

TOWN OF WELLESLEY



MASSACHUSETTS

ZONING BOARD OF APPEALS

888 WORCESTER STREET • SUITE 100 • WELLESLEY, MA 02482

J RANDOLPH BECKER, CHAIRMAN
ROBERT W LEVY, VICE CHAIRMAN
DAVID G SHEFFIELD

LENORE R MAHONEY
Executive Secretary

Telephone
(781) 431-1019 Ext 2208

WALTER B ADAMS
DEREK B REDGATE
PETER COVO

Date: 11/20/2025ZBA: 2026-01

Petition for:	Residential Fee	Commercial & Municipal Fee
Variance	_____ \$200	_____
Special Permit	<input checked="" type="checkbox"/> \$200	_____ \$500
Special Permit/Findings	_____ \$200	_____
Special Permit Renewals	_____ \$150	_____
Signs	_____	_____ \$300
Site Plan Approval without PSI	_____	_____ \$2,000 & Fire Department Consulting Fee
Site Plan Approval with PSI	_____	_____ \$3,500
Appeals	_____ \$200	_____ \$300
Comprehensive Permit	_____	_____ \$750
Publication & Mailing Fees/All Petitions	\$25	\$25
Petitioner assumes all costs for Peer Review		

2025 DEC 9 AM 10:45

TOWN OF WELLESLEY
ZONING BOARD OF APPEALS
WELLESLEY, MA 02482Property Location: 13 Fells Rd. Wellesley Zoning District: SR 1D

Property located in a: Historic District ☐ Yes ☒ No
Wetlands Protection Area ☐ ☒
Water Supply Protection District ☒ ☐

Prior Zoning Decisions: Special Permit/Finding Variance: _____

Applicable Section(s) of the Zoning Bylaw: _____

Explanation of Request: Petitioner seeks to raise nonconforming house and garage and rebuild fully conforming new home, except for non conforming lot's features of insufficient frontage and front yard width, and lot area of only

Requested Relief:

☒ Lot Area ☒ Front Yard Depth (Street Setback)
☐ Lot Coverage _____ Side Yard Width (Side Line Setback)
☒ Frontage _____ Rear Yard Depth (Rear Line Setback)
☒ Front Yard Width _____ Other _____

9,982 SF

OWNER OF PROPERTY/PETITIONER: Chunyong LinMAILING ADDRESS: 46 Eddy St, Sudbury, MA 01776

PHONE: 336-745-6688 WORK: _____ HOME: 336-745-6688

SIGNATURE OF OWNER: Chunyong LinAGENT FOR PETITIONER (PLEASE PRINT): David J HimmelbergerMAILING ADDRESS: One Hollis St Suite 400 Wellesley MA 02482

PHONE: _____ WORK: 781 237 8180 HOME: cell 781 883-9412

EMAIL: david.himmelberger@klu.com

LAW OFFICE OF DAVID J. HIMMELBERGER

One Hollis Street, Suite 400
Wellesley, Massachusetts 02482

Fax: (781) 235-8242
Telephone: (781) 237-8180

David J. Himmelberger

Email: david@wshlawoffice.com

November 20, 2025

Lenore Mahoney, Wellesley ZBA
888 Worcester Street
Wellesley, MA 02482

Re: 13 Fells Road, Request for Special Permit

Dear Ms. Mahoney:

I represent the record owner of 13 Fells Road, Chunyong Lin, in connection with her request for a Special Permit to raze a nonconforming single family home and garage on a nonconforming lot, and build a new single family home.

The existing home and garage are pre-existing non-conforming structures, with a garage right side setback of 11.8 feet, with a house setback of 20.4 feet from the front property line, and that is on a lot that is fully landlocked with no frontage, front yard setback, or front yard width, and with insufficient lot area. The existing lot is non-conforming for the above reasons as it is reached via a deeded easement over 15 Fells Road, as well as containing only 9,982 sf in a 10,000 SRD.

The proposed new home will have a setback of 41.3 to what is the front property line; side setbacks of 20.4 and 20.3 feet, and setback from the rear property line of 22.1 feet. The proposed TLAG is 3,569 sf, and the lot coverage will increase from 1,392 sf to 1,915 sf, with the lot coverage percentage increasing from 13.95% to 19.18%.

The proposed home was subject to demolition review by the Historical Commission, which, after deeming the home preferably preserved, granted a Waiver for the proposed construction.

Please find attached the following materials:

1. Application
2. Existing Conditions Plot Plan
3. Proposed Conditions Plot Plan

4. Elevations and floor plans
5. Photos
6. TLAG Affidavit
7. A check in the amount of \$225 payable to the Town of Wellesley

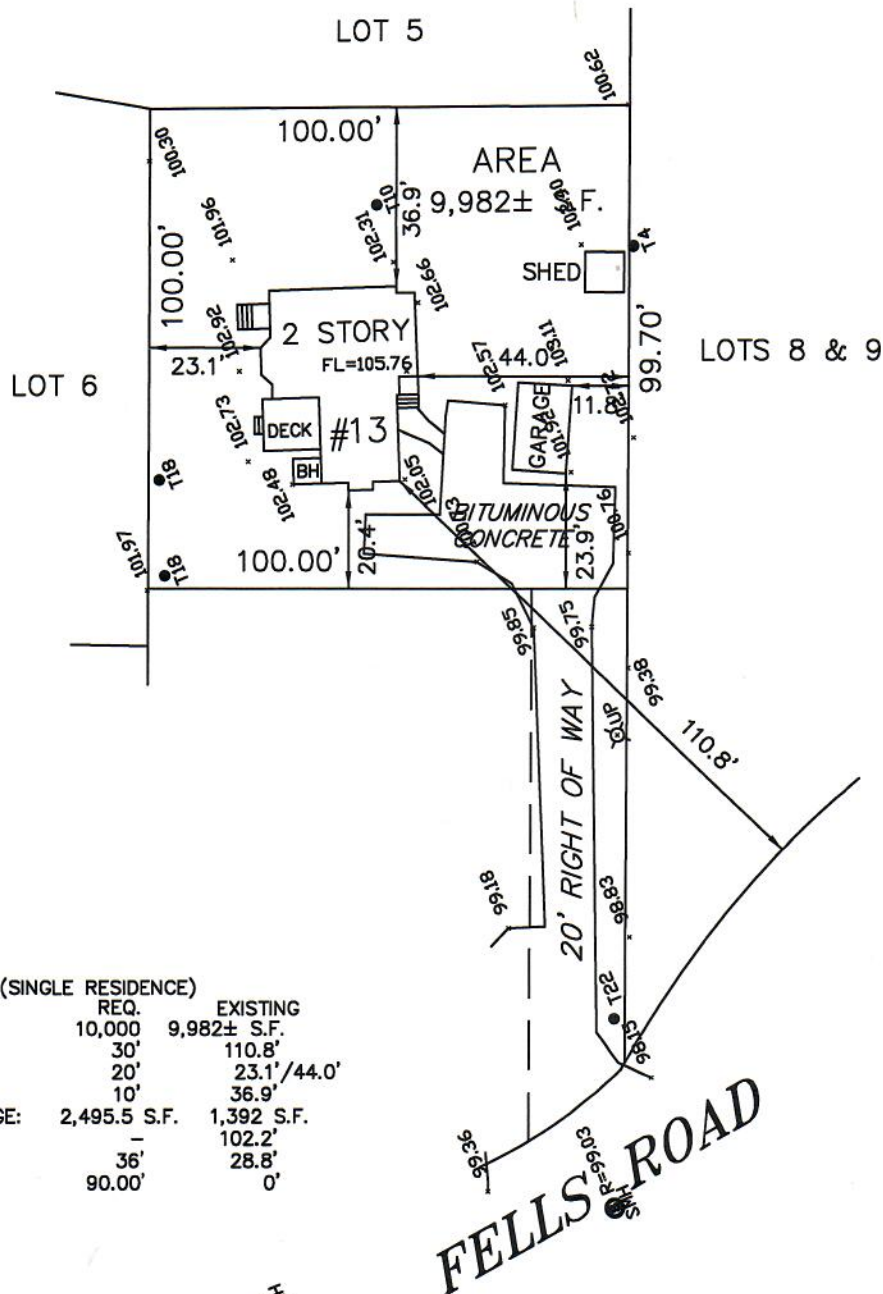
Thank you for your attention to this matter and we look forward to appearing before the Board on January 8, 2026.

