

TOWN OF WELLESLEY



MASSACHUSETTS

ZONING BOARD OF APPEALS

888 WORCESTER STREET • SUITE 160 • WELLESLEY, MA 02482

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ZBA 2025-25
Petition of Angela & Jason Pontrello
14 Roberts Road

Pursuant to due notice, the Special Permit Granting Authority held a Remote Public Hearing on Thursday, April 3, 2025, on the petition of Angela & Jason Pontrello 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 with less than required left side yard setbacks, and construction of a deck with stair landing with less than required right side yard setbacks, on an existing nonconforming structure with less than required left side yard and right side yard setbacks, on a 12,698 square foot lot in a Single Residence District in which the minimum lot size is 20,000 square feet, at 14 Roberts Road, shall not be substantially more detrimental to the neighborhood than the existing nonconforming structure.

On March 3, 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 were Jason Pontrello, the Petitioner, and Bob Williamson, Architect.

Mr. Williamson said that the request is for a special permit for an existing nonconforming house on a nonconforming lot on a cul de sac off Route 9. He said that the lot is undersized for the SR20 District. He said that the existing nonconformities are the left and right side yard setbacks. He said that proposed construction consists of a two story addition off the southeast corner, reconstruction of an existing deck in approximately the same footprint, a new portico, an addition over an existing one story and the reconstruction of a heated porch. He said that the construction will result in a small increase in lot coverage.

Mr. Pontrello said that they are in the process of acquiring a 1,294 square foot triangular wedge lot that is adjacent to his lot. He said that it is listed as a separate lot and has its own address, 16 Roberts Road. He said that they have been unable to determine why this lot exists. He said that it seems to have been part of the property behind them. He said that when that was sold and the neighbor's lot was created, the wedge was somehow inserted. He said that the owners at the back sold the house in 1952 and on the deed, this lot was not sold as part of that. He said that no one has been able to identify who the current owner is.

He said that the town advised them to get a real estate attorney to sort the situation out. He said that it is listed as undevelopable land. He said that the feedback that he has gotten is that this is a unique situation and there is no formal procedure to figure out how best to go about purchasing the lot. He said that it would essentially square up their property with the two adjoining lots and allow them to plant some trees and vegetation in an area where he is already mowing and raking.

Mr. Pontrello said that he spoke with the neighbors on both sides of his property and they had no problem with the proposed work. He said that because of the layout on the lot, the addition is farther away from the lot line as it goes back. He said that the proposed deck will be smaller than the current deck.

The Chairman said that it was difficult to reconcile the plot plan with the architectural plans because the house is slightly skewed on the lot. He said that it would have been clearer if existing conditions and proposed conditions plans were submitted.

Statement of Facts

The subject property is located at 14 Roberts Road, on a 12,698 square foot lot in a Single Residence District in which the minimum lot size is 20,000 square feet, with a minimum left side yard setback of 12 feet and a minimum right side yard setback of 15 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 with less than required left side yard setbacks, and construction of a deck with stair landing with less than required right side yard setbacks, on an existing nonconforming structure with less than required left side yard and right side yard setbacks, on a 12,698 square foot lot in a Single Residence District in which the minimum lot size is 20,000 square feet, shall not be substantially more detrimental to the neighborhood than the existing nonconforming structure.

A Plot Plan, dated 2/18/25, stamped by Terrence M. Ryan, Professional Land Surveyor, #37057, TLAG Affidavit, dated 2/18/25, and Floor Plans and Elevation Drawings, dated 3/6/25, prepared by RHWA, and photographs were submitted.

On March 20, 2025, 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 with less than required left side yard setbacks, and construction of a deck with stair landing with less than required right side yard setbacks, on an existing nonconforming structure with less than required left side yard and right side yard setbacks, on a 12,698 square foot lot in a Single Residence District in which the minimum lot size is 20,000 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 left side yard setbacks, and construction of a deck with stair landing 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 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.



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 (am)
J. Randolph Becker, Chairman

