

WILDER, SHEA & HIMMELBERGER, LLP

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

Fax (781) 235-8242

Leslie B. Shea
David J. Himmelberger

Telephone (781) 235-3400
Telephone (781) 237-8180

May 31, 2022

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

Re: Request for Special Permit, 36 Sheridan Road, Wellesley

Dear Ms. Mahoney:

I represent the record owner of 36 Sheridan Road, Silva Development, LLC, in connection with its request for a special permit for the razing and rebuilding of a pre-existing non-conforming single-family home on a non-conforming lot, that will otherwise thereafter be fully compliant with zoning bylaws, save for the lot size.

The applicant initially submitted an application in December 2021. Thereafter, the applicant received significant neighborhood criticism and opposition to its proposed plan. Additionally revised plans were prepared and also negatively received by the neighborhood. At a meeting with numerous neighbors earlier this month the applicant was advised that the neighbors opposed a driveway on Sheridan Circle, as there were already five such driveways, and the neighbors advised that a sixth was too much.

Following that meeting, the applicant further revised the design to show the home now facing Sheridan Road, with a driveway also entering from Sheridan Road. This design was initially quite favorably received, and an email attesting to this was received by the applicant. However, at the subsequent Historical Commission hearing to consider the applicant's waiver request, the neighbors again opposed the design as too tall and too large.

The applicant has once again revised the design, such that the house now has a TLAG of 4,015 sf, and a ridge height of 29 feet. I am enclosing and attaching these revised plans. While I fully understand and appreciate that the Board may not wish to review these revised plans at the June 2, 2022 hearing, I am submitting them now. If the Board has the time to review these scaled down plans in advance of the June 2, 2022 hearing, we can proceed, and if not, we would request a continuance.

Please find attached the following materials:

1. Revised Plot Plan showing existing and proposed conditions
2. Revised Proposed Floor Plans and Elevations
3. Tree Protection Plan showing all trees on site to be preserved

I would also like to correct an earlier statement from my submittal letter. The home is located on a lot containing 13,350 sf in an SRD 15 zone.

As revised and reduced, the proposed home will have conforming front setbacks of 32.1 feet on Sheridan Road, and 30.3 feet on Sheridan Circle. The proposed new home will have a peak ridge height of 29 feet.

The home will retain its non-conforming lot size of 13,350 sf and its existing lot coverage of 1,394 sf or 10.4% will increase to 2,222 sf or 16.6%. The proposed TLAG will be 4,015 sf, beneath the TLAG threshold of 4,300 sf in the 15 SRD areas.

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.

Thank you for your attention to this matter.

Very truly yours,



David J. Himmelberger

Enclosures