

TOWN OF WELLESLEY



MASSACHUSETTS

## ZONING BOARD OF APPEALS

888 WORCESTER STREET • SUITE 160 • 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: 1/27/26ZBA: 2024-80

Petition for:	<u>Residential Fee</u>	<u>Commercial &amp; Municipal Fee</u>
Variance	\$200	
Special Permit <u>— Amend</u>	<u>✓</u> \$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	<u>✓</u> \$25
Petitioner assumes all costs for Peer Review		

Property Location: 679 WORCESTER STZoning District: 20,000 SF SINGLERESIDENCE

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

Prior Zoning Decisions: Special Permit/Finding: ZBA 2024-80 Variance:Applicable Section(s) of the Zoning Bylaw: 2.1.A.8.b AND SECTION 6.3Explanation of Request: MODIFICATION TO ORIGINALLY APPROVED SITE PLAN

Requested Relief:

<input type="checkbox"/>	<u>Lot Area</u>	<input type="checkbox"/>	<u>Front Yard Depth (Street Setback)</u>
<input type="checkbox"/>	<u>Lot Coverage</u>	<input type="checkbox"/>	<u>Side Yard Width (Side Line Setback)</u>
<input type="checkbox"/>	<u>Frontage</u>	<input type="checkbox"/>	<u>Rear Yard Depth (Rear Line Setback)</u>
<input type="checkbox"/>	<u>Front Yard Width</u>	<input checked="" type="checkbox"/>	<u>Other</u> <u>MODIFY EXISTING SPECIAL PERMIT</u>

OWNER OF PROPERTY/PETITIONER: Mariela Vargas-IrwinMAILING ADDRESS: 679 Worcester Street, Wellesley MA 02481PHONE: WORK: 617-2831276 HOME: SIGNATURE OF OWNER: Mariela Vargas-IrwinAGENT FOR PETITIONER (PLEASE PRINT): MICHAEL CONNORSMAILING ADDRESS: 621 MAIN ST, SHREWSBURY MA 01545PHONE: WORK: 508-335-8123 HOME: 508-335-8123EMAIL ADDRESS: MIKE@REMODELWERKSLLC.COM

679 Worcester St

Wellesley MA 02482

Narrative describing request for Zoning Relief, 1.27.2026.

To Whom it may concern,

On January 9, 2025, the ZBA granted a special permit (ZBA 2024-80) on the above listed property to allow the existing two-family dwelling to be used as an Applied Behavioral Learning Services center in a Single Residence District. The decision was later recorded at the Norfolk County Registry of Deeds after the appeals period had expired.

The purpose of the special permit was to approve a child care facility in a single residential district. The project is otherwise in conformity with all dimensional requirements. This is still the case with the amended plans. No dimensional relief is requested.

After the special permit was granted, the project was brought to the WPC, seeking approval to build within the Wetland Buffer Zone(s). After multiple rounds of revisions, the site plan was approved, but the overall site plan, specifically related to parking, was heavily amended by the WPC. They requested all parking spaces be moved outside of the 100' buffer zone, but still allowed the one-way circulatory flow of traffic that was originally requested by the ZBA.

At the January 8, 2026 ZBA meeting, the approved site plan from the WPC was presented to the board. The board deemed that the change was significant enough to warrant a new public hearing.

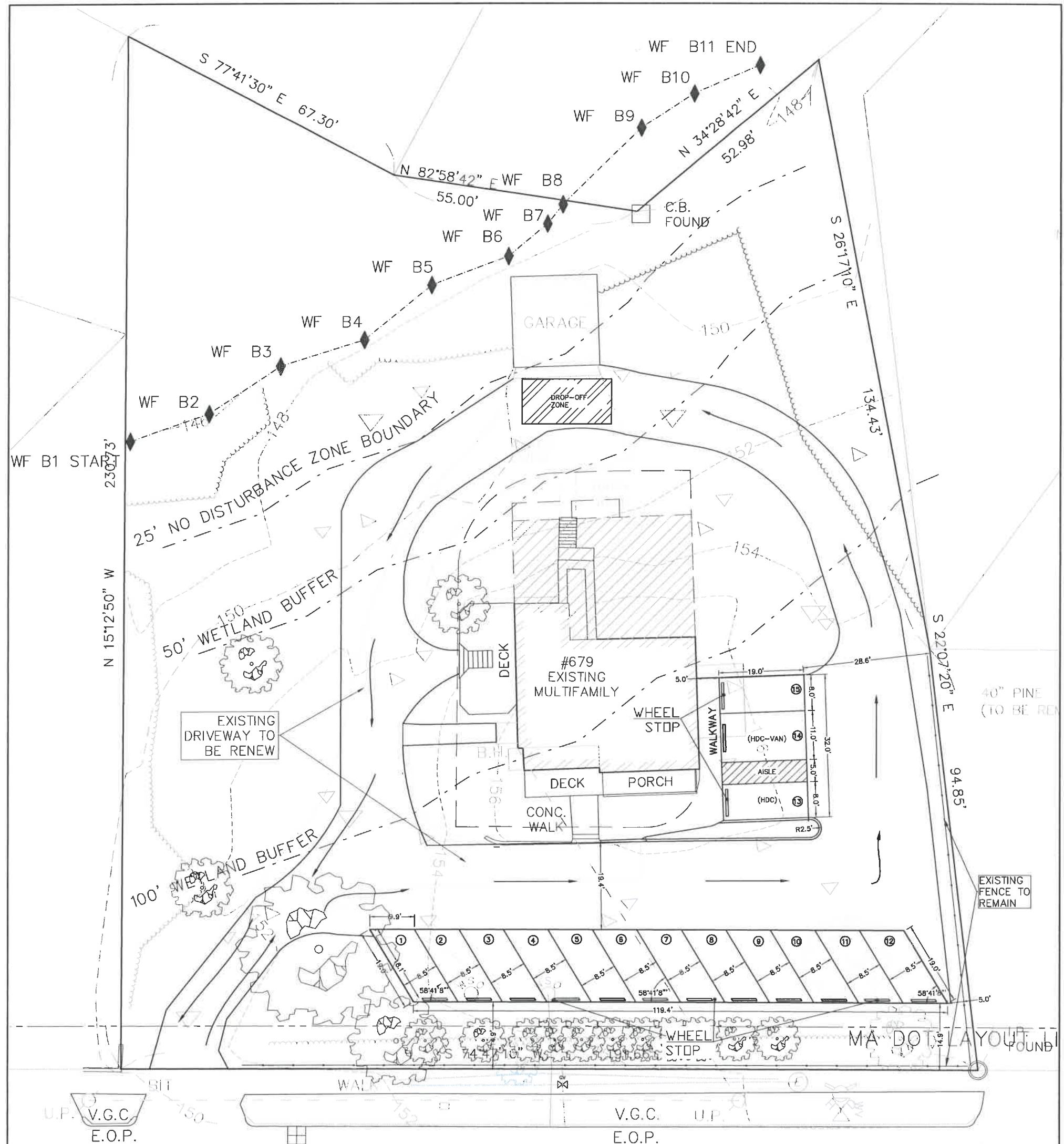
After the meeting, Spruhan Engineering, who performed the stormwater site plans and analysis for WPC, created an updated parking plan, showing dimensioned spaces, overall circulation, existing fence locations, handicap spaces, etc.

