



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

J. RANDOLPH BECKER, CHAIRMAN
ROBERT W. LEVY, VICE CHAIRMAN
DAVID G. SHEFFIELD

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

WALTER B. ADAMS
DEREK B. REDGATE
RICHARD L. SEEGEL

Date: 7/26/21

ZBA: 2021-71

Petition for:	Residential Fee	Commercial & Municipal Fee
Variance	_____ \$200	_____
Special Permit	_____ \$200	_____ \$500
Special Permit/Findings	<input checked="" type="checkbox"/> \$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	_____	_____ \$750
Publication & Mailing Fees/All Petitions	\$25	\$25
Petitioner assumes all costs for Peer Review		

2021 JUL 26 P 3:27
TOWN OF WELLESLEY
PLANNING & ZONING DEPARTMENT

Property Location: 23 WELLESLEY AVE Zoning District: General Residence

Property located in a:

Historic District	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	No
Wetlands Protection Area	<input type="checkbox"/>		<input type="checkbox"/>	<u>PARTIAL RIVERFRONT</u>
Water Supply Protection District	<input type="checkbox"/>		<input checked="" type="checkbox"/>	

Prior Zoning Decisions: Special Permit/Findings: 2005-39 Variance: _____

Applicable Section(s) of the Zoning Bylaw: XVII

Explanation of Request: HOMEOWNER IS REMOVING TWO DECK FROM REAR OF EXIST HOUSE. THEY WANT TO BUILD A SMALL ONE-STORY ADDITION 15.5' X 8.5'. THEY ALSO WISH TO BUILD A NEW DECK ACROSS REAR OF HOUSE WITHOUT

Requested Relief: REQ. SETBACK. SETBACK TO BE 6.7 FROM RT LOTLINE

_____	Lot Area	_____	Front Yard Depth (Street Setback)
_____	Lot Coverage	<input checked="" type="checkbox"/>	Side Yard Width (Side Line Setback)
_____	Frontage	_____	Rear Yard Depth (Rear Line Setback)
_____	Front Yard Width	_____	Other _____

OWNER OF PROPERTY/PETITIONER: Ben Smith

MAILING ADDRESS: 23 Wellesley Ave. Wellesley, MA 02482

PHONE: WORK: _____ HOME: 617-999-9382

SIGNATURE OF OWNER: [Signature]

AGENT FOR HOMEOWNER (PLEASE PRINT): _____

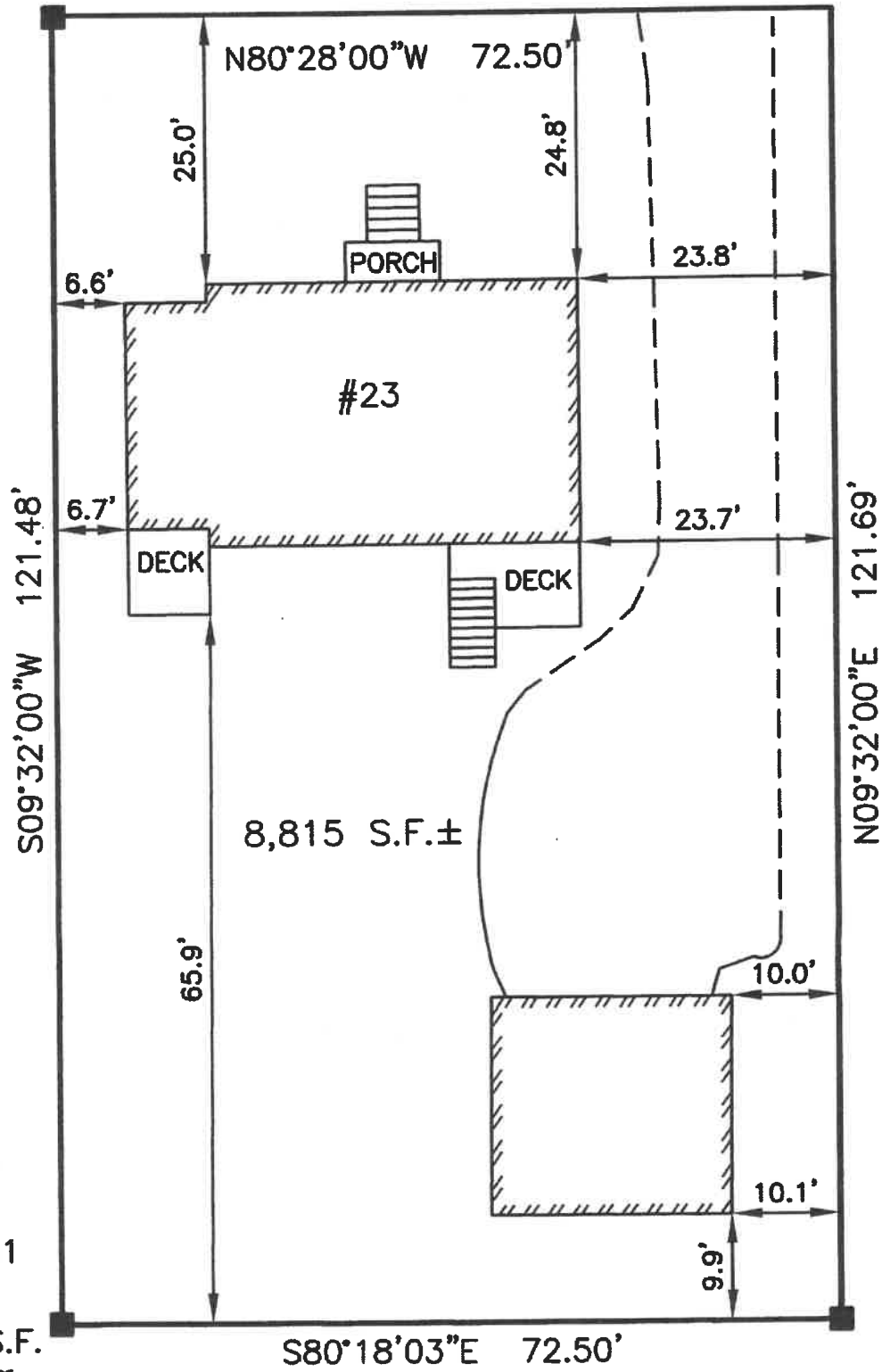
MAILING ADDRESS: _____

PHONE: WORK: _____ HOME: _____

EMAIL: _____



WELLESLEY STREET



ZONING DISTRICT: GR

DEED REFERENCE:
BOOK 35387 PAGE 341

EXISTING
STRUCTURES: 1623 S.F.
LOT COVERAGE: 18.4%

ESTABLISHED 1916

EMB

EVERETT M. BROOKS CO.
SURVEYORS & ENGINEERS

49 LEXINGTON STREET
WEST NEWTON, MA 02465

(617) 527-8750
info@everettbrooks.com



PLAN OF LAND IN WELLESLEY, MA

23 WELLESLEY AVENUE
EXISTING CONDITIONS

SCALE: 1 IN. = 20 FT.

