

TOWN OF WELLESLEY



MASSACHUSETTS

ZONING BOARD OF APPEALS

888 WORCESTER STREET • SUITE 160 • WELLESLEY, MA 02482

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ZBA 2025-51
Petition of Michael Perl
189 Cliff Road

Pursuant to due notice, the Special Permit Granting Authority held a Remote Public Hearing on Thursday, September 11, 2025, at 7:30 pm, on the petition of Michael Perl requesting a Special Permit pursuant to the provisions of Section 5.14 and Section 6.3 of the Zoning Bylaw for reconstruction of an existing nonconforming retaining wall with less than required setbacks, at 189 Cliff Road, in a 20,000 square foot Single Residence District.

On August 12, 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.

WITHDRAWN WITHOUT PREJUDICE

September 11, 2025

Present at the public hearing was Michael Perl, who said that the proposal is to replace a 6 foot tall timber retaining wall behind the home with a 6 foot tall stone wall, located half a foot from the boundary. He said that due to age and moisture, the existing wall has started to fail and is falling onto the neighbor's fence.

Board members had questions and comments about setting the proposed wall so close to the property line, plans that did not accurately show the extent of wall construction and excavation, and a neighbor's concerns about drainage issues.

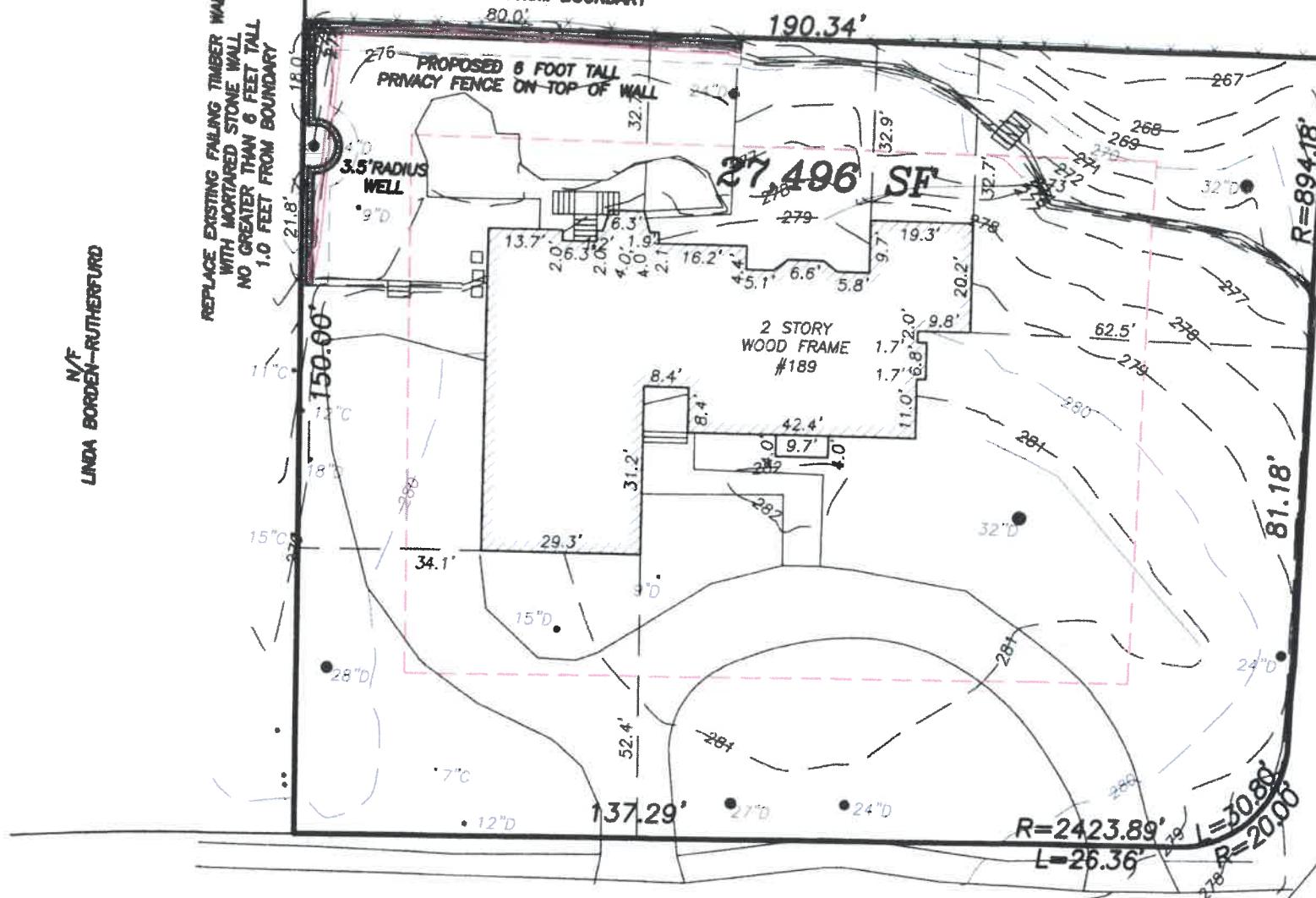
November 6, 2025

After discussion, and at the Petitioner's request, the Board voted unanimously to allow the petition to be withdrawn without prejudice.

N/F
UNDA BOARDED-8111-3331-100

N/F
ELIZABETH A BRIONES
2023 REVOCABLE TRUST

REPLACE EXISTING FAILING TIMBER WALL
WITH MORTARED STONE WALL
NO GREATER THAN 6 FEET TALL
1.0 FEET FROM BOUNDARY

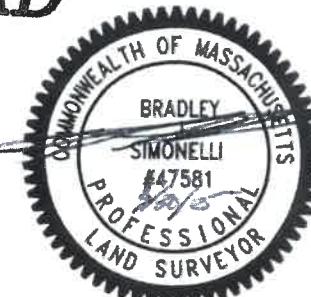


CLIFF ROAD

ZONING INFORMATION: SINGLE RESIDENCE 20 (SR20)

	REQUIRED	EXISTING
MINIMUM LOT AREA	20,000 SF.....	27,496 SF
MINIMUM LOT FRONTAGE.....	60 FEET.....	130.00 FEET
MINIMUM FRONT SETBACK*		
CLIFF ROAD.....	30.0 FEET*.....	52.4 FEET
OAKCLIFF ROAD....	30.0 FEET.....	62.5 FEET
MINIMUM SIDE YARD.....	20 FEET.....	32.7 FEET
		34.1 FEET
MINIMUM REAR YARD	20 FEET.....	N/A
MAXIMUM BUILDING COVERAGE....	18%(5086 SF).....	13.6%(3751
MAXIMUM BUILDING HEIGHT.....	2 1/2 STORIES....	2 1/2 STOR

*FRONT SETBACK TO BE DETERMINED BY 500 FOOT RULE



TOWN OF WELLESLEY
MAP 106 PARCEL 2

NORFOLK COUNTY
REGISTRY OF DEEDS
CERT OF TITLE #207532
LAND COURT PLAN 13619-

OWNER/APPLICANT:
MICHAEL B. &
MONICA SNYDER PER

GRAPHIC SCALE



JOB NO. 077-2

REVISED: SEPTEMBER 30, 2025

SEE STRUCTURAL ENGINEERING DESIGN FOR
SPECIFIC INFORMATION REGARDING
INSTALLATION METHODS AND MATERIALS

SHEET 1 OF 2
ZONING BOARD OF APPEALS
PLAN OF LAND
189 CLIFF ROAD
WELLESLEY, MASS.

Field Resources, Inc.

LAND SURVEYORS