



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

J. RANDOLPH BECKER, CHAIRMAN  
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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: 3/18/21

ZBA: 2021-40

Petition for:	Residential Fee	Commercial & Municipal Fee
Variance	_____ \$200	_____
Special Permit	<u>X</u> \$200	_____ \$500
Special Permit/Findings	_____ \$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	\$25	\$25
Petitioner assumes all costs for Peer Review		

2021 MAR 10 9:45  
TOWN OF WELLESLEY  
PLANNING DEPARTMENT

Property Location: 192 WASHINGTON ST. Zoning District: SR10-SINGLE

Property located in a: Historic District  Yes  No  
Wetlands Protection Area    
Water Supply Protection District

Prior Zoning Decisions: Special Permit/Finding: NONE Variance: NONE  
Applicable Section(s) of the Zoning Bylaw: SECTION 19 TABLE 1 SIDE YARD SETBACK

Explanation of Request: REMOVE EXISTING GARAGE, ADD NEW GARAGE IN LINE WITH EXISTING BUILDING EDGE ON EASTERLY PROPERTY LINE WHICH WILL REQUIRE RELIEF. ADD SECOND STORY ON EXIST/NEW FOOTPRINT TO BLEND W/ EXIST. ROOF LINE

Requested Relief:  
Lot Area \_\_\_\_\_ Front Yard Depth (Street Setback) \_\_\_\_\_  
Lot Coverage X Side Yard Width (Side Line Setback) (20' REQ)  
Frontage \_\_\_\_\_ Rear Yard Depth (Rear Line Setback) \_\_\_\_\_  
Front Yard Width \_\_\_\_\_ Other \_\_\_\_\_

OWNER OF PROPERTY/PETITIONER: Yvonne & Mark Pytlik

MAILING ADDRESS: 192 Washington Street

PHONE: WORK: \_\_\_\_\_ HOME: 781 835-8360

SIGNATURE OF OWNER: [Signature]

AGENT FOR HOMEOWNER (PLEASE PRINT): PETER LEHANDOWSKI - LR DESIGN INC

MAILING ADDRESS: 64 ALSTON ST. CAMBRIDGE MA SUITE 3

PHONE: WORK: 617.256.7737 HOME: \_\_\_\_\_

EMAIL: PETER@LRDESIGNSINC.COM

LOT AREA= 12,931 S.F.T.

N 42° 18' 57"  
W 71° 16' 09"

PLOT PLAN  
PROPOSED ADDITION  
PARCEL ID# 53-77  
192 WASHINGTON STREET  
WELLESLEY, MA

MARK M. & YVONNE PYTLIK  
OWNERS  
LC 142362

ZONED: SINGLE RESIDENCE 10  
MIN. AREA= 10,000 S.F.T.  
MIN. FRONTAGE = 60'

BUILDING SETBACKS:  
FRONT = 30'  
REAR = 10'  
SIDE = 20'

PER FIRM MAP, TOWN OF WELLESLEY, MA  
SUFFOLK COUNTY, PANEL#25021C0009E  
EFFECTIVE DATE: JULY 17, 2012  
THIS SITE IS IN ZONE "X"

PRE-EXISTING LOT COVERAGE = 2,351 S.F.T.  
PRE-EXISTING LOT COVERAGE % = 18.18%  
POST-CONSTRUCTION LOT COVERAGE = 2,556 S.F.T.  
POST LOT COVERAGE % = 19.77%

HAWK CONSULTING, INC.



3 LACKEY DAM ROAD  
DOUGLAS, MA 01516  
PHONE: (203) 814-7960

DATE: 3/08/21  
JOB# 20-214  
SCALE: 1" = 20'

