

TOWN OF WELLESLEY



MASSACHUSETTS

## ZONING BOARD OF APPEALS

888 WORCESTER STREET • SUITE 160 • WELLESLEY, MA 02482

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ZBA 2024-20  
Petition of Anshu Anand  
8 Nobscot Road

RECEIVED  
TOWN CLERK'S OFFICE  
WELLESLEY MA 02482  
2024 MAR 21 PM 12:16

Pursuant to due notice, the Special Permit Granting Authority held a Remote Public Hearing on Thursday, March 7, 2024, at 7:30 pm, on the petition of Anshu Anand requesting a Special Permit/Finding pursuant to the provisions of Section 3.8, Section 5.1 and Section 6.3 of the Zoning Bylaw that construction of a two-story addition and a one-story addition with less than required side yard setbacks, on an existing nonconforming structure, at 8 Nobscot Road, on a 7,710 square foot corner lot in a R10 Single Residence District in which the minimum lot size is 10,000 square feet, shall not be substantially more detrimental to the neighborhood than the existing nonconforming structure.

On January 31, 2023, the Petitioner filed a request for a hearing before this Authority, and thereafter, due notice of the hearing was given by mailing and publication.

Present at the public hearing were Anshu Anand, the Petitioner, and Robert Williamson, Architect.

Mr. Williamson said that it is a 7,710 square foot corner lot with existing nonconforming setbacks from Leewood Road and along the side yard.

Mr. Williamson said that a previous Zoning Board of Appeals decision from the late 1970's allowed for construction of a one-story addition at the rear corner of the lot. He said that the current project is comprised of two working areas. He said that a one-story addition at the rear will infill the rear corner and a two-story addition will expand the garage and add a new entry way at the front, facing Nobscot Road.

Mr. Williamson said that the original house was built in 1937. He said that they tried to stay true to the original style. He said that the existing height of the house is 26 feet and the proposed new construction will be 24 feet 4 inches, which is under the maximum height allowed. He said that the proposed bay window will project less than two feet. He said that an existing bulkhead and shed are located at the rear of the house. He said that they will replace the shed with a deck.

Mr. Williamson said that the existing TLAG is 2,275 square feet and the proposed TLAG is 3,511 square feet, which is below the threshold of 3,600 square feet. He said that calculations for Article 46C are shown on the plans.

The Chairman said that the existing side yard setback is 10.3 feet and the proposed setback is 10.2 feet. Mr. Williamson said that the lot line is not parallel.

A Board member said that the property is located in a Water Supply Protection District and additional roof area is proposed. He discussed adding a condition for a stormwater amenity.

No member of the public wished to speak to the petition.

#### Statement of Facts

The subject property is located at 8 Nobscot Road, on a 7,710 square foot corner lot in a Single Residence District in which the minimum lot size is 10,000 square feet, with a minimum front yard setback of 29.8 feet to Leewood Road where 30 feet is required, and minimum side yard setbacks of 10.3 feet and 18.6 feet where 20 feet is required.

The Petitioner is requesting a Special Permit/Finding pursuant to the provisions of Section 3.8, Section 5.1 and Section 6.3 of the Zoning Bylaw that construction of a two-story addition and a one-story addition with less than required side yard setbacks, on an existing nonconforming structure, on a 7,710 square foot corner lot in a Single Residence District in which the minimum lot size is 10,000 square feet, shall not be substantially more detrimental to the neighborhood than the existing nonconforming structure.

A Plot Plan, dated 1/24/24, stamped by Alfred M. Berry, Professional Land Surveyor (MA PLS No. 36857), Floor Plans and Elevation Drawings, dated 1/25/24, prepared by Robert H. Williamson, Architect, and photographs were submitted.

On March 5, 2024, the Planning Board reviewed the petition and recommended that a Special Permit be approved.

#### Decision

This Authority has made a careful study of the materials submitted and the information presented at the hearing.

It is the opinion of this Authority that construction of a two-story addition and a one-story addition with less than required side yard setbacks will result in the intensification of an existing nonconformity, will not result in additional nonconformities, and will not be substantially more detrimental to the neighborhood than the existing nonconforming structure.

Therefore, a Special Permit is granted, as voted unanimously by this Authority at the Public Hearing, for construction of a two-story addition and a one-story addition with less than required side yard setbacks, subject to the following condition:

- A stormwater infiltration system shall be installed.

The Inspector of Buildings is hereby authorized to issue a permit for construction upon receipt and approval of a building application and detailed constructions plans.

If construction has not commenced, except for good cause, this Special Permit shall expire two years after the date time stamped on this decision.

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APPEALS FROM THIS DECISION,  
IF ANY, SHALL BE MADE PURSUANT  
TO GENERAL LAWS, CHAPTER 40A,  
SECTION 17, AND SHALL BE FILED  
WITHIN 20 DAYS AFTER THE DATE  
OF FILING OF THIS DECISION IN THE  
OFFICE OF THE TOWN CLERK.

Robert W. Levy (hm)  
Robert W. Levy, Acting Chairman

David G. Sheffield (hm)  
David G. Sheffield

Derek B. Redgate (hm)  
Derek B. Redgate

ZBA 2024-20  
Applicant Anshu Anand  
Address 8 Nobscot Road

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In accordance with Section 11 of Chapter 40A of the Massachusetts General Laws, I hereby certify that twenty (20) days have elapsed after the within decision was filed in the office of the Town Clerk for the Town of Wellesley, and that no appeal has been filed, or that if such appeal has been filed, that it has been dismissed or denied.

