

TOWN OF WELLESLEY



MASSACHUSETTS

ZONING BOARD OF APPEALS

888 WORCESTER STREET • SUITE 160 • WELLESLEY, MA 02482

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ZBA 2025-11
Petition of Weijia Zhang & Zhengping Hu
62 Donizetti Street

2025 FEB 20 PM 12:24
RECEIVED
TOWN OF WELLESLEY

Pursuant to due notice, the Special Permit Granting Authority held a Remote Public Hearing on Thursday, February 6, 2025, on the petition of Weijia Zhang & Zhengping Hu requesting a Special Permit/Finding pursuant to the provisions of Section 5.1 and Section 6.3 of the Zoning Bylaw that demolition of an existing nonconforming single story structure with less than required right side yard setbacks, and construction of a new two story structure with less than required right side yard setbacks, at 62 Donizetti Street, in a 10,000 square foot Single Residence District, shall not be substantially more detrimental to the neighborhood than the existing nonconforming structure.

On January 6, 2025, 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 was David Himmelberger, Esq., representing Weijia Zhang and Zhengping Hu, in connection with their request for a special permit to raze a pre-existing nonconforming structure and reconstruct a new home with less than required right side yard setbacks on a conforming lot of 14,058 square feet in an SR 10 District. He said that the pre-existing nonconforming right side yard setback of 16.8 feet will be improved to 17.68 feet. He said that it is a narrow lot with 70 feet of frontage. He said that the existing home is a 16.4 foot tall one story structure and the proposed home will be a 27.92 foot tall 2.5 story structure. He said that proposed TLAG of 3,799 square feet will be slightly higher than the 3,600 square foot trigger for Large House Review. He said that the proposed house will have conforming left side yard, front yard, rear yard setbacks and lot coverage.

Mr. Himmelberger said that this house was subject to Historical Commission demolition review. He said that three meetings with the Historical Commission originally focused on a proposed two-bay garage at the front that the Commission thought was a little too much. He said that the homeowners ultimately took the Historical Commission's suggestion to reduce it to a one-car garage.

A Board member said that the narrow lots present problems for people who want to expand. He said that long, narrow buildings change the environment for the neighbors on either side. He recommended a

design change for vertical corner boards under the gables on both sides and at the corner of the building to look like a change in plane and possibly make the structure appear smaller than it is. He said that the suggested change is not related to Zoning.

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

Statement of Facts

The subject property is located at 62 Donizetti Street, in a 10,000 square foot Single Residence District, with a minimum right side yard setback of 16.8 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 demolition of an existing nonconforming single story structure with less than required right side yard setbacks, and construction of a new two story structure with less than required right side yard setbacks, shall not be substantially more detrimental to the neighborhood than the existing nonconforming structure.

Letter to Zoning Board of Appeals, dated December 30, 2024, from David J. Himmelberger, Existing Conditions Plan, dated 8/13/24 and Proposed Site Plan, dated 12/23/24, revised 1/13/25, stamped by Todd P. Chapin, Professional Land Surveyor, #37558, Floor Plans and Elevation Drawings, dated 12/13/24, revised 12/28/24, prepared by UP Design & Building, Memorandum to Town of Wellesley, dated 12/29/24, from Todd P. Chapin, PLS, regarding Weijia Zhang, L.C. Cert. 1488788 PID: 122-4, Height Comparison, Street Property Size Study, Initial and Proposed Designs to HC, and photographs were submitted.

On February 5, 2025, the Planning Department Staff 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 demolition of an existing nonconforming single story structure with less than required right side yard setbacks, and construction of a new two story structure with less than required right side yard setbacks 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 demolition of an existing nonconforming single story structure with less than required right side yard setbacks, and construction of a new two story structure with less than required right side 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.

