

TOWN OF WELLESLEY



MASSACHUSETTS

ZONING BOARD OF APPEALS

TOWN HALL • 525 WASHINGTON STREET • WELLESLEY, MA 02482

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(781) 431-1019 EXT. 2208

WALTER B. ADAMS
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ZBA 2021-76
Petition of Dana Chaffee
34 Brook Street

Pursuant to due notice, the Special Permit Granting Authority held a Public Hearing on Thursday, October 7, 2021 at 7:30 pm, in the Juliani Meeting Room, 525 Washington Street, Wellesley, on the petition of Dana Chaffee requesting a Special Permit/Finding pursuant to the provisions of Section 17 and Section 25 of the Zoning Bylaw that enclosure of an existing nonconforming covered porch with less than required left side yard setbacks, at 34 Brook Street, in a 10,000 square foot Single Residence District, shall not be substantially more detrimental to the neighborhood than the existing nonconforming structure.

On August 3, 2021, the Petitioner filed a request for a hearing before this Authority, and thereafter, due notice of the hearing was given by mailing and publication.

DISMISSED WITHOUT PREJUDICE

As there was no one present at the public hearing, upon motion duly made and seconded, the Board voted unanimously to allow the petition to be dismissed without prejudice.

2021 OCT 21 P 3:11

LENORE R. MAHONEY
EXECUTIVE SECRETARY
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SCALED: 207 OF 1851

MAHW-11
116.75

MAHW-10
112.19

MAHW-9
117.05

MAHW-8
115.91

MAHW-7
117.31

MAHW-6
115.95

MAHW-5
115.90

MAHW-4
116.08

MAHW-3
115.39

MAHW-2
115.52

MAHW-1
121.39

Now or Formerly
**JEFFREY GORELICK &
BETH PERKINS**
Parcel ID: 100-34
#12 MARSH RD.

Now or Formerly
**DEBORAH J. WHITE &
PETER J. WHITE**
Parcel ID: 100-33
#10 MARSH RD.

Now or Formerly
**THE TOWN OF
WELLESLEY**
Parcel ID: 99-111
#31 WELLESLEY AVE.

Now or Formerly
ANNE R. BAE
Parcel ID: 100-27
#36 BROOK ST.

ZONING: SR10

- MINIMUM LOT AREA — 10,000 S.F.
- MINIMUM LOT FRONTAGE — 60 FEET
- MINIMUM FRONT — 30 FEET
- MINIMUM SIDE — 20 FEET
- MINIMUM REAR — 10 FEET
- *TABLE 1, LOTS RECORDED OR ENDORSED ON OR BEFORE JANUARY 24, 1985.



VICINITY MAP -- NOT TO SCALE

LEGEND

- TBM - TEMPORARY BENCH MARK
- S.F. - SQUARE FEET
- BK - BACK
- OV - OVER
- THR - THRESHOLD
- CONC. - CONCRETE
- (EX) - EXISTING OFFSET
- (PR) - PROPOSED OFFSET
- [20.0'] - PROPOSED DIMENSION

LEGEND

- 1) - BENCH MARK: ELEVATIONS WERE OBTAINED VIA GLOBAL POSITIONING SYSTEM (GPS).
- TBM-A: NAIL SET IN ASPHALT WALK ON THE WESTERLY SIDE OF BROOK STREET, AS SHOWN. ELEVATION = 126.37.
- TBM-B: NAIL SET IN ASPHALT DRIVEWAY, AS SHOWN. ELEVATION = 126.12
- 2) - ELEVATIONS REFER TO WELLESLEY TOWN DATUM.
- 3) - BY GRAPHIC PLOTTING ONLY, THE PARCEL SHOWN HEREON LIES WITHIN A ZONE 2" (UNSHADED), AN AREA OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOOD, AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (F.E.M.A) FLOOD INSURANCE RATE MAP (F.I.R.M.) FOR NORFOLK COUNTY, MASSACHUSETTS, MAP NUMBER 2502500019E, EFFECTIVE DATE JULY 17, 2012.
- 4) - THIS PLAN WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT.
- 5) - UNDERGROUND UTILITIES ARE NOT SHOWN PER AGREED CONTRACT WITH THE EXISTING CLIENT.
- 6) - THE EXISTING BUILDING WAS LOCATED AT THE NEAREST POINT TO THE BOUNDARY LINE AT GROUND LEVEL.

Now or Formerly
**STUART C. CHAFFEE
& DANA R. CHAFFEE**
Parcel ID: 100-28
BOOK 34309 - PAGE 248
AREA=18,705 S.F.(S)
AREA=22,305 S.F.(D)

FULLER BROOK PARK
FULLER BROOK™

WETLAND FLAG DELINEATION
PREPARED BY
ODOGARD CONSULTING
MAY 2021

PROPOSED PATIO

PROPOSED DECK

PROPOSED NOOK

PROPOSED DECK

I CERTIFY THAT THIS PLAN IS BASED ON AN ACTUAL FIELD SURVEY, PLANS AND DEEDS OF RECORD.



William E. Threlle
WILLIAM E. THRELLE, S.S. (MA# 49930)

7/16/21
DATE

BROOK STREET (PUBLIC - 40' WIDE)

TBM - A
MAG NAIL
ELEV = 126.37

PLAN FOR PROPOSED ADDITIONS
34 BROOK STREET
WELLESLEY, MASSACHUSETTS

FRAMINGHAM SURVEY CONSULTANTS INC.
P.O. BOX 1190 FRAMINGHAM, MA 01701
PH: 508-628-1444 FAX: 508-879-9292
WWW.FRAMINGHAMSURVEY.COM

SCALE: 1"=20'	DRAWN BY: RDM	DWG: 381_21 PPPPR
DATE: JULY 13, 2021	CHECKED BY: WET	JOB NO: 381_21

GRAPHIC SCALE (IN FEET)