

TOWN OF WELLESLEY



MASSACHUSETTS

ZONING BOARD OF APPEALS

TOWN HALL • 525 WASHINGTON STREET • WELLESLEY, MA 02482-5992

RICHARD L. SEEDEL, CHAIRMAN  
J. RANDOLPH BECKER, VICE CHAIRMAN  
DAVID G. SHEFFIELD

LENORE R. MAHONEY  
EXECUTIVE SECRETARY  
TELEPHONE  
(781) 431-1019 EXT. 2208

ROBERT W. LEVY  
WALTER B. ADAMS  
DEREK B. REDGATE

March 21, 2013

Henry Bobek  
73 Bishop Road  
Sharon, MA 02067

Re: ZBA 2013-16  
50 Upson Road

Dear Mr. Bobek:

Please be advised that the Board voted unanimously at the Public Hearing on March 7, 2013 to allow the petition to be withdrawn without prejudice.

Any future petition regarding 50 Upson Road requiring relief from the Board of Appeals will require a \$200 application fee and a \$25 mailing and publication fee.

If you have any questions, or need further assistance, please do not hesitate to call me.

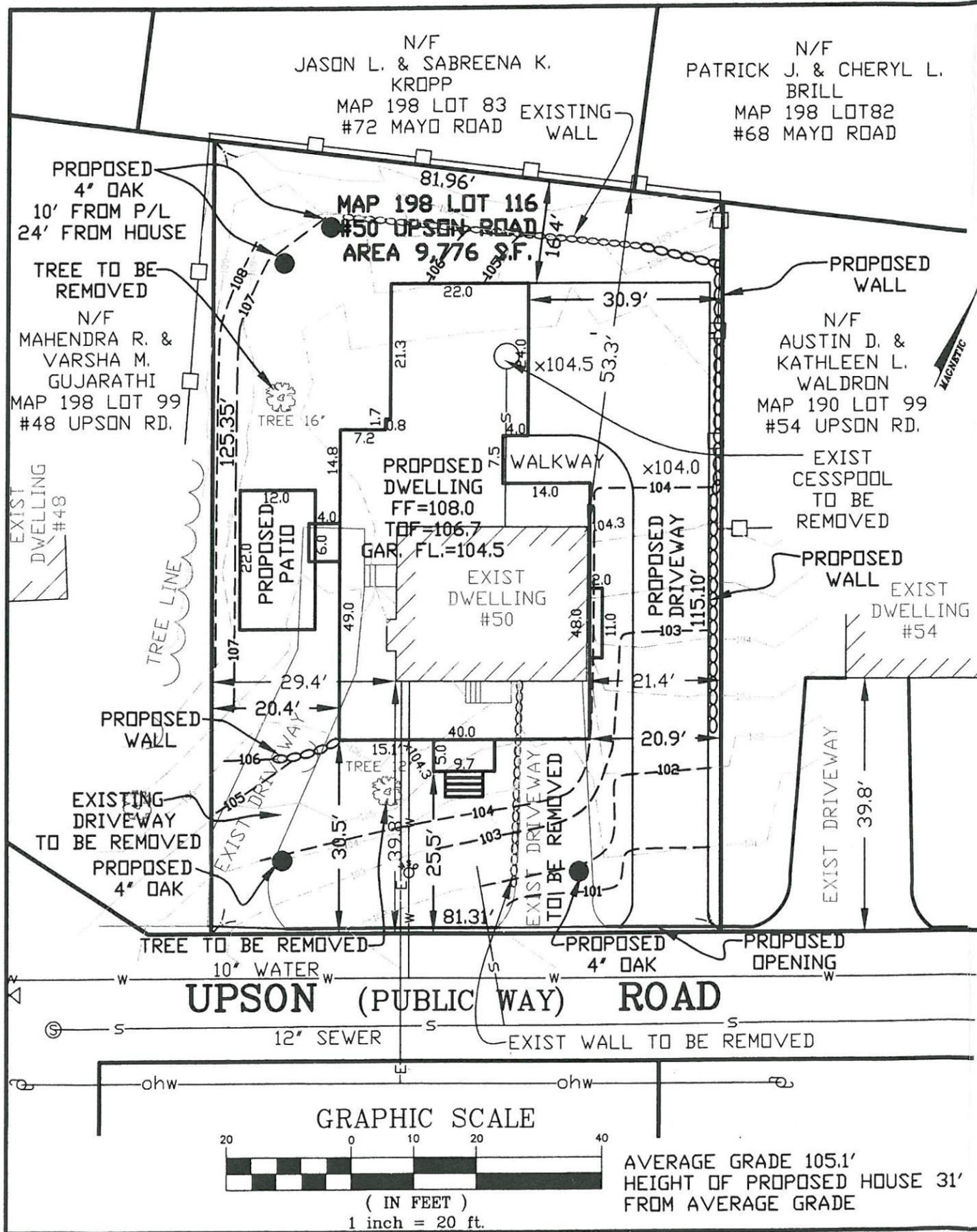
Sincerely,

A handwritten signature in cursive script that reads "Lenore Mahoney".