We are seeking an amendment to the existing special permit based on the newly submitted "PROPOSED PARKING LAYOUT PLAN" Dated 1.27.2026 by Spruhan Engineering.

Respectfully Submitted,



Michael T. Connors (Authorized agent)



E.O.P.  
WORCESTER STREET

1. SURVEY, BOUNDARY, AND SETBACK INFORMATION PROVIDED BY OTHERS. NO RESPONSIBILITY IS ASSUMED FOR PROPERTY LINES, EASEMENTS, OR ZONING COMPLIANCE.
2. ALL VEHICLES SHALL ENTER AND EXIT THE SITE IN A FORWARD DIRECTION. NO BACKING MOVEMENTS ONTO THE PUBLIC WAY.
3. PARKING LAYOUT IS CONCEPTUAL AND SUBJECT TO TOWN APPROVAL.
4. ACCESSIBLE (ADA/HDC) PARKING SHALL COMPLY WITH ADA AND MASSACHUSETTS 521 CMR.
5. ON-STREET PARKING IS NOT PROPOSED AND NOT RELIED UPON FOR ZONING COMPLIANCE.
6. CONTRACTOR SHALL VERIFY ALL FIELD CONDITIONS PRIOR TO CONSTRUCTION.

**HDC— HANDICAPPED DESIGNATED COMPLIANCE**

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 Spruhan Engineering, P.C. They may not be used or reused in whole or in part, except in connection with this project, without the prior written consent of Spruhan Engineering, P.C.. 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 Spruhan Engineering, P.C., must be notified of any variation from the dimensions and conditions shown by these drawings.

DATE:	1/27/2026
DRAWN BY:	Y.L.
CHECKED BY:	G.B.
APPROVED BY:	E.S

**PROPOSED PARKING LAYOUT PLAN**

**SHEET C3.1**



**SPRUHAN  
ENGINEERING, P.C.**  
80 JEWETT ST. (SUITE 1)  
NEWTON, MA 02458  
Tel: 617-816-0722  
Email:  
edmund@spruhaneng.com

679 WORCESTER  
STREET, WELLESLEY  
MASSACHUSETTS

## CIVIL PLAN

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## SCOPE OF WORK:

ADDITION, INTERIOR REMODEL, SIDING, ROOFING, EXTERIOR HARDSCAPE.

## GENERAL NOTES:

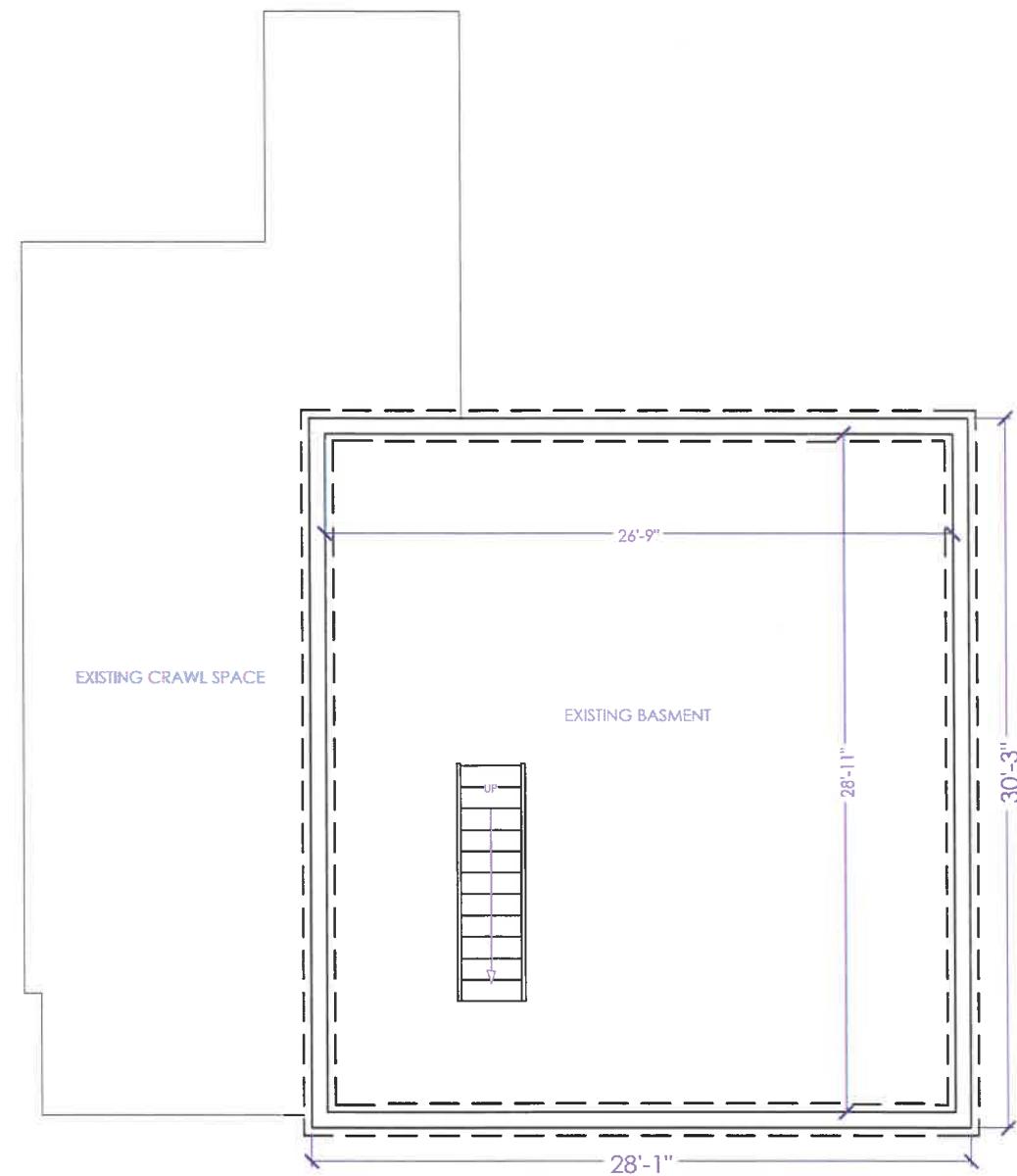
- 1: ALL DIMENSIONS ARE TO/FROM FINISH TO FINISH UNLESS OTHERWISE NOTED.
- 2: ALL DIMENSIONS TO BE VERIFIED IN FIELD DURING DEMOLITION PHASE.
- 3: THESE DRAWINGS WERE PRODUCED WITH THE INTENTION TO BE USED FOR REMODELWERKS DESIGN/BUILD SYSTEM, AND THEY DO NOT CONTAIN SUFFICIENT DETAILS FOR USE BY OTHER BUILDING/REMODELING COMPANIES. RW AND THE DESIGNER SHALL NOT BE HELD LIABLE OR FINANCIALLY RESPONSIBLE FOR ANY REASON IF OTHER CONTRACTORS PERFORM THE CONSTRUCTION. THESE DRAWINGS MUST BE FIELD VERIFIED FOR ANY AND ALL CONDITIONS, DIMENSIONS, CONFORMITY WITH CODES, ETC.
- 4: THIS IS A SCHEMATIC SET OF DRAWINGS AND ARE NOT TO BE USED FOR CONSTRUCTION.

