

TOWN OF WELLESLEY



MASSACHUSETTS

ZONING BOARD OF APPEALS

888 WORCESTER STREET • SUITE 160 • WELLESLEY, MA 02482

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WALTER B. ADAMS
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PETER COVO

ZBA 2025-70

Petition of Quan Xiao & Meimei Zhao
23 Hill Top Road

Pursuant to due notice, the Special Permit Granting Authority held a Remote Public Hearing on Thursday, December 4, 2025, on the petition of Quan Xiao & Meimei Zhao requesting a Special Permit/Finding pursuant to the provisions of Section 5.1 and Section 6.2 of the Zoning Bylaw that construction of a one-story addition with deck above with less than required left side yard setbacks, on an existing nonconforming structure with less than required left side yard setbacks, shall not be substantially more detrimental to the neighborhood than the existing nonconforming structure, on a 6,254 square foot lot in a Single Residence District in which the minimum lot size is 10,000 square feet, and a Variance pursuant to the provisions of Section 5.3 and Section 6.2 of the Zoning Bylaw for construction of a one-story addition that will increase lot coverage to exceed the maximum allowed, at 23 Hill Top Road.

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 were Duo Yu, Architect, Richard Xiao and Clara Wu.

Mr. Yu said that the project involves adding a single-story sunroom at the rear of the existing dwelling. He said that the request is for relief for lot coverage and the setback requirements on the left side.

Mr. Yu said that the purpose of the sunroom is to provide additional living space for the family as their needs grow. He said that the homeowners want to add more functional areas for studying and recreation. He said that the sunroom is intended to serve as year-round space.

Mr. Yu said that the hardship stems from the existing lot's constraints and placement of the existing structure. He said that the lot is relatively narrow and they were constrained as to where a practical addition could be located. He said that the requested relief is modest. He said that, even with the increased lot coverage and the overall massing of the house, it will remain proportional to the surrounding properties. He said that there will be minimal visibility of the proposed addition from the street because it

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will be located at the rear of the house. He said that the impact on the street and on neighbors, in terms of the light, air, drainage, and privacy, will be minimal.

The Chairman said that it is a 6,200 square foot lot. He said that the nonconformances are left, right and front yard setbacks. He said that the variance is sought for lot coverage but the other relief can be granted under a special permit.

A Board member said that literal enforcement of the Zoning Bylaw would present a hardship to be able to do anything on the property. He said that it would not generally affect the zoning district in which it is located, and the hardship has not been self-created.

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

Statement of Facts

The subject property is located at 23 Hill Top Road, on a 6,254 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 18.4 feet where 30 feet is required, a minimum left side yard setback of 14.5 feet and a minimum right side yard setback of 11 feet where 20 feet is required. Existing lot coverage is 24.4 percent.

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 construction of a one-story addition with deck above with less than required left side yard setbacks, on an existing nonconforming structure with less than required left side yard setbacks, shall not be substantially more detrimental to the neighborhood than the existing nonconforming structure, on a 6,254 square foot lot in a Single Residence District in which the minimum lot size is 10,000 square feet, and a Variance pursuant to the provisions of Section 5.3 and Section 6.2 of the Zoning Bylaw for construction of a one-story addition with deck above that will increase lot coverage to exceed the maximum allowed.

A Plot Plan, dated 10/17/25, stamped by Scott M. Cerrato, Professional Land Surveyor #50049, Floor Plans & Elevation Drawings, dated 10/21/25, prepared by EP, and photographs were submitted.

On December 2, 2025, the Planning Board recommended that a special permit and a variance 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 one-story addition with deck above with less than required left side yard setbacks will result in the intensification of existing nonconformities, will 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 one-story addition with deck above with less than required left side yard setbacks,

and

It is the opinion of this Authority that literal enforcement of the provisions of the Zoning Bylaw would involve substantial hardship, financial or otherwise, to the petitioner owing to circumstances relating to the shape of the lot, which does not generally affect the zoning district in which it is located, the hardship has not been self-created, and desirable relief may be granted without substantial detriment to the public good, and without nullifying or substantially derogating from the intent or purpose of the Zoning Bylaw.

Therefore, the requested Variance from the terms of Section 5.3 and pursuant to the provisions of Section 6.2 of the Zoning Bylaw is granted to allow for construction of a one-story addition with deck above that will increase lot coverage to exceed the maximum allowed,

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.

If construction has not commenced, except for good cause, this Variance shall expire one year 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 (km)
J. Randolph Becker, Chairman

David G. Sheffield (km)
David G. Sheffield

Peter Covo (km)
Peter Covo

RECEIVED
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ZBA 2025-70
Applicant Quan Xiao & Meimei Zhao
Address 23 Hill Top Road

