

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 2025-69
Petition of Jinglin Zhou
17 Schaller Street

Pursuant to due notice, the Special Permit Granting Authority held a Remote Public Hearing on Thursday, December 4, 2025, on the petition of Jinglin Zhou requesting a Special Permit/Finding pursuant to the provisions of Section 5.1 and Section 6.2 of the Zoning Bylaw that demolition of an existing nonconforming house and garage and construction of a new structure that will meet setback requirements, on a 14,574 square foot lot, of which 8,662 square feet is located in Wellesley, in a Single Residence District in which the minimum lot size is 15,000 square feet, at 17 Schaller Street, shall not be substantially more detrimental to the neighborhood than the existing nonconforming structure.

On November 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 David Himmelberger, Esq., representing Jinglin Zhou, the Petitioner.

Mr. Himmelberger said that a special permit is required for the proposed construction on a pre-existing nonconforming lot with 14,574 square feet in a 15,000 square foot district. He said that the existing house is pre-existing nonconforming with a left side setback of 17.8 feet. He said that the house and the existing nonconforming detached garage will be removed. He said that the proposed house will be fully dimensionally conforming with all zoning requirements, with the single exception of the lot area.

Mr. Himmelberger said that this matter went before the Historical Commission, which, after deeming it preferably preserved, conducted, a waiver hearing over two nights. He said that at the conclusion of the second night, the Historical Commission voted a favorable ruling on the waiver for the design that is before the Board tonight.

Mr. Himmelberger said that the property straddles both Natick and Wellesley. He said that 8662 square feet of it is located in Wellesley. He said that the entirety of the proposed structure will be located in Wellesley.

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

Statement of Facts

The subject property is located at 17 Schaller Street, on a 14,574 square foot lot, of which 8,662 square feet is located in Wellesley, in a Single Residence District in which the minimum lot size is 15,000 square feet, with a minimum left side yard setback of 17.8 feet where 20 feet is required. The existing detached garage has a minimum right side yard setback of 10.7 feet where 20 feet is required.

The Petitioner is requesting a Special Permit/Finding pursuant to the provisions of Section 5.1 and Section 6.2 of the Zoning Bylaw that demolition of an existing nonconforming house and garage and construction of a new structure that will meet setback requirements, on a 14,574 square foot lot, of which 8,662 square feet is located in Wellesley, in a Single Residence District in which the minimum lot size is 15,000 square feet, shall not be substantially more detrimental to the neighborhood than the existing nonconforming structure.

Letter to Zoning Board of Appeals, dated 10/28/25, from David Himmelberger, Esq., Existing Conditions Plan, dated 5/9/25 and Proposed Plot Plan, dated 8/12/25, stamped by Christopher C. Charlton, Professional Land Surveyor, #48649, Floor Plans and Elevation Drawings, dated 10/08/25 and TLAG Affidavit, dated 8/12/25, prepared by McKay Architects, and photographs were submitted.

On December 2, 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 demolition of an existing nonconforming house and garage and construction of a new structure that will meet setback requirements, on a 14,574 square foot lot, of which 8,662 square feet is located in Wellesley, in a Single Residence District in which the minimum lot size is 15,000 square feet 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 demolition of an existing nonconforming house and garage and construction of a new structure that will meet setback requirements, on a 14,574 square foot lot, of which 8,662 square feet is located in Wellesley, in a Single Residence District in which the minimum lot size is 15,000 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 construction 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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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 (rm)
J. Randolph Becker, Chairman