DATE: MARCH 12, 2021

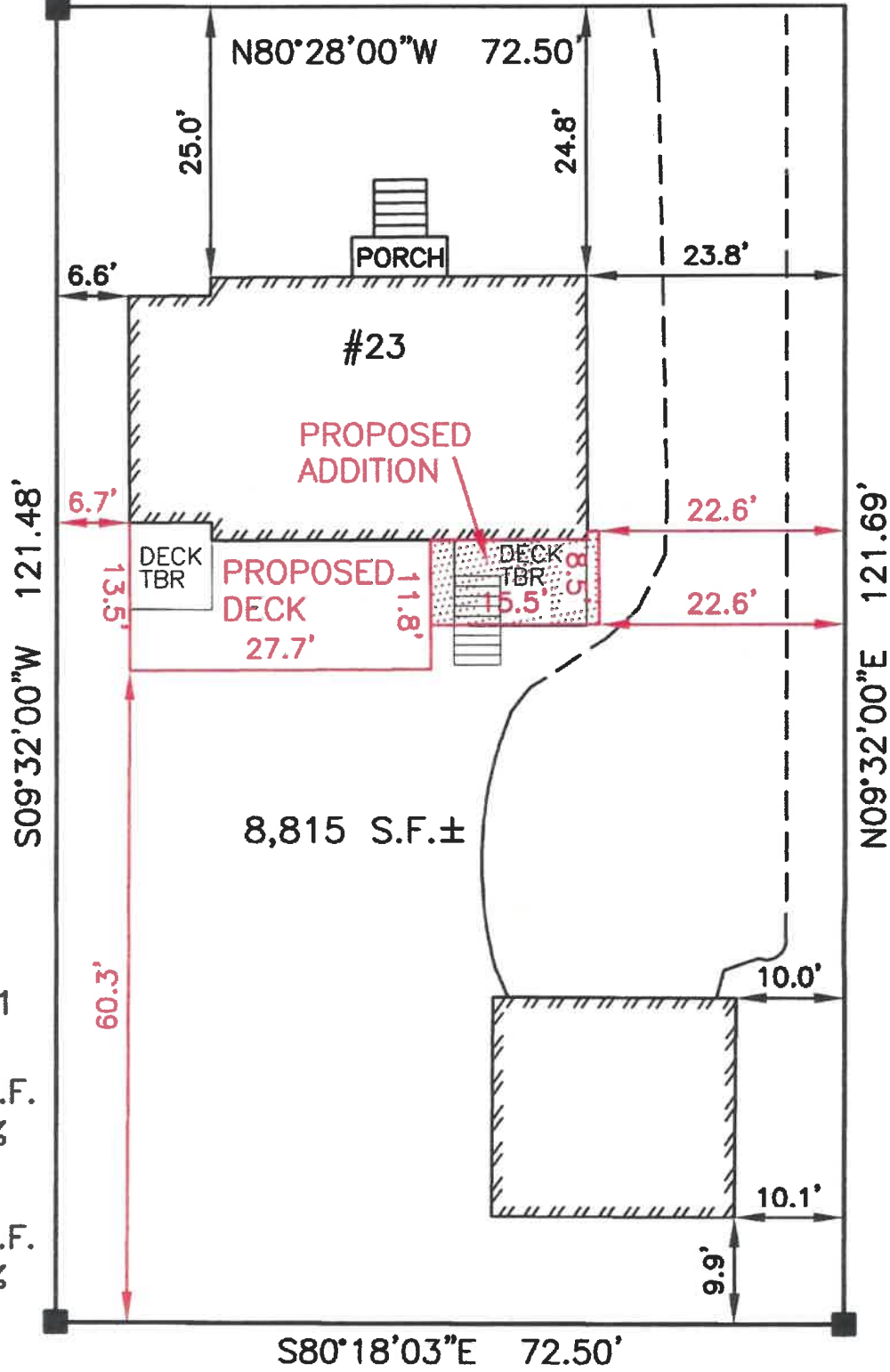
DRAWN: SM

CHECK: BB

PROJECT NO. 26285



WELLESLEY STREET



ZONING DISTRICT: GR

DEED REFERENCE:
BOOK 35387 PAGE 341

EXISTING
STRUCTURES: 1623 S.F.
LOT COVERAGE: 18.4%

PROPOSED
STRUCTURES: 1947 S.F.
LOT COVERAGE: 22.1%

ESTABLISHED 1916

EMB

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PLAN OF LAND IN WELLESLEY, MA

23 WELLESLEY AVENUE
PROPOSED ADDITIONS

SCALE: 1 IN. = 20 FT.