Very truly yours,

A handwritten signature in black ink, appearing to read "David J. Himmelberger", written over the closing "Very truly yours,".

David J. Himmelberger

Enclosures



ZONING DISTRICT: 10 (SINGLE RESIDENCE)

	REQ.	EXISTING
LOT AREA:	10,000	9,982± S.F.
FRONT SETBACK:	30'	110.8'
SIDE SETBACK:	20'	23.1'/44.0'
REAR SETBACK:	10'	36.9'
MAXIMUM LOT COVERAGE:	2,495.5 S.F.	1,392 S.F.
AVERAGE GRADE:	-	102.2'
BUILDING HEIGHT:	36'	28.8'
LOT FRONTAGE:	90.00'	0'

I HEREBY CERTIFY THAT THE BUILDING IS
LOCATED AS SHOWN.



SCOTT LYNCH, PLS

DATE

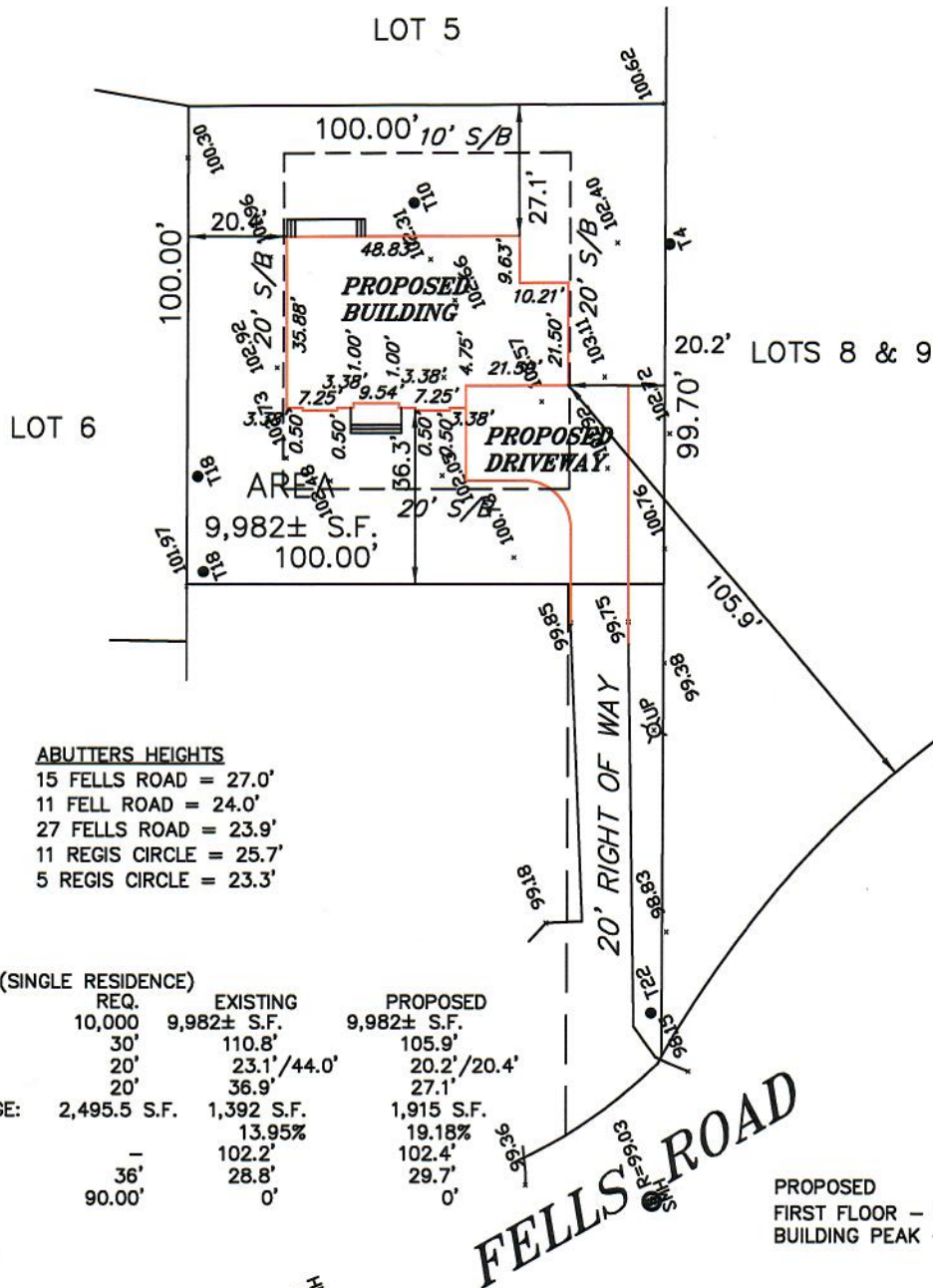
THIS PLAN MAY HAVE BEEN ALTERED IF
THE SIGNATURE IS NOT SIGNED IN BLUE.

EXISTING CONDITIONS PLAN
#13 FELLS ROAD
IN
WELLESLEY, MA
(MIDDLESEX COUNTY)

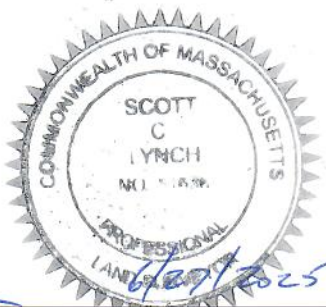
SCALE: 1" = 40' DATE: 6/27/2025



ROBER SURVEY
1072A MASSACHUSETTS AVENUE
ARLINGTON, MA 02476
(781) 648-5533
7717CP1.DWG



I HEREBY CERTIFY THAT THE BUILDING IS
LOCATED AS SHOWN.



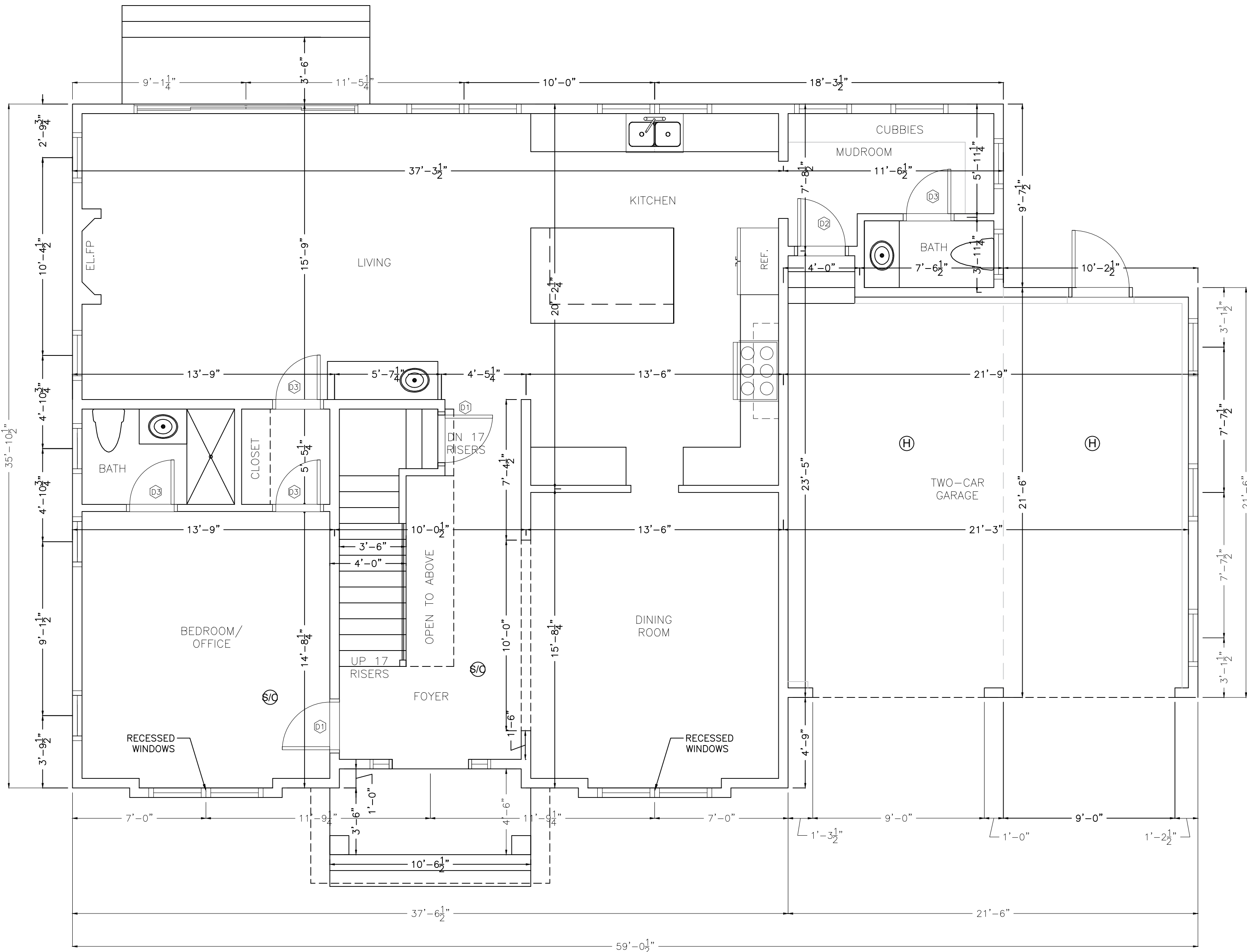
SCOTT LYNCH, PLS DATE
THIS PLAN MAY HAVE BEEN ALTERED IF
THE SIGNATURE IS NOT SIGNED IN BLUE.

