

TOWN OF WELLESLEY



MASSACHUSETTS

## ZONING BOARD OF APPEALS

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

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

WALTER B. ADAMS  
DEREK B. REDGATE  
RICHARD L. SEEDEL

ZBA 2020-29  
Petition of Denise Canzano  
139 Overbrook Drive

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### WITHDRAWN WITHOUT PREJUDICE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On September, 8, 2020, the Petitioner requested that the petition be allowed to be withdrawn without prejudice.

On October 29, 2020, the Board voted unanimously to allow the petition to be withdrawn without prejudice.

10/2020 NOV 12 P 1:50  
RECEIVED  
EXECUTIVE  
TOWN CLERK'S OFFICE  
WELLESLEY MA 02482

# HIGH LEDGE AVENUE ( 20' WIDE )

( 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. |
| .565 / 10,133 x 100 = | 15.4 %     |

PROPOSED HOUSE  
LOT COVERAGE CALCULATION:

|                      |            |
|----------------------|------------|
| EXISTING HOUSE       | 1,174 S.F. |
| PROPOSED ADDITION    | 985 S.F.   |
|                      | <hr/>      |
|                      | 2,159 S.F. |
| LOT COVERAGE AREA =  | 2,159 S.F. |
| 2,159/10,133 x 100 = | 21.3 %     |

STAN  
PLA

# PLAN OF LAND IN

# WELLESLEY, MA.

SCALE: 1"=20'  
DATE: MARCH 11, 2020



## SHOWING PROPOSED ADDITION

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: March 11, 2020

PROFESSIONAL LAND SURVEYOR

n/f  
OWNER

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

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



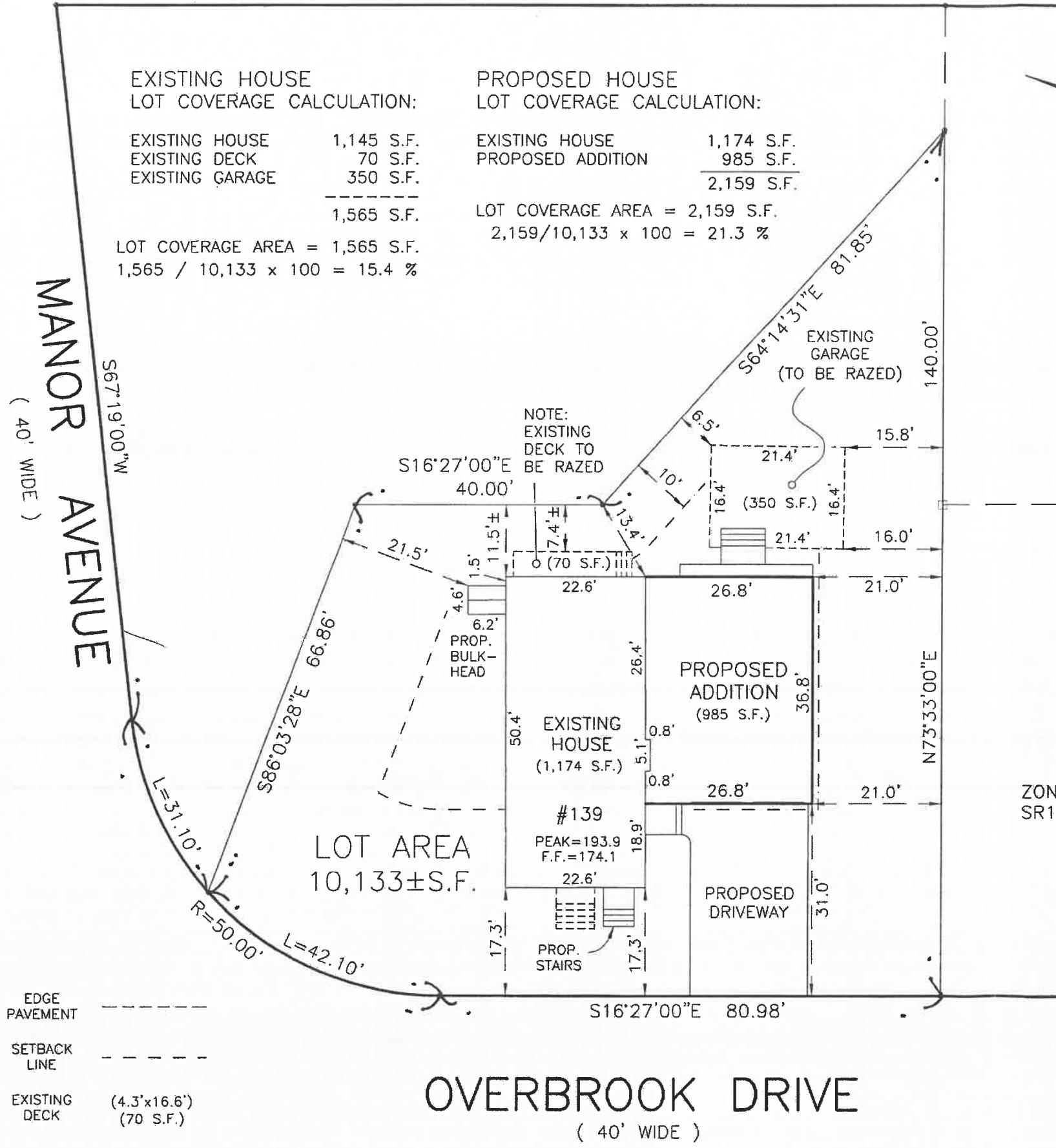
A photograph of a surveyor's stamp and a handwritten signature. The stamp is circular with the words 'LAND SURVEYOR' around the top and 'PLS' in the center. Below the stamp is a handwritten signature of 'Jim Jerry'. Underneath the signature is a stamped date in parentheses: '(3-11-20)'.