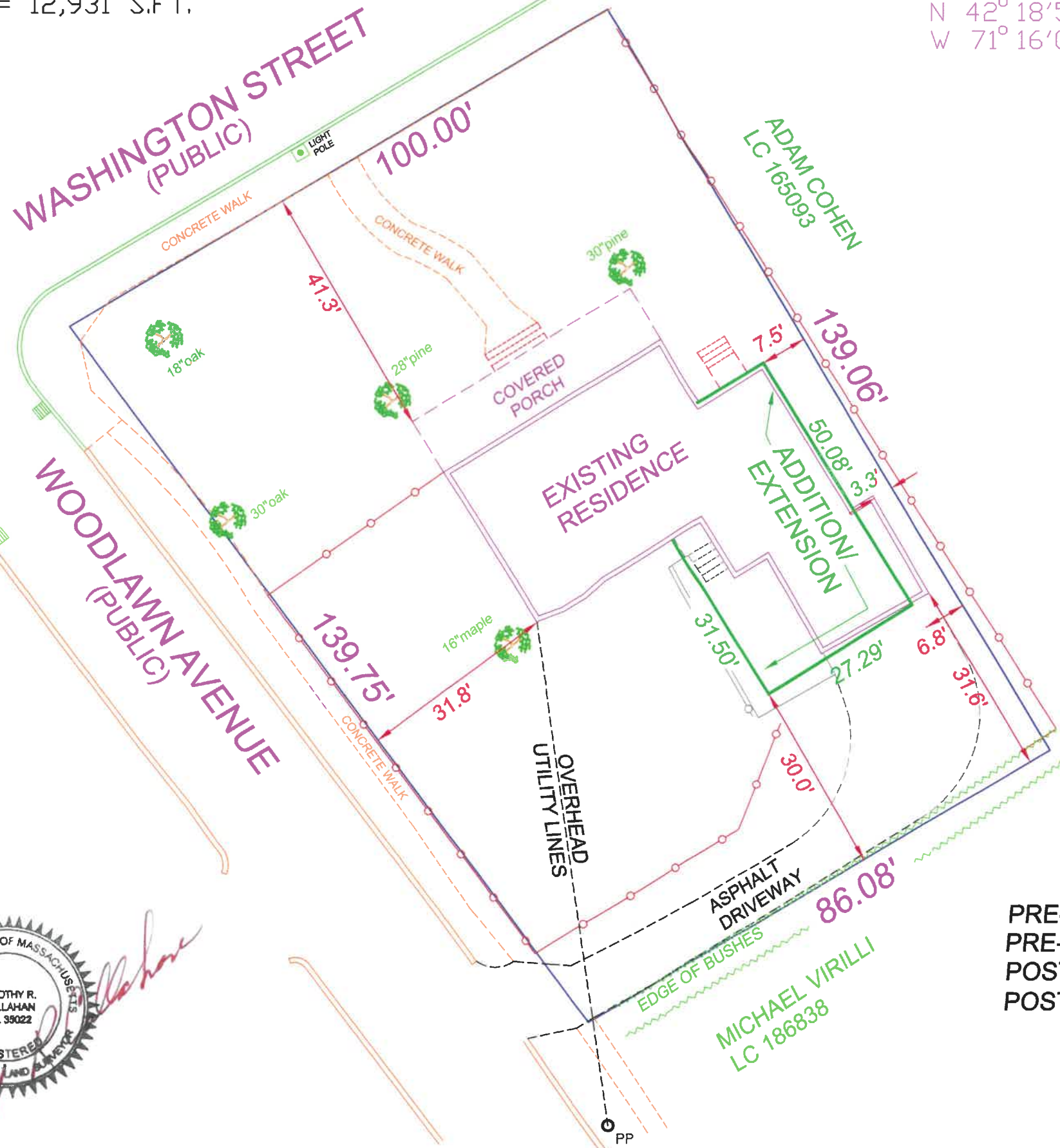


WASHINGTON STREET  
(PUBLIC)