PROPOSED PLOT PLAN
#13 Fells Road
IN
WELLESLEY, MA
(MIDDLESEX COUNTY)

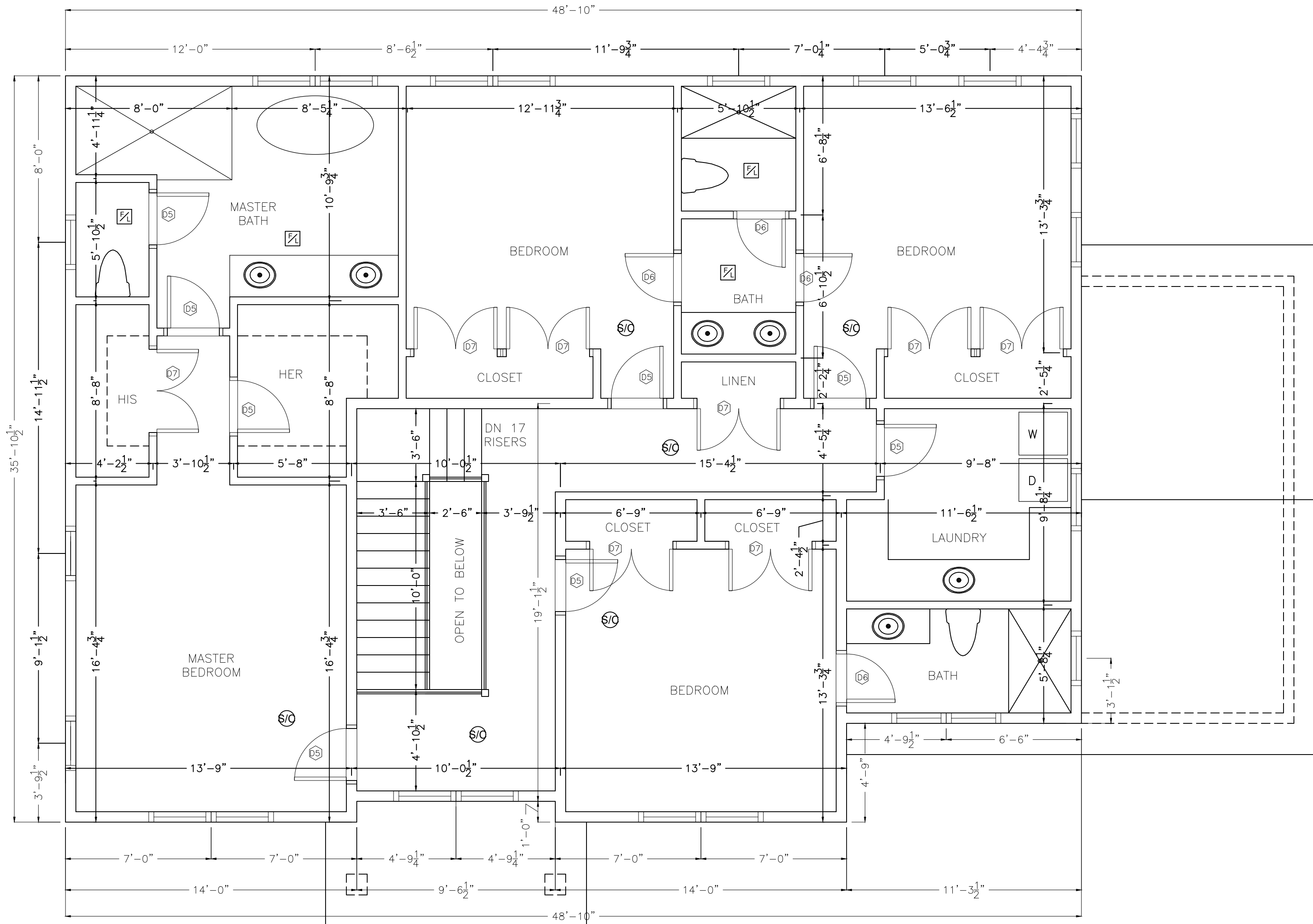
SCALE: 1" = 40' DATE: 6/27/2025



ROBER SURVEY
1072A MASSACHUSETTS AVENUE
ARLINGTON, MA 02476
(781) 648-5533
7717PP3.DWG



FIRST FLOOR PLAN



SECOND FLOOR PLAN

- INTERIOR DOORS SCHEDULE:

⑩ 2'-6" X 8'-0"	⑭ 2'-6" X 6'-8"
⑪ 2'-6" X 8'-0" FIRE RATED, 20M MIN	⑮ 2'-4" X 6'-8"
⑫ 2'-4" X 8'-0"	⑯ 4'-0" X 6'-8"
⑬ 4'-0" X 8'-0"	⑰ 5'-0" X 6'-8"
- LEGEND:

 - ⑥ PHOTO ELECTRIC HARD WIRED COMBINATION OF SMOKE AND CARBON MONOXIDE DETECTORS WITH SECONDARY (STANDBY) POWER SUPPLIED FROM MONITORED BATTERIES
 - ⑦ FAN/LIGHT TO BE VENTED DIRECTLY TO OUTSIDE
 - ⑧ HEAT DETECTOR
- FOR EXTERIOR DOORS AND WINDOWS SEE WINDOW SCHEDULE AND BUILDING ELEVATIONS

DOOR HEIGHT TO BE VERIFIED WITH OWNER PRIOR TO DOOR ORDERING AND FRAMING

NOTE:
ALL FIRST FLOOR DOORS ARE 8' HEIGHT.
ALL SECOND FLOOR DOORS ARE 7' HEIGHT.
ALL BASEMENT DOORS ARE 7' HEIGHT.