## DRAWINGS PREPARED BY:

 **EMILY's  
Interiors**



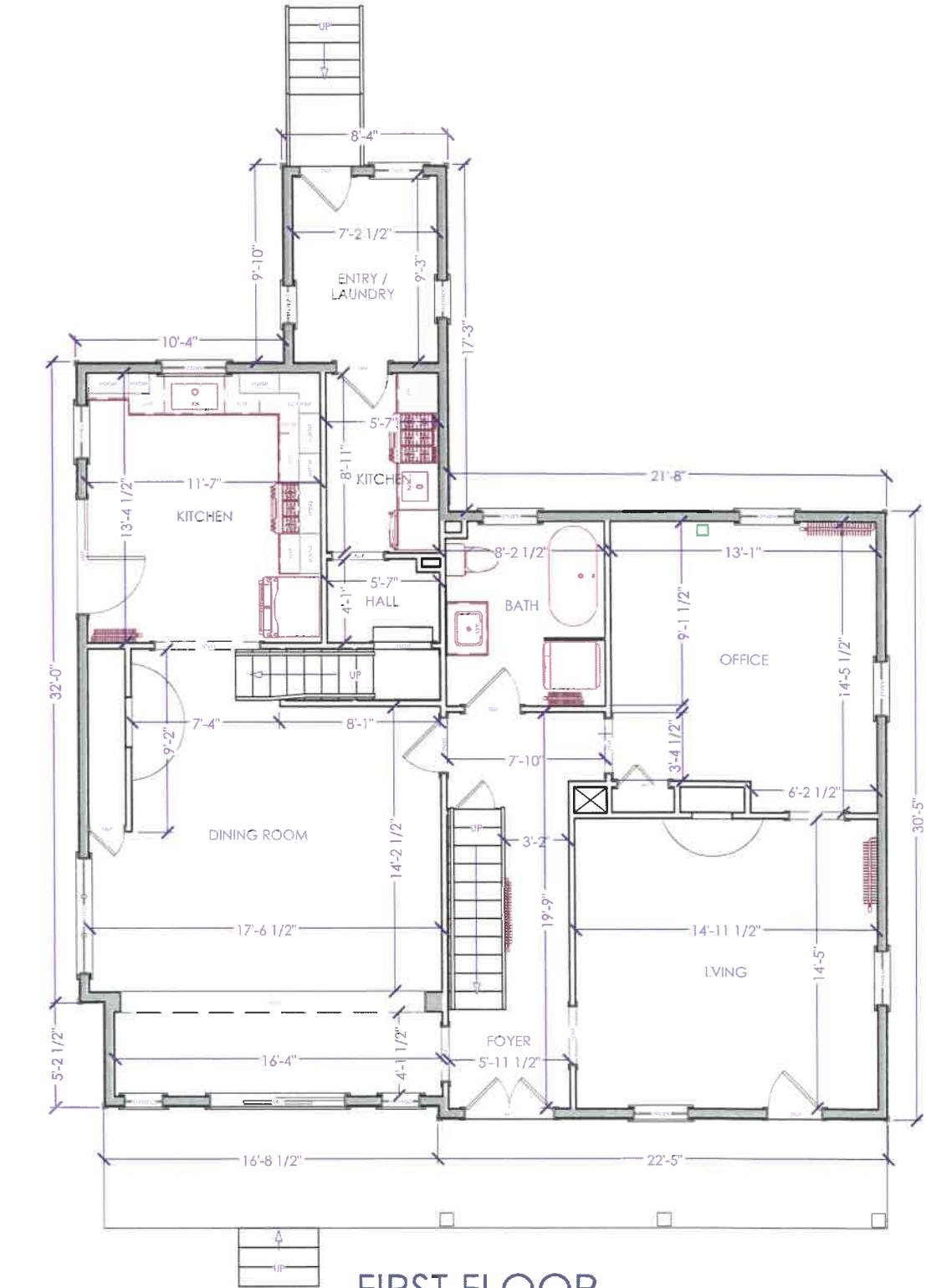
**ABLS / VARGAS-IRWIN**  
**679 WORCESTER STREET, WELLESLEY, MA 02482**



