

TOWN OF WELLESLEY



MASSACHUSETTS

## ZONING BOARD OF APPEALS

TOWN HALL • 525 WASHINGTON STREET • WELLESLEY, MA 02482

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2021 OCT 13 11:00 AM  
WALTER B. ADAMS  
DEREK B. REDGATE  
RICHARD L. SEEDEL

ZBA 2021-79  
Petition of Andrew Fagenholz  
26 Cavanagh Road

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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 Andrew Fagenholz requesting a Special Permit/Finding and or a Variance pursuant to the provisions of Section 14E, Section 17, Section 19, Section 24 and Section 25 of the Zoning Bylaw that installation of a second air conditioning condenser with less than required left side yard setbacks, on an 8,450 square foot lot in a Single Residence District in which the minimum lot size is 10,000 square feet, at 26 Cavanagh Road, in a Water Supply Protection District, shall not be substantially more detrimental to the neighborhood than the existing nonconforming structure.

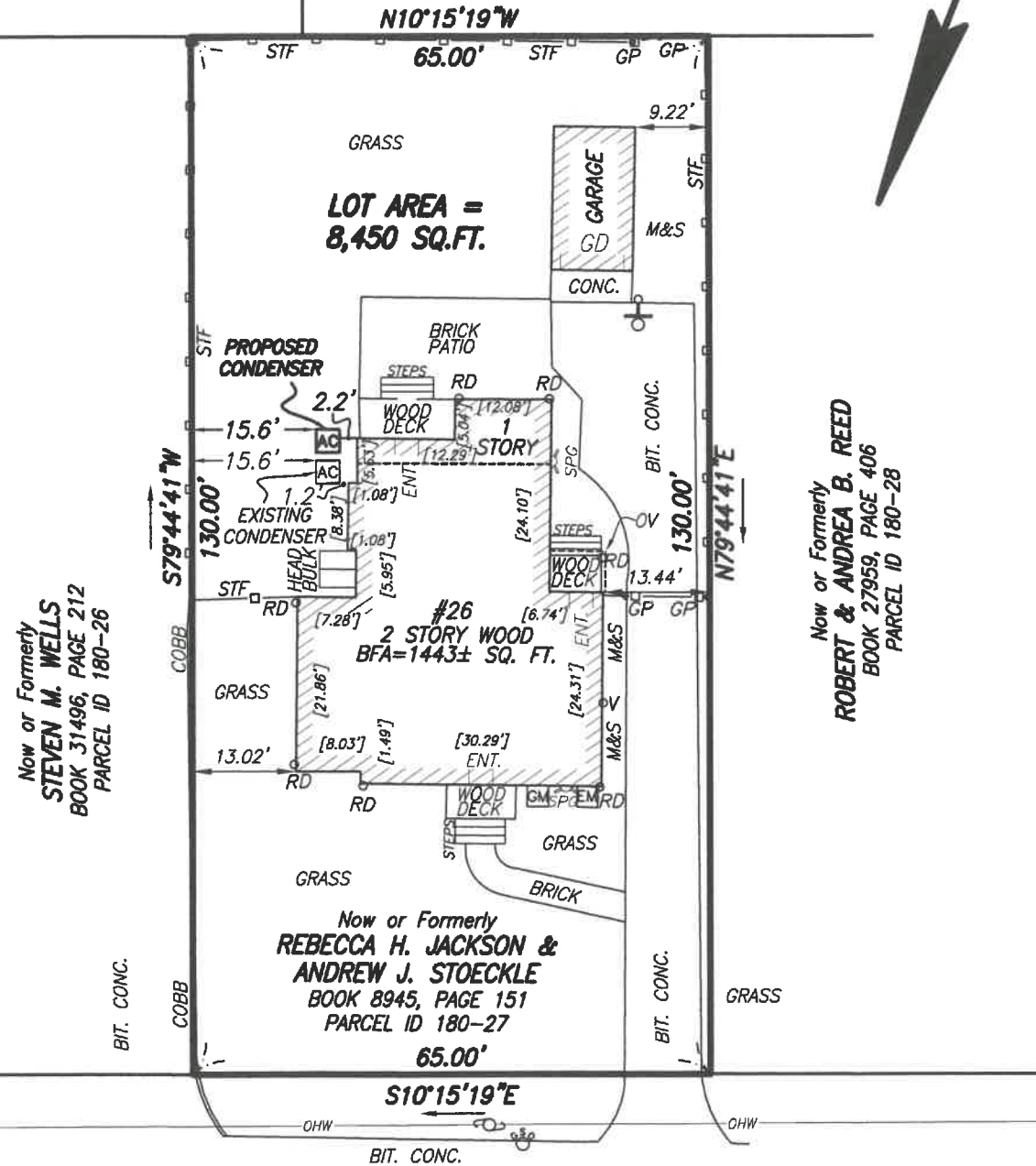
On August 24, 2021, the Petitioner filed a request for a hearing before this Authority, and thereafter, due notice of the hearing was given by mailing and publication.