ZBA 2025-11
Petition of Weijia Zhang & Zhengping Hu
62 Donizetti Street

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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

David G. Sheffield (cm)
David G. Sheffield

Peter Covo (cm)
Peter Covo

2025 FEB 20 PM 12:24
TOWN CLERK

ZBA 2025-11
Applicant Weijia Zhang & Zhengping Hu
Address 62 Donizetti 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:

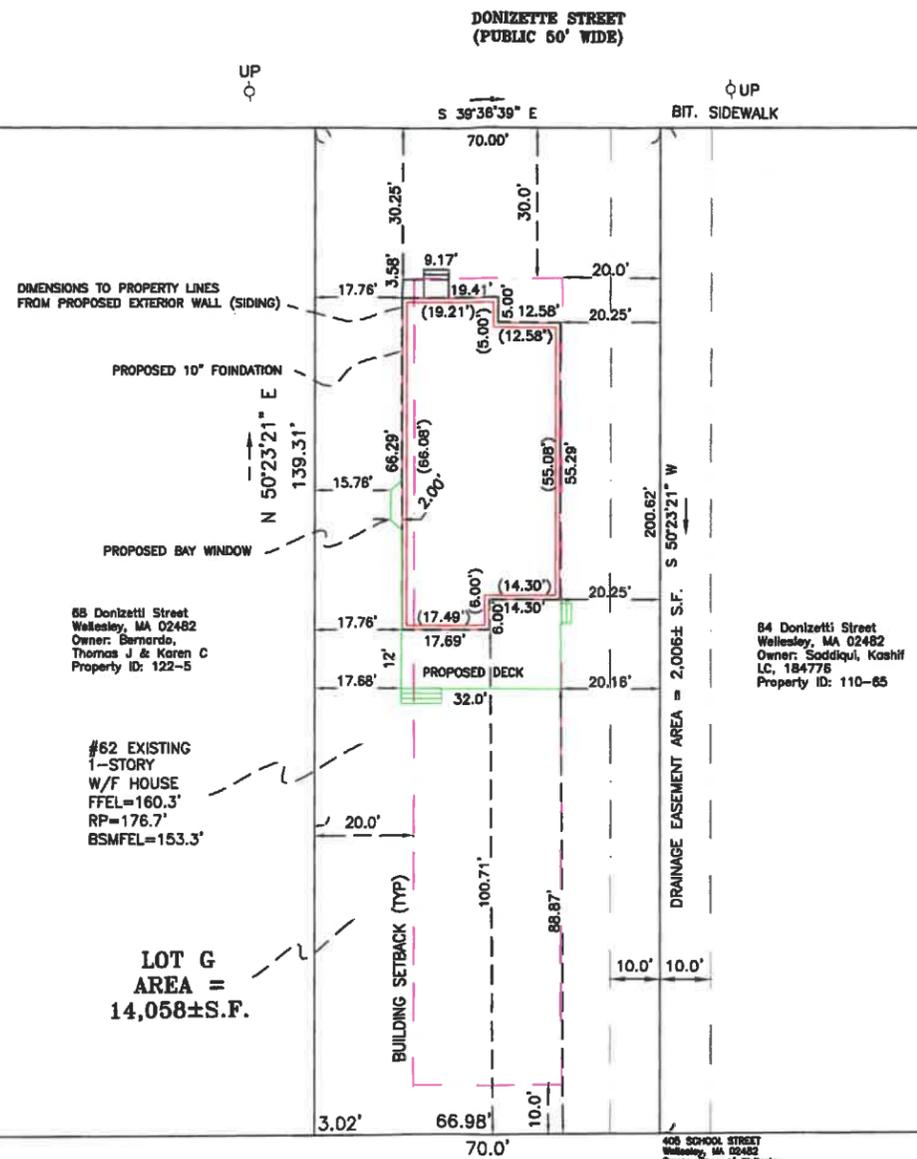
Cathryn Jane Kato
Town Clerk

cc: Planning Board
Inspector of Buildings
lrm

HORIZONTAL DATUM NAD 83
MASS. STATE PLANE GRID

ELEVATIONS REFER TOWN OF WELLESLEY
DATUM
CONTOUR INTERVAL EQUALS 1 FOOT

PROPOSED AREA TABLE:
LOT AREA = 14,058 S.F.
PROPOSED HOUSE = 1,972 S.F.
PROPOSED BUILDING LOT COVERAGE = 14.0%



ZONING INFORMATION: SR-10 SINGLE RESIDENCE		ASSESSORS PID: 109-15	
	REQUIRED	EXISTING	PROPOSED
MIN. LOT AREA	10,000 S.F.	14,058 S.F.	14,058 S.F.
MIN. LOT FRONTAGE	60 FEET	70.00 FEET	70.00 FEET
MIN. LOT FRONT SETBACK	30 FEET	37.6 FEET	30.1 FEET
MIN. SIDE YARD RIGHT	20 FEET	16.8 FEET	17.9 FEET
MIN. SIDE YARD LEFT	20 FEET	22.6 FEET	20.1 FEET
MIN. REAR YARD	10 FEET	127.5 FEET	104.4 FEET
MAX. BUILDING COVERAGE	2500 S.F.	880 S.F.	1,972 S.F. = 14.0% LOT COVERAGE
MAX. BUILDING HEIGHT	36 FEET	16.4'	27.92'
MAX. BUILDING HEIGHT	2.5 STORIES	1 STORIES	2.5 STORIES