PROPOSED LIVING AREA PLUS GARAGE SPACE CALCULATION:

ZONING DISTRICT: WELLESLEY, MA – SINGLE RESIDENCE

9,982 SF LOT

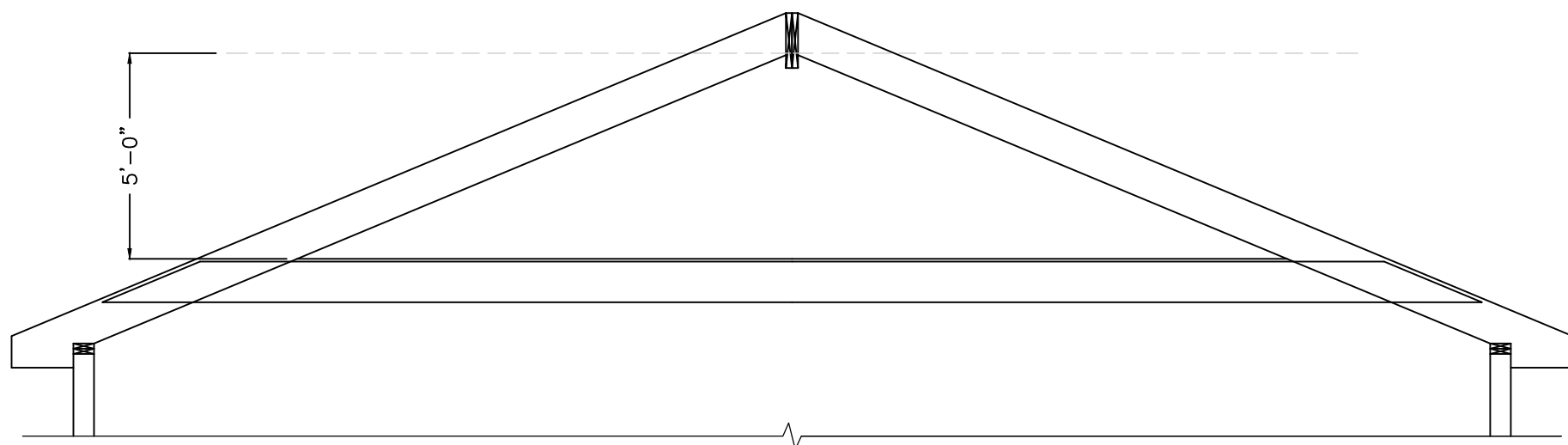
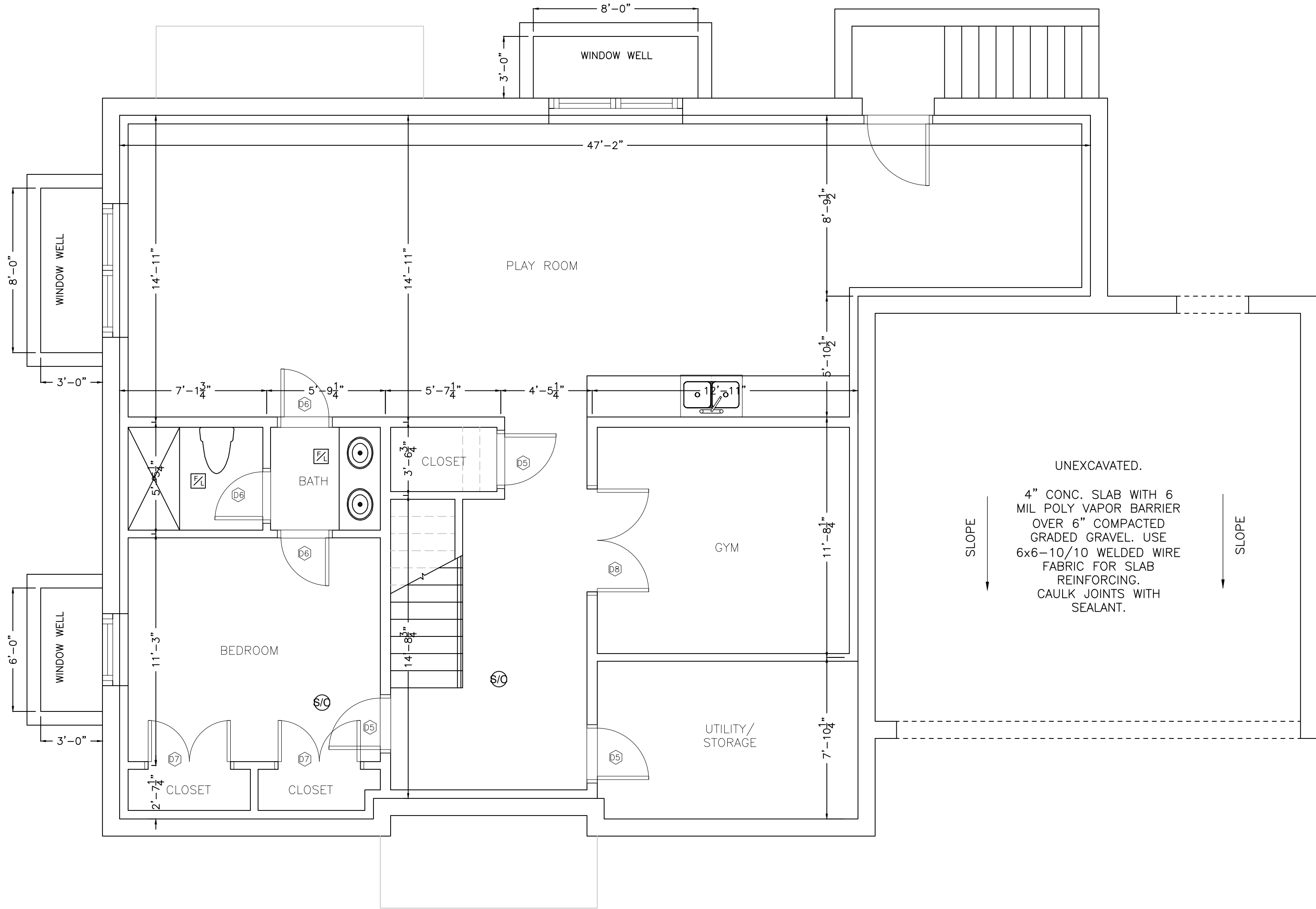
FIRST FLOOR 1,908.2 SF
SECOND FLOOR 1,688.7 SF
BASEMENT: N/A
ATTIC: N/A