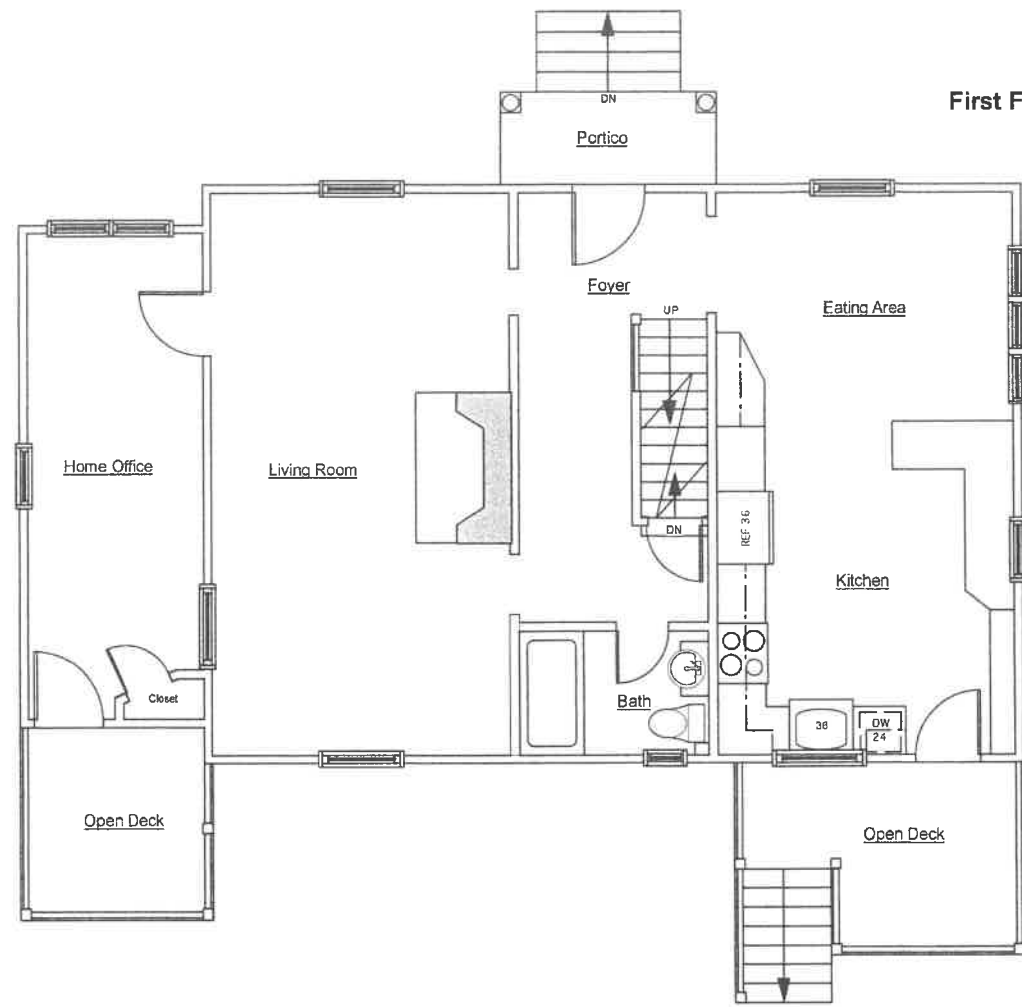
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DRAWN: SM

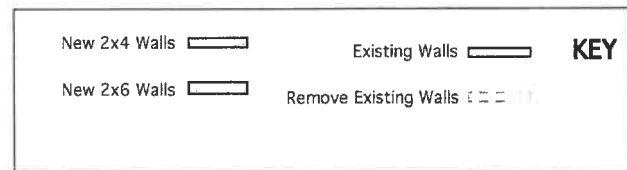
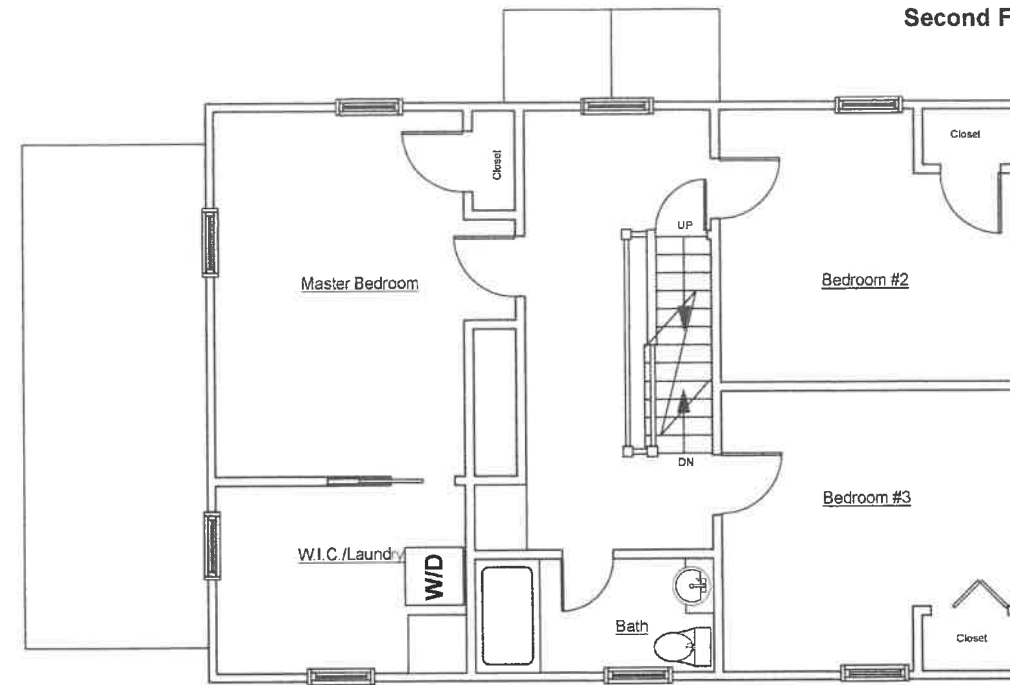
CHECK: BB

PROJECT NO. 26285

First Floor Plan View



Second Floor Plan View



Basement Plan View



MICHAEL HALLY DESIGN, INC.
7 Old Coach Road
Wellesley, MA 01981
508.574.6912 phone
www.michaelhallydesign.com



Date:

Approved:

**Smith Addition
& Renovation**

**Existing
Plan Views**

Drawn by MTH

Date: 07.13.21

Scale: 1/8"=1'0"