PLAN PREPARED FOR
PROPERTY OWNER(S):
WEIJIA ZHANG AND ZHENGPING HU
62 DONIZETTI STREET
WELLESLEY, MA 02482

RealMapInfo LLC
420 LAKESIDE AVENUE SUITE 403
MARLBOROUGH, MA. 01752
REALMAPINFO.COM 774-570-0642

PROPOSED SITE

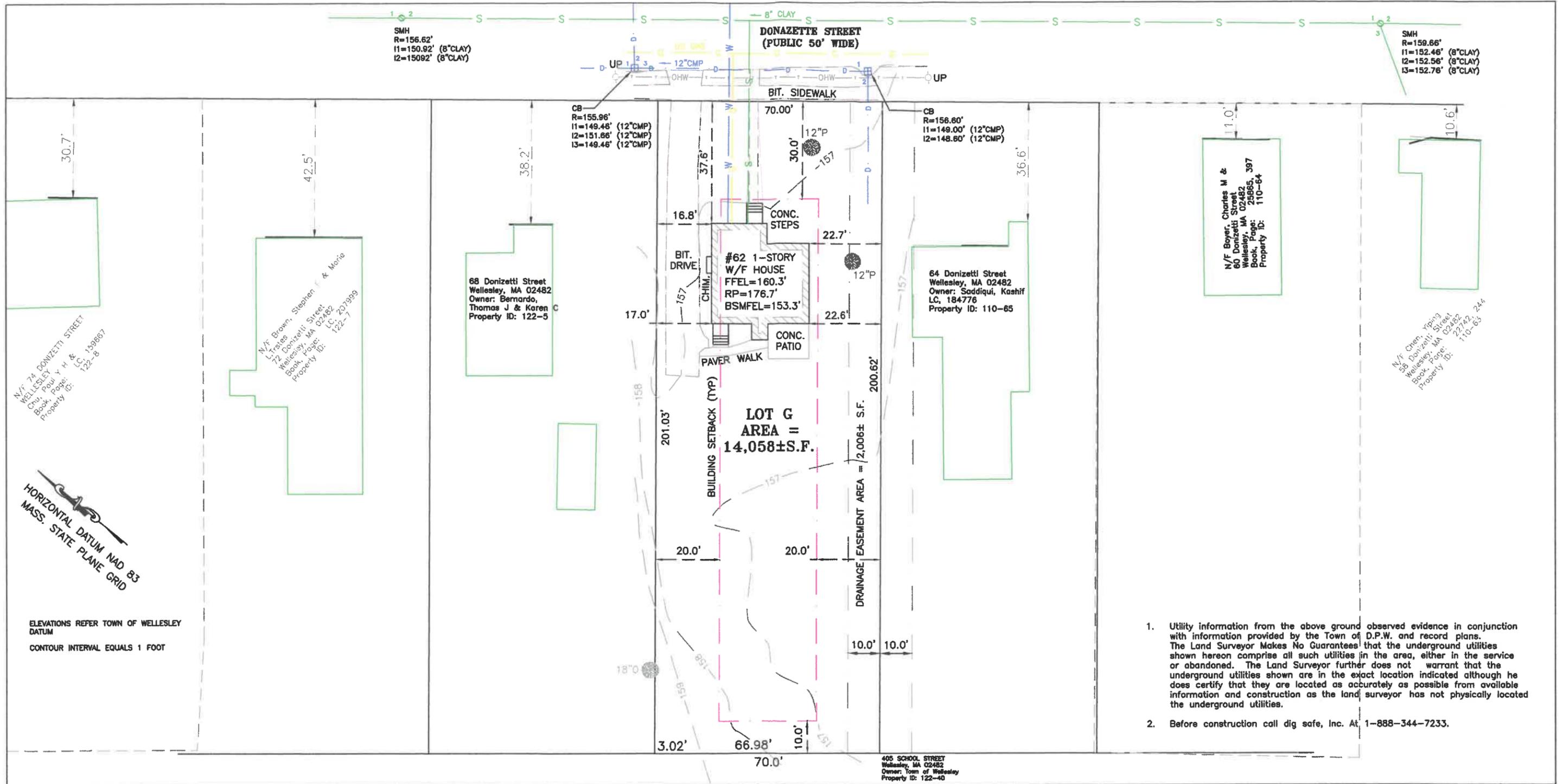
PLOT PLAN OF LAND IN
WELLESLEY, MASS

SCALE: 1"=30' DATE: 12/23/2024
R DATE: 01/13/2025

L.C. CERTIFICATE 148788

L.C. PLAN NO. 10718D

RECORDED @ NORFOLK COUNTY REGISTRY OF DEEDS



N/F: 74 DONIZETTI STREET
WELLESLEY, MA 02482
Owner: Paul & H & LC 1398687
Book, Page: 122-8
Property ID: 122-8

N/F: Brown, Steven F & Maria
L.F. Paces
72 Donizetti Street
Wellesley, MA 02482
Book, Page: LC 2079299
Property ID: 122-7

68 Donizetti Street
Wellesley, MA 02482
Owner: Bernardo,
Thomas J & Karen
Property ID: 122-5

**LOT G
AREA =
14,058±S.F.**

64 Donizetti Street
Wellesley, MA 02482
Owner: Soddiqi, Kashif
LC, 184776
Property ID: 110-65

N/F: Boyer, Charles M &
60 Donizetti Street
Wellesley, MA 02482
Book, Page: 25865, 397
Property ID: 110-64

N/F: Chen, Yiping
58 Donizetti Street
Wellesley, MA 02482
Book, Page: 22742, 244
Property ID: 110-63

HORIZONTAL DATUM NAD 83
MASS. STATE PLANE GRID

ELEVATIONS REFER TOWN OF WELLESLEY
DATUM
CONTOUR INTERVAL EQUALS 1 FOOT