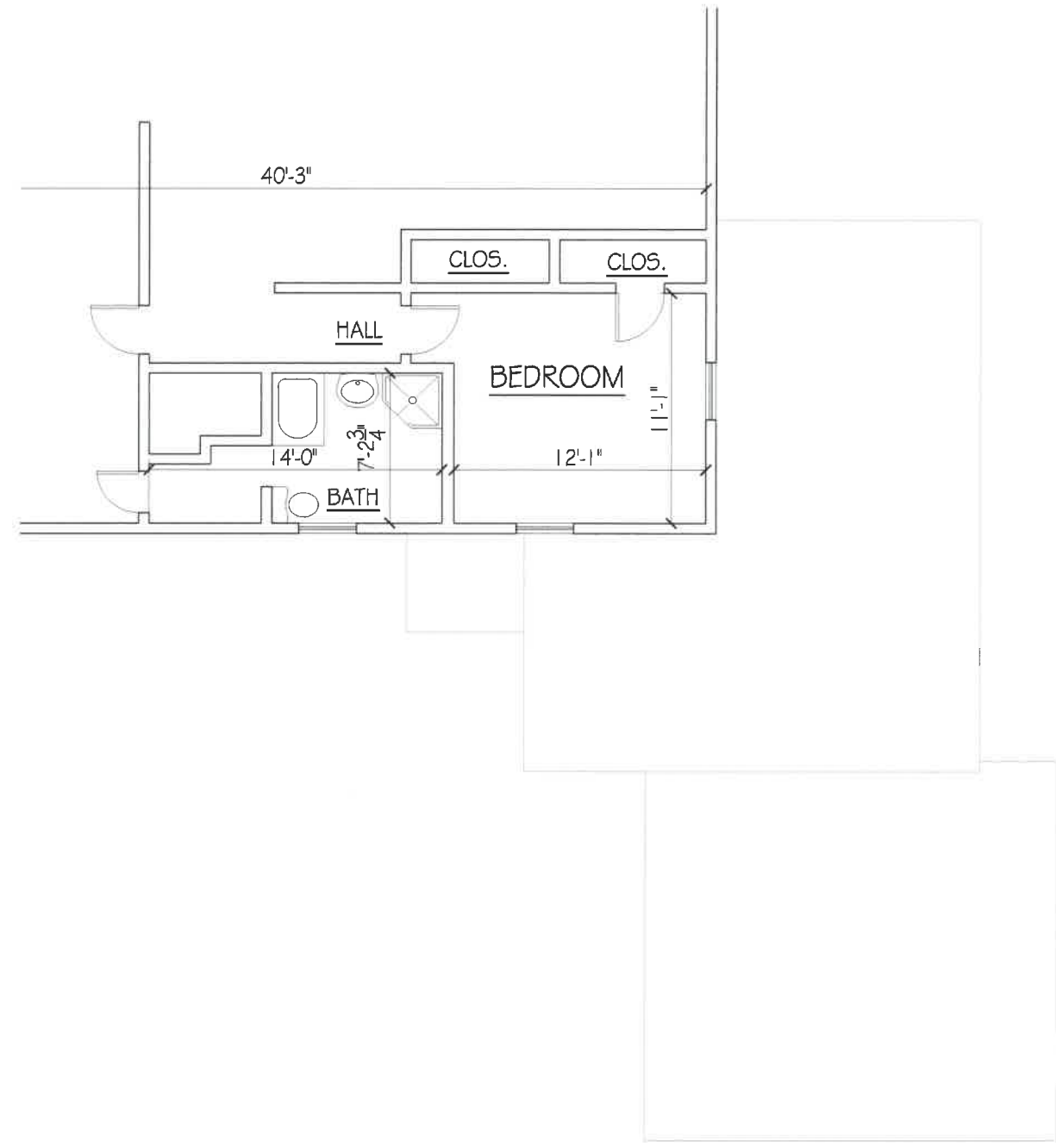
WOODLAWN AVENUE  
(PUBLIC)

