



ZONING BOARD OF APPEALS  
TOWN HALL • 525 WASHINGTON STREET • WELLESLEY, MA 02482-5992

J. RANDOLPH BECKER, CHAIRMAN  
RICHARD L. SEEGL  
DAVID G. SHEFFIELD

LENORE R. MAHONEY  
Executive Secretary  
Telephone  
(781) 431-1019 Ext. 2208

ROBERT W. LEVY, VICE CHAIRMAN  
WALTER B. ADAMS  
DEREK B. REDGATE

Date: 7/13/2020

ZBA: 2020-55

Petition for:	Residential Fee	Commercial & Municipal Fee
Variance	_____ \$200	_____
Special Permit	_____ \$200	_____ \$500
Special Permit/Findings	<u>X</u> _____ \$200	_____
Special Permit Renewals	_____ \$150	_____
Signs	_____	_____ \$300
Site Plan Approval without PSI	_____	_____ \$2,000 & Fire Department Consulting Fee
Site Plan Approval with PSI	_____	_____ \$3,500
Appeals	_____ \$200	_____ \$300
Comprehensive Permit	_____	_____ \$2,000
Publication & Mailing Fees/All Petitions	<u>X</u> _____ \$25	_____ \$25
Petitioner assumes all costs for Peer Review		

Property Location: 33 Damien Road Zoning District: SRD-15

Property located in a: Historic District  Yes  No 14,250 sf  
Wetlands Protection Area    
Water Supply Protection District

Prior Zoning Decisions: Special Permit/Finding: 73-13 Variance: \_\_\_\_\_  
Applicable Section(s) of the Zoning Bylaw: 17, 19

Explanation of Request: Petitioner seeks to build a one story, approximately 11 x 10 ft, with less than required side setback of 17.5 feet.

Requested Relief:  
X Lot Area \_\_\_\_\_ Front Yard Depth (Street Setback) \_\_\_\_\_  
Lot Coverage X \_\_\_\_\_ Side Yard Width (Side Line Setback) \_\_\_\_\_  
Frontage \_\_\_\_\_ Rear Yard Depth (Rear Line Setback) \_\_\_\_\_  
Front Yard Width \_\_\_\_\_ Other \_\_\_\_\_

X OWNER OF PROPERTY/PETITIONER: Elizabeth O'Connor

X MAILING ADDRESS: 33 Damien Road Wellesley, MA 02481

X PHONE: WORK: 617-869-5307 HOME: \_\_\_\_\_

SIGNATURE OF OWNER: Elizabeth O'Connor

AGENT FOR HOMEOWNER (PLEASE PRINT): David Himmelberger

MAILING ADDRESS: One Hollis St Suite 400 Wellesley MA 02482

PHONE: WORK: 781 237 8180 HOME: cell 781 883 9412

EMAIL: david@wshlawoffice.com

**WILDER, SHEA & HIMMELBERGER, LLP**

Counselors at Law  
One Hollis Street, Suite 400  
Wellesley, Massachusetts 02482

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Leslie B. Shea  
David J. Himmelberger

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Telephone (781) 237-8180

July 30, 2020

Ms. Lenore Mahoney  
Wellesley Zoning Board of Appeals  
Town of Wellesley  
525 Washington Street  
Wellesley, MA 02482-5992

Re: Request for Special Permit, 33 Damien Road, Wellesley

Dear Ms. Mahoney:

I represent the record owner of 33 Damien Road, Matthew and Elizabeth O'Connor, in connection with the request for a special permit for the addition of a one room, one story addition to their existing a non-conforming home.

Please find attached the following materials:

1. Certified Plot Plan
2. Photographs of existing conditions
3. Construction Plans; and
4. A check in the amount of \$225 payable to the Town of Wellesley
5. Application

This home, originally built in 1934, is located on a nonconforming lot of 14,250 sf in an SRD 15 zone, has previously received a Special Permit relating to the addition of rear garage, 7-13. The house was originally constructed before the enactment of side yard setbacks and has a right side setback of 11.5 feet and a left side setback of 16.8 feet.

This request for a Special Permit would allow for the addition of a one story single room addition to the back of the existing left side wing of the house.

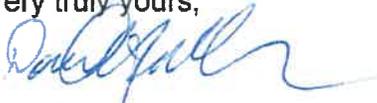
The requested relief will not be substantially more detrimental to the neighborhood than the existing non-conformities.

I look forward to appearing before the Board at its earliest convenience and would further submit that as the relief sought here is so benign, the Board consider this to be of a nature suitable to early placement in its coming meetings.

Original copies and the application fee are being sent to you at Town Hall.

Thank you for your attention to this matter.