NOT VALID FOR RECORDING UNTIL CERTIFIED BY TOWN CLERK

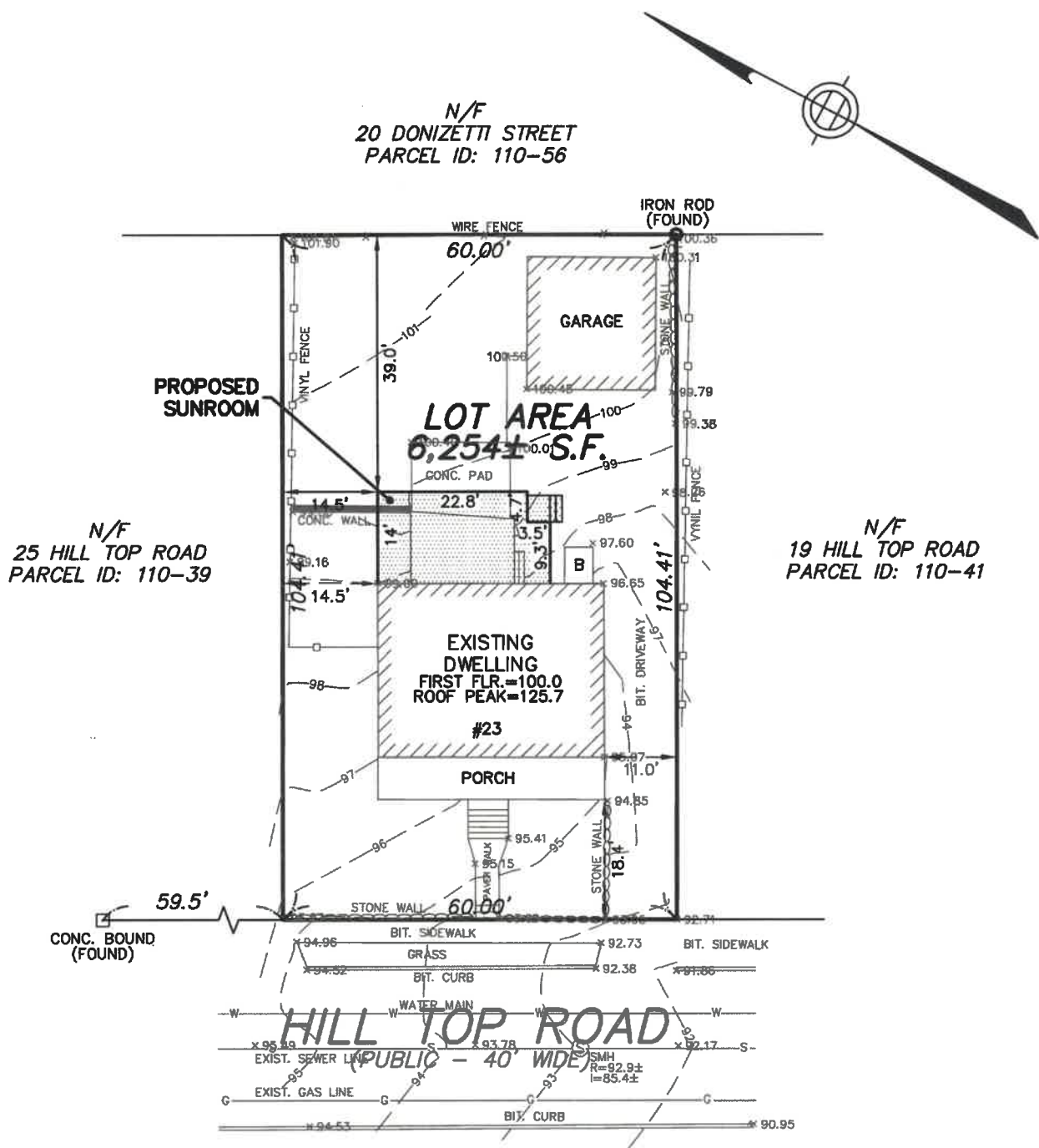
In accordance with Section 11 of Chapter 40A of the Massachusetts General Laws, I hereby certify that twenty (20) days have elapsed after the within decision was filed in the office of the Town Clerk for the Town of Wellesley, and that no appeal has been filed, or that if such appeal has been filed,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

Date:

Attest:

Cathryn Jane Kato
Town Clerk

cc: Planning Board
Inspector of Buildings
lrm



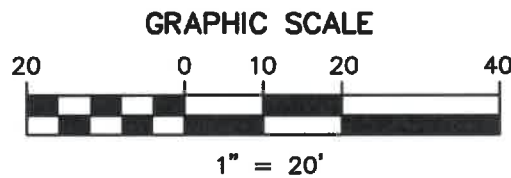
NOTES

1. THE LOCATIONS AND ELEVATION OF ALL EXISTING UTILITIES SHALL BE CONSIDERED APPROXIMATE AND MUST BE VERIFIED BY THE CONTRACTOR PRIOR TO ANY CONSTRUCTION.
2. THE CONTRACTOR SHALL CALL DIG-SAFE 72 HOURS PRIOR TO CONSTRUCTION TO INFORM UTILITY COMPANIES OF ANY EXCAVATION ADJACENT TO EXISTING UTILITIES.

LEGEND

- EXISTING UTILITY POLE
- EXISTING CONTOUR
- EXISTING WATER SERVICE
- EXISTING SEWER SERVICE
- EXISTING GAS LINE
- EXISTING DRAIN MANHOLE

ZONING SETBACKS: SR10	EXISTING	PROPOSED
FRONT YARD 30'	18.4'	18.4'
SIDE YARD 20'	11.0'	14.5'
REAR YARD 10'	42.1'	39.0'
MAX. LOT COVERAGE 25%	24.4% (1,525sf)	29.7% (1,876sf)
BUILDING HEIGHT 36'	32'	32'



ZONING SETBACKS: SR10

RECORD OWNER:
QUAN XIAO & MEIMEI ZHAO
BOOK 34864 PAGE 518



I HEREBY CERTIFY THAT THIS PLAN IS BASED ON AN ACTUAL INSTRUMENT SURVEY MADE ON THE GROUND IN OCTOBER 2025 AND THE STRUCTURES DEPICTED HEREON ARE LOCATED AS SHOWN.

10-17-25
DATE

Scott M Cerrato
SIGNATURE



PLOT PLAN
23 HILL TOP ROAD
WELLESLEY, MASSACHUSETTS
PARCEL ID: 110-40

SCOTT CERRATO, PLS
51 WAREHAM STREET
MEDFORD, MA. 02155

OCTOBER 17, 2025
PHONE: (781) 775-3724
www.cerrato-survey.com

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