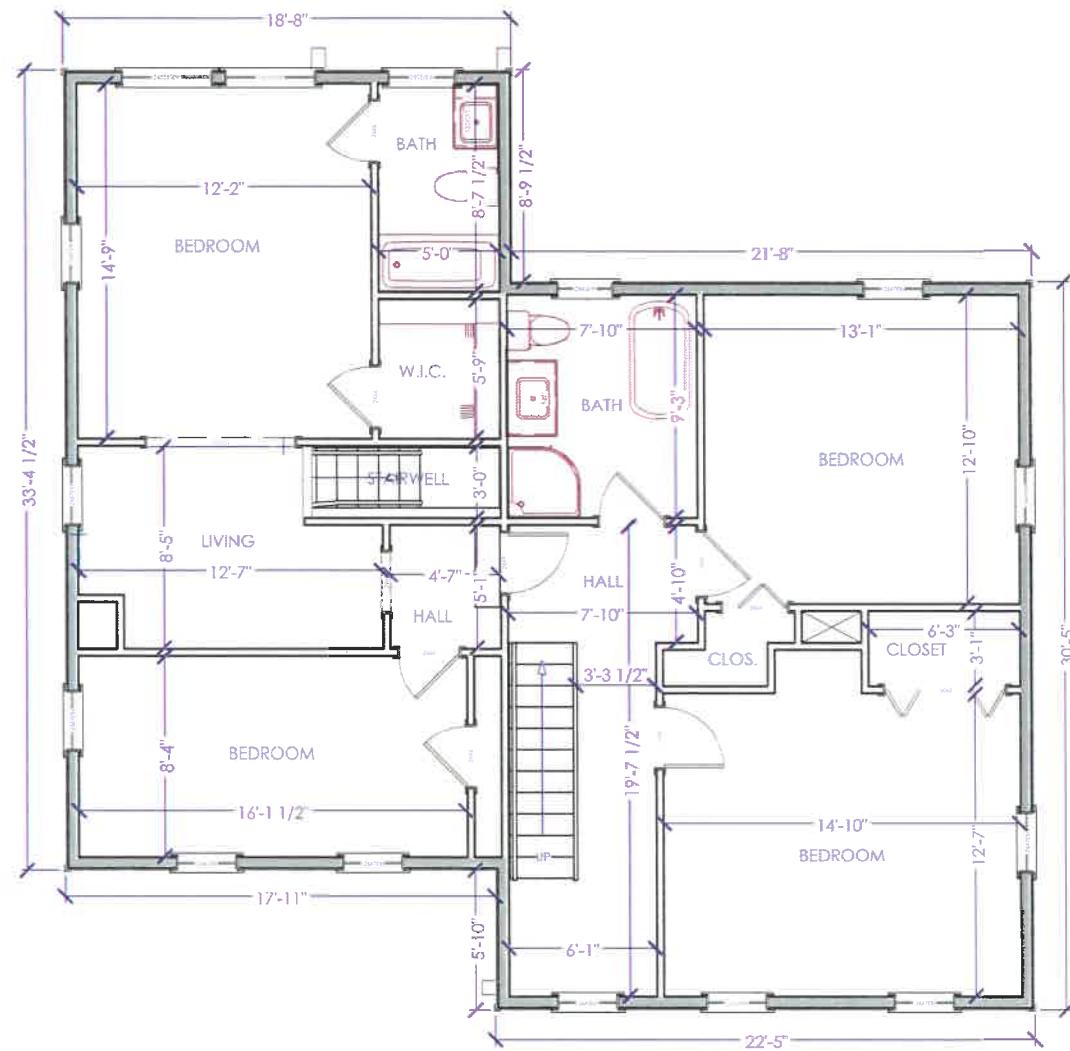
## BASEMENT

## EXISTING FLOOR PLANS

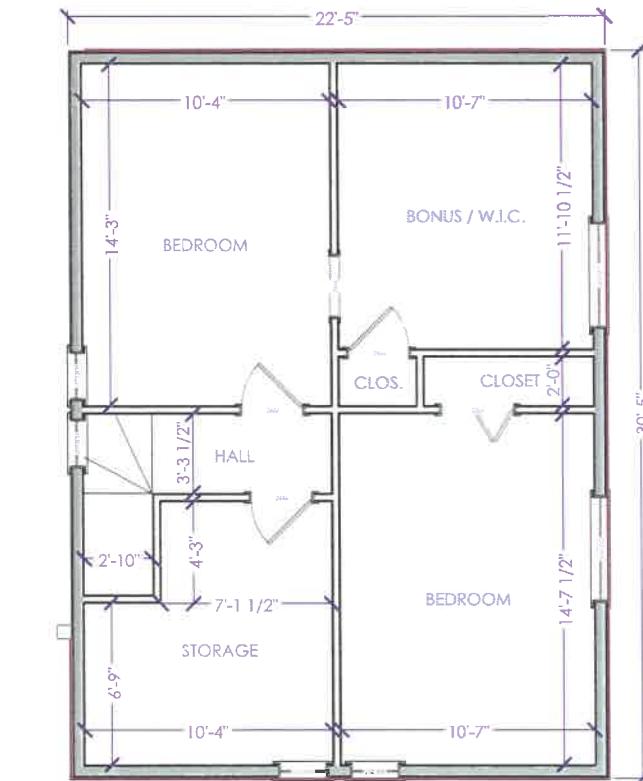
$$\underline{1/8"} = 1\text{'}-0\text{"}$$