Walter B. Adams (am)
Walter B. Adams

Peter Covo (am)
Peter Covo

ZBA 2025-25
Applicant Angela & Jason Pontrello
Address 14 Roberts Road

NOT VALID FOR RECORDING UNTIL CERTIFIED BY TOWN CLERK

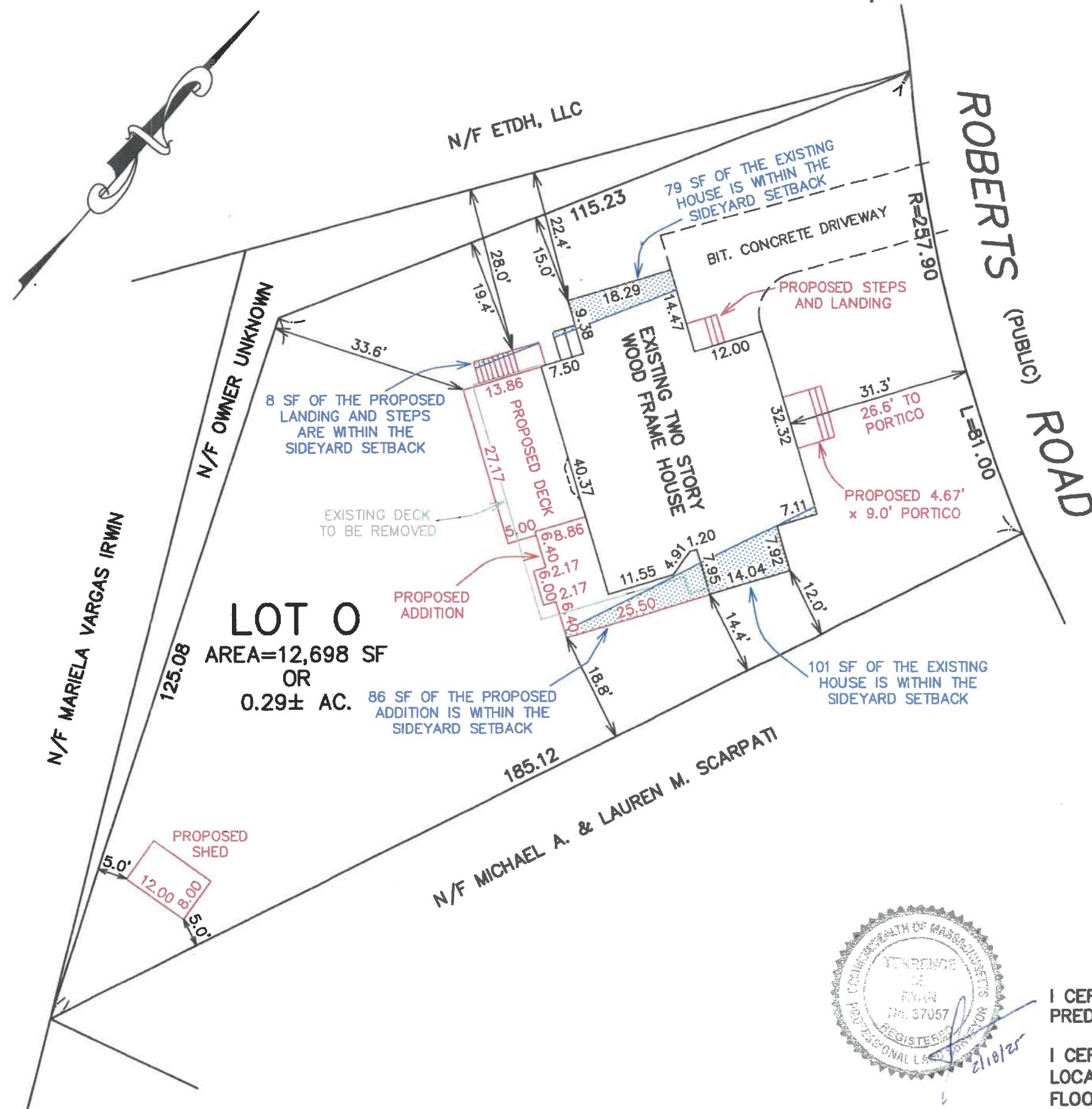
In accordance with Section 11 of Chapter 40A of the Massachusetts General Laws, I hereby certify that twenty (20) days have elapsed after the within decision was filed in the office of the Town Clerk for the Town of Wellesley, and that no appeal has been filed, or that if such appeal has been filed,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

Date:

Attest:

Cathryn Jane Kato
Town Clerk

cc: Planning Board
Inspector of Buildings
lrm



PROPOSED PLOT PLAN
14 ROBERTS ROAD
WELLESLEY, MASS.

DATE: FEBRUARY 18, 2025

SCALE: 1" = 20'

PREPARED FOR:

JASON & ANGELA PONTRELLO
14 ROBERTS ROAD
WELLESLEY, MASS. 02481

ENGINEERS & SURVEYORS:

APPLEWOOD SURVEY LLC
838 WASHINGTON STREET
HOLLISTON, MASS. 01746
TERRENCE M. RYAN R.L.S. 37057

ZONED: SINGLE RES.
AREA: 20,000 SF
FRONTAGE: 60 FT
SETBACK: 30 FT*
SIDEYARD: 20 FT
REARYARD: 20 FT
COVERAGE: 2,539 SF

*SUBJECT TO 500' RULE

LAND COURT CERT. #200472
ASSESSORS MAP 121 LOT 26
EXISTING COVERAGE: 2,272 SF = 17.9%
PROPOSED COVERAGE: 2,511 SF = 19.8%

NOTE: THE CONSTRUCTION SHOWN ON THIS PLAN MAY BE SUBJECT TO THE JURISDICTION OF THE WELLESLEY CONSERVATION COMMISSION FOR PROXIMITY TO WETLAND AREAS ON ADJACENT PROPERTIES.

I CERTIFY THAT THE LOT SHOWN AND EXISTING HOUSE SHOWN THEREON
PREDATE THE DIMENSIONAL REGULATIONS OF THE WELLESLEY ZONING BYLAWS.

I CERTIFY THAT THE LOT SHOWN AND EXISTING HOUSE SHOWN THEREON ARE LOCATED IN A FEDERAL FLOOD HAZARD ZONE "X" - SUBJECT TO MINIMAL FLOODING (SOURCE: F.I.R.M. 25021C0016E).