TOTAL PROPOSED FLOOR AREA OF THE BUILDING:
1,908.2 (1ST FL.) + 1,688.7 (2ND FL.) = 3,596.9 SF

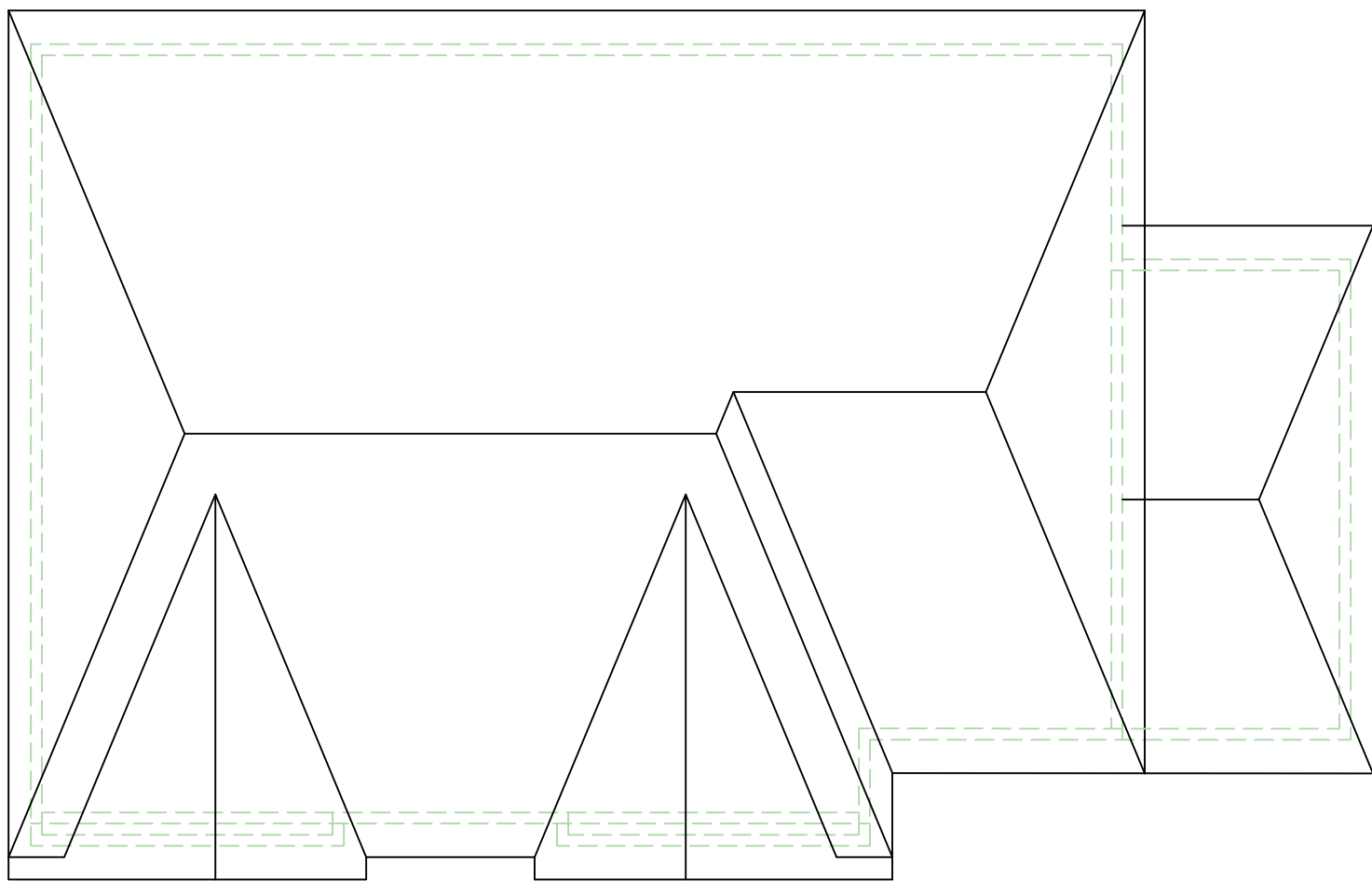
10/21/25	REVISED ELEVATIONS
09/18/25	REVISED ELEVATIONS
DATE	REVISION
<small>All legal rights including, but not limited to, copyright and design patent rights, in the designs, arrangements and plans shown on this document are the property of RAV&Assoc., Inc. They may not be used or reused in whole or in part, except in connection with this project, without the prior written consent of RAV&Assoc., Inc. Written dimensions on these drawings shall have precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions and conditions on this project, and RAV&Assoc., Inc. must be notified of any variation from the dimensions and conditions shown by these drawings.</small>	



PROPOSED FLOOR PLANS		
13 FELS ROAD, WELLESLEY, MASSACHUSETTS		
RAV & Assoc., Inc. 21 HIGHLAND AVENUE NEEDHAM, MASSACHUSETTS 02494 TELEPHONE: (781) 449-8200 FAX: (781) 449-8205		
SCALE: 1/4"=1'-0"		
APPROVED: S.B.	DESIGNED BY: E.F.	DRAWING No.
DATE: 07/15/2025	DRAWN BY: E.F.	A-1
	CHECKED BY: S.B.	



MAIN ROOF CROSS-SECTION



ROOF PLAN

SCALE: 1/8"=1'-0"

GENERAL NOTES

- ALL WORK SHALL CONFORM TO MASSACHUSETTS BUILDING CODE AND ALL FEDERAL, STATE AND TOWN OF WELLESLEY LAWS, CODES AND REGULATIONS AS EACH MAY APPLY.
- ALL EXISTING CONDITIONS MUST BE VERIFIED IN FIELD. IF DISCREPANCIES ARE FOUND, THEY HAVE TO BE REPORTED TO THE ENGINEER PRIOR TO START OF WORK. OMISSIONS OR CONFLICTS BETWEEN THE VARIOUS ELEMENTS OF THE WORKING DRAWINGS AND/OR THE SPECIFICATIONS SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO THE START OF SUCH WORK.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING THE SCHEDULING AND WORK OF ALL TRADES AND SHALL CHECK ALL DIMENSIONS. ALL DISCREPANCIES SHALL BE CALLED TO THE ATTENTION OF THE ENGINEER AND SHALL BE RESOLVED PRIOR TO PROCEEDING WITH THE WORK.
- THE CONTRACTOR SHALL SUPERVISE AND DIRECT THE WORK AND SHALL BE SOLELY RESPONSIBLE FOR THE CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES, INCLUDING BUT NOT LIMITED TO BRACING AND SHORING.
- THE CONTRACTOR AGREES THAT IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, THE CONTRACTOR SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR THE JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION, INCLUDING THE SAFETY OF ALL PERSONS AND PROPERTY, AND THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS.
- ALL WORK SHALL BE PERFORMED IN A FIRST CLASS AND WORKMANLIKE MANNER IN CONFORMITY WITH THE PLANS AND SPECIFICATIONS, AND SHALL BE IN GOOD USABLE CONDITION AT THE COMPLETION OF THE PROJECT.
- THE CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONDITIONS, UTILITY LOCATIONS AND STRUCTURE PLACEMENT, PRIOR TO START OF THE WORK. THE CONTRACTOR WILL OBSERVE ALL POSSIBLE PRECAUTIONS TO AVOID DAMAGE TO SAME. ANY DAMAGE TO EXISTING STRUCTURES AND UTILITIES, WHETHER SHOWN OR NOT ON THE DRAWINGS, SHALL BE REPAIRED OR REPLACED AT THE CONTRACTOR'S EXPENSE.
- PRIOR TO BIDDING THE WORK THE CONTRACTOR SHALL VISIT THE SITE AND THOROUGHLY SATISFY HIMSELF AS TO THE ACTUAL CONDITIONS AND QUANTITIES, IF ANY. NO CLAIM AGAINST THE OWNER OR ENGINEER WILL BE ALLOWED FOR ANY EXCESS OR DEFICIENCY THEREIN, ACTUAL OR RELATIVE.
- CONTRACTOR IS RESPONSIBLE FOR ALL DEMOLITION AND RELOCATION WORKS, IF ANY.

INTERIOR DOORS SCHEDULE:

- | | |
|-------------------------------------|-----------------|
| ① 2'-6" X 8'-0" | ⑩ 2'-6" X 6'-8" |
| ② 2'-6" X 8'-0" FIRE RATED, 20M MIN | ⑪ 2'-4" X 6'-8" |
| ③ 2'-4" X 8'-0" | ⑫ 4'-0" X 6'-8" |
| ④ 4'-0" X 8'-0" | ⑬ 5'-0" X 6'-8" |

FOR EXTERIOR DOORS AND WINDOWS SEE WINDOW SCHEDULE AND BUILDING ELEVATIONS

DOOR HEIGHT TO BE VERIFIED WITH OWNER PRIOR TO DOOR ORDERING AND FRAMING

NOTE:
ALL FIRST FLOOR DOORS ARE 8' HEIGHT.
ALL SECOND FLOOR DOORS ARE 7' HEIGHT.
ALL BASEMENT DOORS ARE 7' HEIGHT.

NOTES:

- ALL EXTERIOR WALLS ARE 2"x6" @ 16" O.C. UNLESS NOTED OTHERWISE.
- ALL INTERIOR WALLS ARE 2"x4" @ 16" O.C. UNLESS NOTED OTHERWISE.
- INTERIOR (DEMISING) WALL BETWEEN THE GARAGE AND THE BUILDING IS 2"x6" @ 16" O.C.
- DIMENSIONS TO THE OUTSIDE (PERIMETER) WALLS ARE TO FACE OF STUDS OR EXTERIOR FACE OF THE FOUNDATION WALL.
- INTERIOR DIMENSIONS SHOWN BETWEEN CENTERS OF THE INTERIOR WALLS.

