

TOWN OF WELLESLEY



MASSACHUSETTS

## ZONING BOARD OF APPEALS

TOWN HALL • 525 WASHINGTON STREET • WELLESLEY, MA 02482

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ZBA 2021-79  
Petition of Andrew Fagenholz  
26 Cavanagh Road

2021  
21 P 3:13  
WELLESLEY

Pursuant to due notice, the Special Permit Granting Authority held a Public Hearing on Thursday, October 7, 2021 at 7:30 pm, in the Juliani Meeting Room, 525 Washington Street, Wellesley, on the petition of Andrew Fagenholz requesting a Special Permit/Finding and or a Variance pursuant to the provisions of Section 14E, Section 17, Section 19, Section 24 and Section 25 of the Zoning Bylaw that installation of a second air conditioning condenser with less than required left side yard setbacks, on an 8,450 square foot lot in a Single Residence District in which the minimum lot size is 10,000 square feet, at 26 Cavanagh Road, in a Water Supply Protection District, shall not be substantially more detrimental to the neighborhood than the existing nonconforming structure.

On August 24, 2021, the Petitioner filed a request for a hearing before this Authority, and thereafter, due notice of the hearing was given by mailing and publication.

### DISMISSED WITHOUT PREJUDICE

As there was no one present at the public hearing, upon motion duly made and seconded, the Board voted unanimously to allow the petition to be dismissed without prejudice.

Now or Formerly  
KENNETH L. &  
MARGARET L. SIPE  
BOOK 32279, PAGE 20  
PARCEL ID 180-35

Now or Formerly  
WEIMIN LI, YING TONG AND  
CANDACE TONG-LI  
BOOK 36629, PAGE 407  
PARCEL ID 180-34

# CAVANAGH (PUBLIC - 40' WIDE) ROAD

### LEGEND

[X,X']	BUILDING DIMENSION
BFA	BUILDING FOOTPRINT AREA
COBB	COBBLESTONE
ENT	ENTRANCE
GD	GARAGE DOOR
M&S	MULCH & SHRUBS
STF	STOCKADE FENCE
	GAS GATE
○ RD	ROOF DRAIN
	SPIGOT
OV	OVER
V	VENT
	GAS METER
	ELECTRIC METER
	AIR CONDITIONING UNIT
	BASKETBALL GOAL
• GP	GATE POST
	UTILITY POLE
SQ. FT.	SQUARE FEET
— OHW —	OVERHEAD WIRES

#### NOTES

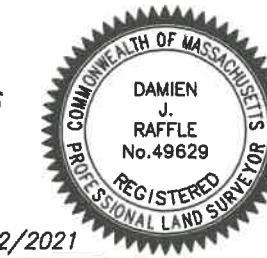
- 1) THIS PLAN HAS BEEN PREPARED TO SHOW THE LOCATION OF THE EXISTING AND PROPOSED AIR CONDITIONING CONDENSERS.
- 2) THIS DOCUMENT IS AN INSTRUMENT OF SERVICE OF FELDMAN LAND SURVEYORS ISSUED TO OUR CLIENT FOR PURPOSES RELATED DIRECTLY AND SOLELY TO FELDMAN LAND SURVEYORS' SCOPE OF SERVICES UNDER CONTRACT TO OUR CLIENT FOR THIS PROJECT. ANY USE OR REUSE OF THIS DOCUMENT FOR ANY REASON BY ANY PARTY FOR PURPOSES UNRELATED DIRECTLY AND SOLELY TO SAID CONTRACT SHALL BE AT THE USER'S SOLE AND EXCLUSIVE RISK AND LIABILITY, INCLUDING LIABILITY FOR VIOLATION OF COPYRIGHT LAWS, UNLESS WRITTEN CONSENT IS PROVIDED BY FELDMAN LAND SURVEYORS.

LOT COVERAGE	SQUARE FOOT	PERCENT
EXISTING:	1,790 SQ.FT.	21%
PROPOSED:	1,799 SQ.FT.	21%

I CERTIFY THAT THIS PLAN IS BASED ON AN  
ACTUAL FIELD SURVEY AND THE LATEST PLAN  
AND DEEDS OF RECORD.

DAMIEN J. RAFFLE, PLS (MA# 49629)  
DJR@FELDMANSURVEYORS.COM

8/12/20



PLOT PLAN  
26 CAVANAUGH ROAD  
WELLESLEY, MASS.

FELDMAN LAND SURVEYORS AUGUST 6, 2021  
152 HAMPDEN STREET PHONE: (617)357-9740  
BOSTON, MASS. 02119 [www.feldmansurveyors.com](http://www.feldmansurveyors.com)

**FELDMAN**  
LAND SURVEYORS

SCALE: 1"=20'

FIELD CHIEF JS CADD TS CHECKED DSP JOB NO. 18183  
FILENAME: S:\PROJECTS\18100\18183\DWG\18183-PP.dwg