David G. Sheffield (rm)
David G. Sheffield

Peter Covo (rm)
Peter Covo

ZBA 2025-69
Applicant Jinglin Zhou
Address 17 Schaller Street

NOT VALID FOR RECORDING UNTIL CERTIFIED BY TOWN CLERK

2025 DEC 17 PUBLISHED
TOWN OF WELLESLEY
MASSACHUSETTS
2025 DEC 17 PUBLISHED
TOWN OF WELLESLEY
MASSACHUSETTS

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

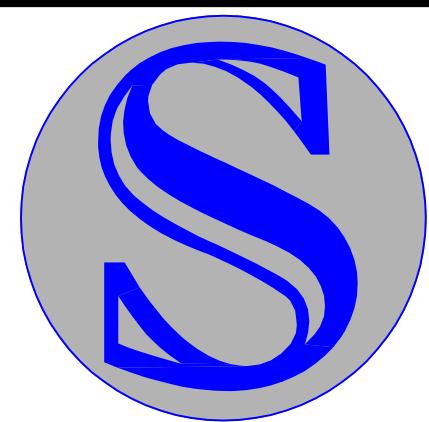
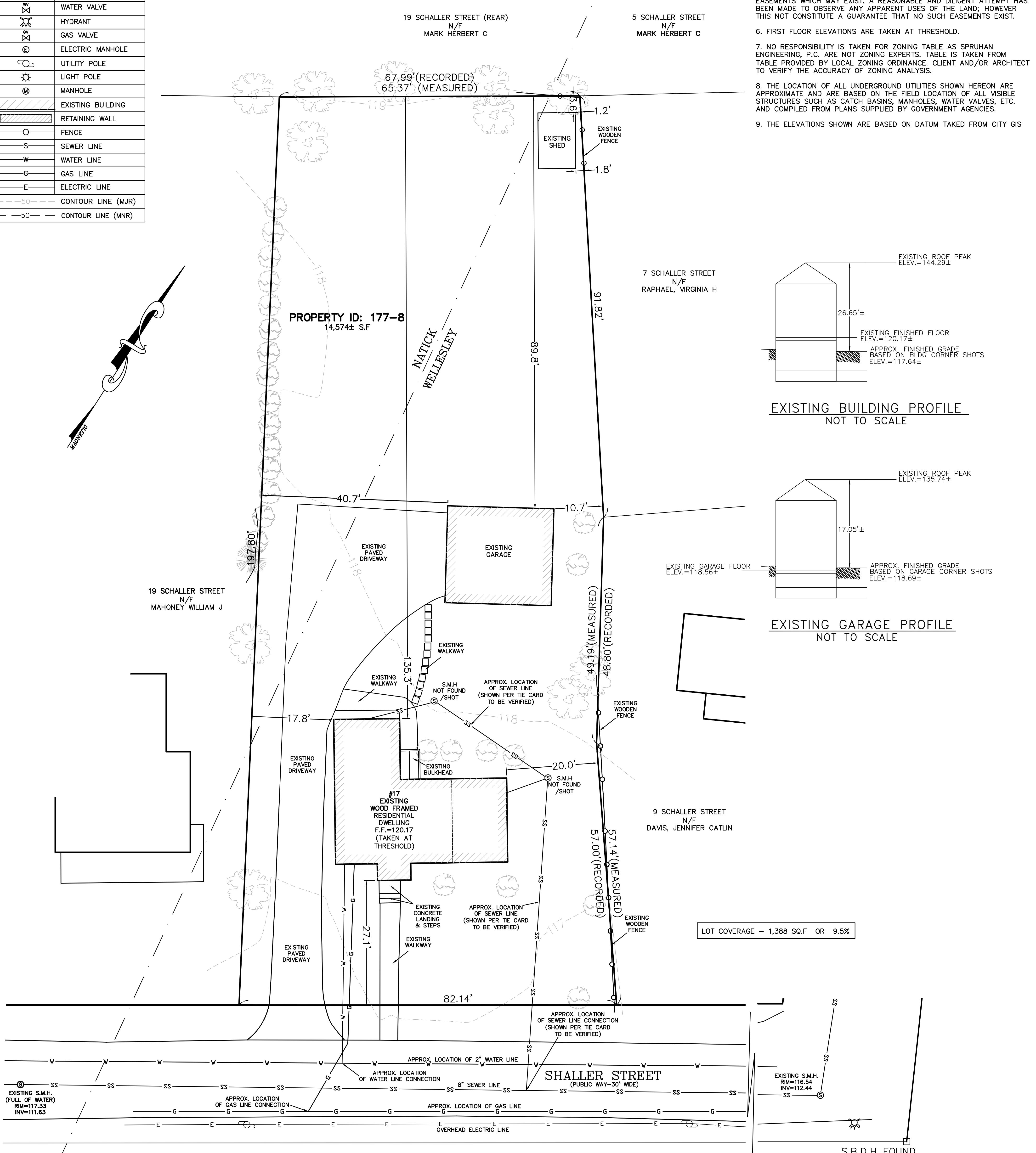
cc: Planning Board
Inspector of Buildings
lrm