## FIRST FLOOR



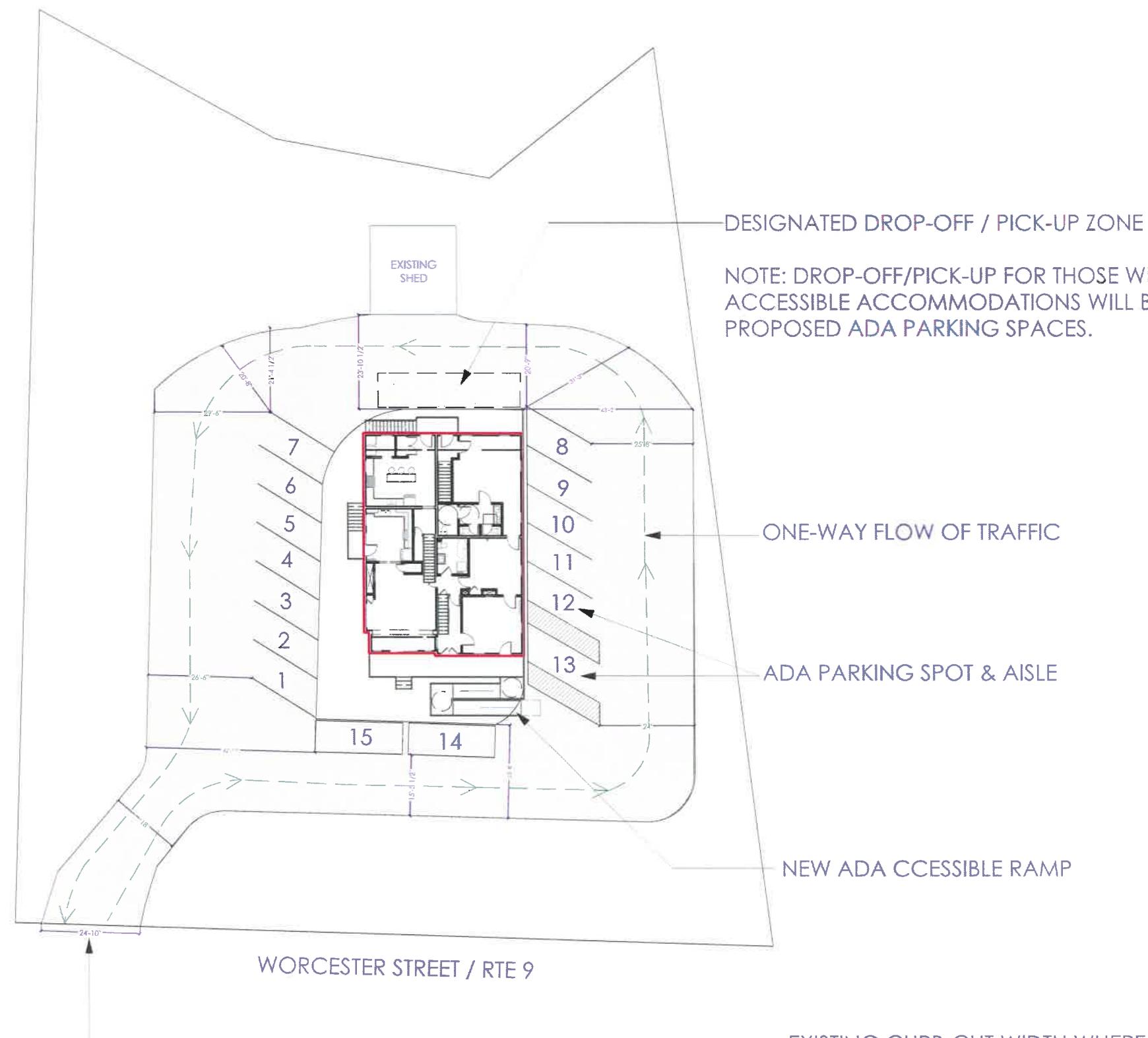
SECOND FLOOR



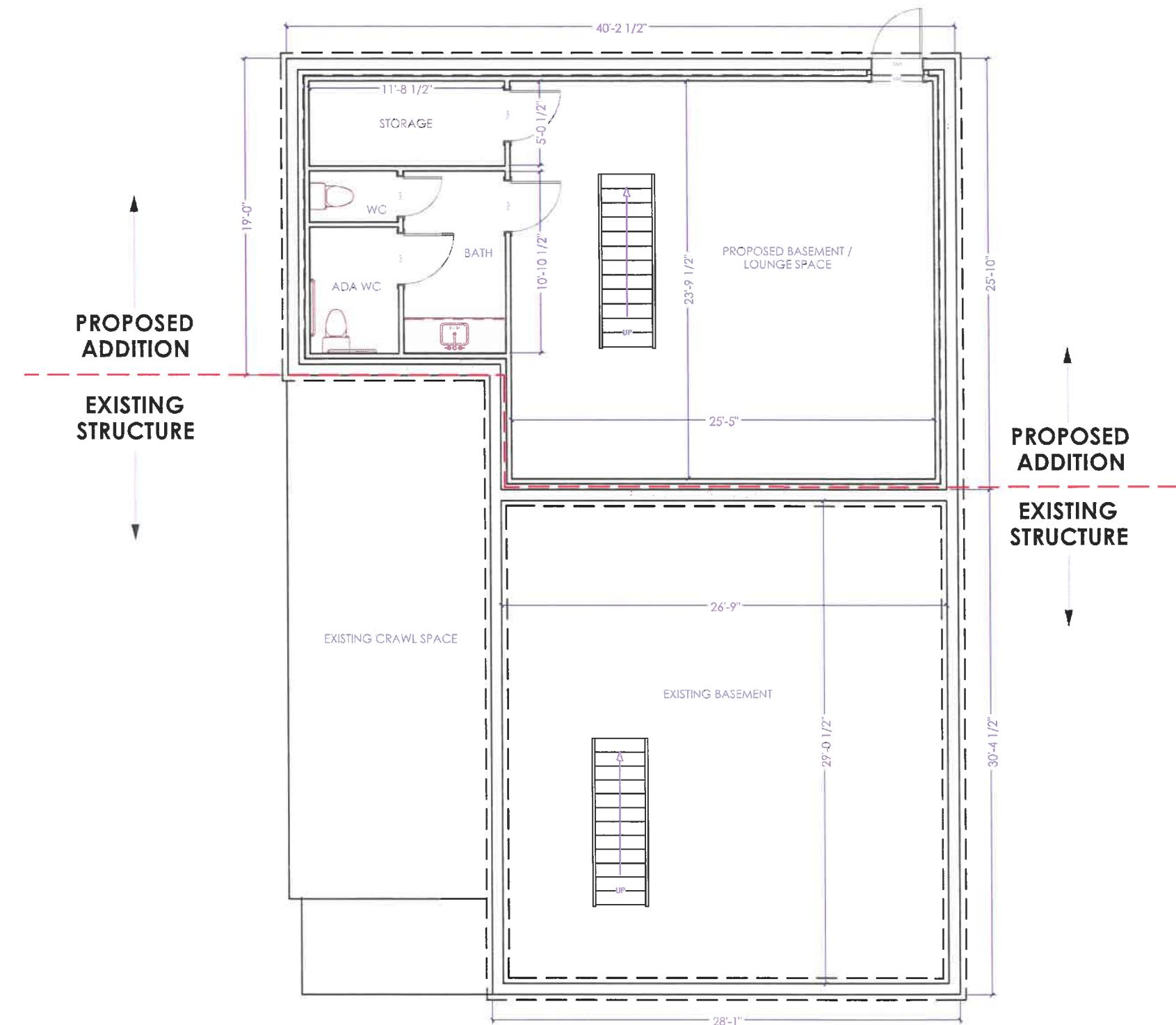
THIRD FLOOR

EXISTING FLOOR PLANS

1/8" = 1'-0"

