

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 2025-61

Petition of Arya Meydani & Marina Kreatsoulas
14 Intervale Road

Pursuant to due notice, the Special Permit Granting Authority held a Remote Public Hearing on Thursday, November 6, 2025, on the petition of Arya Meydani & Marina Kreatsoulas 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 right side yard setbacks and construction of an uncovered front landing, on an existing nonconforming structure with less than required right side yard and front yard setbacks, on a 5,640 square foot lot with less than required frontage in a Single Residence District in which the minimum lot size is 10,000 square feet, at 14 Intervale Road, shall not be substantially more detrimental to the neighborhood than the existing nonconforming structure.

On October 8, 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 Bob Boynton, Colwell Group, who said that the request is for relief from side yard setback requirements for a two-story addition at the rear of the dwelling. He said that the property is a nonconforming 5,640 square foot lot in a 10,000 square foot district.

Mr. Boynton said that the house was originally built in 1940. He said that the Board granted a permit in 1983 for construction of a nonconforming addition. He said that the proposal is to square off the existing house with a mudroom on the first floor and a bathroom on the second floor. He said that the addition will continue the existing nonconforming side yard setback without exacerbating it.

The Chairman said that all the setbacks, except for the rear setback for the house, are noncompliant. Board members said that lot coverage will remain compliant and the proposed construction will not exacerbate the existing nonconformity.

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

2025 NOV 19 PM 12:13
RECEIVED
TOWN CLERK'S OFFICE
WELLESLEY MA 02482

Statement of Facts

The subject property is located at 14 Intervale Road, on a 5,640 square foot lot in a Single Residence District in which the minimum lot size is 10,000 square feet, with a minimum front yard setback of 26.3 feet where 30 feet is required, a minimum left side yard setback of 12.6 feet and a minimum right side yard setback of 13.9 feet where 20 feet is required, and a minimum frontage of 51.62 feet where 60 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 right side yard setbacks and construction of an uncovered front landing, on an existing nonconforming structure with less than required right side yard and front yard setbacks, on a 5,640 square foot lot with less than required frontage in a Single 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.

A Plot Plan, dated 9/12/25, stamped by Christopher C. Charlton, Professional Land Surveyor, #48649, Floor Plans and Elevation Drawings, dated 9/12/25, prepared by Colwell Group, TLAG Affidavit, dated 9/19/25, and photographs were submitted.

On November 6, 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 right side yard setbacks and construction of an uncovered front landing 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 right side yard setbacks and construction of an uncovered front landing, 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.

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

Walter B. Adams (LM)
Walter B. Adams

Derek B. Redgate (LM)
Derek B. Redgate

ZBA 2025-61
Applicant Arya Meydani & Marina Kreatsoulas
Address 14 Intervale Road

NOT VALID FOR RECORDING UNTIL CERTIFIED BY TOWN CLERK

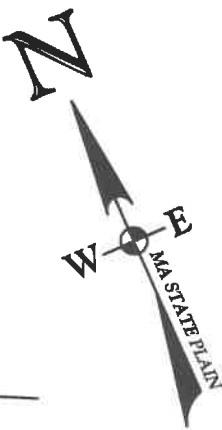
In accordance with Section 11 of Chapter 40A of the Massachusetts General Laws, I hereby certify that twenty (20) days have elapsed after the within decision was filed in the office of the Town Clerk for the Town of Wellesley, and that no appeal has been filed, or that if such appeal has been filed,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

Date:

Attest:

Cathryn Jane Kato
Town Clerk

cc: Planning Board
Inspector of Buildings
lrm



No. 21 BOULEVARD ROAD
N/F
CLAIRE P. O'SHEA

No. 27 BOULEVARD ROAD
N/F
27 BOULEVARD RD, LLC

No. 12 INTERVALE ROAD
N/F
VINCENT JOSEPH CERULLE

No. 16 INTERVALE ROAD
N/F
JEFFREY BREWER

PROPOSED 8" DEEP
BAY WINDOWS, NO
FOUNDATION

PROPOSED 3.5'x7.0'
UNCOVERED
LANDING & STEPS

PROPOSED
ADDITION

PROPOSED
UNCOVERED 42" DEEP
LANDING & STEPS
TO REPLACE
EXISTING
UNCOVERED 33" DEEP
LANDING & STEPS

EXISTING LANDING 23.6'
PROPOSED LANDING 22.8'

INTERVALE (PUBLIC - 40.00' WIDE) ROAD

PREPARED FOR:
ARYA MEYDANI &
MARINA E. KREATSOULAS
14 INTERVALE ROAD
WELLESLEY, MA 02481

REFERENCES:
DEED: BOOK 42522, PAGE 396
PLAN: BOOK 914, PAGE 321

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

PRE-EXISTING BUILDING COVERAGE=1,157 SF OR 20.5 %
PROPOSED BUILDING COVERAGE=1,288 SF OR 22.8 %

500 FOOT RULE: DOES NOT
APPLY - NO ENCLOSED SPACES
PROPOSED IN FRONT YARD

ZONING DISTRICT: SR10

CERTIFIED PLOT PLAN

LOCATED AT

14 INTERVALE ROAD

ASSESSORS PARCEL # 51-61

WELLESLEY, MA

NORFOLK COUNTY

CONTINENTAL LAND SURVEY, LLC

105 BEAVER STREET, FRANKLIN, MA

(508) 528 - 2528

SCALE: 1"=20' SEPTEMBER 12, 2025



N O T
A N
O F F I C I A L
C O P Y

N O T
A N
O F F I C I A L
C O P Y

RECEIVED AND RECORDED
NORFOLK COUNTY
REGISTRY OF DEEDS
DEDHAM, MA

CERTIFY

William P. O'Donnell
WILLIAM P. O'DONNELL, REGISTER

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RECORD REFERENCE
BOOK 42522 PAGE 396