LEGEND

<input type="checkbox"/>	BOUND
<input type="circle"/>	IRON PIN/PIPE
<input type="cross"/>	TREE
<input type="cross"/>	SHRUB
<input type="cross"/>	PINE TREE
<input type="cross"/>	TREE STUMP
<input type="dash-dot"/>	SIGN
<input type="circle"/>	SEWER MANHOLE
<input type="circle"/>	DRAIN MANHOLE
<input type="cross"/>	CATCH BASIN
<input type="cross"/>	WATER VALVE
<input type="cross"/>	HYDRANT
<input type="cross"/>	GAS VALVE
<input type="circle"/>	ELECTRIC MANHOLE
<input type="cross"/>	UTILITY POLE
<input type="cross"/>	LIGHT POLE
<input type="circle"/>	MANHOLE
<input type="cross"/>	EXISTING BUILDING
<input type="cross"/>	RETAINING WALL
<input type="cross"/>	FENCE
<input type="dash-dot"/>	SEWER LINE
<input type="dash-dot"/>	WATER LINE
<input type="dash-dot"/>	GAS LINE
<input type="dash-dot"/>	ELECTRIC LINE
<input type="dash-dot"/>	CONTOUR LINE (MJR)
<input type="dash-dot"/>	CONTOUR LINE (MNR)

NOTES:

1. INFORMATION SHOWN ON THIS PLAN IS THE RESULT OF A FIELD SURVEY PERFORMED BY SPRUHAN ENGINEERING, P.C. AS OF 5/8/2025.
2. DEED REFERENCE: BOOK 67953, PAGE 354
PLAN REFERENCE: PLAN #1059 OF 1946
MIDDLESEX COUNTY REGISTRY OF DEEDS
3. THIS PLAN IS NOT INTENDED TO BE RECORDED.
4. I CERTIFY THAT THE DWELLING SHOWN IS NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD ZONE. IT IS LOCATED IN ZONE X, ON FLOOD HAZARD BOUNDARY MAP NUMBER 25017C0543E, IN COMMUNITY NUMBER: 250255 (WELLESLEY) & 250207 (NATICK), DATED 6/4/2010.
5. THIS PLAN DOES NOT SHOW ANY UNRECORDED OR UNWRITTEN EASEMENTS WHICH MAY EXIST. A REASONABLE AND DILIGENT ATTEMPT HAS BEEN MADE TO OBSERVE ANY APPARENT USES OF THE LAND; HOWEVER THIS NOT CONSTITUTE A GUARANTEE THAT NO SUCH EASEMENTS EXIST.
6. FIRST FLOOR ELEVATIONS ARE TAKEN AT THRESHOLD.
7. NO RESPONSIBILITY IS TAKEN FOR ZONING TABLE AS SPRUHAN ENGINEERING, P.C. ARE NOT ZONING EXPERTS. TABLE IS TAKEN FROM TABLE PROVIDED BY LOCAL ZONING ORDINANCE, CLIENT AND/OR ARCHITECT TO VERIFY THE ACCURACY OF ZONING ANALYSIS.
8. THE LOCATION OF ALL UNDERGROUND UTILITIES SHOWN HEREON ARE APPROXIMATE AND ARE BASED ON THE FIELD LOCATION OF ALL VISIBLE STRUCTURES SUCH AS CATCH BASINS, MANHOLES, WATER VALVES, ETC. AND COMPILED FROM PLANS SUPPLIED BY GOVERNMENT AGENCIES.
9. THE ELEVATIONS SHOWN ARE BASED ON DATUM TAKEN FROM CITY GIS