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

# MANOR AVENUE

( 40' WIDE )



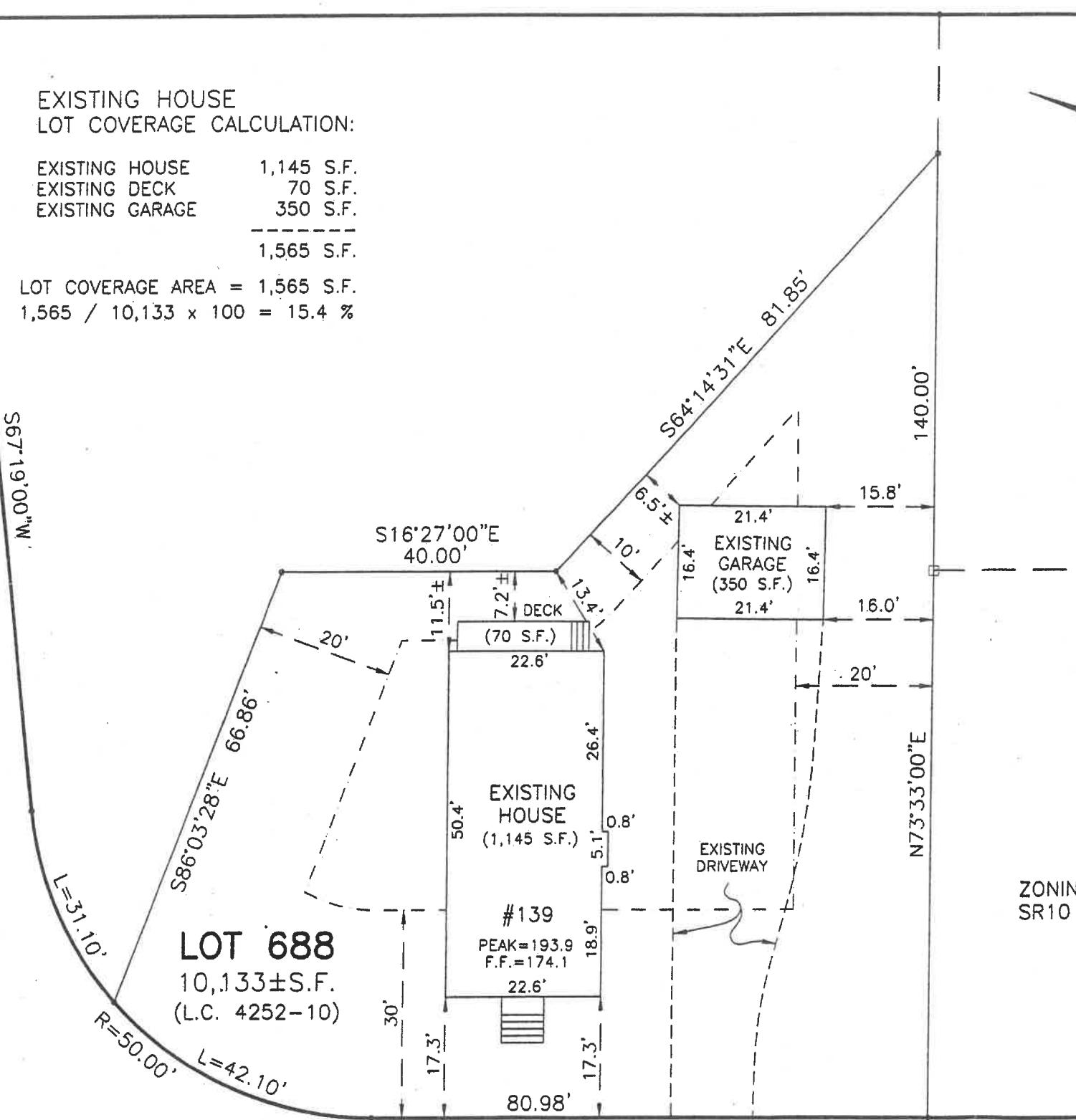
# HIGH LEDGE AVENUE ( 20' WIDE )

MANOR AVENUE ( 40' WIDE )

## EXISTING HOUSE LOT COVERAGE CALCULATION:

EXISTING HOUSE 1,145 S.F.  
EXISTING DECK 70 S.F.  
EXISTING GARAGE 350 S.F.  
-----  
1,565 S.F.

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



## 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

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



JAY JAROSZ  
PROFESSIONAL LAND SURVEYOR  
(2.24.20)

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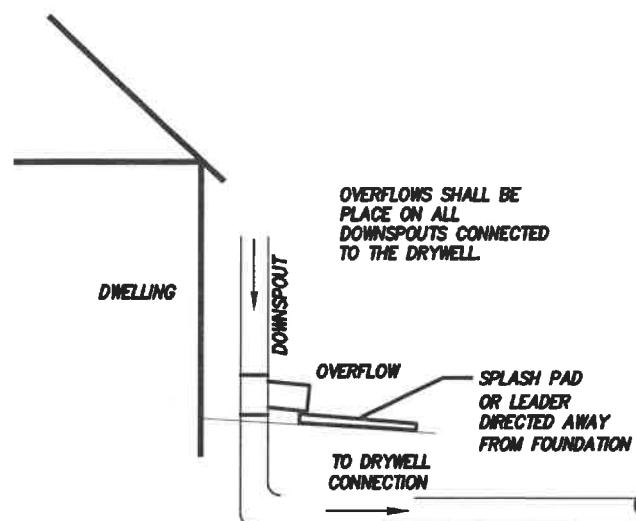