ADAM COHEN  
LC 165093

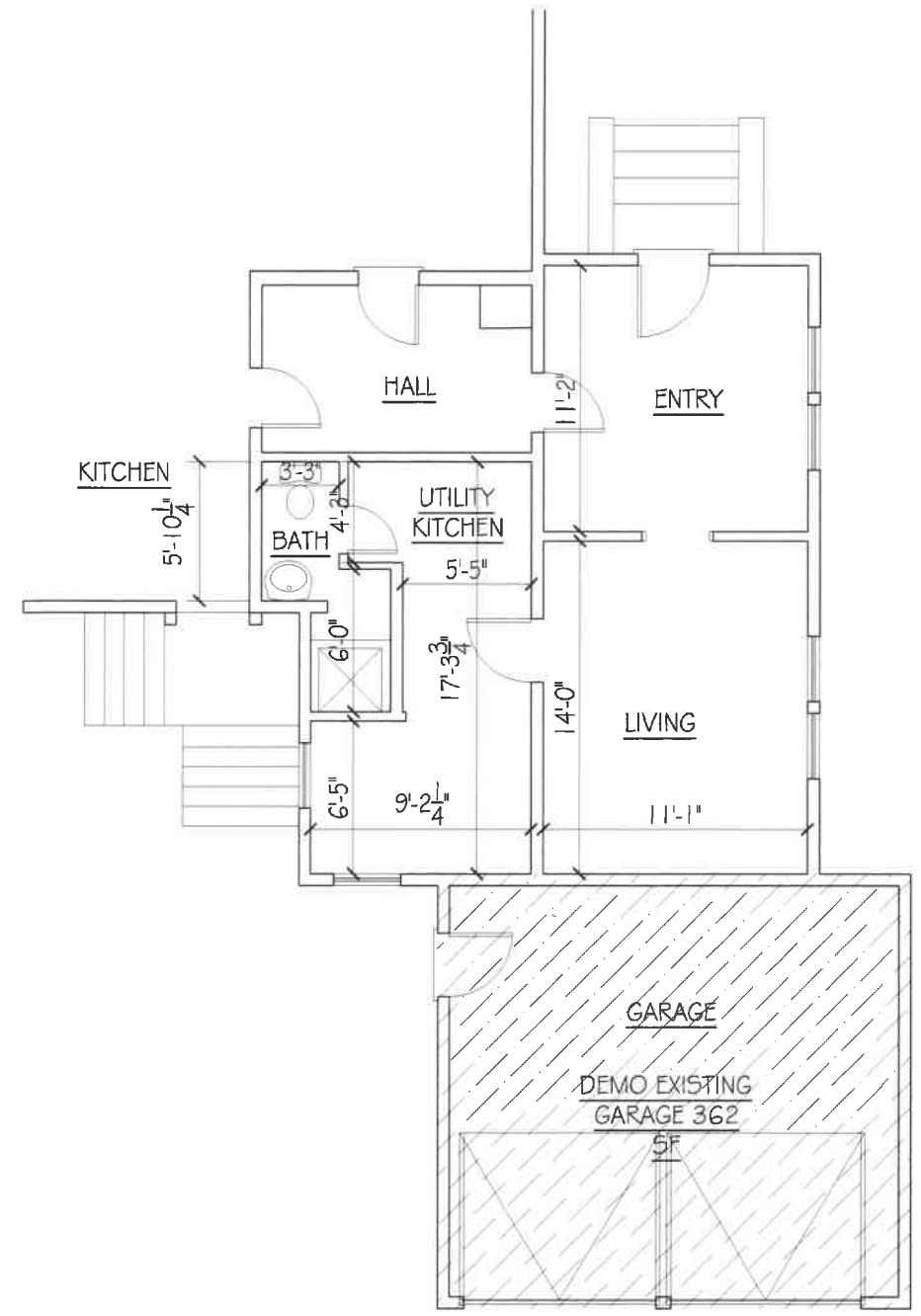
MICHAEL VIRILLI  
LC 186838



*Timothy R. Callahan*



**SECOND FLOOR PLAN**  
 1/8" = 1'-0"