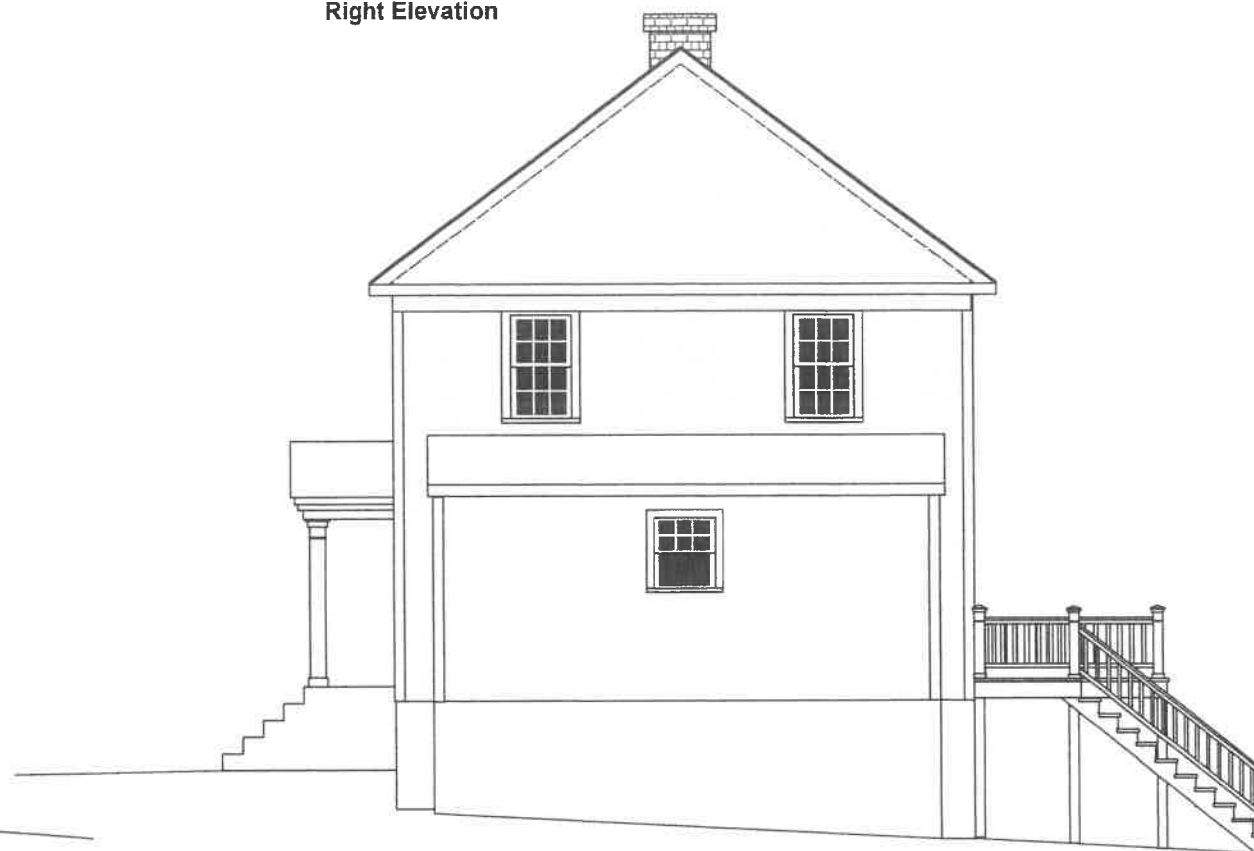
23 Wellesley Ave
Wellesley, MA

EX-1

Front Elevation



Right Elevation



Rear Elevation



Left Elevation



Date:

Approved:

**Smith Addition
& Renovation**

**Existing
Elevations**

Drawn by MTH

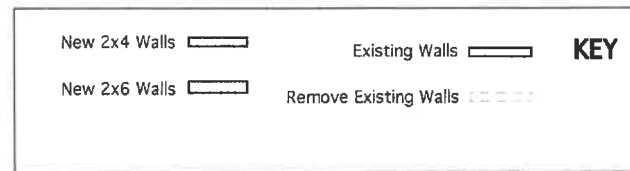
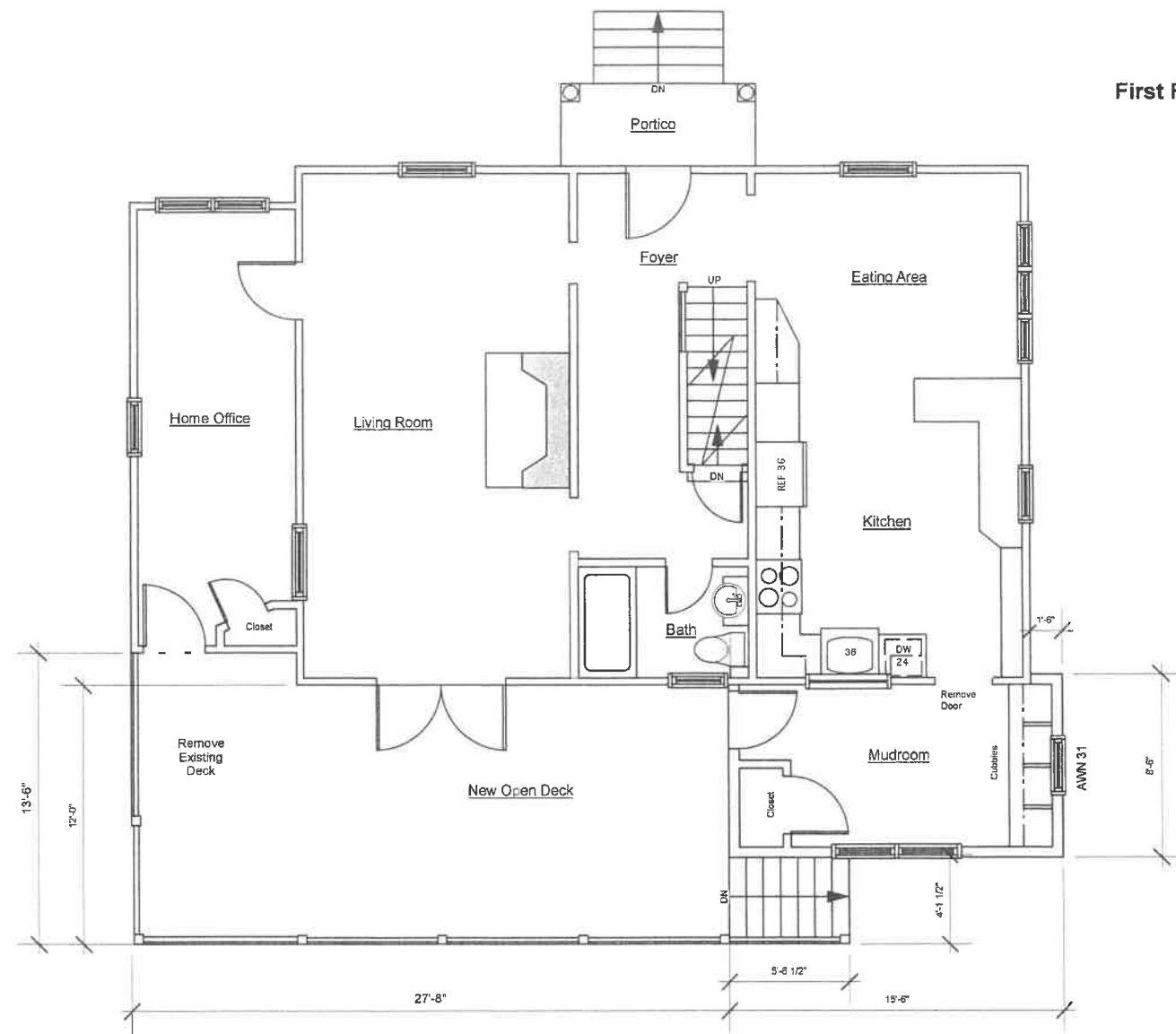
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Scale: 1/8"=1'0"

