

TOWN OF WELLESLEY



MASSACHUSETTS

ZONING BOARD OF APPEALS

888 WORCESTER STREET • SUITE 160 • WELLESLEY, MA 02482

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EXECUTIVE SECRETARY
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ZBA 2025-24

Petition of Francis Sola & Anastasia Pantelides
20 Tappan Road

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WELLESLEY MA 02482
2025 JUL 24 PM 12:07

Pursuant to due notice, the Special Permit Granting Authority held a Remote Public Hearing on Thursday, May 8, 2025, on the petition of Francis Sola & Anastasia Pantelides 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 pergola with less than required front yard setbacks and construction of a two-story bay with less than required side yard setbacks, on an existing nonconforming structure with less than required front yard and side yard setbacks, at 20 Tappan Road, in a 10,000 square foot Single Residence District, 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.

On March 5, 2025, the Petitioner requested that the petition be continued to May 8, 2025. On May 8, 2025, the Petitioner requested that the petition be continued to June 5, 2025, On June 5, 2025, the Petitioner requested that the petition be continued to July 10, 2025.

July 10, 2025

Present at the public hearing was Richard Curl, Architect, who said that the request is for a special permit/finding for pre-existing nonconforming side and front yard setbacks. He said that the project was approved by the Historical Commission and an Order of Conditions from the Wetlands Protection Committee (WPC) was issued. A Board member confirmed that no conditions of the Order of Conditions would involve changes to the plans that were submitted to the Board.

Mr. Curl displayed the site plan and described proposed changes to the existing house.

A Board member said that it is a very creative design that adds space within the parameters of the original design. He said that the bulkhead will further encroach slightly into the left side yard setback but the lot is heavily forested at that point and should not bother the neighbors.

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

Statement of Facts

The subject property is located at 20 Tappan Road, in a 10,000 square foot Single Residence District, with a minimum front yard setback of 29.4 feet where 30 feet is required, and a minimum left side yard setback of 10.3 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 pergola with less than required front yard setbacks and construction of a two-story bay with less than required side yard setbacks, on an existing nonconforming structure with less than required front yard and side yard setbacks, shall not be substantially more detrimental to the neighborhood than the existing nonconforming structure.

A Plot Plan, dated 1/27/25, revised 5/2/25, stamped by Gregory G. Gould, Professional Land Surveyor, #51280, Site Plan, dated 12/31/24, prepared by Hancock Associates, TLAG Diagrams, Floor Plans and Elevation Drawings, dated 1/25/25, revised 4/23/25 & 5/20/25, prepared by Curl Architecture, and photographs were submitted.

On April 24, 2025, the Planning Board reviewed the petition and recommended that the ZBA delay action.

On June 18, 2025, the Wetlands Protection Committee issued an Order of Conditions, MassDEP File #:324-1054.

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 pergola with less than required front yard setbacks and construction of a two-story bay with less than required 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 construction of a pergola with less than required front yard setbacks and construction of a two-story bay with less than required 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.

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20 Tappan Road

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

Derek B. Redgate (Am)
Derek B. Redgate

ZBA 2025-24
Applicant Francis Sola & Anastasia Pantelides
Address 20 Tappan Road

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NOT VALID FOR RECORDING UNTIL CERTIFIED BY TOWN CLERK

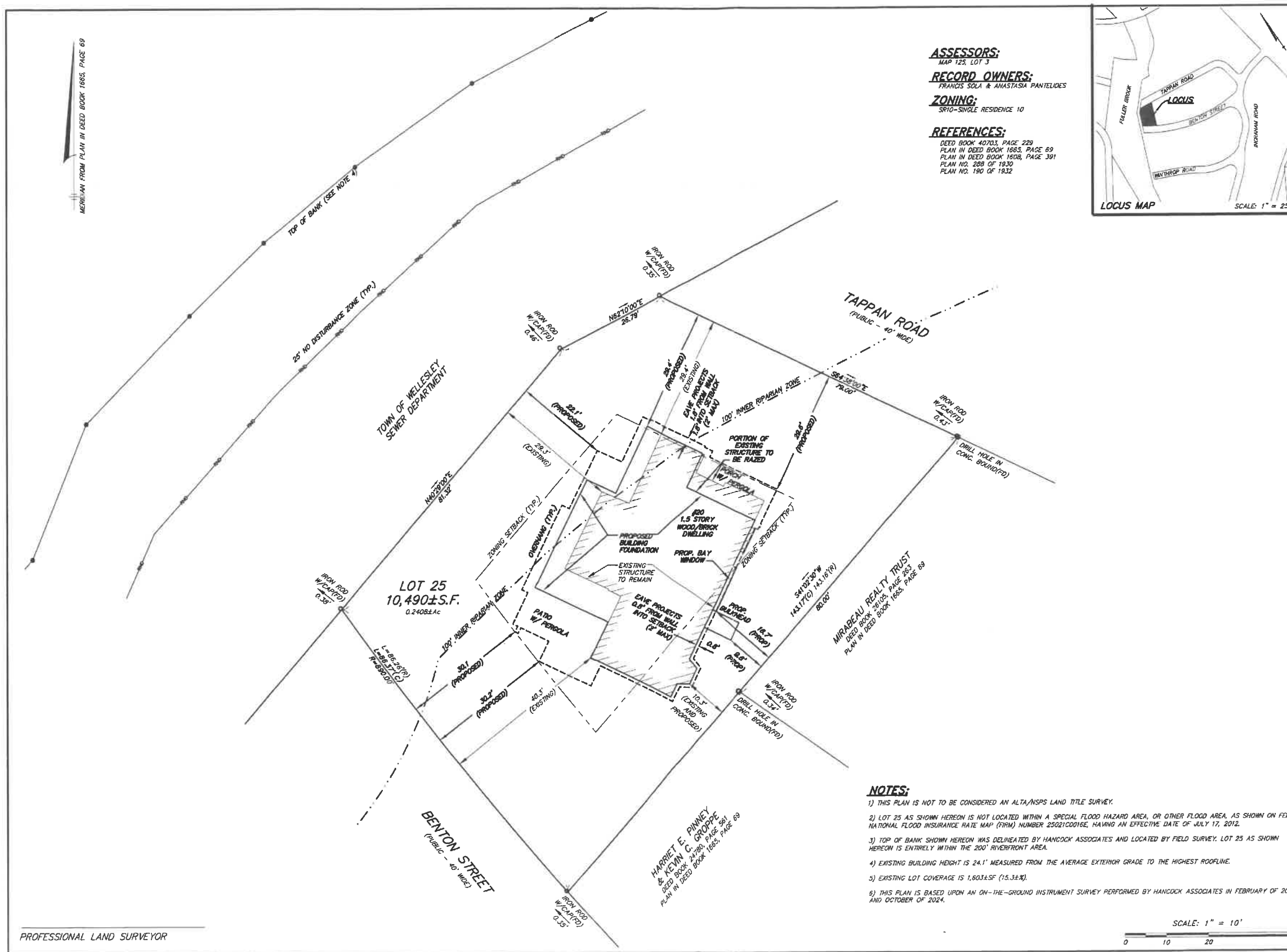
In accordance with Section 11 of Chapter 40A of the Massachusetts General Laws, I hereby certify that twenty (20) days have elapsed after the within decision was filed in the office of the Town Clerk for the Town of Wellesley, and that no appeal has been filed, or that if such appeal has been filed,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

