

TOWN OF WELLESLEY



MASSACHUSETTS

**ZONING BOARD OF APPEALS**  
888 WORCESTER STREET • SUITE 160 • WELLESLEY, MA 02482

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ZBA 2024-34  
Petition of Rosemary Farahmand & Alexander Krull  
11 Oakencroft Road

Pursuant to due notice, the Special Permit Granting Authority held a Remote Public Hearing on Thursday, May 9, 2024, at 7:30 pm, on the petition of Rosemary Farahmand & Alexander Krull requesting a Special Permit/Finding pursuant to the provisions of Section 5.1 and Section 6.3 of the Zoning Bylaw that enclosure of an existing nonconforming porch with less than required left side yard setbacks, on an existing nonconforming structure with less than required front yard and left side yard setbacks, at 11 Oakencroft Road, shall not be substantially more detrimental to the neighborhood than the existing nonconforming structure.

On April 4, 2024, 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 Alexander Krull and Rosemary Farahmand, the Petitioner.

Mr. Krull said that the request is for a special permit to enclose an existing screened porch in a nonconforming area, with no expansion of the footprint. He said that the plan is to create a sunroom by adding some windows and insulation. He said that they will also fix the ceiling. He said that the resulting sunroom will look nicer than the existing structure and will not be substantially more detrimental.

The Chairman identified the existing nonconformities of front yard setback of 29.4 feet where 30 feet is required and left side yard setback of 10.4 feet where 20 feet is required.

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

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2024 MAY 22 PM12:22

Statement of Facts

The subject property is located at 11 Oakencroft Road, with a minimum front yard setback of 29.4 feet where 30 feet is required, and a minimum left side yard setback of 10.4 feet where 20 feet is required.

The Petitioner is requesting a Special Permit/Finding pursuant to the provisions of Section 5.1 and Section 6.3 of the Zoning Bylaw that enclosure of an existing nonconforming porch with less than required left side yard setbacks, on an existing nonconforming structure with less than required front yard and left side yard setbacks, shall not be substantially more detrimental to the neighborhood than the existing nonconforming structure.

A Plot Plan, dated 3/11/24, stamped by David Philip Terenzoni, Professional Land Surveyor #38720, Floor Plans and Elevation Drawings, dated 3/18/24, prepared by Kraus Associates, and photographs were submitted.

On April 30, 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 enclosure of an existing nonconforming porch with less than required left side yard setbacks will not 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 enclosure of an existing nonconforming porch with less than required left side yard setbacks, in accordance with the submitted plans.

The Inspector of Buildings is hereby authorized to issue a permit for construction upon receipt and approval of a building application and detailed construction 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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2024 MAY 22 PM 12:12

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 (cm.)*  
Robert W. Levy, Acting Chairman

*David G. Sheffield (cm.)*  
David G. Sheffield

*Derek B. Redgate (cm.)*  
Derek B. Redgate

ZBA 2024-34  
Applicant Rosemary Farahmand & Alexander Krull  
Address 11 Oakencroft Road