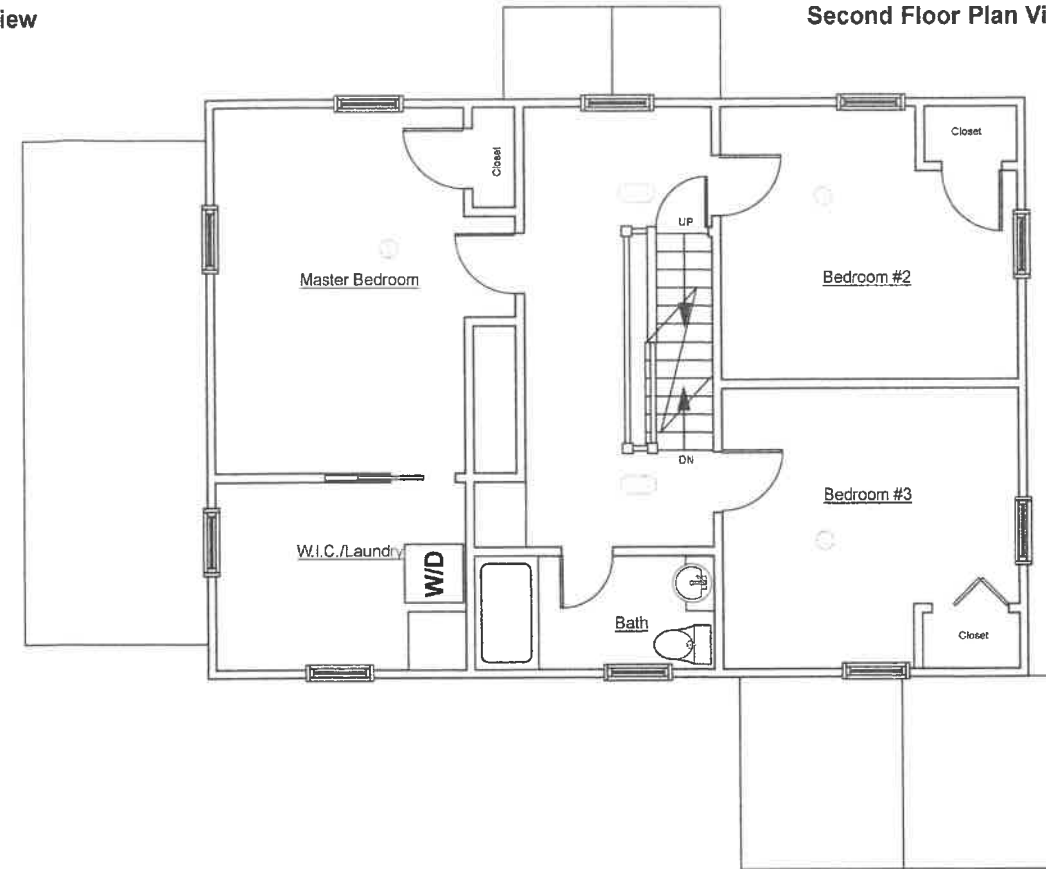
23 Wellesley Ave
Wellesley, MA

EX-2

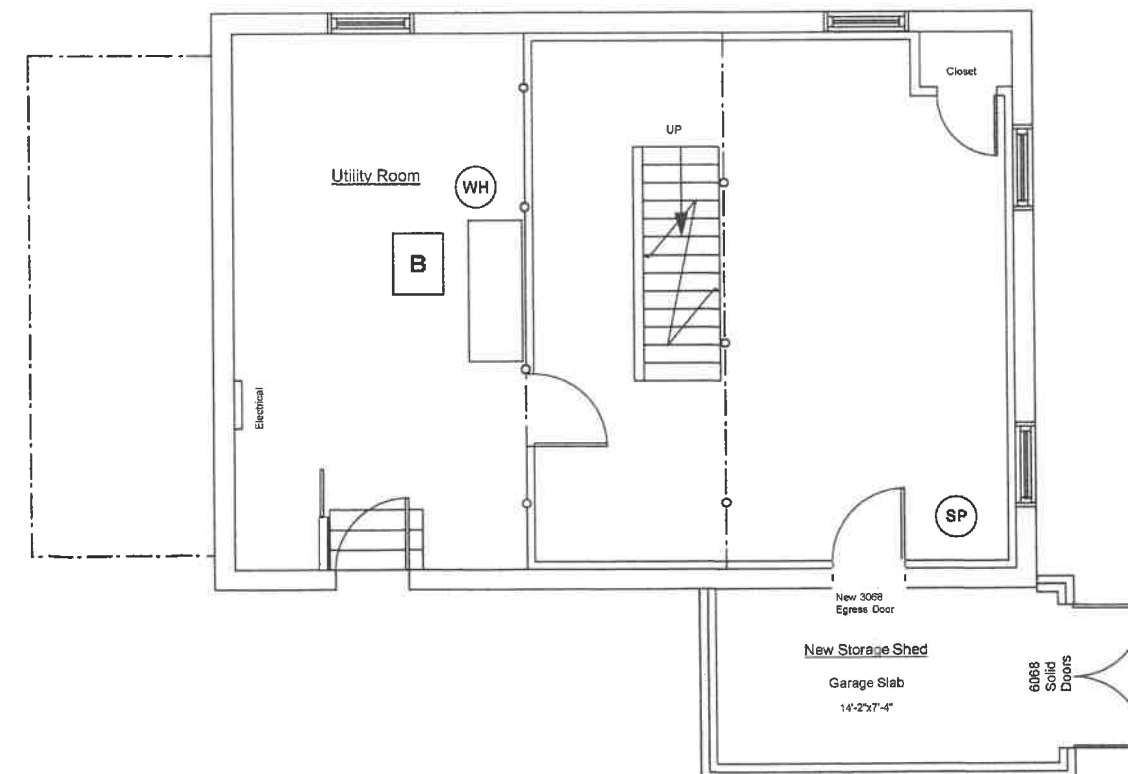
First Floor Plan View



Second Floor Plan View



Basement Plan View



MICHAEL HALLY DESIGN, INC.
7 Olds Coach Road
Wellesley, MA 01981
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www.michaelhallydesign.com