### 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.

Now or Formerly  
KENNETH L. &  
MARGARET L. SIPE  
BOOK 32279, PAGE 20  
PARCEL ID 180-35

Now or Formerly  
WEIMIN LI, YING TONG AND  
CANDACE TONG-LI  
BOOK 36629, PAGE 407  
PARCEL ID 180-34



Now or Formerly  
STEVEN M. WELLS  
BOOK 31496, PAGE 212  
PARCEL ID 180-26

Now or Formerly  
ROBERT & ANDREA B. REED  
BOOK 27959, PAGE 406  
PARCEL ID 180-28

Now or Formerly  
REBECCA H. JACKSON &  
ANDREW J. STOECKLE  
BOOK 8945, PAGE 151  
PARCEL ID 180-27

**CAVANAGH (PUBLIC - 40' WIDE) ROAD**

**LEGEND**

- [X.X'] ..... BUILDING DIMENSION
- BFA ..... BUILDING FOOTPRINT AREA
- COBB ..... COBBLESTONE
- ENT ..... ENTRANCE
- GD ..... GARAGE DOOR
- M&S ..... MULCH & SHRUBS
- STF ..... STOCKADE FENCE
- ⊗ ..... GAS GATE
- RD ..... ROOF DRAIN
- ⊗ ..... SPIGOT
- OV ..... OVER
- V ..... VENT
- GM ..... GAS METER
- EM ..... ELECTRIC METER
- AC ..... AIR CONDITIONING UNIT
- ⊗ ..... BASKETBALL GOAL
- GP ..... GATE POST
- U ..... UTILITY POLE
- SQ. FT. ..... SQUARE FEET
- OHW — ..... OVERHEAD WIRES

**NOTES:**

- 1) THIS PLAN HAS BEEN PREPARED TO SHOW THE LOCATION OF THE EXISTING AND PROPOSED AIR CONDITIONING CONDENSERS.
- 2) THIS DOCUMENT IS AN INSTRUMENT OF SERVICE OF FELDMAN LAND SURVEYORS ISSUED TO OUR CLIENT FOR PURPOSES RELATED DIRECTLY AND SOLELY TO FELDMAN LAND SURVEYORS' SCOPE OF SERVICES UNDER CONTRACT TO OUR CLIENT FOR THIS PROJECT. ANY USE OR REUSE OF THIS DOCUMENT FOR ANY REASON BY ANY PARTY FOR PURPOSES UNRELATED DIRECTLY AND SOLELY TO SAID CONTRACT SHALL BE AT THE USER'S SOLE AND EXCLUSIVE RISK AND LIABILITY, INCLUDING LIABILITY FOR VIOLATION OF COPYRIGHT LAWS, UNLESS WRITTEN CONSENT IS PROVIDED BY FELDMAN LAND SURVEYORS.

LOT COVERAGE	SQUARE FOOT	PERCENT
EXISTING:	1,790 SQ.FT.	21%
PROPOSED:	1,799 SQ.FT.	21%

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

*D. Raffle*

DAMIEN J. RAFFLE, PLS (MA# 49629)  
DJR@FELDMANSURVEYORS.COM

8/12/2021

DATE

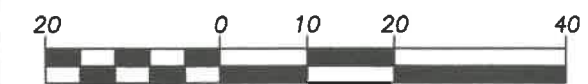


**PLOT PLAN**  
**26 CAVANAGH ROAD**  
**WELLESLEY, MASS.**

FELDMAN LAND SURVEYORS  
152 HAMPDEN STREET  
BOSTON, MASS. 02119  
AUGUST 6, 2021  
PHONE: (617)357-9740  
www.feldmansurveyors.com



SCALE: 1"=20'



FIELD CHIEF JS | CADD TS | CHECKED JSR | JOB NO. 18183  
FILENAME: S:\PROJECTS\18100\18183\DWG\18183-PP.dwg