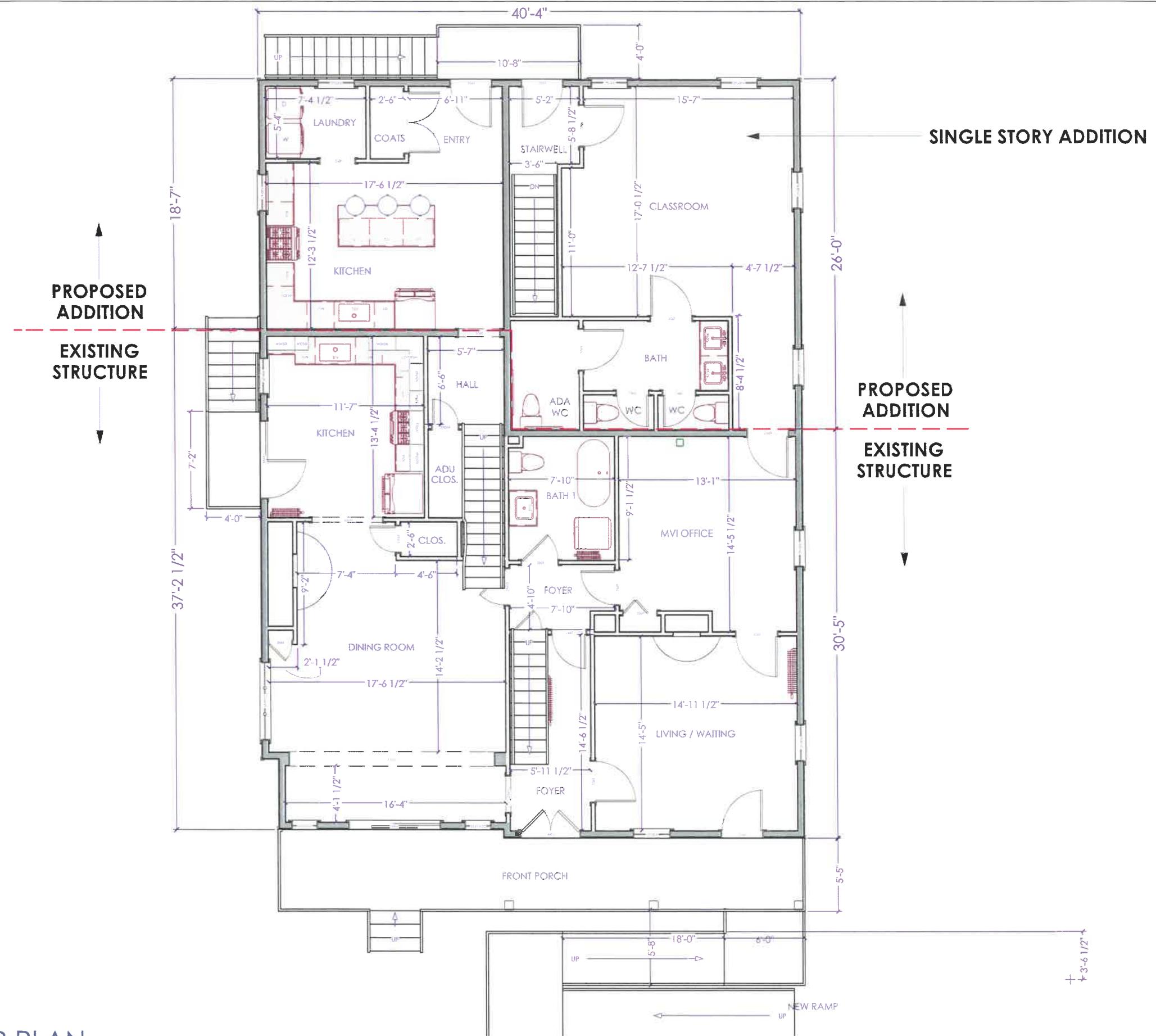


PROPOSED PLOT PLAN  
NOT TO SCALE



## PROPOSED BASEMENT PLAN

1/8" = 1'-0"