Approved:
Date:

Smith Addition & Renovation

Proposed Plan Views

Drawn by MTH
Date: 07.13.21
Scale: 1/8"=1'-0"

23 Wellesley Ave
Wellesley, MA

A-1

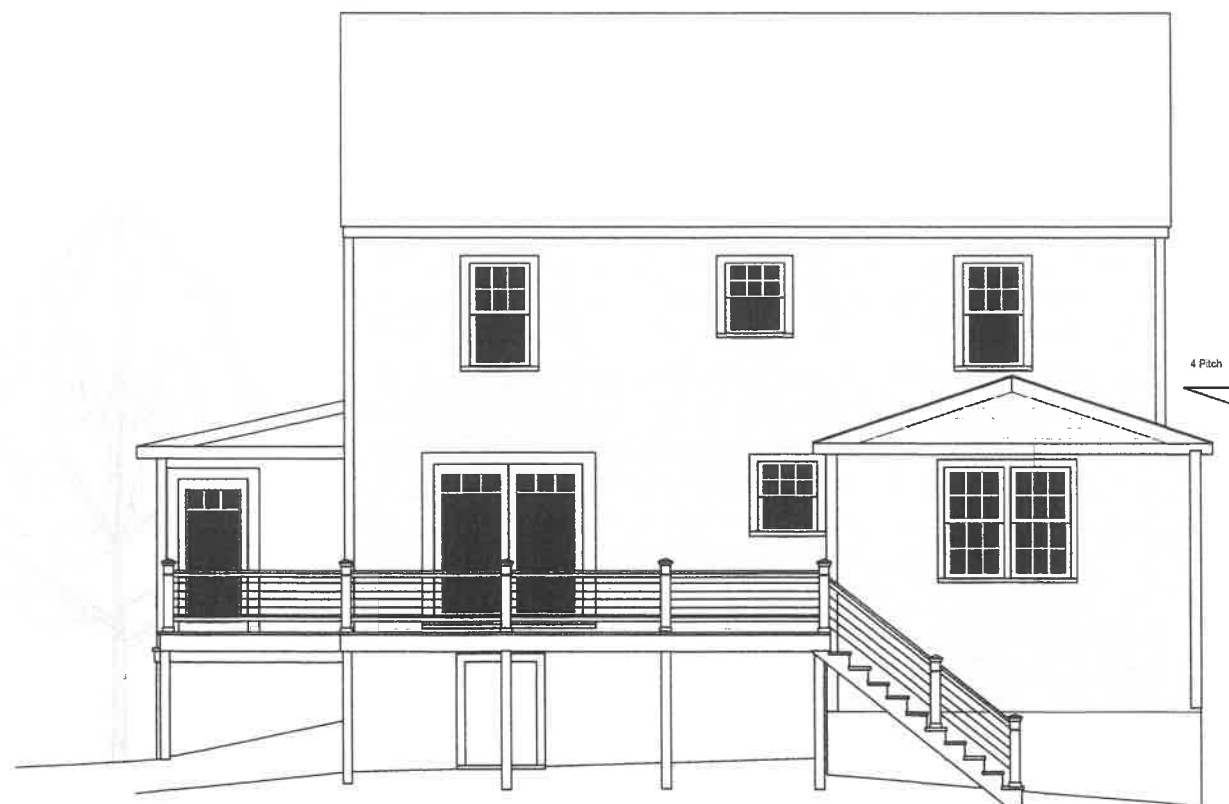
Front Elevation



Right Elevation



Rear Elevation



Left Elevation



Match All Existing Siding and Trim Details



Date:

Approved:

