

TOWN OF WELLESLEY



MASSACHUSETTS

## ZONING BOARD OF APPEALS

888 WORCESTER STREET • SUITE 160 • WELLESLEY, MA 02482

J. RANDOLPH BECKER, CHAIRMAN  
ROBERT W. LEVY, VICE CHAIRMAN  
DAVID G. SHEFFIELD

LENORE R. MAHONEY  
EXECUTIVE SECRETARY  
TELEPHONE  
(781) 489-7450

WALTER B. ADAMS  
DEREK B. REDGATE  
PETER COVO

ZBA 2025-57  
Petition of 21 Wellesley Ave LLC  
21 Wellesley Avenue

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Pursuant to due notice, the Special Permit Granting Authority held a Remote Public Hearing on Thursday, October 9, 2025, on the petition of 21 Wellesley Ave LLC requesting a Special Permit/Finding and/or modification of a Variance pursuant to the provisions of Section 5.1, Section 5.3, Section 6.2 and Section 6.3 of the Zoning Bylaw that demolition of an existing sunroom, and construction of an entrance porch, a second story addition and replacing a flat roof with a pitched roof, with less than required front yard setbacks to Dexter Road, on an existing nonconforming structure with less than required front yard and side yard setbacks, on an 8,306 square foot corner lot in a General Residence District in which the minimum lot size is 10,000 square feet, at 21 Wellesley Avenue, shall not be substantially more detrimental to the neighborhood than the existing nonconforming structure.

On September 4, 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 Meredith Angjeli, who said that she and her husband are the team behind M&P Design Co, and have lived in Wellesley for the past 10 years. She said the request is for a special permit finding or modification to a variance to construct a 115 square foot addition on the rear right side of the existing structure on top of an existing one-story structure, and to add an unenclosed entrance porch with uncovered stairs to a pre-existing nonconforming single-family home. She said that the corner lot is approximately 8,300 square feet and is located in a General Residence District. She said that if approved, the proposed porch will reduce the existing front yard setback to Dexter Road from 19.5 feet to 15.3 feet.

Ms. Angjeli said that the existing first floor structure was granted approval in a prior Zoning Board of Appeals decision. She said that the decision mentions approval of a second floor structure but it wasn't clear what the specific scope of the second floor structure was.

Ms. Angjeli said that the existing nonconforming sunroom at the rear of the dwelling will be removed, which will reduce the existing lot coverage and overall nonconformity.

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TOWN CLERK'S OFFICE  
WELLESLEY MA 02482  
2025 OCT 23 PM 12:08

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

#### Statement of Facts

The subject property is located at 21 Wellesley Avenue, on an 8,306 square foot corner lot in a General Residence District in which the minimum lot size is 10,000 square feet, with a minimum front yard setback of 19 feet to Wellesley Avenue and a minimum front yard setback of 10.3 feet to Dexter Road where 30 feet is required, and a minimum side yard setback of 18.7 feet where 20 feet is required.

The Petitioner is requesting a Special Permit/Finding and/or modification of a Variance pursuant to the provisions of Section 5.1, Section 5.3, Section 6.2 and Section 6.3 of the Zoning Bylaw that demolition of an existing sunroom, and construction of an entrance porch, a second story addition and replacing a flat roof with a pitched roof, with less than required front yard setbacks to Dexter Road, on an existing nonconforming structure with less than required front yard and side yard setbacks, on an 8,306 square foot corner lot in a General Residence District in which the minimum lot size is 10,000 square feet, shall not be substantially more detrimental to the neighborhood than the existing nonconforming structure.

Letter to Zoning Board of Appeals, dated 9/2/25, from Meredith and Pluton Angjeli, a Plot Plan, dated 7/28/25, revised 8/28/25, stamped by David Philip Terezoni, Professional Land Surveyor, #38720, Floor Plans and Elevation Drawings, TLAG Calculations, dated 9/1/25, prepared by M + P Design Co., and photographs were submitted.

On October 7, 2025, the Planning Board reviewed the petition and recommended that a variance and a special permit be approved.

#### Decision

This Authority has made a careful study of the materials submitted and the information presented at the hearing.

The Board is of the opinion that in granting modification of a previously granted Variance, ZBA 47-29, it was determined by a previous Board in 1947 that a hardship existed.