Very truly yours,



David J. Himmelberger

Enclosures

# PROPOSED PLOT PLAN 33 DAMIEN ROAD WELLESLEY, MASS.

DATE: JULY 30, 2020 SCALE: 1" = 20'

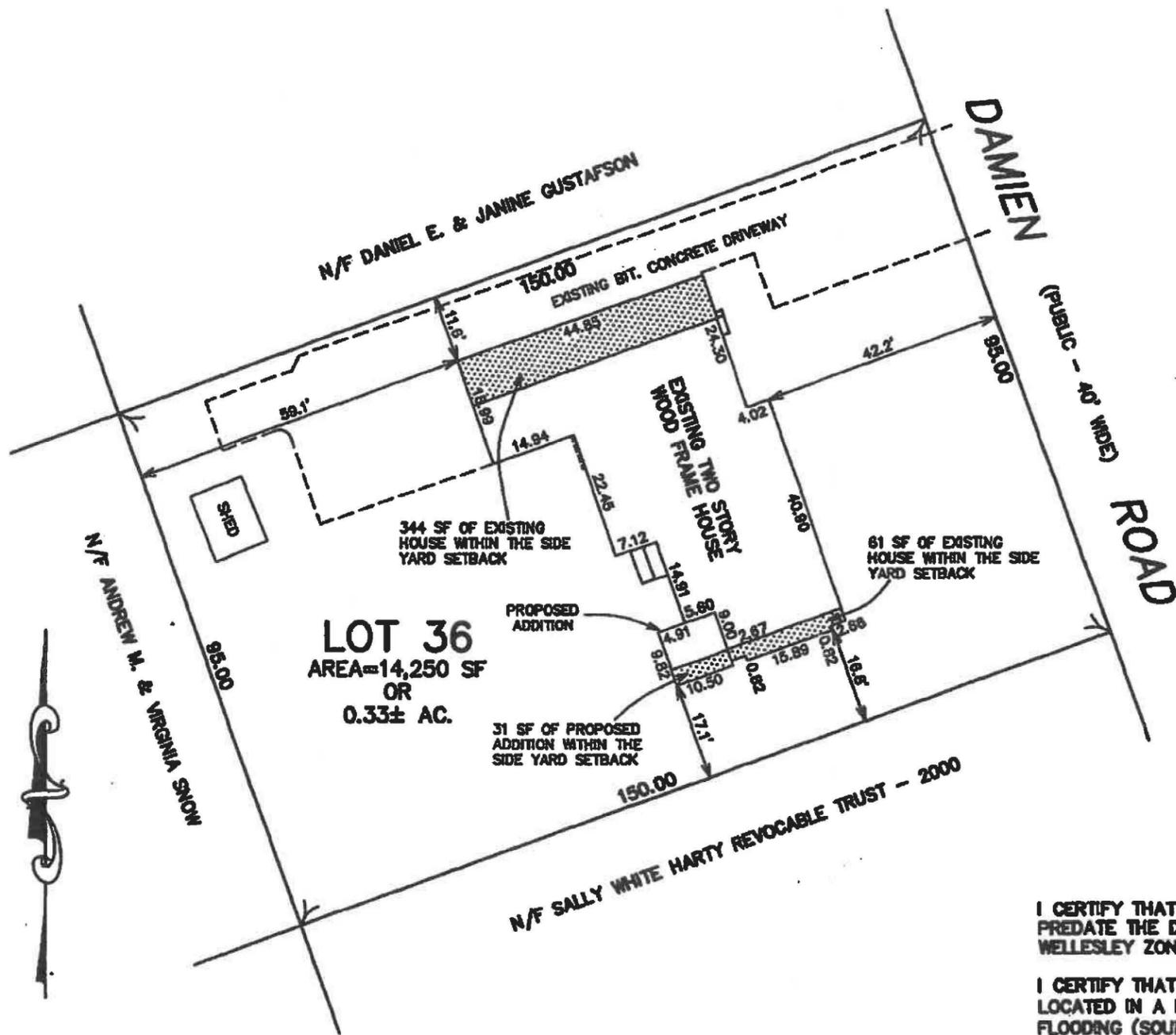
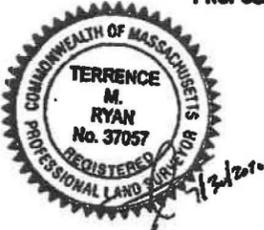
PREPARED FOR:  
MATTHEW & ELIZABETH O'CONNOR  
33 DAMIEN ROAD  
WELLESLEY, MASS. 02481

ENGINEERS & SURVEYORS:  
APPLEWOOD SURVEY CO. LLC  
21 GREEN STREET  
HOLLISTON, MASS. 01746  
TERRENCE M. RYAN R.L.S. 37057

ZONED: SINGLE RES.  
AREA: 15,000 SF  
FRONTAGE: 60 FT  
SETBACK: 30 FT\*  
SIDEYARD: 20 FT  
REARYARD: 15 FT  
COVERAGE: 2,850 SF

\* SUBJECT TO 500' RULE

L.C. CERT. 198342  
ASSESSORS MAP 28 LOT 3  
EXISTING COVERAGE: 2,341 SF = 16.4%  
PROPOSED COVERAGE: 2,444 SF = 17.2%



I CERTIFY THAT THE LOT SHOWN AND EXISTING HOUSE SHOWN THEREON PREDATE THE DIMENSIONAL AND DIMENSIONAL OFFSET REGULATIONS OF THE WELLESLEY ZONING BYLAWS.