**Smith Addition
& Renovation**

**Proposed
Elevations**

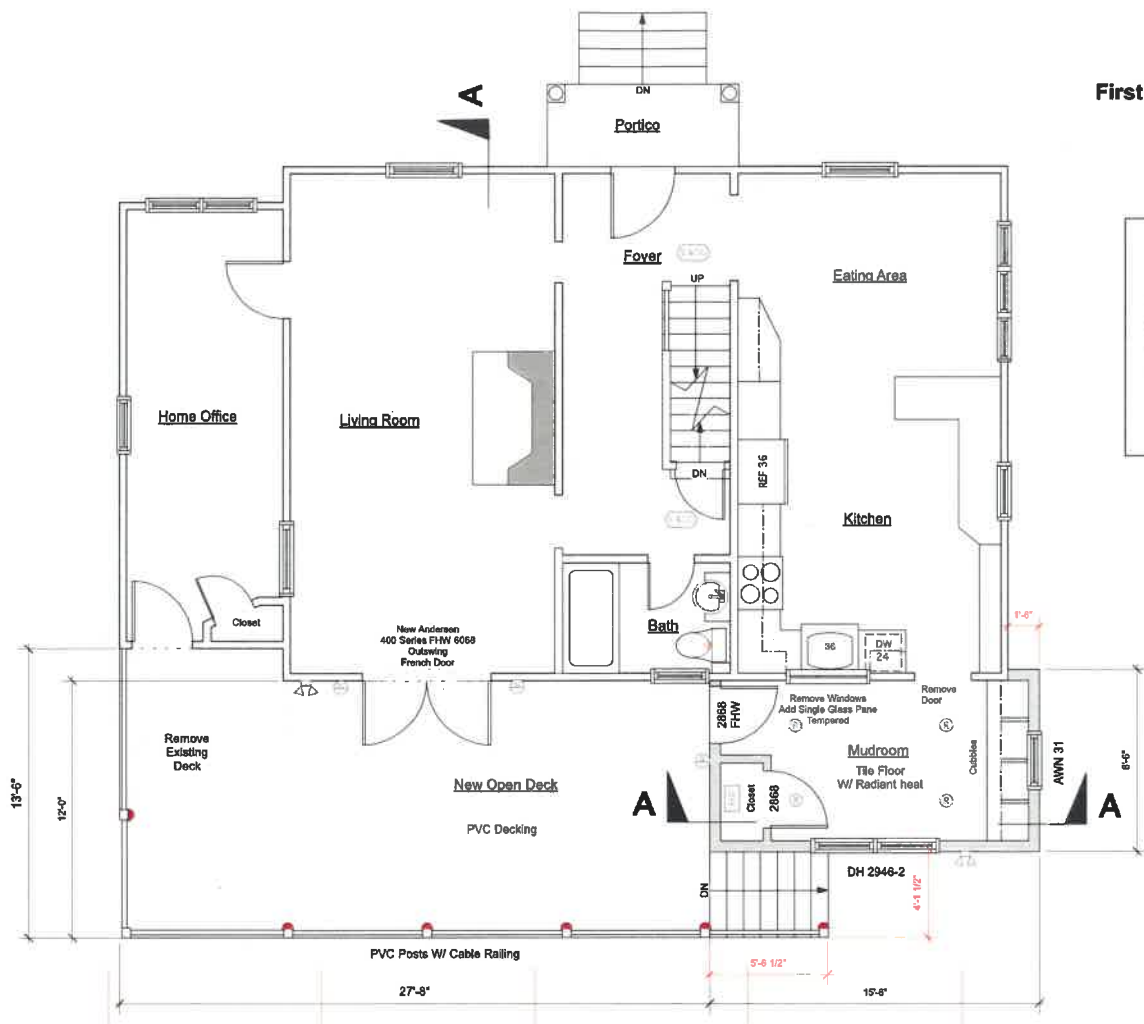
Drawn by MTH

Sheet: 07-13.21

Scale: 1/8"=1'0"

23 Wellesley Ave
Wellesley, MA

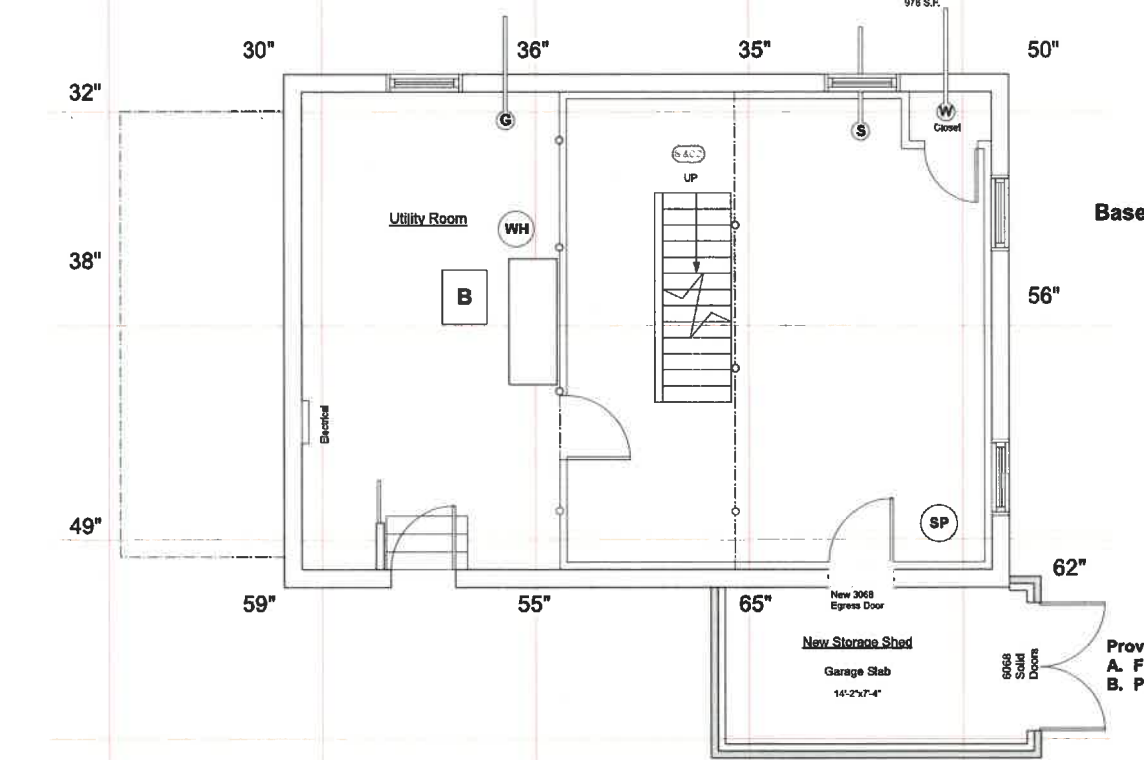
A-2



First Floor Plan View

- Notes and Finishes:**
1. All New Windows to Be Harvey Classic Series GBG
 2. All Built-ins and Trim to Be Paint Grade Wood
 3. Match Existing Interior Trim and Door Styles
 4. All Siding to Be Cedar Clapboard W/ PVC Trim
 5. Include Expanded HVAC Solution
 6. All New Ceilings to be Smooth Plaster
 7. All Recessed Lights to Include Dimmer Switch