## PROPOSED FIRST FLOOR PLAN

$$\underline{1/8'' = 1'-0''}$$



**PROJECT DESCRIPTION:**

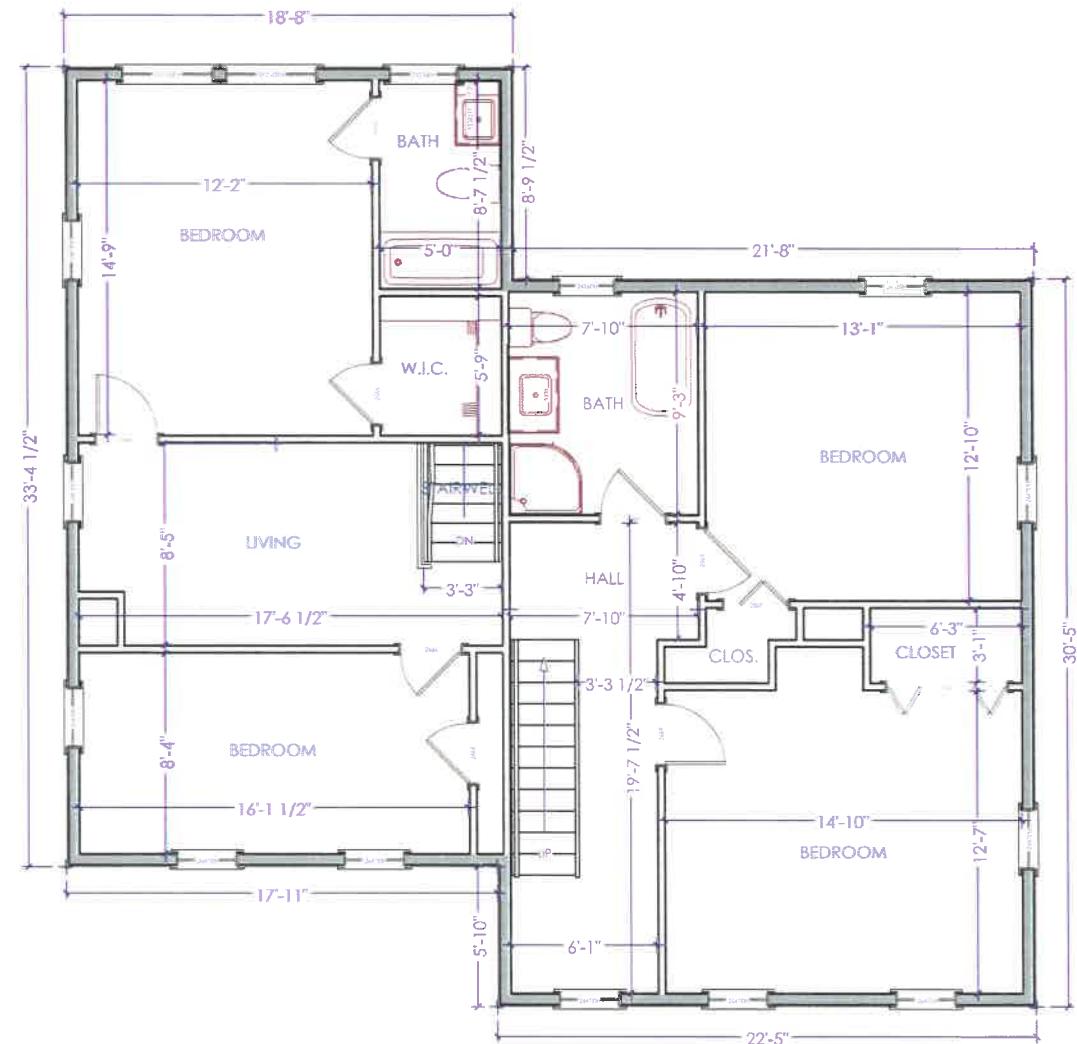
ABLS / VARGAS-IRWIN

SHEET TITLE:

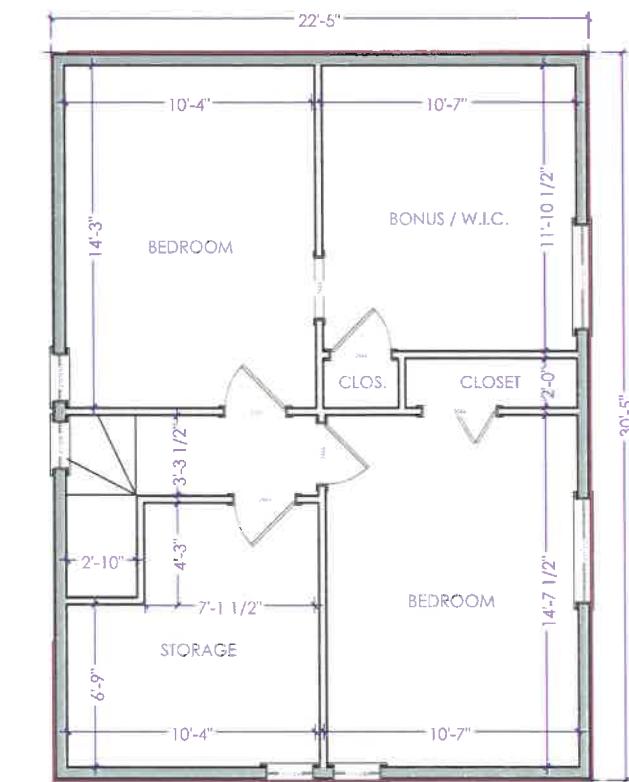
NO.	DESCRIPTION	BY	DATE
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CALE:	DATE:
S NOTED	01.07.25

A-6



SECOND FLOOR

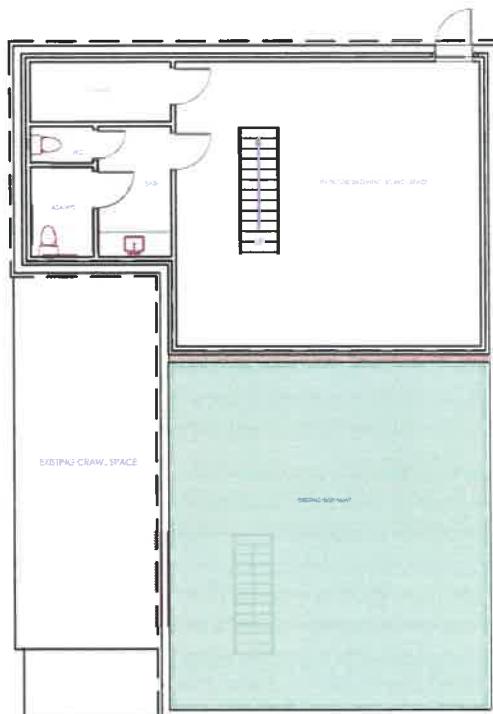


THIRD FLOOR

PROPOSED SECOND & THIRD FLOOR PLANS

1/8" = 1'-0"

LEGEND	
<input type="checkbox"/>	ABLS FACILITY
<input type="checkbox"/>	DWELLING UNIT #1
<input type="checkbox"/>	DWELLING UNIT #2
<input checked="" type="checkbox"/>	FIRE RATED SEPARATION



BASMENT



FIRST FLOOR



SECOND FLOOR



THIRD FLOOR

DIAGRAM - DU #1 VS. DU #2 VS. ABLS

1/8" = 1'-0"



PROJECT DESCRIPTION:

ABLS / VARGAS-IRWIN

SHEET TITLE:

DIAGRAM: DU #1 VS. DU #2 VS. ABLS

NO.