# SITE PLAN DATUM: NAVD 88

LOCATED AT  
139 OVERBROOK DR.  
WELLESLEY, MA

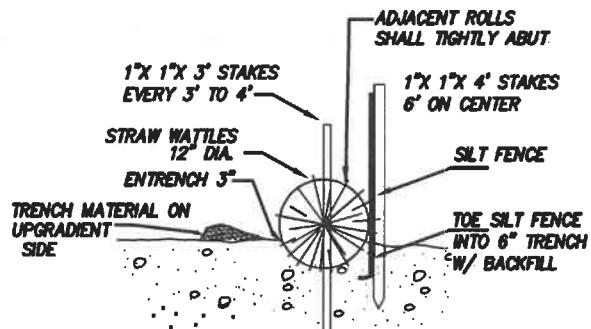
## GENERAL NOTES:

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.



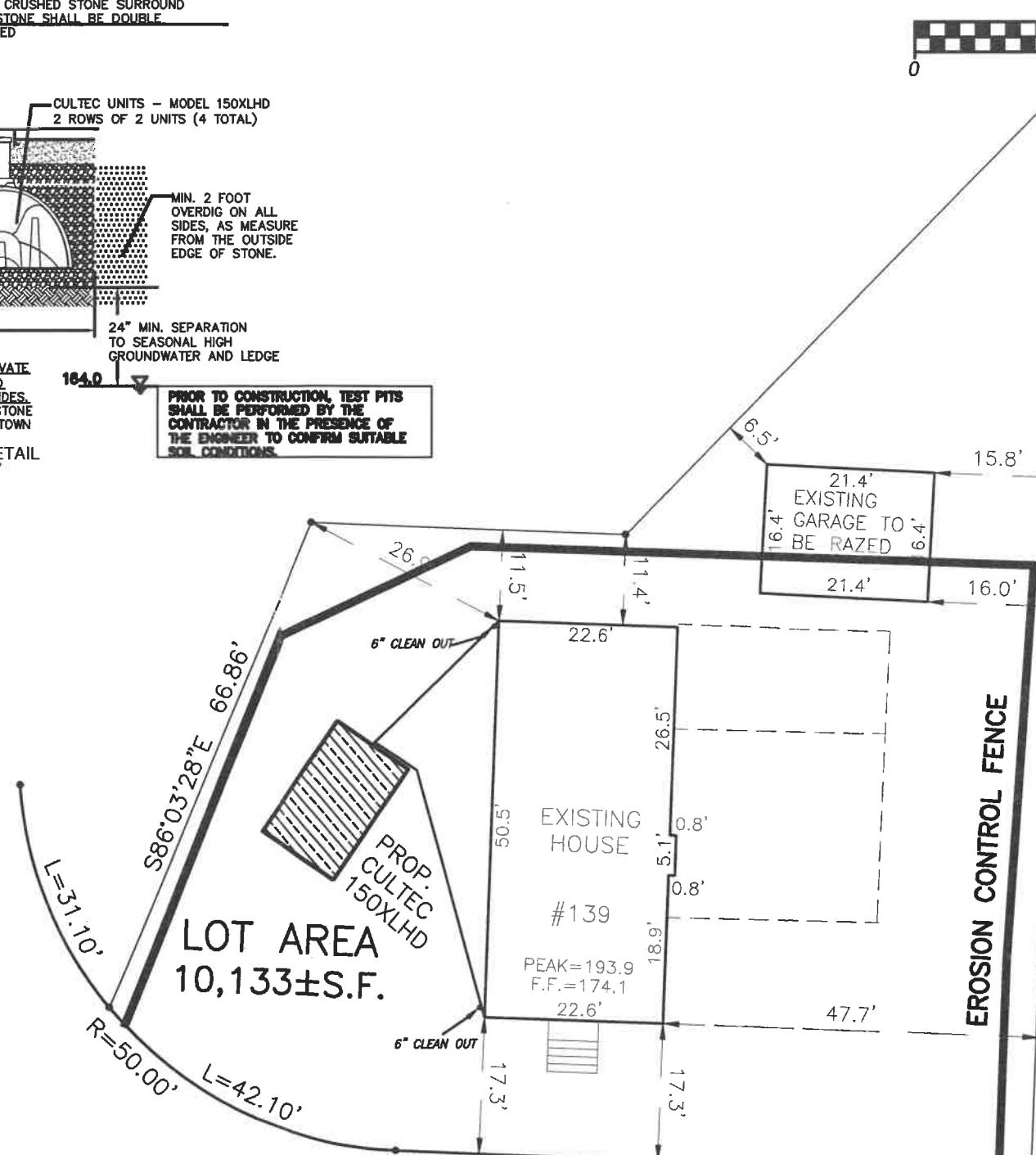
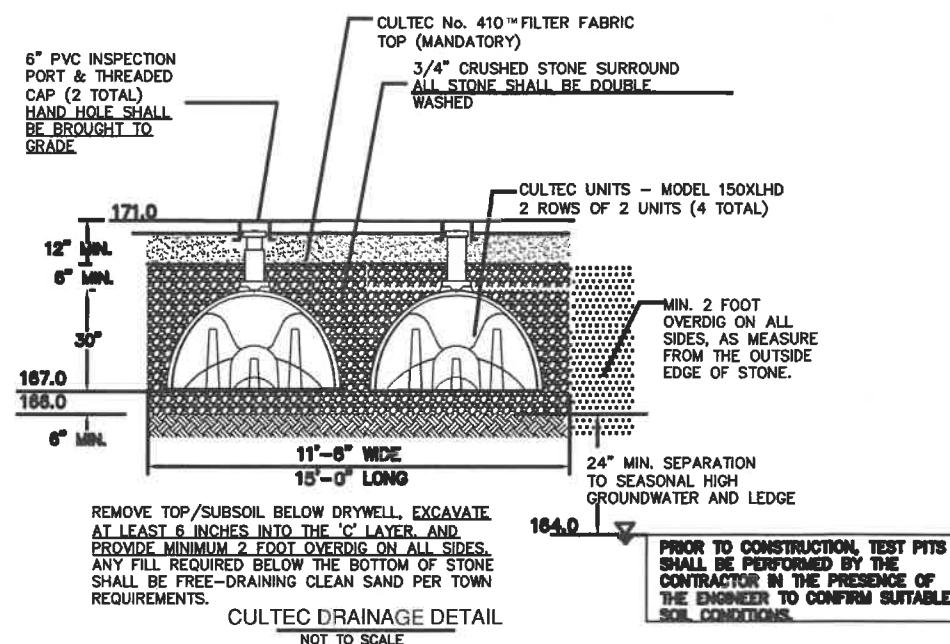
## ROOF GUTTER CONNECTION SCHEMATIC

NOT TO SCALE



STRAW ROLL INSTALLATION REQUIRES THE PLACEMENT AND SECURE STAKING OF THE ROLL IN A TRENCH, 3" DEEP. RUNOFF MUST NOT BE ALLOWED TO RUN UNDER OR AROUND ROLL.

SEDIMENTATION CONTROL FENCE DETAIL NOT TO SCALE



OVERBROOK DRIVE

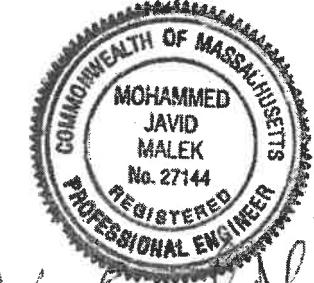
## OVERLOOK DESIGN-BUILD

JAVID MALEK, P. E  
14 OVERLOOK ROAD  
WAYLAND, MA 01778  
617 797-9786  
EMAIL: NASHQUADIGMAIL.COM

SCALE: 1 INCH - 20 FEET  
0 20 40 80

DATE: FEB., 25, 2020

JAVID MALEK, P. E



*Javid Malek*  
FEB., 25, 2020