Date:

Attest:

Cathryn Jane Kato
Town Clerk

cc: Planning Board
Inspector of Buildings
lrm



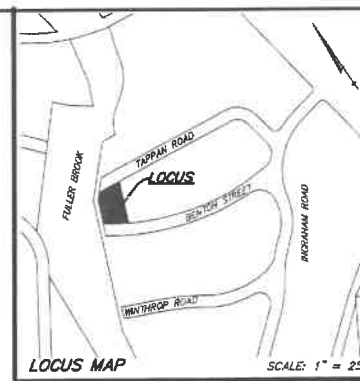
METRICIAN FROM PLAN IN DEED BOOK 1665, PAGE 69

ASSESSORS:
MAP 123, LOT 3

RECORD OWNERS:
FRANCIS SOLA & ANASTASIA PANTELIDES

ZONING:
SR10-SINGLE RESIDENCE 10

REFERENCES:
DEED BOOK 40703, PAGE 229
PLAN IN DEED BOOK 1665, PAGE 69
PLAN IN DEED BOOK 1608, PAGE 391
PLAN NO. 288 OF 1930
PLAN NO. 190 OF 1932



GITE ADDRESS

#20
TAPPAN
ROAD
Wellesley, Massachusetts

PREPARED FOR

FRANCIS
SOLA

20 Tappan Road
Wellesley, Massachusetts

HANCOCK
ASSOCIATES

Civil Engineers
Land Surveyors
Wetland Scientists

34 CHELMSFORD ST., CHELMSFORD, MA 01624
VOICE (978) 244-0110, FAX (978) 244-1133
WWW.HANCOCKASSOCIATES.COM

5-225

1	JTL	GGG	5/2/25	ADDED BLANKHEAD
NO.	BY	APP	DATE	ISSUE/REVISION DESCRIPTION
DATE:	1/27/25	DRAWN BY:	JTL	
SCALE:	1" = 10'	CHECK BY:	GGG	

PLOT
PLAN OF LAND
IN
WELLESLEY,
MASSACHUSETTS

PLOT DATE: May 28, 2025 4:38 pm
PATH: \\hansford\Users\PROJECTS\2581-Fabric Custom Home-

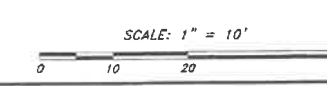
DWG: 27975-PPP.dwg

LAYOUT: PPP

SHEET: 1 OF 1

PROJECT NO.: 27975

- NOTES:**
- 1) THIS PLAN IS NOT TO BE CONSIDERED AN ALTA/NSPS LAND TITLE SURVEY.
 - 2) LOT 25 AS SHOWN HEREON IS NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA, OR OTHER FLOOD AREA, AS SHOWN ON FEMA NATIONAL FLOOD INSURANCE RATE MAP (FIRM) NUMBER 25021C0016E, HAVING AN EFFECTIVE DATE OF JULY 17, 2012.
 - 3) TOP OF BANK SHOWN HEREON WAS DELINEATED BY HANCOCK ASSOCIATES AND LOCATED BY FIELD SURVEY. LOT 25 AS SHOWN HEREON IS ENTIRELY WITHIN THE 200' RIVERFRONT AREA.
 - 4) EXISTING BUILDING HEIGHT IS 24.1' MEASURED FROM THE AVERAGE EXTERIOR GRADE TO THE HIGHEST ROOFLINE.
 - 5) EXISTING LOT COVERAGE IS 1,603±SF (15.3±%).
 - 6) THIS PLAN IS BASED UPON AN ON-THE-GROUND INSTRUMENT SURVEY PERFORMED BY HANCOCK ASSOCIATES IN FEBRUARY OF 2020 AND OCTOBER OF 2024.



PROFESSIONAL LAND SURVEYOR