

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: 01/20/2026ZBA: 2026-12

Petition for:	Residential Fee	Commercial & Municipal Fee
Variance	_____ \$200	_____
Special Permit	<u>X</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	_____ \$25
Petitioner assumes all costs for Peer Review		

Property Location: 272 Oakland Street, Wellesley 02481Zoning District: SR 15

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

Prior Zoning Decisions: Special Permit/Finding: Granted

Variance: _____

Applicable Section(s) of the Zoning Bylaw: Section XVII and Section XXV

Explanation of Request: The previously approved Special Permit/Finding addressed the proposal to raise the roof by 12 feet above the existing nonconforming garage and breezeway in order to accommodate a 27.8-foot by 19.34-foot second-story addition.

Requested Relief:

_____ Lot Area	_____ Front Yard Depth (Street Setback)
_____ Lot Coverage <u>X</u>	_____ Side Yard Width (Side Line Setback)
_____ Frontage	_____ Rear Yard Depth (Rear Line Setback)
_____ Front Yard Width	_____ Other _____

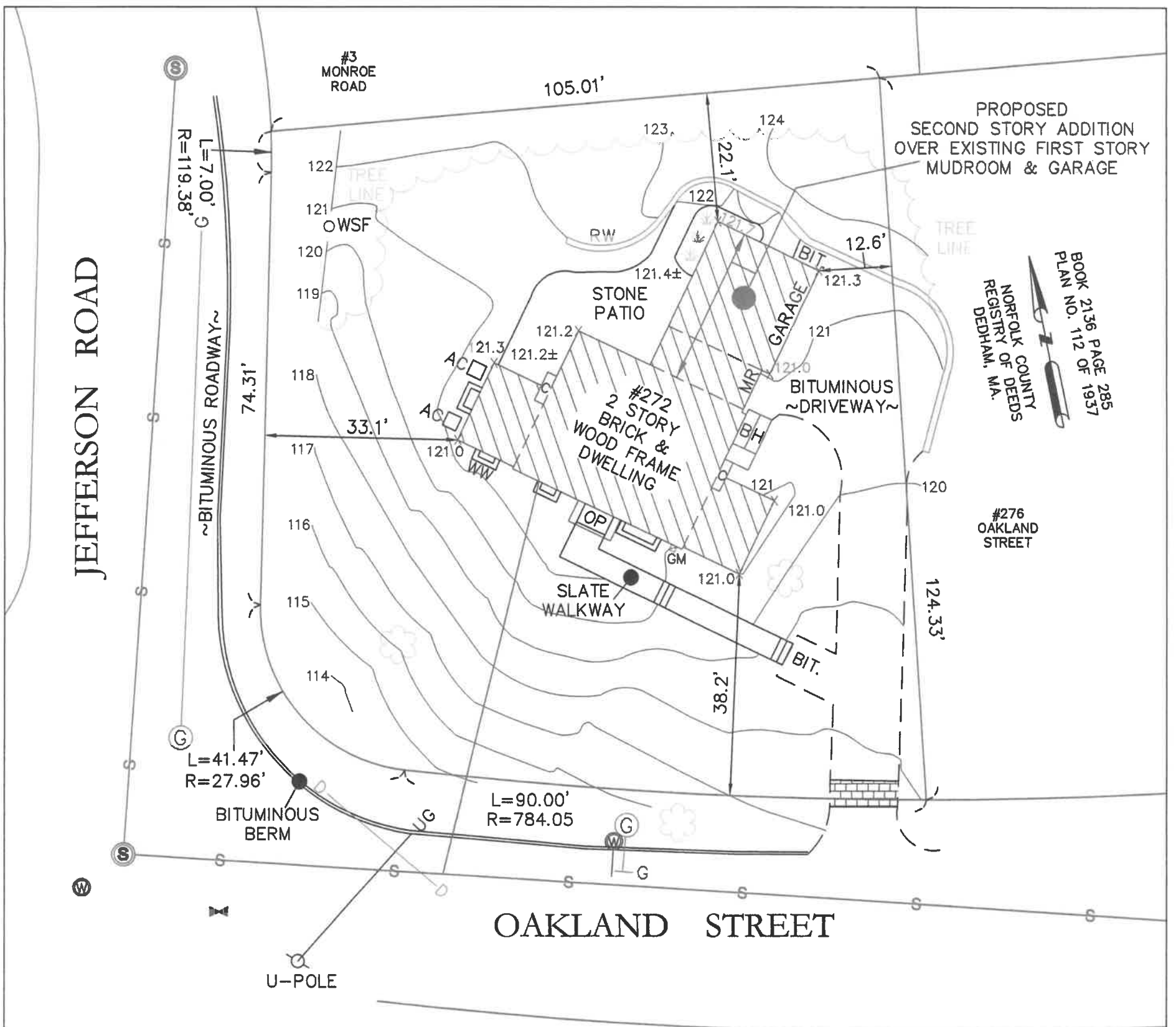
OWNER OF PROPERTY/PETITIONER: Steven BocamazoMAILING ADDRESS: 272 Oakland Street Wellesley, MA 02481PHONE: _____ WORK: _____ HOME: (617)283-5974

