

TOWN OF WELLESLEY



MASSACHUSETTS

ZONING BOARD OF APPEALS

888 WORCESTER STREET • SUITE 160 • WELLESLEY, MA 02482

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ZBA 2024-81

Petition of Pluton & Meredith Angjeli
10 Cottage Street

Pursuant to due notice, the Special Permit Granting Authority held a Remote Public Hearing on Thursday, December 5, 2024, at 7:30 pm, on the petition of Pluton & Meredith Angjeli requesting a Special Permit/Finding pursuant to the provisions of Section 5.1 and Section 6.3 of the Zoning Bylaw that construction of a two-story addition and modification of an existing nonconforming front porch with less than required front yard setbacks, on an existing nonconforming structure with less than required front yard and right side yard setbacks, on a 9,000 square foot lot in a Single Residence District in which the minimum lot size is 10,000 square feet, in a Historic District, at 10 Cottage Street, shall not be substantially more detrimental to the neighborhood than the existing nonconforming structure.

On November 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 Merdith and Pluton Angjeli, the Petitioner. Ms. Angjeli said that they are the owners of the property and the designers of the proposed plans as the husband and wife team behind MP Design Co. She said that they have lived at 10 Cottage Street for the past seven years and have served as members on the Historic District Commission for the last four years.

Ms. Angjeli said that the request is for a special permit to construct an addition and modify an existing front porch on an existing nonconforming single family home on a 9,000 square foot lot in a 10,000 square foot district. She said that the proposed addition to the left of the existing structure will have a front yard setback of 18.3 feet but will be otherwise conforming. She said that the front porch currently spans the whole width of the existing structure and they are requesting to reduce the width from 24 to 8 feet, such that it serves more as a covering for the front door rather than a true front porch. She said that the existing front yard setback of 13.4 feet will be maintained. She said that the property is located in the Cottage Street Historic District. She said that the plans were favorably approved by the Historic District Commission in September of 2024.

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

Statement of Facts

The subject property is located at 10 Cottage Street, on a 9,000 square foot lot in a Single Residence District in which the minimum lot size is 10,000 square feet, in a Historic District, with a minimum front yard setback of 13.4 feet where 30 feet is required, and a minimum right side yard setback of 6 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 construction of a two-story addition and modification of an existing nonconforming front porch with less than required front yard setbacks, on an existing nonconforming structure with less than required front yard and right side yard setbacks, on a 9,000 square foot lot in a Single Residence District in which the minimum lot size is 10,000 square feet, in a Historic District, shall not be substantially more detrimental to the neighborhood than the existing nonconforming structure.

Letter to Zoning Board of Appeals, dated 10/28/24, from Meredith & Pluton Angjeli, a Plot Plan, dated 8/30/24, stamped by David Philip Terenzoni, Professional Land Surveyor #38720, Floor Plans and Elevation Drawings, dated 10/28/24, prepared by M + P Design Co., and photographs were submitted.

On August 6, 2024, the Historic District Commission issued a Certificate of Appropriateness, HDC: 24-03.

On December 3, 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 modification of an existing nonconforming front porch with less than required front yard setbacks, on an existing nonconforming structure with less than required front yard and right side yard setbacks, on a 9,000 square foot lot in a Single Residence District in which the minimum lot size is 10,000 square feet, will result in the intensification of existing nonconformities, 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 with less than required front yard setbacks, in accordance with the submitted plans.

The Building Inspector 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.

J. Randolph Becker (cm)
J. Randolph Becker, Chairman

Walter B. Adams (cm)
Walter B. Adams

Peter Covo (cm)
Peter Covo

ZBA 2024-81
Applicant Pluton & Meredith Angjeli
Address 10 Cottage Street

NOT VALID FOR RECORDING UNTIL CERTIFIED BY TOWN CLERK

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



Assessor's Map 125
Lot 80

80.00'

1 1/2 Story
Wood
Shed

30.3'

5.5'

45.2'

Part LOT 3
9,000 S.F. +/-

Assessor's Map 125
Lot 51

124.84'

PROPOSED
ADDITION

21.4'

38.8'

Pea Stone
Driveway

30.0'

Stone Wall

PROPOSED
DRIVEWAY

18.3'

Cobble
-stone

Utility Pole

Stone Ret. Wall

Edge of Pavement

122.41'

6.0'

No.10
1 1/2 Story
Wood
Dwelling

Porch

75.00'

13.4'

Assessor's Map 125
Lot 53

COTTAGE STREET

PLOT PLAN OF LAND WELLESLEY, MA.

PREPARED FOR:

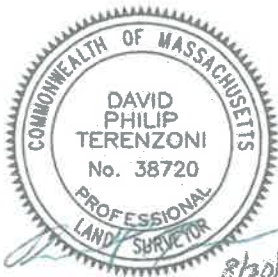
PLUTON & MEREDITH ANGJELI
10 COTTAGE STREET

SCALE: 1"=20' DATE: AUGUST 30, 2024

DAVID P. TERENCEZONI, P.L.S.

4 ALLEN ROAD, PEABODY, MA. 01960

P24-158 (See P17-038)



Zoning District: SR-10
Deed Reference: Book 35154, Page 291
Assessor's Map 125, Lot 52
Existing Lot Coverage = 18.6% +/-, 1,676sf
Proposed Lot Coverage = 24.1% +/-, 2,171sf