DESCRIPTION

BY

DATE

1 SCHEMATIC

GEF

01.07.25

SCALE:

DATE:

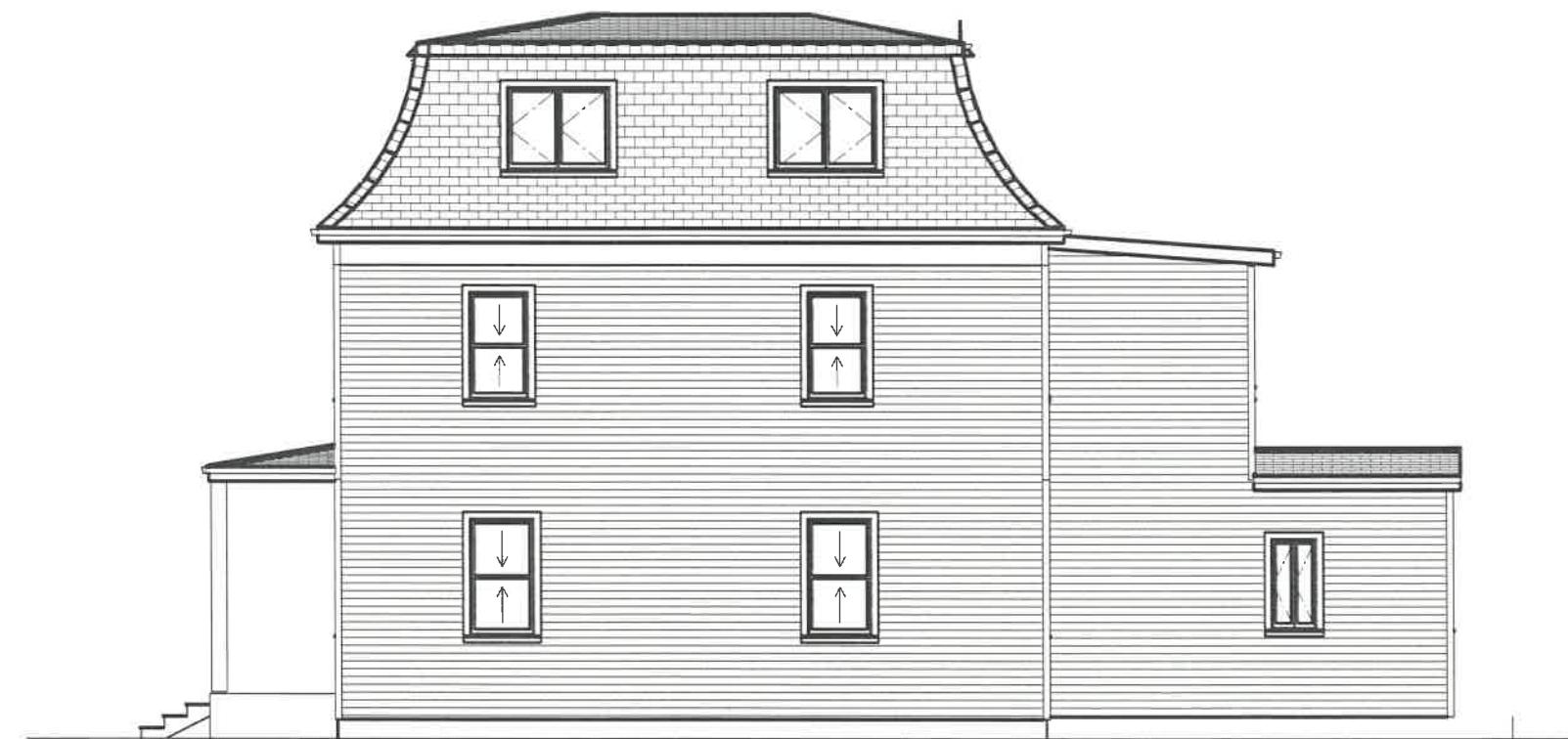
AS NOTED

01.07.25

**A-8**



FRONT ELEVATION



RIGHT ELEVATION

EXISTING EXTERIOR ELEVATIONS

1/8" = 1'-0"



REAR ELEVATION



LEFT ELEVATION

EXISTING EXTERIOR ELEVATIONS

1/8" = 1'-0"



PROJECT DESCRIPTION:

ABLS / VARGAS-IRWIN

SHEET TITLE:

EXISTING EXTERIOR  
ELEVATIONS

NO.	DESCRIPTION	BY	DATE
1	SCHEMATIC	GEF	01.07.25

SCALE:	DATE:
AS NOTED	01.07.25

**A-10**



PROPOSED EXTERIOR ELEVATIONS - FRONT

1/8" = 1'-0"



PROJECT DESCRIPTION:

ABLS / VARGAS-IRWIN

SHEET TITLE:

PROPOSED EXTERIOR  
ELEVATIONS

NO.	DESCRIPTION	BY	DATE
1	SCHEMATIC	GEF	01.07.25

SCALE:	DATE:
AS NOTED	01.07.25

A-11



PROPOSED EXTERIOR ELEVATIONS - RIGHT

1/8" = 1'-0"



PROJECT DESCRIPTION:

ABLS / VARGAS-IRWIN

SHEET TITLE:

PROPOSED EXTERIOR  
ELEVATIONS

NO.

DESCRIPTION

BY

DATE

1

SCHEMATIC

GEF

01.07.25

SCALE:

AS NOTED

DATE:

01.07.25

**A-12**



PROPOSED EXTERIOR ELEVATIONS - REAR

1/8" = 1'-0"



PROJECT DESCRIPTION:

ABLS / VARGAS-IRWIN

SHEET TITLE:

PROPOSED EXTERIOR  
ELEVATIONS

NO.	DESCRIPTION	BY	DATE
1	SCHEMATIC	GEF	01.07.25

SCALE:	DATE:
AS NOTED	01.07.25

A-13



PROPOSED EXTERIOR ELEVATIONS - LEFT

1/8" = 1'-0"



PROJECT DESCRIPTION:

ABLS / VARGAS-IRWIN

SHEET TITLE:

PROPOSED EXTERIOR  
ELEVATIONS

NO.

1

DESCRIPTION

SCHEMATIC

BY

GEF

DATE

01.07.25

SCALE:

AS NOTED

DATE:

01.07.25

A-14