**FIRST FLOOR PLAN**  
 1/8" = 1'-0"

A

B

C

D

1

2

3

4

5

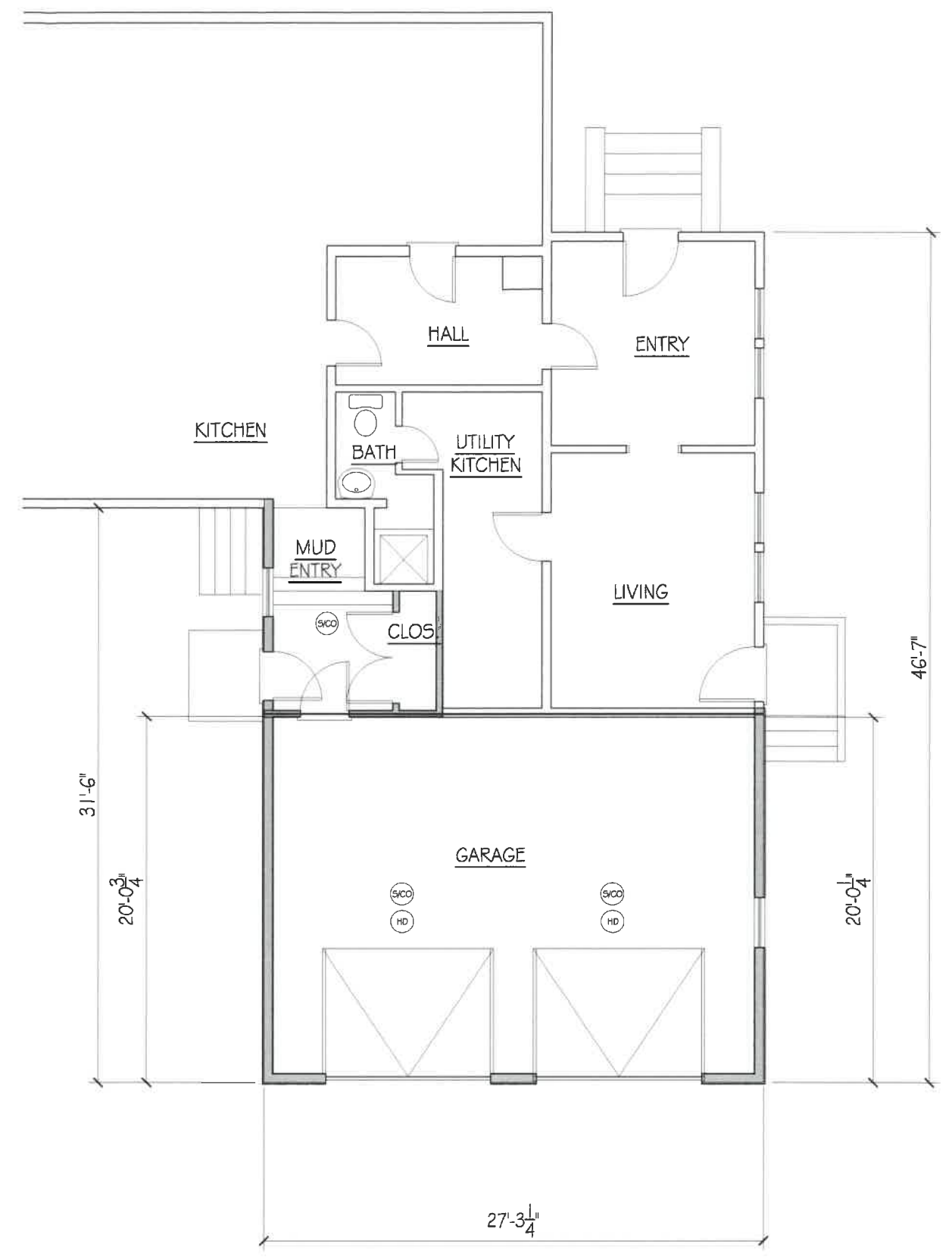
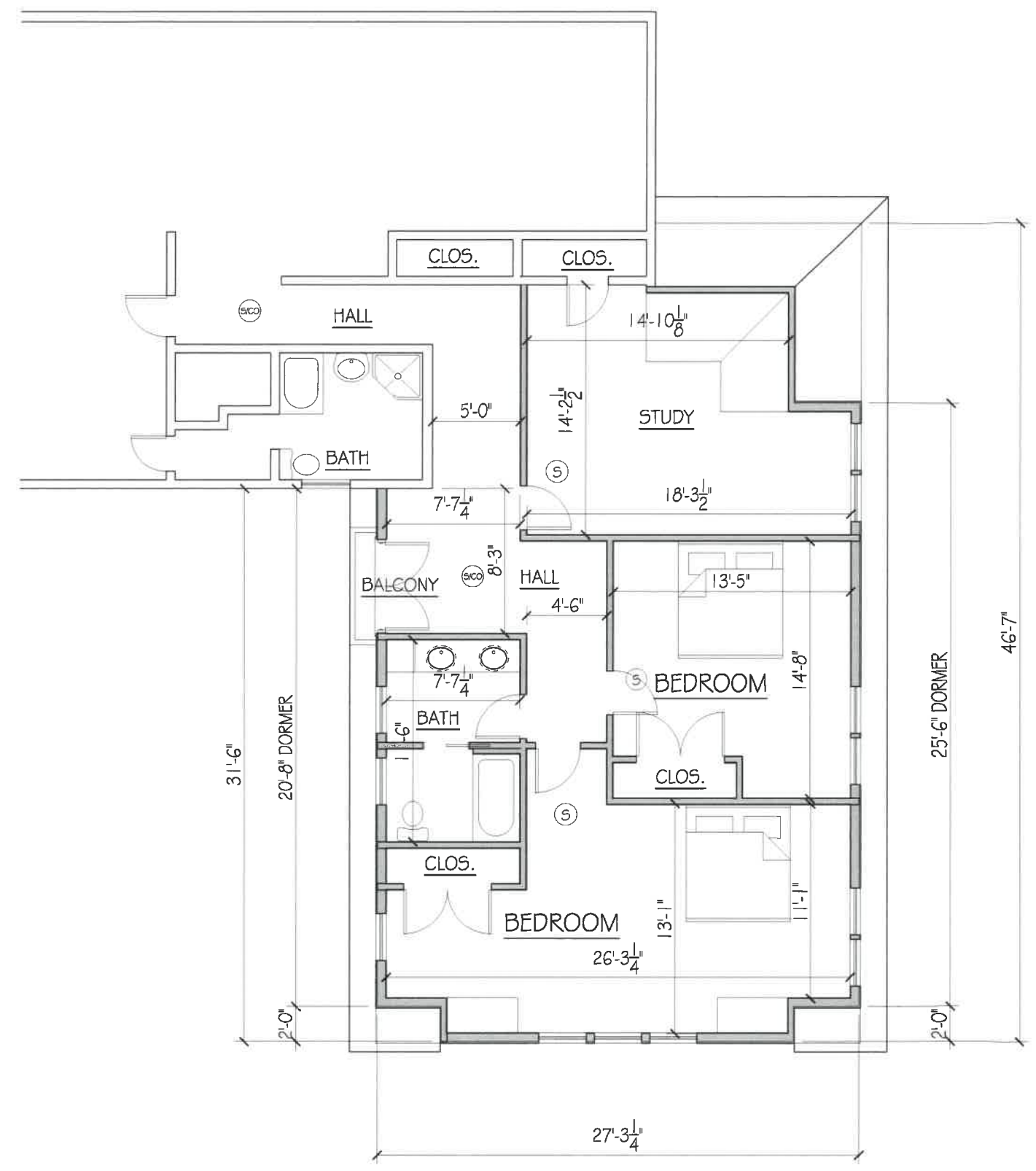
Revisions:		
#	Description	date