Therefore, in reliance on the prior findings of that Board, this Board approves modification of the Variance

and

It is the opinion of this Authority that demolition of an existing sunroom, and construction of an entrance porch, a second story addition and replacing a flat roof with a pitched roof, with less than required front yard setbacks to Dexter Road, on an existing nonconforming structure with less than required front yard and side yard setbacks, on an 8,306 square foot corner lot in a General 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 demolition of an existing sunroom, and construction of an entrance porch, a second story addition and replacement of a flat roof with a pitched roof, with less than required front yard setbacks to Dexter Road, on an existing nonconforming structure with less than required front yard and side yard setbacks, on an 8,306 square foot corner lot in a General Residence District in which the minimum lot size is 10,000 square feet,

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.

2025 OCT 23 PM 12:19  
TOWN CLERK'S OFFICE  
WELLESLEY MA 02482

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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

ZBA 2025-57  
Applicant 21 Wellesley Ave LLC  
Address 21 Wellesley Avenue

NOT VALID FOR RECORDING UNTIL CERTIFIED BY TOWN CLERK

RECEIVED  
TOWN CLERK'S OFFICE  
WELLESLEY MA 02482  
2025 OCT 23 PM 12:19

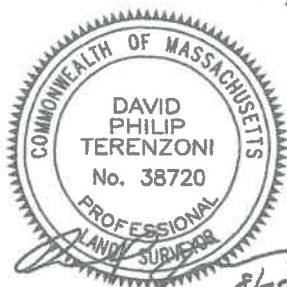
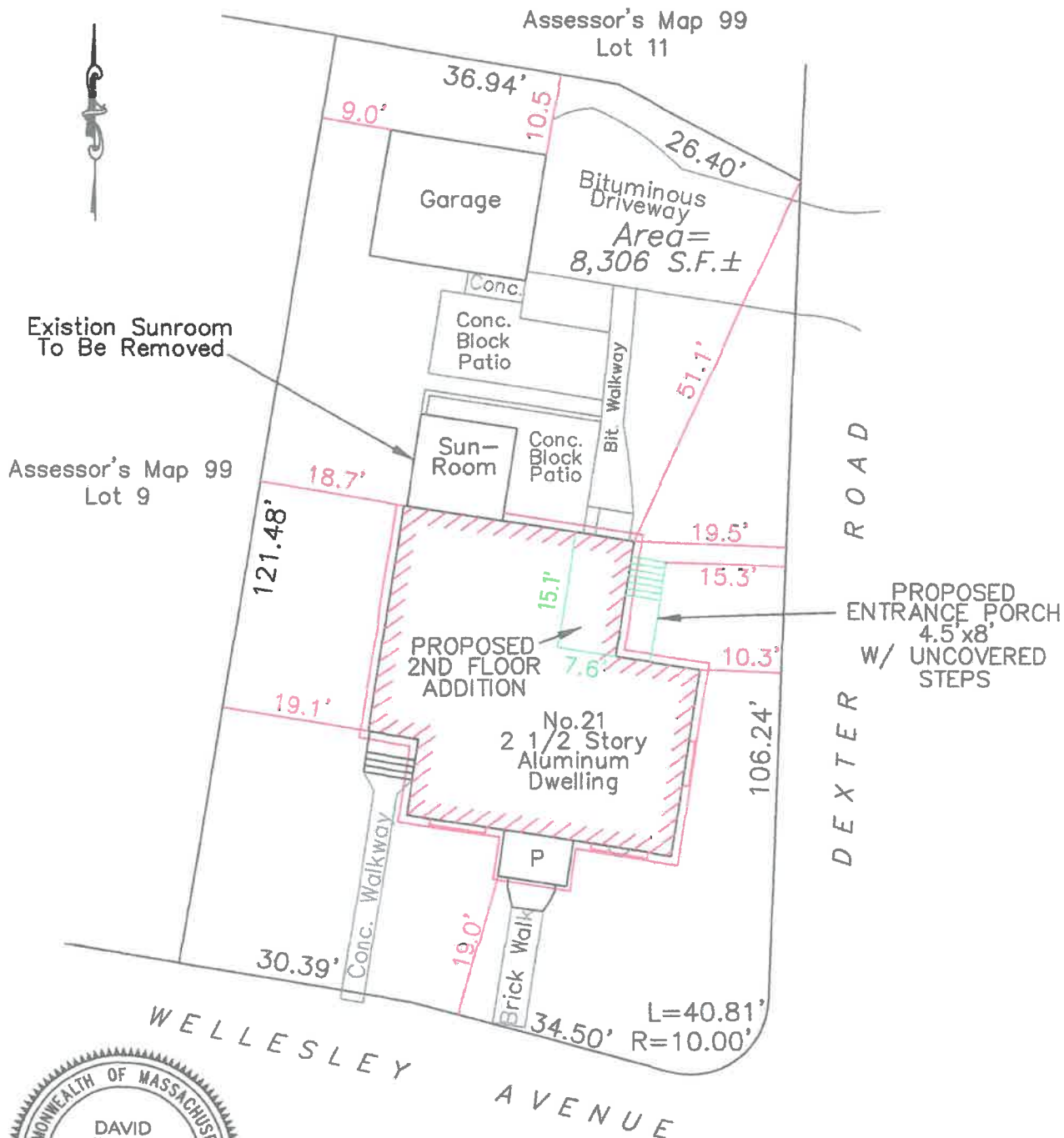
In accordance with Section 11 of Chapter 40A of the Massachusetts General Laws, I hereby certify that twenty (20) days have elapsed after the within decision was filed in the office of the Town Clerk for the Town of Wellesley, and that no appeal has been filed, or that if such appeal has been filed,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