PROPOSED LIVING AREA PLUS GARAGE SPACE CALCULATION:

ZONING DISTRICT: WELLESLEY, MA – SINGLE RESIDENCE

9,982 SF LOT

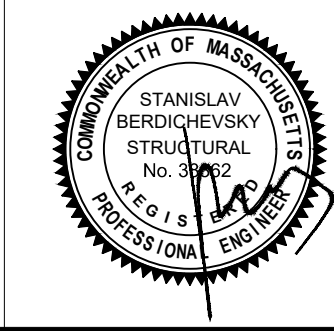
FIRST FLOOR 1,908.2 SF
SECOND FLOOR 1,688.7 SF
BASEMENT: N/A
ATTIC: N/A

TOTAL PROPOSED FLOOR AREA OF THE BUILDING:
1,908.2 (1ST FL.) + 1,688.7 (2ND FL.) = 3,596.9 SF

LEGEND:

- ⑥ PHOTO ELECTRIC HARD WIRED COMBINATION OF SMOKE AND CARBON MONOXIDE DETECTORS WITH SECONDARY (STANDBY) POWER SUPPLIED FROM MONITORED BATTERIES
- ☑ FAN/LIGHT TO BE VENTED DIRECTLY TO OUTSIDE
- ⑨ HEAT DETECTOR

REVIEWED BY:



DATE	REVISION
10/21/25	REVISED ELEVATIONS
09/18/25	REVISED ELEVATIONS

All legal rights including, but not limited to, copyright and design patent rights, in the designs, arrangements and plans shown on this document are the property of RAV&Assoc., Inc. They may not be used or reused in whole or in part, except in connection with this project, without the prior written consent of RAV&Assoc., Inc. Written dimensions on these drawings shall have precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions and conditions on this project, and RAV&Assoc., Inc. must be notified of any variation from the dimensions and conditions shown by these drawings.

PROPOSED BASEMENT PLAN,
ROOF PLAN

13 FELS ROAD,
WELLESLEY, MASSACHUSETTS

RAV & Assoc., Inc.

21 HIGHLAND AVENUE
NEEDHAM, MASSACHUSETTS 02494
TELEPHONE: (781) 449-8200 FAX: (781) 449-8205

SCALE: 1/4"=1'-0"

APPROVED: S.B.

DESIGNED BY: E.F.

DRAWING No.

DATE: 07/15/2025

CHECKED BY: S.B.

A-2



FRONT ELEVATION



LEFT ELEVATION



FRONT ELEVATION

NOTES:

ALL WINDOWS ARE ANDERSEN 400-SERIES CASEMENT OR EQUAL WITH LOW-E INSULATING GLASS, UNLESS NOTED OTHERWISE

EXTERIOR COLOR: BROWN

10/21/25	REVISED ELEVATIONS
09/18/25	REVISED ELEVATIONS
DATE	REVISION

All legal rights including, but not limited to, copyright and design patent rights, in the designs, arrangements and plans shown on this document are the property of RAV&Assoc., Inc. They may not be used or reused in whole or in part, except in connection with this project, without the prior written consent of RAV&Assoc., Inc. Written dimensions on these drawings shall have precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions and conditions on this project, and RAV&Assoc., Inc. must be notified of any variation from the dimensions and conditions shown by these drawings.

PROPOSED ELEVATIONS

13 FELS ROAD,
WELLESLEY, MASSACHUSETTS

RAV & Assoc., Inc.

21 HIGHLAND AVENUE
NEEDHAM, MASSACHUSETTS 02494
TELEPHONE: (781) 449-8200 FAX: (781) 449-8205

SCALE: 1/4"=1'-0"

APPROVED: S.B.

DESIGNED BY: E.F.

DRAWING No.

DATE: 07/15/2025

DRAWN BY: E.F.

A-3

CHECKED BY: S.B.

REVIEWED BY:





RIGHT ELEVATION



REAR ELEVATION

EXTERIOR DOORS AND WINDOWS SCHEDULE			
ALL WINDOWS ARE ANDERSEN 400-SERIES DOUBLE-HUNG OR EQUAL WITH LOW-E INSULATING GLASS, UNLESS NOTED OTHERWISE. EXTERIOR COLOR: BROWN			
No.	UNIT DIMENSIONS	MODEL	REMARKS
①	6'-0" x 8'-0"	CUSTOM	ENTRY DOOR
②	9'-0" x 9'-0"	CUSTOM	GARAGE DOOR
③	2'-11 5/8" x 5'-0 7/8"	WDH210410	•
④A	2'-11 5/8" x 5'-0 7/8"	WDH210410	• SAFETY GLASS
④	2'-11 5/8" x 6'-0 7/8"	WDH210510	•
⑤	2'-1 5/8" x 4'-0 7/8"	WDH20310	
⑥A	2'-1 5/8" x 4'-0 7/8"	WDH20310	SAFETY GLASS
⑥	2'-7 5/8" x 5'-0 7/8"	WDH26410	
⑥A	2'-7 5/8" x 5'-0 7/8"	WDH26410	SAFETY GLASS
⑦	2'-7 5/8" x 6'-0 7/8"	WDH26510	
⑦A	2'-7 5/8" x 6'-0 7/8"	WDH26510	SAFETY GLASS
⑧	3'-0" x 8'-0"	CUSTOM	ENTRY DOOR
⑨	2'-11 5/8" x 4'-4 7/8"	WDH21042	
⑨A	2'-11 5/8" x 4'-4 7/8"	WDH21042	SAFETY GLASS
⑩	2'-11 5/8" x 2'-9 5/16"	WTR21027	TRANSOM WINDOW
⑪	11'-9" x 7'-11 1/2"	FWG12080	SLIDING DOOR
⑫	2'-1 5/8" x 2'-5 5/16"	WTR2023	TRANSOM WINDOW, SAFETY GLASS
⑫A	2'-1 5/8" x 2'-5 5/16"	WTR2023	TRANSOM WINDOW, SAFETY GLASS

* EGRESS WINDOW MEETS OR EXCEEDS CLEAR OPENING OF 5.7 SF, CLEAR WIDTH 20" AND CLEAR HEIGHT 24"

NOTES:

ALL WINDOWS ARE ANDERSEN 400-SERIES DOUBLE-HUNG OR EQUAL WITH LOW-E INSULATING GLASS, UNLESS NOTED OTHERWISE

EXTERIOR COLOR: BROWN

NOTES:

CONTRACTOR MUST VERIFY ALL SIZES AND ROUGH OPENINGS PRIOR TO ORDERING WINDOWS. CONTACT WINDOW MANUFACTURER FOR DETAILS. CONTACT THE OWNER FOR FINAL SELECTION OF DOORS AND WINDOWS PRIOR TO ORDERING AND PRIOR TO FRAMING DOOR AND WINDOW OPENINGS. VERIFY CLEAR OPENINGS IN ALL BEDROOMS. MINIMUM CLEAR OPENING MUST BE 20 IN (W) x 24 IN (H) AND HAVE MINIMUM OF 5.7 S.F. OF CLEAR OPEN AREA FOR ANY WINDOW EXCEPT OF DOUBLE HUNG WINDOW (3.3 S.F. OF CLEAR OPEN AREA FOR DOUBLE HUNG WINDOW). VERIFY LOCATIONS OF SAFETY GLASS WINDOWS AND DOORS PRIOR TO ORDERING WINDOWS AND DOORS.

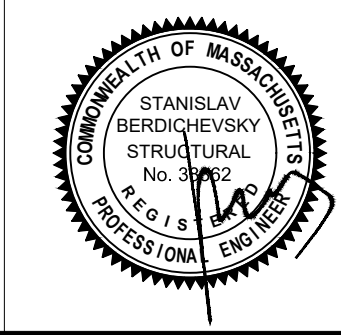
SPECIFIC LOCATIONS:

1. GLAZING IN INGRESS AND MEANS OF EGRESS DOORS;
2. GLAZING IN FIXED AND SLIDING PANELS OF SLIDING DOORS AND SWINGING DOORS;
3. GLAZING IN STORM DOORS;
4. GLAZING IN UNFRAMED SWINGING DOORS;
5. GLAZING IN DOORS AND ENCLOSURES FOR BATHTUBS, STEAM ROOMS AND SHOWERS. GLAZING IN ANY PORTION OF A BUILDING WALL ENCLOSING THESE COMPONENTS WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 60 INCHES ABOVE A STANDING SURFACE.
6. GLAZING IN AN INDIVIDUAL FIXED OR OPERABLE PANEL ADJACENT TO A DOOR WHERE THE NEAREST EXPOSED EDGE OF THE GLAZING IS WITHIN A 24-INCH ARC OF EITHER VERTICAL EDGE OF THE DOOR IN A CLOSED POSITION AND WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 60 INCHES ABOVE THE WALKING SURFACE.
7. GLAZING IN AN INDIVIDUAL FIXED OR OPERABLE PANEL WHICH MEETS THE FOLLOWING CONDITIONS:
 - a) EXPOSED AREA OF AN INDIVIDUAL PANE GREATER THAN 9 S.F.;
 - b) EXPOSED BOTTOM EDGE LESS THAN 18 INCHES ABOVE THE FLOOR;
 - c) EXPOSED TOP EDGE GREATER THAN 36" ABOVE THE FLOOR;
 - d) ONE OR MORE WALKING SURFACES WITHIN 36 INCHES HORIZONTALLY OF THE PLANE OF THE GLAZING.