I CERTIFY THAT THE LOT SHOWN AND EXISTING HOUSE SHOWN THEREON ARE LOCATED IN A FEDERAL FLOOD HAZARD ZONE "X" - SUBJECT TO MINIMAL FLOODING (SOURCE: F.I.R.M. 25021C0008E).





**1** EXISTING SOUTH ELEVATION  
SCALE: 1/4" = 1'-0"

**PMW**  
DESIGN

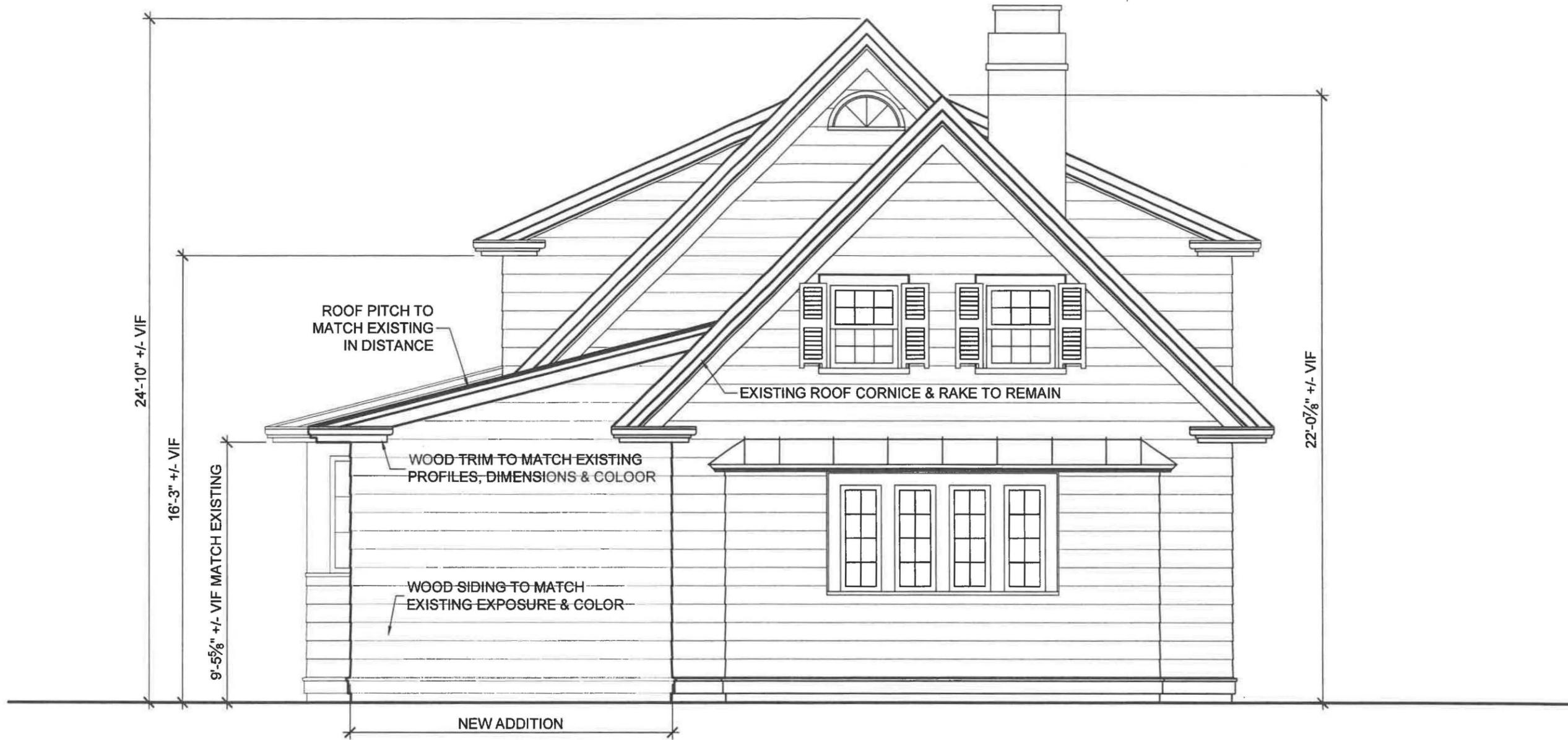
15 GARDENSIDE STREET  
ROSLINDALE, MA 02131  
617.538.9640

O'CONNOR RESIDENCE

33 DAMIEN ROAD

WELLESEY, MA

JULY 30, 2020



**1** PROPOSED SOUTH ELEVATION  
 SCALE: 1/4" = 1'-0"

**PMW**  
 DESIGN

15 GARDENSIDE STREET  
 ROSLINDALE, MA 02131  
 617.538.9640

O'CONNOR RESIDENCE  
 33 DAMIEN ROAD  
 WELLESEY, MA  
 JULY 30, 2020



**1** PROPOSED WEST ELEVATION

SCALE: 1/4" = 1'-0"

**PMW**  
DESIGN

15 GARDENSIDE STREET  
ROSLINDALE, MA 02131  
617.538.9640

**O'CONNOR RESIDENCE**  
33 DAMIEN ROAD  
WELLESEY, MA  
JULY 30, 2020

























