

TOWN OF WELLESLEY



MASSACHUSETTS

ZONING BOARD OF APPEALS

888 WORCESTER STREET • SUITE 160 • WELLESLEY, MA 02482

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ZBA 2026-05
Petition of Charles Hasselback
9 Vane Street

Pursuant to due notice, the Special Permit Granting Authority held a Remote Public Hearing on Thursday, January 8, 2026 on the petition of Charles Hasselback requesting a Special Permit/Finding pursuant to the provisions of Section 5.1, and Section 6.3 of the Zoning Bylaw that construction a second story addition over an existing nonconforming one-story structure with less than required left side yard setbacks, and construction of a second story addition over an existing one-story structure with less than required right side yard setbacks, on an 8,232 square foot lot in a Single Residence District in which the minimum lot size is 10,000 square feet, at 9 Vane Street, shall not be substantially more detrimental to the neighborhood than the existing nonconforming structure.

On December 9, 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 Charles Hasselback, the Petitioner, and Andrew Baker, Contractor.

Mr. Hasselback said that the property is located at 9 Vane Street, near the Nehoiden Golf Course. He said that the existing house is a cape. He said that the proposal is to enclose a second floor deck off the back of the house and to remove and raise the height of the roof with a shed dormer.

Mr. Hasselback said that the lot is non-conforming. He said that none of the proposed work will increase the existing nonconformities.

Mr. Hasselback said that they received a Negative Determination of Applicability from the Wetlands Protection Committee.

The Chairman said that the lot is 8,232 square feet in a 10,000 square foot district. He said that the front, right and left side yard setbacks are nonconforming.

Mr. Baker said that proposed TLAG will be under the threshold at 3,326 square feet. The Chairman asked that a TLAG Affidavit be submitted.

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

Statement of Facts

The subject property is located at 9 Vane Street, on an 8,232 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 28.5 feet where 30 feet is required, a minimum left side yard setback of 13.8 feet and a minimum right side yard setback of 10.4 feet where 20 feet is required.

The Petitioner is requesting a Special Permit/Finding pursuant to the provisions of Section 5.1, and Section 6.3 of the Zoning Bylaw that construction a second story addition over an existing nonconforming one-story structure with less than required left side yard setbacks, and construction of a second story addition over an existing one-story structure with less than required right side yard setbacks, on an 8,232 square foot lot 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 11/24/25, stamped by Christopher C. Charlton, Professional Land Surveyor #48649, Floor Plans and Elevation Drawings, dated 10/17/25, prepared by Smook Architecture & Urban Design, Inc., and photographs were submitted.

On December 15, 2025, the Planning Staff reviewed the petition and recommended that a special permit and/or modification of the 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 a second story addition over an existing nonconforming one-story structure with less than required left side yard setbacks, and construction of a second story addition over an existing one-story structure with less than required right side yard setbacks 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 construction a second story addition over an existing nonconforming one-story structure with less than required left side yard setbacks, and construction of a second story addition over an existing one-story structure with less than required right side yard setbacks, subject to the following condition:

- A signed TLAG Affidavit shall be submitted that shows a TLAG of less than 3,600 square feet.

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.

ZBA 2026-05
Petition of Charles Hasselback
9 Vane Street

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 (km)
Robert W. Levy, Acting Chairman

Walter B. Adams (km)
Walter B. Adams

Derek B. Redgate (km)
Derek B. Redgate

ZBA 2026-05
Applicant Charles Hasselback
Address 9 Vane Street

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:

