

TOWN OF WELLESLEY



MASSACHUSETTS

ZONING BOARD OF APPEALS

888 WORCESTER STREET • SUITE 160 • WELLESLEY, MA 02482

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ZBA 2025-42

Petition of Michael & Ashley Hoban
20 Saunders Terrace

Pursuant to due notice, the Special Permit Granting Authority held a Remote Public Hearing on Thursday, August 7, 2025, on the petition of Michael & Ashley Hoban 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, at 20 Saunders Terrace, in a 10,000 square foot Single Residence District, shall not be substantially more detrimental to the neighborhood than the existing nonconforming structure.

On July 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 was Michael Hoban, the Petitioner, who said that the request is for a special permit for a pre-existing nonconforming structure within the side and front yard setbacks. He said that there is an open porch on the left side of the home that is approximately 11 by 8 feet. He said that it has a foundation with an unfinished basement beneath, a concrete 6 inch slab and a roof over it. He said that the plan is to enclose it, add windows and make it finished living space. He said that the enclosed porch will mirror a similar structure on the right side of the house but a little smaller. He said that the proposed construction will not affect the building coverage.

The Chairman said that the existing nonconforming side yard and the front yard setbacks are all very close to conforming.

A Board member asked about elevation drawings that show the window locations. Mr. Hoban said that they only have a 2D plan from their general contractor. He said that the enclosed porch will be very similar to the structure on the other side of the house but slightly different because that structure is built into the grade. He said that the structure on the right side has 3 windows on the front, the side and the rear. He said that proposed structure will have 2 windows on the front, 3 windows on the side, and 2 windows on the rear. The Board discussed including a condition that the windows on the proposed

structure match the size and dimensions of the windows on the existing one-story structure on the right hand side of the home.

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

Statement of Facts

The subject property is located at 20 Saunders Terrace, in a 10,000 square foot Single Residence District, with a minimum front yard setback of 29.5 feet where 30 feet is required, a minimum left side yard setback of 19.2 feet and a minimum right side yard setback of 17.7 feet, where 20 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, shall not be substantially more detrimental to the neighborhood than the existing nonconforming structure.

A Plot Plan, dated 7/1/25, stamped by Christopher C. Charlton, Professional Land Surveyor, #48649, Existing Elevation Drawings, dated 6/18/25, and Proposed Floor Plans and Elevation Drawings, dated 6/25/25, prepared by Integrity Design, and photographs were submitted.

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 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 enclosure of an existing nonconforming porch with less than required left side yard setbacks, subject to the following condition:

- The windows on the proposed structure shall match the size and dimensions of the windows on the existing one story structure on the right hand side of the home.

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 2025-42
Petition of Michael & Ashley Hoban
20 Saunders Terrace

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 (Lm)
Robert W. Levy, Acting Chairman

David G. Sheffield (Lm)
David G. Sheffield

Peter Covo (Lm)
Peter Covo

ZBA 2025-42
Applicant Michael & Ashley Hoban
Address 20 Saunders Terrace

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NOT VALID FOR RECORDING UNTIL CERTIFIED BY TOWN CLERK

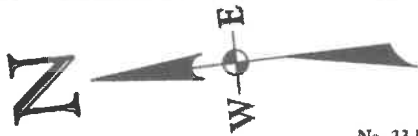
In accordance with Section 11 of Chapter 40A of the Massachusetts General Laws, I hereby certify that twenty (20) days have elapsed after the within decision was filed in the office of the Town Clerk for the Town of Wellesley, and that no appeal has been filed, or that if such appeal has been filed,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

Date:

Attest:

Cathryn Jane Kato
Town Clerk

cc: Planning Board
Inspector of Buildings
lrm



No. 28 BANCROFT ROAD
N/F
JOSHUA KING

JOB# 25-0253

No. 23 HECKLE STREET
N/F
JASON HOWARD POPE

No. 14 BANCROFT ROAD
N/F
CRAIG E. MACK

No. 19 HECKLE STREET
N/F
RICHARD D. HILL, JR.

LOT K
19,652[±] S.F.

No. 8 BANCROFT RD.
N/F
ALTHEA S. GLICK

EXISTING
PORCH TO BE
ENCLOSED

No. 18 SAUNDERS TERRACE
N/F
KATTIE CHEN

L=13.16'
R=446.89

1. GARAGE
FL=175.2
No. 20
2 STORY
TOF=182.6
1ST FLR=183.4
RIDGE=207.5

No. 22 SAUNDERS TERRACE
N/F
ALBERT CHAN

L=48.04'
R=60.00

MH
RIM=180.4

SAUNDERS TERRACE

(PUBLIC - 40.00' WIDE)

EXISTING BUILDING COVERAGE=1,094 SF (5.6%)

PROPOSED BUILDING COVERAGE=1,094 SF (5.6%)

PREPARED FOR:
MICHAEL & ASHLEY HOBAN
20 SAUNDERS TERRACE
WELLESLEY, MA 02481

REFERENCES:
DEED: CERTIFICATE #207474
PLAN: LCC No. 4595-E

ZONING DISTRICT: SR10

CERTIFIED PLOT PLAN

LOCATED AT

20 SAUNDERS TERRACE

ASSESSORS PARCEL # 53-53

WELLESLEY, MA

NORFOLK COUNTY

CONTINENTAL LAND SURVEY, LLC

105 BEAVER STREET, FRANKLIN, MA

(508) 528 - 2528

SCALE: 1"=30' JULY 1, 2025

I CERTIFY THAT THIS
PLAN WAS CREATED BY
AN INSTRUMENT
SURVEY ON THE
GROUND AND THAT ALL
STRUCTURES ARE
LOCATED AS SHOWN
HEREON.



CHRISTOPHER C. CHARLTON, PLS