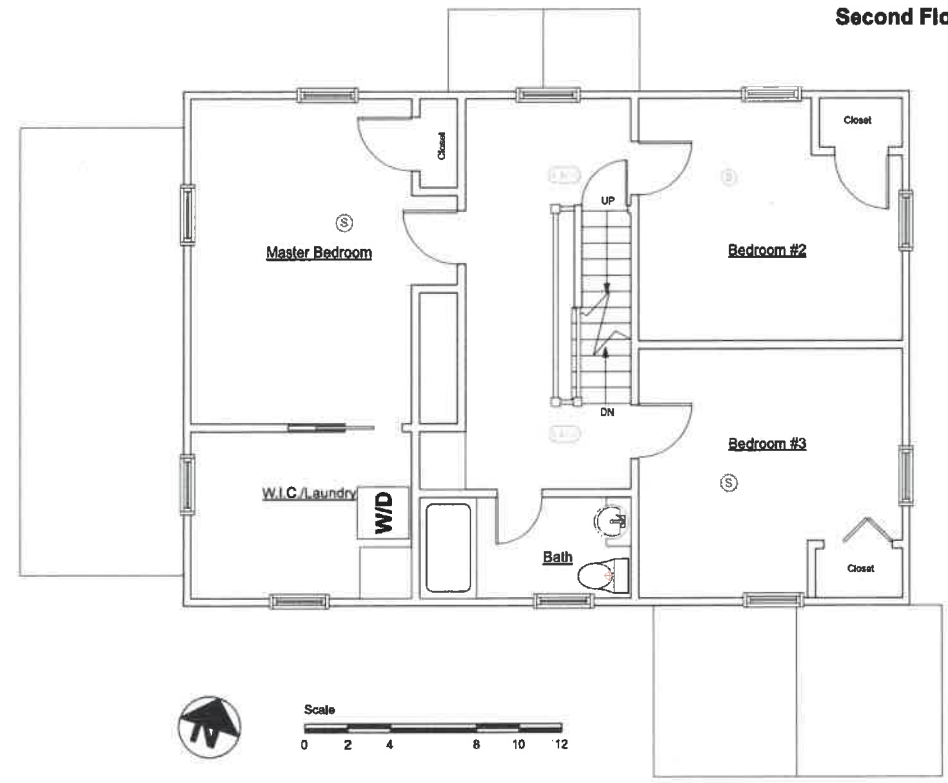
- Lighting Key**
- Desired Duplex Locations
 - Quad Wall Outlet
 - 3 Way-Dimmer Switch
 - Dimmer Switch
 - Wall Switch
 - 3 Way Wall Switch
 - Photo Electric Smoke Detector
 - Carbon Monoxide Detector
 - Combo Smoke Detector and CO Detector
 - Bathroom Fan Vented to Exterior W/ Light
 - Ceiling Fixture
 - Recessed Ceiling
 - Wall Mount
 - Telephone
 - Cable TV
 - Heat Detectors
 - LED Light
 - Ext. Flood Lights
 - Half Moon Low Voltage Lights in Each Deck Post



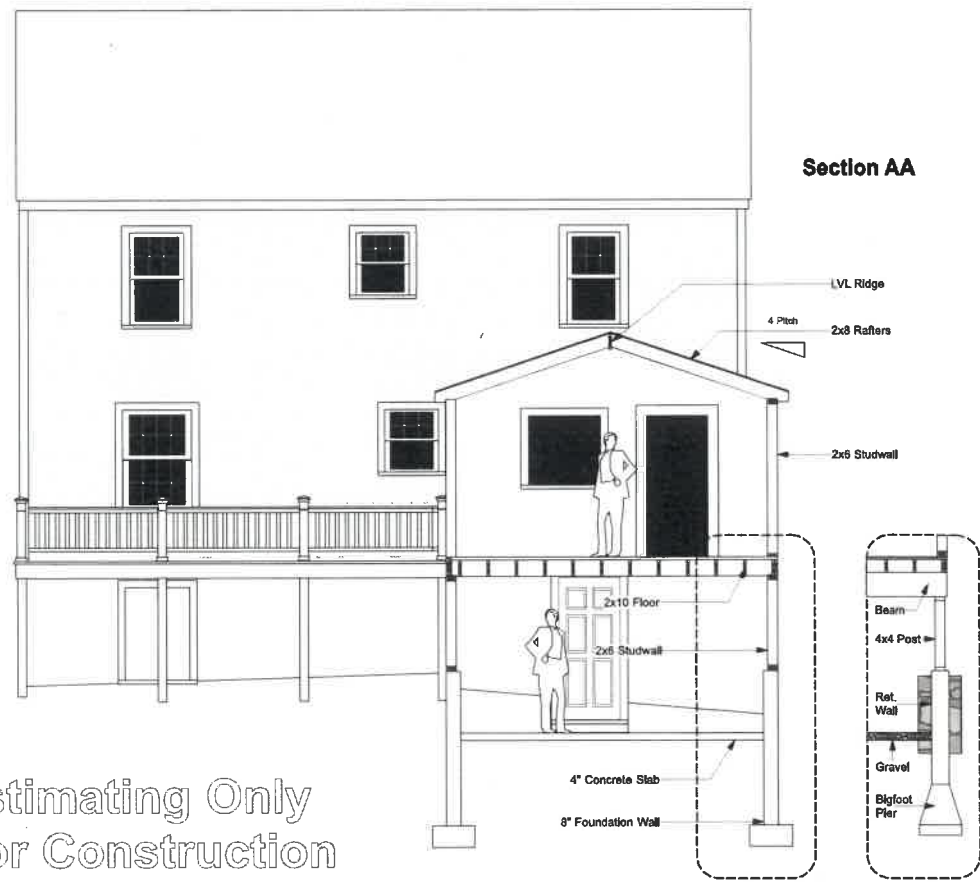
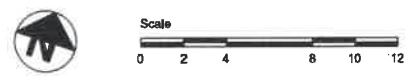
Basement Plan View

- KEY**
- Existing Walls
 - Remove Existing Walls
 - New 2x4 Walls
 - New 2x6 Walls

Provide (2) Options For This Level:
A. Full Foundation Enclosed Walls Unheated
B. Piers with Retaining Walls See Sections



Second Floor Plan View



Section AA

A. Full Foundation Section
B. Piers with Retaining Walls Section

For Estimating Only
Not For Construction

REV 03.01.21

MICHAEL HALLY DESIGN, INC.
7 Old Church Road
Westborough, MA 01581
508.858.2557 phone
www.michaelhallydesign.com



Smith Addition & Renovation
Floor Plan Views & Section AA
Drawn by MTR
Date: 01.27.21
Scale: 1/4"=1'-0"

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Wellesley, MA