Date:

Attest:

\_\_\_\_\_  
Cathryn Jane Kato  
Town Clerk

cc: Planning Board  
Inspector of Buildings  
lrm



8/28/25

Zoning District: GR  
 Deed Reference: Book 42533, Page 374  
 Assessor's Map 99, Lot 10  
 Existing Lot Coverage = 23.5%± (1952 S.F.)  
 Proposed Lot Coverage = 21.9%± (1823 S.F.)

Proposed second floor addition and new roof fall within existing house footprint. See architectural plans.

## PLOT PLAN OF LAND WELLESLEY, MA.

PREPARED FOR:

21 WELLESLEY AVE LLC  
 21 WELLESLEY AVENUE

SCALE: 1"=20' DATE: JULY 28, 2025  
 Revised: AUGUST 28, 2025

DAVID P. TERENCEZONI, P.L.S.  
 4 ALLEN ROAD, PEABODY, MA. 01960



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ZBA 2025-57  
Petition of 21 Wellesley Ave LLC  
21 Wellesley Avenue

Pursuant to due notice, the Special Permit Granting Authority held a Remote Public Hearing on Thursday, November 13, 2025 at 12:57:08 PM, at 21 Wellesley Avenue, shall not be substantially more than the existing nonconforming structure.

filed a request for a hearing before this Authority, and thereafter, mailing and publication.

dith Angjeli, who said that she and her husband are the team owner of the property located in Wellesley for the past 10 years. She said the request is for a variance to construct a 115 square foot addition on the rear of an existing one-story structure, and to add an unenclosed porch to a pre-existing nonconforming single-family home. She said that the addition is 115 square feet and is located in a General Residence District. She said the addition will reduce the existing front yard setback to Dexter Road from 19.5 feet to 18.5 feet.

The second floor structure was granted approval in a prior Zoning Board of Appeals decision mentions approval of a second floor structure but it wasn't the second floor structure was.

The existing nonconforming sunroom at the rear of the dwelling will be removed, which will reduce the existing lot coverage and overall nonconformity.

ZBA 2025-57  
21 Wellesley Ave

RECEIPT

Printed: November 13, 2025 @ 12:57:08 PM  
Norfolk Registry of Deeds  
William P O'Donnell  
Register

Trans#: 79331 Oper:LEAH

Book: 42764 Page: 583 Inst#: 80524  
Ct1#: 372 Rec:11-13-2025 @ 12:57:08p  
WELL 21 WELLESLEY AVENUE

DOC	DESCRIPTION	TRANS AMT
DECISION		
10.00	rec fee	10.00
50.00	Surcharge	50.00
5.00	Tech.Surcharge	5.00
	Postage/Handling Fee	1.00
	State Fee \$40.00	40.00

Total fees: 106.00

\*\*\* Total charges: 106.00

CASH PMT PAYMENT -CASH	150.00
Overpayment amount:	44.00
REF CASH REFUND -CASH	44.00

BOOK 42533 PAGE 374