

TOWN OF WELLESLEY



MASSACHUSETTS

## ZONING BOARD OF APPEALS

TOWN HALL • 525 WASHINGTON STREET • WELLESLEY, MA 02482-5918

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ZBA 2020-29  
Petition of Denise Canzano  
139 Overbrook Drive

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Pursuant to due notice, the Special Permit Granting Authority held a Remote Public Hearing on Thursday, October 29, 2020 at 7:30 pm, on the petition of Denise Canzano requesting a Special Permit/Finding pursuant to the provisions of Section 14E, Section 17 and Section 25 of the Zoning Bylaw that demolition of an existing nonconforming garage and construction of a two story addition that will meet all setback requirements, on an existing nonconforming structure with less than required front yard and rear yard setbacks, at 139 Overbrook Drive, in a 10,000 square foot Single Residence District, in a Water Supply Protection District, shall not be substantially more detrimental to the neighborhood than the existing nonconforming structure.

On February 25, 2020, the Petitioner filed a request for a hearing before this Authority, and thereafter, due notice of the hearing was given by mailing and publication. In accordance with Chapter 53 of the Acts of 2020, the hearing was scheduled for August 13, 2020.

### WITHDRAWN WITHOUT PREJUDICE

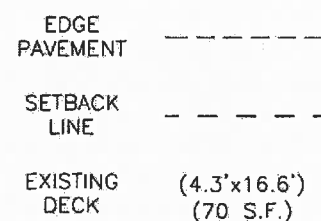
On August 13, 2020, the Petitioner requested that the petition be continued to the next public hearing.

On September, 8, 2020, the Petitioner requested that the petition be allowed to be withdrawn without prejudice.

On October 29, 2020, the Board voted unanimously to allow the petition to be withdrawn without prejudice.

RECEIVED  
TOWN CLERK'S OFFICE  
WELLESLEY MA 02482  
2020 NOV 12 P 1:50

MANOR AVENUE  
( 40' WIDE )



OVERBROOK DRIVE  
( 40' WIDE )

HIGH LEDGE AVENUE ( 20' WIDE )

EXISTING HOUSE  
LOT COVERAGE CALCULATION:

EXISTING HOUSE	1,145 S.F.
EXISTING DECK	70 S.F.
EXISTING GARAGE	350 S.F.
<hr/>	
	1,565 S.F.

LOT COVERAGE AREA = 1,565 S.F.  
 $1,565 / 10,133 \times 100 = 15.4 \%$

MANOR AVENUE  
( 40' WIDE )

EDGE  
PAVEMENT -----

SETBACK  
LINE -----

EXISTING  
DECK (4.3'x16.6')  
(70 S.F.)

**LOT 688**  
10,133±S.F.  
(L.C. 4252-10)

**OVERBROOK DRIVE**  
( 40' WIDE )



# PLAN OF LAND IN WELLESLEY, MA.

SCALE: 1"=20'  
DATE: FEBRUARY 24, 2020



## EXISTING CONDITIONS

I CERTIFY THAT THIS HOUSE IS LOCATED ON THE GROUND AS SHOWN.  
I FURTHER CERTIFY THAT THIS PROPERTY DOES NOT LIE WITHIN A FLOOD  
HAZARD AREA (ZONE A OR V) AS SHOWN ON F.I.R.M. COMMUNITY  
PANEL #25021C 0004E EFFECTIVE DATE: 07/17/2012

DATE: FEB 24, 2020 *Jay Jarosz*  
PROFESSIONAL LAND SURVEYOR

n/f  
OWNER:

Denise E. Canzano  
#139 Overbrook Drive  
Parcel I.D. 203-66

ZONING DISTRICT:  
SR10 - SINGLE RES.

Doc. #1187439  
Cert. #179483  
Norfolk Registry  
of Deeds



**JAROSZ LAND SURVEYING**  
3 MILL STREET  
MANCHESTER, MA. 01944  
jj1717@comcast.net  
Phone: (781)-710-8484  
JAROSZLANDSURVEYOR.COM



LOCATED AT  
139 OVERBROOK DR.  
WELLESLEY, MA

1. TIE ALL ROOF DRAINS IN THE CULTECS.
2. ALL MATURE TREES ON THE SITE SHALL BE PROTECTED. NONE OF THE MATURE TREES LARGER THAN 6" IN DIA. ARE PROPOSED TO BE REMOVED.
3. EROSION CONTROL FENCE SHALL BE MAINTAINED IN GOOD CONDITION DURING THE CONSTRUCTION PERIOD.



6" PVC INSPECTION PORT & THREADED CAP (2 TOTAL)  
HAND HOLE SHALL BE BROUGHT TO GRADE

3/4" CRUSHED STONE SURROUND  
ALL STONE SHALL BE DOUBLE WASHED

CULTEC UNITS - MODEL 150XLHD  
2 ROWS OF 2 UNITS (4 TOTAL)

12" MIN.  
6" MIN.

30°

11'-6" WIDE  
15'-0" LONG

24" MIN. SEPARATION TO SEASONAL HIGH GROUNDWATER AND LEDGE

164.0

PRIOR TO CONSTRUCTION, TEST PITS SHALL BE PERFORMED BY THE CONTRACTOR IN THE PRESENCE OF THE ENGINEER TO CONFIRM SUITABLE SOIL CONDITIONS.

CULTEC DRAINAGE DETAIL  
NOT TO SCALE



DATE: FEB., 25, 2020

**FEB., 25, 2020**