Spruhan
Engineering, P.C.
80 JEWETT ST. (SUITE 1)
NEWTON, MA 02458

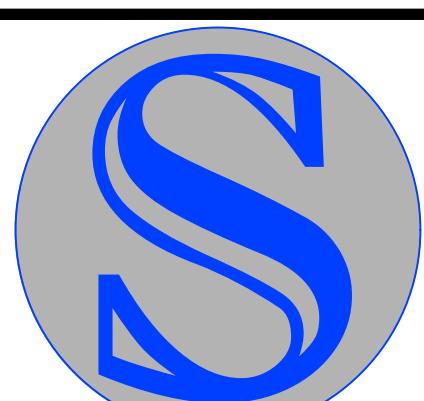
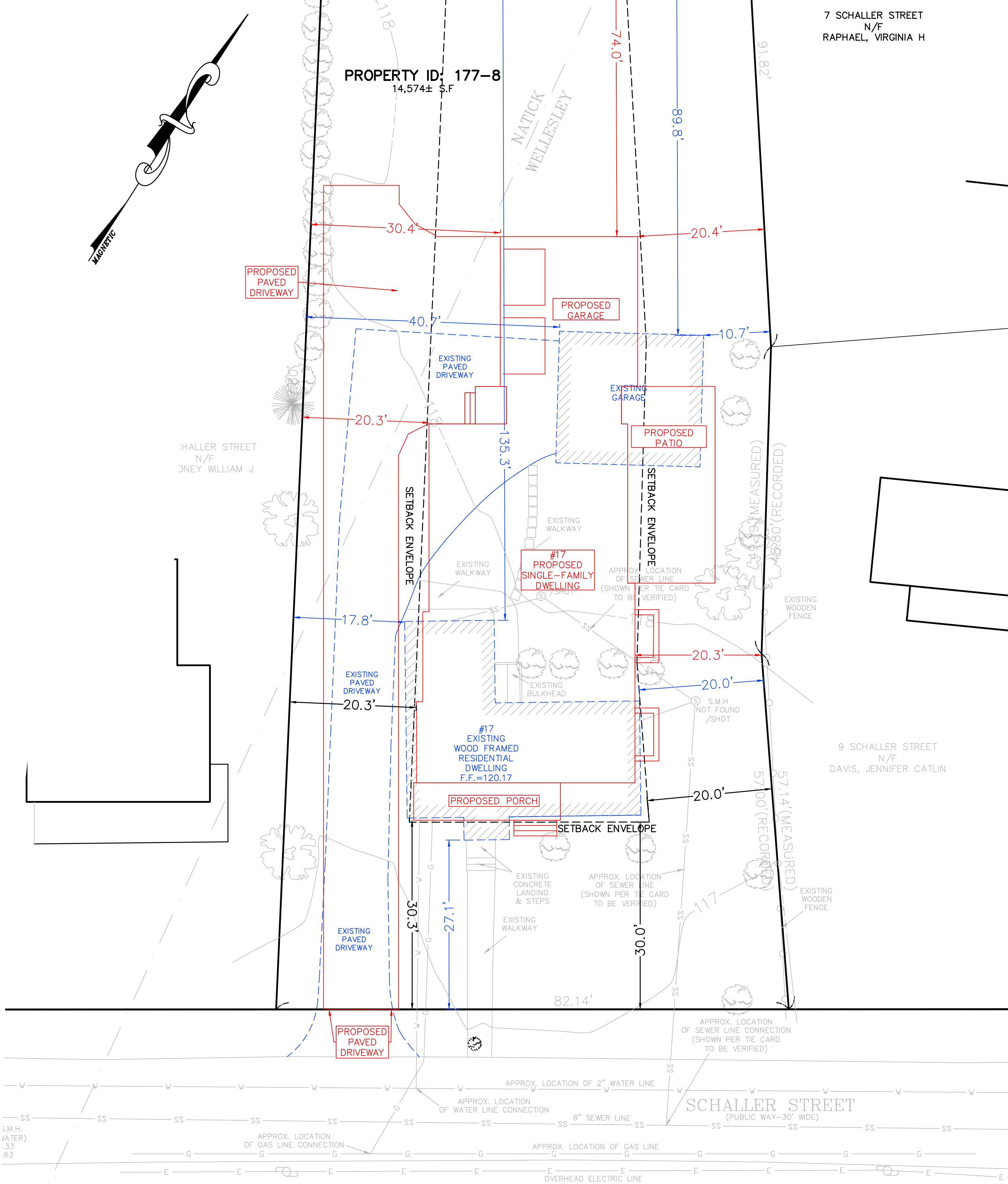
Tel: 617-816-0722
Email:edmond@spruheneng.com