10/21/25	REVISED ELEVATIONS
09/18/25	REVISED ELEVATIONS
DATE	REVISION

All legal rights including, but not limited to, copyright and design patent rights, in the designs, arrangements and plans shown on this document are the property of RAV&Assoc., Inc. They may not be used or reused in whole or in part, except in connection with this project, without the prior written consent of RAV&Assoc., Inc. Written dimensions on these drawings shall have precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions and conditions on this project, and RAV&Assoc., Inc. must be notified of any variation from the dimensions and conditions shown by these drawings.

REVIEWED BY:



PROPOSED ELEVATIONS		
13 FELS ROAD, WELLESLEY, MASSACHUSETTS		
RAV & Assoc., Inc. 21 HIGHLAND AVENUE NEEDHAM, MASSACHUSETTS 02494 TELEPHONE: (781) 449-8200 FAX: (781) 449-8205		
SCALE: 1/4"=1'-0"		
APPROVED: S.B.	DESIGNED BY: E.F.	DRAWING No.
DATE: 07/15/2025	DRAWN BY: E.F.	A-4
	CHECKED BY: S.B.	



**Town of Wellesley
Planning Department**
888 Worcester Street
Suite 160
Wellesley, MA 02482
(781) 431-1019 x2232

Large House Review TLAG AFFIDAVIT

*Attachment 1 to the Large House
Review Rules and Regulations
Adopted 6/27/17; Effective 7/1/17*

Instructions:

This Affidavit and the Directions on pages 3 thru 5 are used to determine the "Total Living Area plus Garage Space" or "TLAG" of single family dwellings and associated accessory structures. TLAG is a defined term in Section XVID, *Large House Review*, of the Zoning Bylaw, by which the floor area of single family dwellings and associated accessory structures is calculated. **This Affidavit is required to be completed and submitted (pgs 1 & 2 only; use additional sheets if necessary) for review by the Building Department for all new single-family dwellings and additions to single-family dwellings, all new accessory structures over 100 square feet in area and additions to such structures, and any other project for which the Inspector of Buildings deems submission of the form necessary.**

Please complete this Affidavit in full and provide the following materials:

- Complete and accurate dimensioned plans, including floor plans, elevations of the entire structure (alterations of existing buildings that add 5% or less of TLAG are not required to submit plans for the entire structure).
- A separate plan providing calculations for determining the TLAG of the proposed structure.

This information will be used by the Building Department to determine whether a project is subject to review by the Planning Board under Section XVID, *Large House Review*, of the Zoning Bylaw. Large House Review ("LHR") is required for:

- New single-family homes and associated accessory structures which exceed the area calculation threshold established in the LHR section (XVID) of the Zoning Bylaw; or
- Additions to single-family homes and associated accessory structures when the addition increases the existing calculated area of the dwelling by more than 10% **and** the resulting area of the dwelling exceeds the same established threshold.

Application Information:

Property Address: 13 Fells Road, Wellesley MA

Single Residence Area District (Circle One):	10,000	15,000	20,000	30,000/40,000
TLAG Threshold:	3,600	4,300	5,900	7,200

Applicant Name: Chunyong Lin Phone #: 336-745-6688
(Builder or Record of Permit Application)

I do hereby certify under the pains and penalties of perjury that the information provided within this Affidavit is true and correct and these calculations are for zoning purposes only.

Applicant's Signature Chunyong Lin Date 9/5/2025

For Town Use Only

Affidavit: ☐ Approved ☐ Denied
Large House Review: ☐ Required ☐ Not Required

Notes:

Building Inspector _____ Date _____

LARGE HOUSE REVIEW - TLAG AFFIDAVIT

Property Address: 13 Fells Road, Wellesley MA
Applicant Name: Chunyong Lin

CHECK ONE:

☒ **For New Single Family Dwelling (including accessory structure(s)):**

Proposed TLAG (a+b+c+d+e+f from calculations below) = 3,569.9 SF

☐ **For Additions to Single Family Dwellings/Accessory Structures:**

TLAG of Existing Dwelling/Accessory Structures (subtract any areas to be removed):	
TLAG of Proposed Addition(s):	
Proposed Total TLAG of Existing Dwelling/Accessory Structures plus Addition(s):	
% Increase of TLAG: $\frac{\text{(Total TLAG)} - \text{(Existing TLAG)}}{\text{(Existing TLAG)}} \times 100 =$	

BASEMENT TLAG CALCULATION - refer to Basements on pages 4 and 5Basement Area 1

Height of basement wall: 9'; Average height of basement wall above grade: 1'

% of basement wall above grade: 11.1 %; If 25% or greater a portion counts as TLAG

Entire basement area (sq. ft.): 1,442 SF; Basement area that counts toward TLAG (sq. ft.): 0
 (a)

Basement Area 2(if applicable; if basement-ceiling heights are not the same height in different portions of the basement, please calculate those sections separately.)

Height of basement wall: _____; Average height of basement wall above grade: _____

% of basement wall above grade: _____; If 25% or greater a portion counts as TLAG

Entire basement area (sq. ft.): _____; Basement area that counts toward TLAG (sq. ft.): _____
 (a)

ABOVE-GRADE TLAG CALCULATION - refer to Above-Grade Floors on page 3

First floor area (sq. ft.) 1,908.2 SF Second floor area (sq. ft.) 1,688.7 SF
 (b) (c)

ATTIC TLAG CALCULATION - refer to Attics on page 3

Attic area (sq. ft.): 0
 (d)

ACCESSORY STRUCTURE TLAG CALCULATION

Number of detached accessory structures greater than 100 sq. ft. in area: N/A

First floor area (sq. ft.) _____ Second floor area (sq. ft.) _____
 (e) (f)

LARGE HOUSE REVIEW - TLAG AFFIDAVIT

Property Address: 13 Fells Rd, Wellesley, MA 02482

Applicant Name: Chunyong Lin

DIRECTIONS FOR THE CALCULATION OF TLAG

General

Total Living Area plus Garage ("TLAG") is as defined in Section XVID of the Zoning Bylaw. This Attachment to the *Large House Review Rules and Regulations* provides additional direction on the calculation of TLAG.

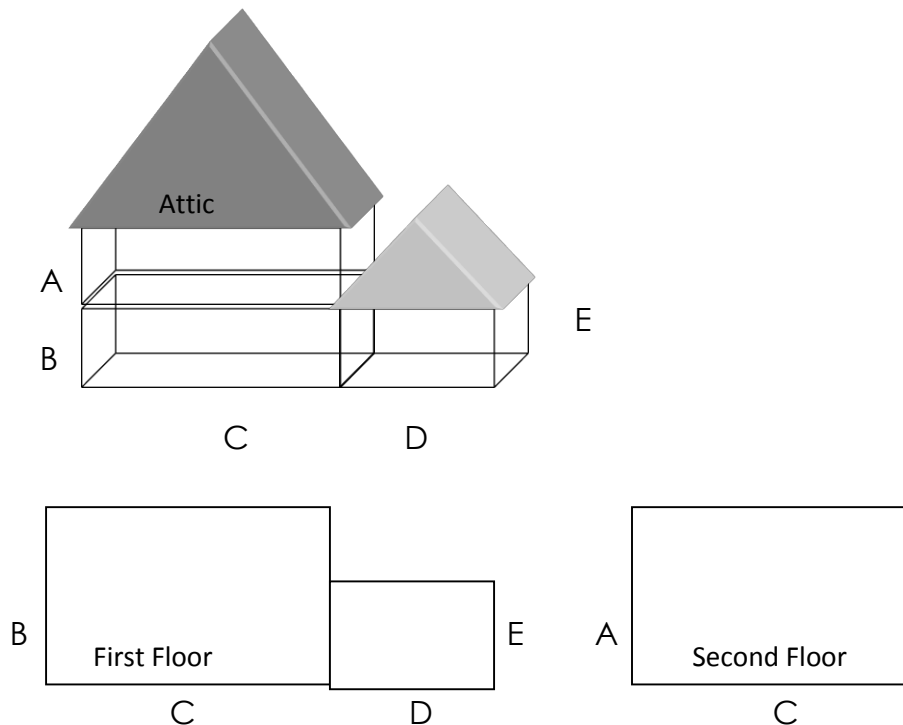
Multiple Building Permits

Multiple building permits that increase TLAG at the same location within any three-year period (i.e., within a three-year moving window) shall be collectively considered as one project for the purposes of LHR thresholds.