Project #  
 20055

Scale:  
 1/8" = 1'-0"

Date:  
 8MAR21

Drawing #  
**A1.0**



Project Title:  
**192 Washington St.  
 Wellesley, MA**

Drawing Title:  
**PROPOSED  
 ELEVATIONS**

Revisions:  
 # Description date

Project #  
 20055

Scale:  
 1/8" = 1'-0"

Date:  
 8MAR21

Drawing #  
**A2.0**



**FRONT ELEVATION**  
 1/8" = 1'-0"



**RIGHT ELEVATION**  
 1/8" = 1'-0"

Revisions:		
#	Description	date

Project #  
 20055

Scale:  
 1/8" = 1'-0"

Date:  
 8MAR21

Drawing #  
**A2.1**



**REAR ELEVATION**  
 1/8" = 1'-0"



**LEFT ELEVATION**  
 1/8" = 1'-0"

A

B

C

D

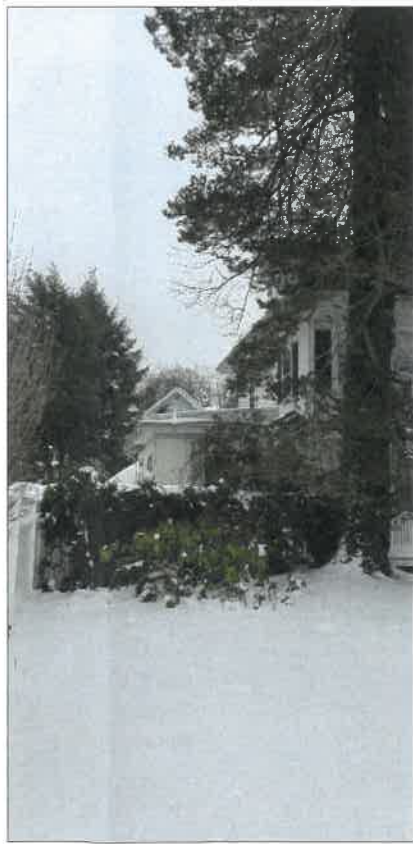
1

2

3

4

5



192 WASHINGTON STREET - EXISTING CONDITIONS - IMAGES

Project Title:  
**192 Washington St.  
 Wellesley, MA**

Drawing Title:  
**SPECIAL PERMIT**

Revisions:  
 # Description date

Project # 20055

Scale: NONE

Date: 2MAR21

Drawing #  
**SP1.1**

A

B

C

D

1

2

3

4

5