- Utility information from the above ground observed in conjunction with information provided by the Town of D.P.W. and record plans. The Land Surveyor Makes No Guarantees that the underground utilities shown hereon comprise all such utilities in the area, either in the service or abandoned. The Land Surveyor further does not warrant that the underground utilities shown are in the exact location indicated although he does certify that they are located as accurately as possible from available information and construction as the land surveyor has not physically located the underground utilities.
- Before construction call dig safe, Inc. At 1-888-344-7233.

ZONING INFORMATION: SR-10 SINGLE RESIDENCE ASSESSORS PID: 109-15

	REQUIRED	EXISTING
MIN. LOT AREA	10,000 S.F.	14,058 S.F.
MIN. LOT FRONTAGE	60 FEET	70.00 FEET
MIN. LOT FRONT SETBACK	30 FEET	37.6 FEET
MIN. SIDE YARD	20 FEET	16.8 FEET
MIN. REAR YARD	10 FEET	127.5 FEET
MAX. BUILDING COVERAGE	2500 S.F.	880 S.F.
MAX. BUILDING HEIGHT	36 FEET	16.4'
MAX. BUILDING HEIGHT	2.5 STORIES	1 STORIES



PLAN PREPARED FOR
PROPERTY OWNER(S):
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62 DONIZETTI STREET
WELLESLEY, MA 02482

RealMapInfo LLC
420 LAKESIDE AVENUE SUITE 403
MARLBOROUGH, MA. 01752
REALMAPINFO.COM 774-570-0642

EXISTING CONDITIONS

PLAN OF LAND IN
WELLESLEY, MASS

SCALE: 1"=30' DATE: 08/13/2024

L.C. CERTIFICATE 148788

L.C. PLAN NO. 10718D

RECORDED ● NORFOLK COUNTY REGISTRY OF DEEDS