NOT VALID FOR RECORDING UNTIL CERTIFIED BY TOWN CLERK

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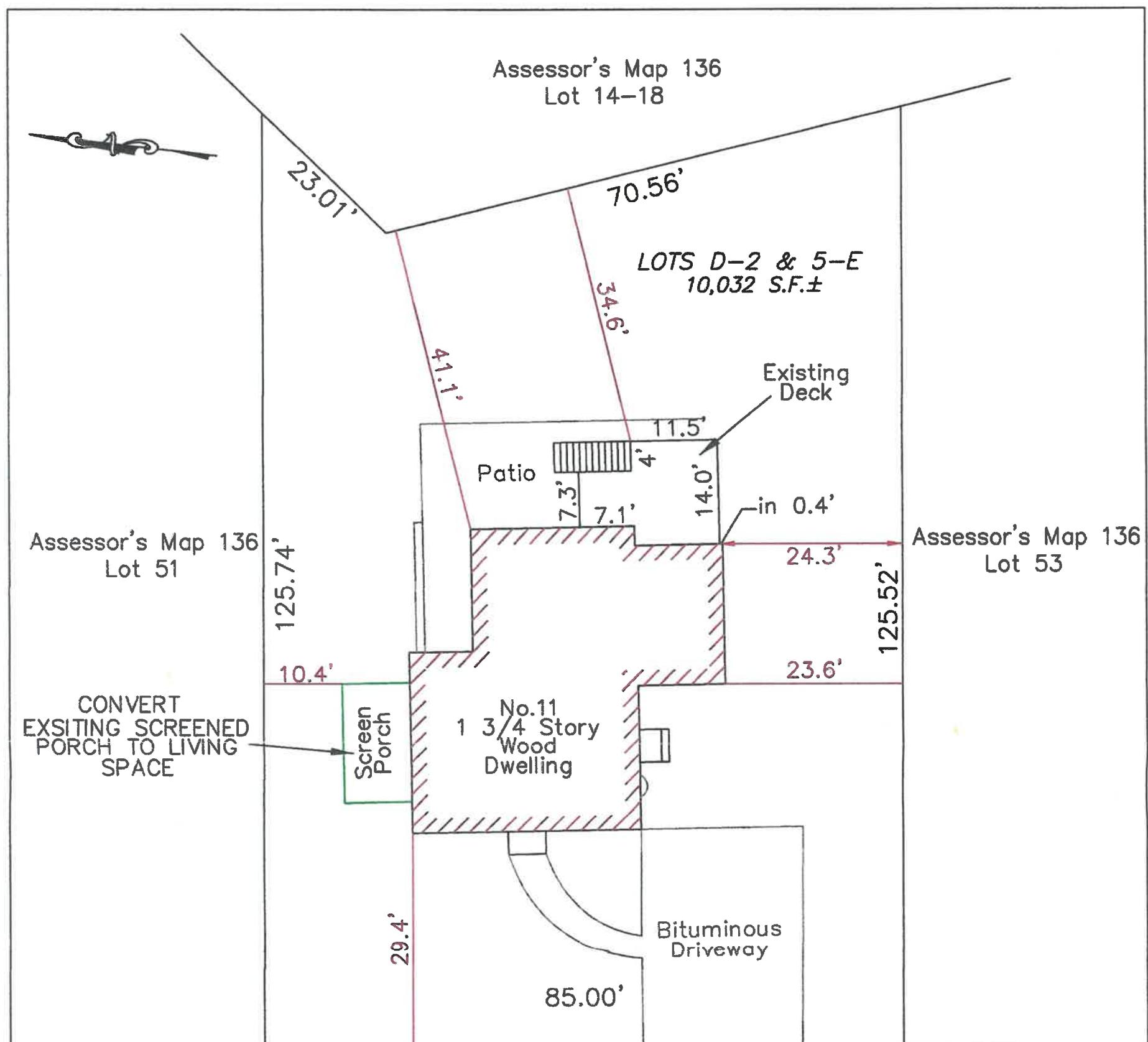
In accordance with Section 11 of Chapter 40A of the Massachusetts General Laws, I hereby certify that twenty (20) days have elapsed after the within decision was filed in the office of the Town Clerk for the Town of Wellesley, and that no appeal has been filed, or that if such appeal has been filed,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

Date:

Attest:

*Cathryn Jane Kato*  
Town Clerk

cc: Planning Board  
Inspector of Buildings  
lrm



OAKENCROFT ROAD

**PROPOSED  
PLOT PLAN OF LAND  
WELLESLEY, MA.**

PREPARED FOR:  
**ROSEMARY FARAHMAND & ALEXANDER KRULL  
11 OAKENCROFT ROAD**

SCALE: 1"=20' DATE: MARCH 11, 2024  
**DAVID P. TERENZONI, P.L.S.  
4 ALLEN ROAD, PEABODY, MA. 01960**

Zoning District: SR10  
Deed Reference: L.C.C. No. 209397  
Assessor's Map 136, Lot 52  
Existing Lot Coverage = 16.6% ±  
Proposed Lot Coverage = 16.6% ±(No Change)

R E C E I P T  
Printed: June 13, 2024 @ 12:18:59  
Norfolk County Land Court  
William P O'Donnell

Trans#: 39379 Oper: JMCCOY

Doc#: 1537374  
Ctl#: 247 Rec: 6-13-2024 @ 12:18:53p  
WELL

DOC	DESCRIPTION	TRANS AMT
1 FARAHMAND, ROSEMARY		
DECISION		
50.00	Surcharge	50.00
30.00	LC Rec fee	30.00
5.00	Tech. Surcharge	5.00
20.00	State Increase	20.00
Total fees:		105.00
*** Total charges:		105.00
CHECK PM 0105		105.00

ZBA 2024-34  
11 Oakencroft Rd  
Wellesley, MA 02482

Homeowners:  
Alexander Krull & Rosemary Faramand