SHEET 1 OF 1

LEGEND

■	BOUND
○	IRON PIN/PIPE
	TREE
	SHRUB
	PINE TREE
	TREE STUMP
—○—	SIGN
(S)	SEWER MANHOLE
(D)	DRAIN MANHOLE
	CATCH BASIN
	WATER VALVE
	HYDRANT
	GAS VALVE
(E)	ELECTRIC MANHOLE
	UTILITY POLE
	LIGHT POLE
(M)	MANHOLE
	EXISTING BUILDING
	RETAINING WALL
—○—	FENCE
—S—	SEWER LINE
—W—	WATER LINE
—G—	GAS LINE
—E—	ELECTRIC LINE





Spruhan Engineering, P.C.

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NEWTON, MA 02458

Tel: 617-816-0722
Email:edmond@spruhaneng.com

17 SCHALLER STREET
WELLESLEY
MASSACHUSETTS

SURVEY PLAN

REVISION BLOCK

DESCRIPTION	DATE	
ARCHITECTURAL CHANGES	10/28/25	<p>All legal rights including, but not limited to, copyright and design patent rights, in the designs, arrangements and plans shown on this document are the property of Spruhan Engineering, P.C. They may not be used or reused in whole or in part, except in connection with this project, without the prior written consent of Spruhan Engineering, P.C.. Written dimensions on these drawings shall have precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions and conditions on this project, and Spruhan Engineering, P.C., must be notified of any variation from the dimensions and conditions shown by these drawings.</p>

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ZONING LEGEND

ZONING DISTRICT: SINGLE-RESIDENCE 15			
	REQUIRED	EXISTING	PROPOSED
MIN. LOT AREA	15,000 S.F.	14,574 S.F.*	14,574 S.F.*
MIN. LOT FRONTAGE	60'	82.1'	82.1'
MIN. YARD FRONT	30'	27.1'*	30.3'
SIDE	20'	10.7'	20.3'
REAR	15'	89.8'	74'
MAX. LOT COV.	20%(2,914.8 S.F.)	9.5%(1,388.2 S.F.)	18.7%(2,717.7 S.F.)

*Non Conforming

REFER TO ARCHITECTURAL
PLANS FOR ALL ZONING
RELATED INFORMATION

*Where, on a frontage of 500 feet including the lot to be affected, or on a frontage between two intersecting or entering streets if such frontage is less than 500 feet, all existing buildings (if they are not less than three in number) have Front Yards of a depth greater than 30 feet, the minimum depth thereof shall be the depth required.

On this frontage of 500 feet including the lot to be affected, not all existing buildings have Front Yards of a depth greater than 30 feet, therefore the minimum depth required shall be 30 feet.

(SEE 500' LETTER)

DATE:	8/12/2025
AWN BY:	A.A
ECHECKED BY:	G.P

PROPOSED PLOT PLAN

SHEET 1 OF 1

TOWN OF WELLESLEY



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