Calculating Total Living Area plus Garage Space

- 1. Above-Grade Floors:** Figure 1 illustrates how the TLAG of the main body of the house and/or accessory structures shall be calculated. Measurements are to be taken from the exterior surface of the exterior walls (all interior area shall be included in the measured dimensions, including interior stairways, areas occupied by chimneys, garage, and storage space; heated porches shall be included).

Figure 1 Calculation of Structures



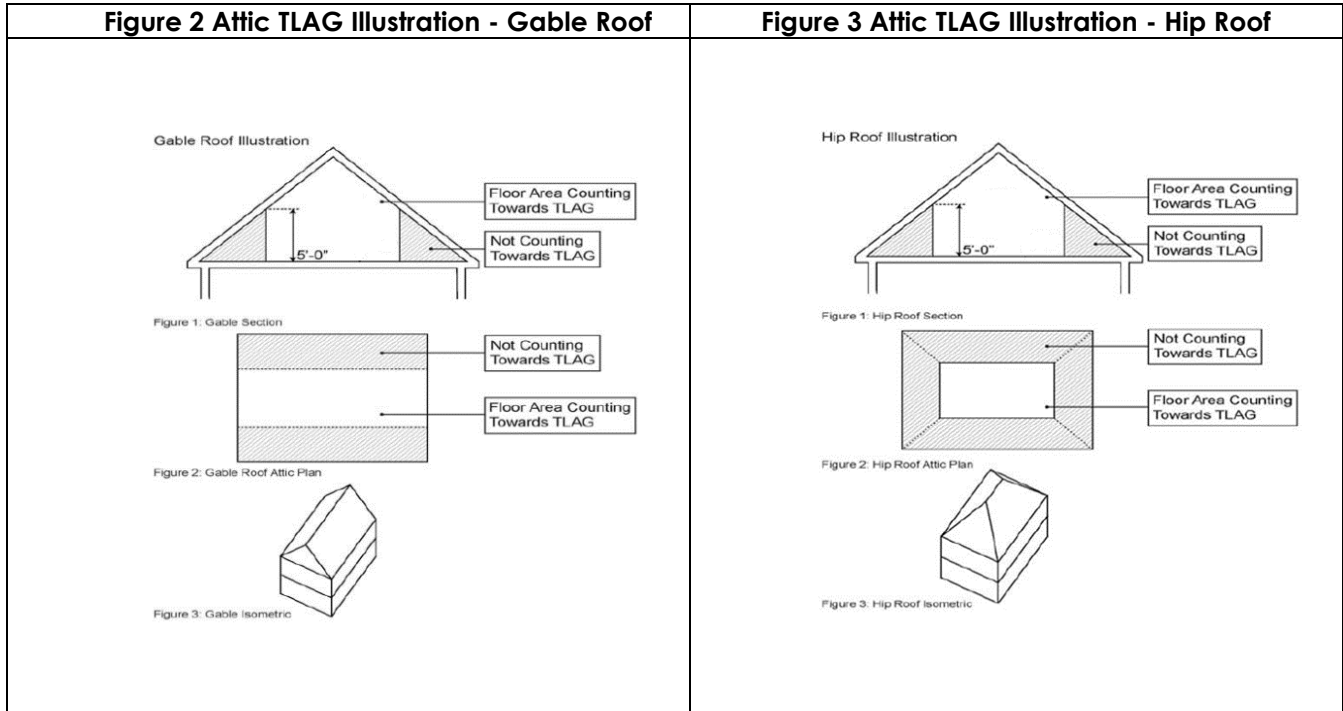
$(B \times C) + (D \times E) + (A \times C)$ = The sum of the horizontal areas of the above-grade floors measured from the exterior face of the exterior walls.

LARGE HOUSE REVIEW - TLAG AFFIDAVIT

Property Address: 13 Fells Rd, Wellesley, MA 02482

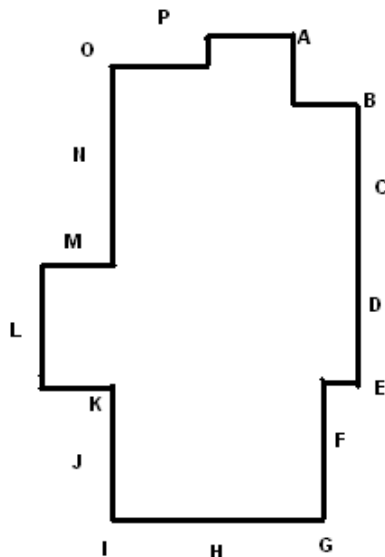
Applicant Name: Chunyong Lin

2. **Attics:** Figures 2 and 3 below illustrate how attic area shall be measured (calculations are applicable to all roof types).



3. **Basements:** Figure 4 illustrates how basements are to be measured. These calculations include all areas of basements, including garage and unfinished/storage areas; garages and storage areas in basements are not additive, but are calculated as basement TLAG. Basement area calculations shall be taken from the interior of the foundation walls.

Figure 4 Basement TLAG Illustration



- Starting at one corner of the structure measure the height of the basement wall above grade every 10 linear feet.
- Average these measurements.
- The average wall height above grade is the numerator.
- The denominator is the height of the basement wall measured from the basement floor slab to the underside of the floor joists.
- The fraction created is the percentage of basement wall above grade.
- If the fraction is below $\frac{1}{4}$ or .25 the basement is exempt from TLAG.**
- If the fraction is $\frac{1}{4}$ (.25) or more a portion of the basement will count towards TLAG.**
- The amount of the basement that will count towards TLAG is calculated by multiplying the area of the basement by the percentage/fraction.

Property Address: _____
Applicant Name: _____

Calculating Basement TLAG

$$\frac{A \text{ thru } P}{16} = \text{Average Wall Height Above Grade}$$

$$\frac{\text{Average Wall Height Above Grade}}{\text{Height of Basement Wall}} = \% \text{ of Basement Above Grade}$$

4. Multi-Story Interior Spaces:

- a. Features such as a foyer, balcony, vaulted ceiling, or cathedral ceiling with a ceiling height of 12 or more feet shall be counted as multiple stories.
- b. The floor area of a two-story foyer shall be counted as first floor space as well as second floor space.
- c. Multi-story interior finished spaces that contain cathedral, tray, or vaulted ceiling with a vertical wall height 12 feet or more will count as an additional full story.
- d. Multi-story interior finished spaces that contain cathedral, tray, or vaulted ceiling with a vertical wall height less than 12 feet will count as a single story.

5. TLAG Exemptions

- a. Exterior areas occupied by a chimney, covered or uncovered patios or stairs, areas under a canopy, decks, unheated porches and bay or bow windows having no foundation will not count toward TLAG.

Activities Exempt from Large House Review

Generally, the finishing of existing floor area that does not involve additions, is exempt from Large House Review. In most cases, the area being finished already counts as existing TLAG. For example, the completion or finishing of attics in existing structures where there is no addition, alteration of the roof, or adding of dormers, is likely exempt from Large House Review; similarly, the finishing of existing basement area without alteration of the foundation is also likely exempt from Large House Review.