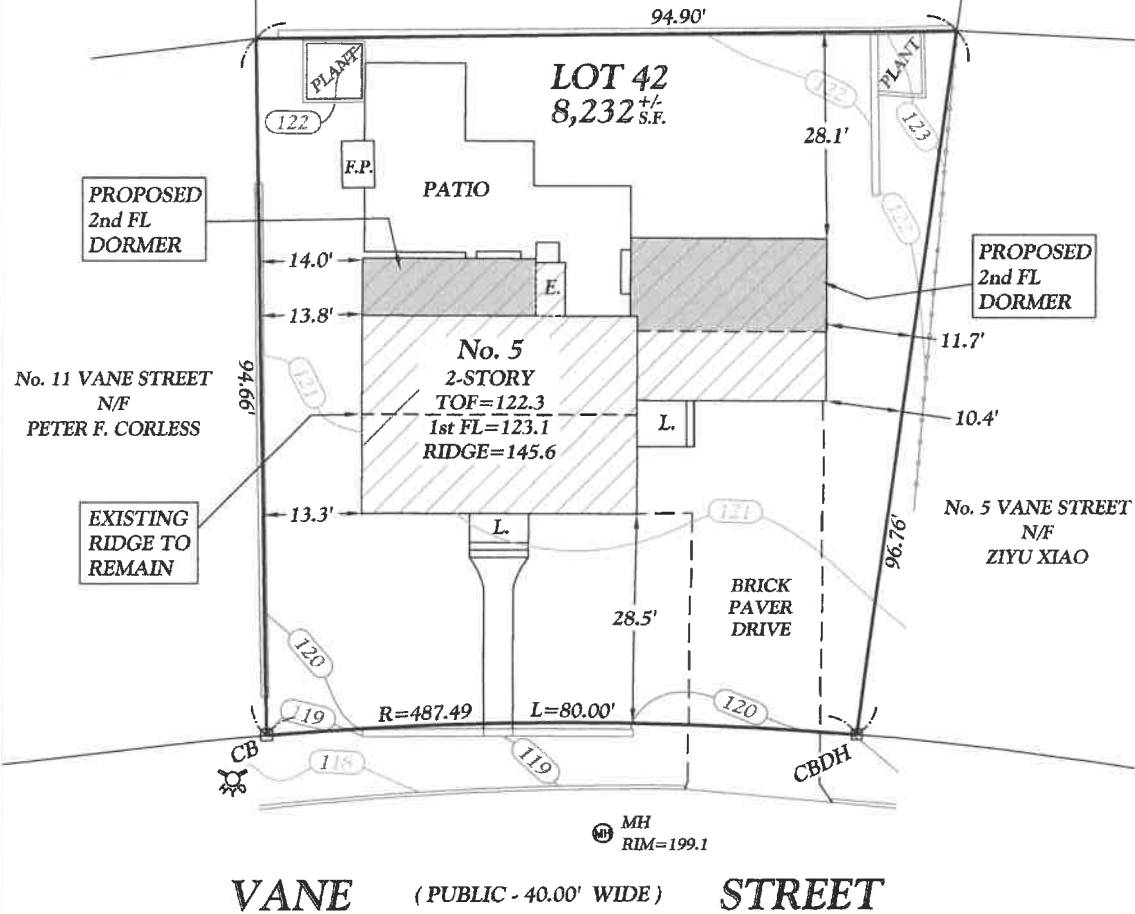
Cathryn Jane Kato
Town Clerk

cc: Planning Board
Inspector of Buildings
lrm

No. 14 WINTHROP ST.
N/F
NEIL J. JACOB

No. 10 WINTHROP STREET
N/F
STEPHEN J. MACKEY

No. 8 WINTHROP ST.
N/F
SCOTT M. MARIMOW



EXISTING BUILDING COVERAGE = 1,788SF (21.7%)

PROPOSED BUILDING COVERAGE = 1,788SF (21.7%)

EXISTING BUILDING HEIGHT = 24.3'

PROPOSED BUILDING HEIGHT = 24.3'

ZONING DISTRICT: SR-10

PREPARED FOR:
CHARLES K. & JANE T.
HASSELBACK
9 VANE STREET
WELLESLEY, MA 02482

REFERENCES:
DEED: BOOK 32409, PAGE 140
PLAN: BOOK 1621, PAGE 95

CERTIFIED PLOT PLAN

LOCATED AT

9 VANE STREET

ASSESSORS PARCEL # 126-26

WELLESLEY, MA

NORFOLK COUNTY

CONTINENTAL LAND SURVEY, LLC

105 BEAVER STREET, FRANKLIN, MA

(508) 528 - 2528

SCALE: 1"=20' NOVEMBER 24, 2025

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