Date:

Attest:

\_\_\_\_\_  
Cathryn Jane Kato  
Town Clerk

cc: Planning Board  
Inspector of Buildings  
lrm



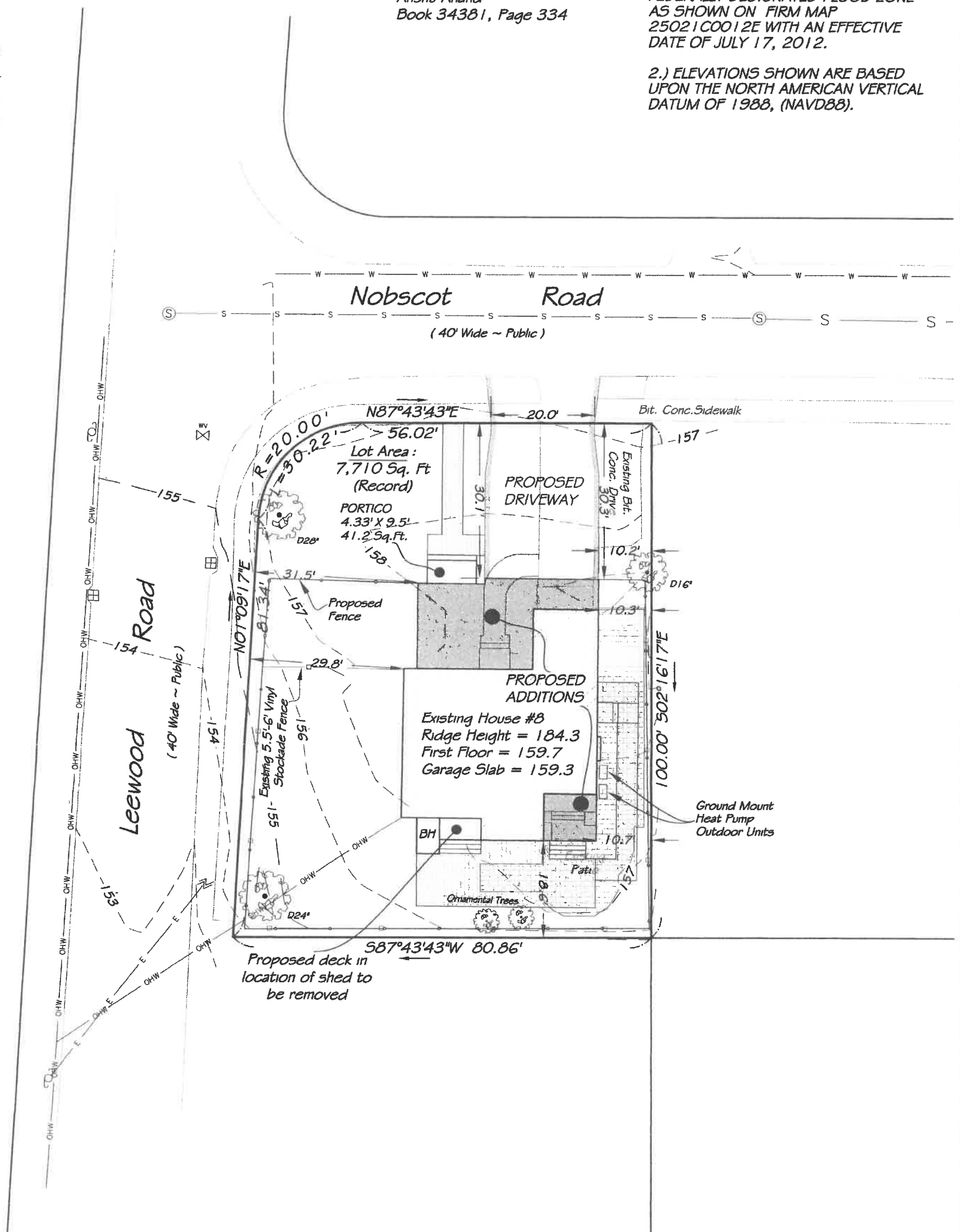
### Owner Information

Parcel ID: 199-82  
Anshu Anand  
Book 34381, Page 334

### Notes

1.) LOCUS DOES NOT LIE WITHIN ANY  
FEDERALLY DESIGNATED FLOOD ZONE  
AS SHOWN ON FIRM MAP  
2502100012E WITH AN EFFECTIVE  
DATE OF JULY 17, 2012.

2.) ELEVATIONS SHOWN ARE BASED  
UPON THE NORTH AMERICAN VERTICAL  
DATUM OF 1988, (NAVD88).

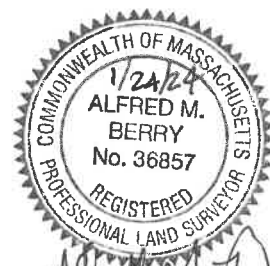


### Zoning Information

District: Single Residence 10 (SR10)  
Minimum Lot Area: 10,000 Sq. Ft.  
Minimum Lot Frontage: 60'  
Minimum Front Setback: 30'  
Minimum Side Setback: 20'  
Minimum Rear Setback: 10'

### Lot Coverage Information

Existing: 1,264 Sq. Ft. (16.4%)  
Proposed: 1,830 Sq. Ft. (23.7%)



*Alfred M. Berry*

Alfred M. Berry, P.L.S.  
Professional Land Surveyor  
129 South Main Street, P.O. Box 188  
Athol, Massachusetts 01331  
P(508) 277-1161

Certified Plot Plan  
8 NOBSCOT ROAD  
WELLESLEY, MASSACHUSETTS  
1/24/2024  
1" = 20'