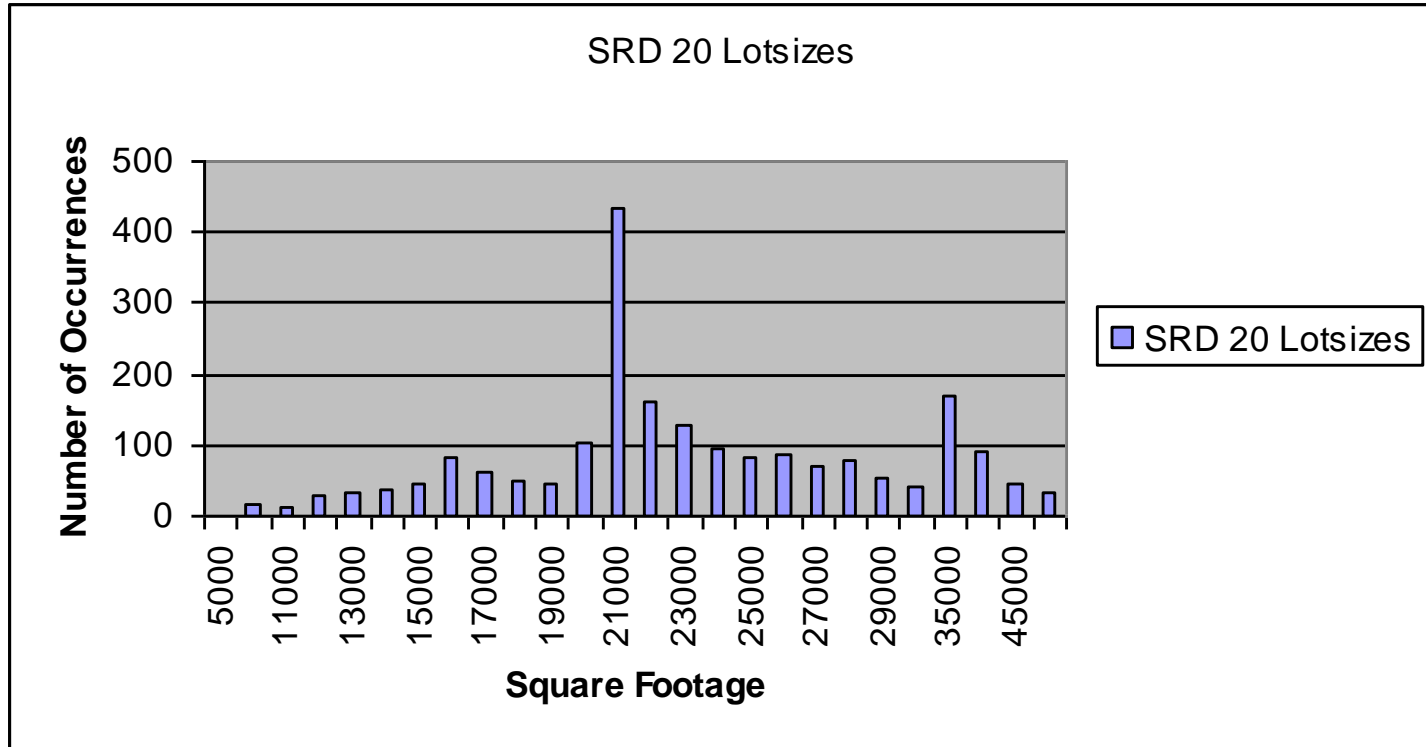
Histograms Lot Size



Histograms Lot Size



Histograms Lot Size



Histograms Lot Size