Lenore R. Mahoney  
Executive Secretary, Zoning Board of Appeals

Town Clerk  
Planning Board  
Inspector of Buildings

RECEIVED  
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WELLESLEY MA 02482  
2013 MAR 21 P 3:32



THE SURFACE EVIDENCE OF THE UTILITIES SHOWN HAS BEEN LOCATED BY FIELD SURVEY. THE LINWORK REPRESENTING ALL UNDERGROUND STRUCTURES AND PIPES HAS BEEN SHOWN HEREON IN ITS APPROXIMATE LOCATION BASED ON AVAILABLE RECORD PLANS. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

**ZONING DESIGNATION:**  
 SINGLE RESIDENCE - SRD 10

**ASSESSORS REFERENCE:**  
 PARCEL ID: 198 - 116

**OWNER:**  
 RAYMOND L. & FLORENCE K. CYPHERS  
 50 UPSON ROAD.  
 WELLESLEY, MA.

**APPLICANT:**  
 HILLCREST DEVELOPMENT  
 DAINIUS KUPER  
 5 FRANKLIN STREET  
 NEEDHAM, MA.

**NOTES:**

1. ELEVATIONS BASED ON AN ASSUMED DATUM.
2. TWO TREES TO BE REMOVED.
3. DIGSAFE IS TO BE NOTIFIED 72 HOURS IN ADVANCE OF EXCAVATION. (CALL 811)
4. EXISTING FRONT YARD SETBACKS: HOUSE #50 39.8'; HOUSE #54 39.8'; HOUSE #62 30.2'; HOUSE #68 30.2'.

**REFERENCES:**

- PLANS AND DEEDS RECORDED AT THE NORFOLK COUNTY REGISTRY OF DEEDS:
1. PLAN OF LAND IN WELLESLEY No. 4252B, SHEET 7, DATED: FEBRUARY 1914.
  2. PLAN No. 4252-4, A COPY OF A PORTION OF WHICH IS FILED WITH CERTIFICATE No. 55097, BOOK 276.

**RESIDENTIAL SUBDISTRICT - SINGLE RESIDENCE - SRD 10  
 DIMENSIONAL REGULATIONS**

	REQUIRED	EXISTING	PROPOSED
AREA DISTRICT	10,000 S.F.	9,776 S.F.	9,776 S.F.
MINIMUM FRONTAGE	60'	81.31'	81.31'
MINIMUM FRONT YARD WIDTH	60'	81.31'	81.31'
MINIMUM FRONT YARD DEPTH	30'	39.8'	30.5'/25.5'
MINIMUM SIDE YARD WIDTH	20'	21.4'	20.4'
MINIMUM REAR YARD DEPTH	10'	53.3'	16.4'
LOT COVERAGE	25% (MAX.)	7.9%	24.9%
BUILDING COVERAGE IN S.F.	-	770 S.F.	2438 S.F.

**PROPOSED PLOT PLAN**

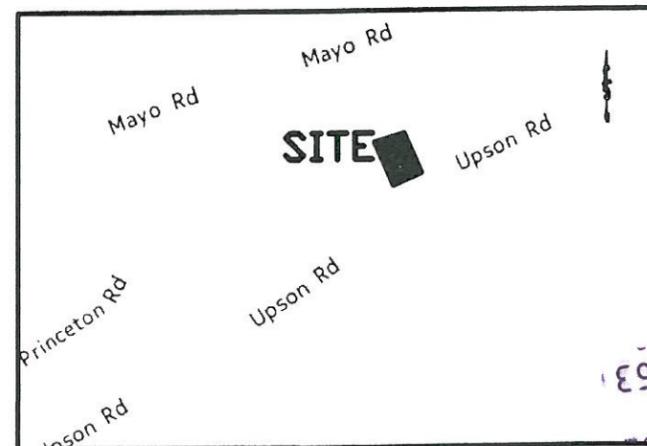
**50 UPSON ROAD  
 WELLESLEY, MA 02482**

PREPARED BY  
**MIKHAIL R. DEYCHMAN**  
 41 SAYBROOK STREET  
 BRIGHTON, MA 02135  
 TEL.: 857-498-0951

DATE: FEBRUARY 04, 2013

SCALE: 1"=20'

SHEET 1 OF 1



**LOCUS MAP**  
 SCALE: 1"=500'±



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2/4/13