SIGNATURE OF OWNER:

Signed by:

 3E5FB4FAF103478...

AGENT FOR PETITIONER (PLEASE PRINT): Rosemont Design LLCMAILING ADDRESS: 575 Washington Street #2C Canton, MA 02021PHONE: _____ WORK: (681)617-5670 X2 HOME: _____EMAIL: Mbeecy@rosemont-design.com



OWNER:
STEVEN J. BOCAMAZO
TRUSTEE

DEED REFERENCE:
DEED BOOK 34177 PAGE 378

PLAN REFERENCE:
BOOK 2136 PAGE 285
PLAN NO. 112 OF 1937
FEBRUARY 9, 1937

LOT AREA = 12,691 SQ. FT.
PER DEED-PLAN

TAX ASSESSORS PARCEL ID:
24-65

ZONING DISTRICT: SR 15
SINGLE RESIDENCE

TOWN OF WELLESLEY ZONING
DIMENSIONAL REGULATIONS
ZONE: SR 15

LOT AREA: 15,000 SQ. FT.
LOT FRONTAGE: 60'
FRONT YARD SETBACK: 30'
SIDE YARD SETBACK: 20'
REAR YARD SETBACK: 20'
MAX. LOT COVERAGE: 20%

OWNER TO VERIFY THE ZONING
REGULATIONS WITH THE TOWN
OF WELLESLEY BUILDING
DEPARTMENT.

NOTES:

ALL OFFSETS & DIMENSIONS
ARE TO THE SIDING UNLESS
OTHERWISE NOTED.

ELEVATIONS ARE BASED ON
THE U.S.G.V.D. OF 1988

SEWER LINE TO DWELLING
PER TOWN OF WELLESLEY
RECORDS. NO WATER LINE
WAS OBTAINED

THIS PLAN WAS PREPARED
WITHOUT THE BENEFIT OF
A TITLE REPORT AND IS
SUBJECT TO ALL RESTRICTIONS
AND ENCUMBRANCES THAT
THE REPORT MAY REVEAL.

SEE ARCHITECTURAL PLANS
BY ROSEMONT DESIGN LLC
DATED: JANUARY 22, 2026
FOR PROPOSED SECOND STORY
HEIGHTS & DIMENSIONS

EXISTING LOT COVERAGE
DWELLING, PORCH,
MUDROOM, GARAGE
= (13.5%) 1,724.5 SQ. FT.

LEGEND:

⊙ = GAS GATE

⊙ = SEWER MANHOLE

⋈ = WATER GATE

⊙ = WATER SHUTOFF

☁ = DECIDUOUS TREE

AC=AIR CONDITIONING

BH=BULKHEAD

C=CHIMNEY

D=DRAIN

G=GAS

GM=GAS METER

MR=MUD ROOM

OP=OPEN PORCH

RW=RETAINING WALL

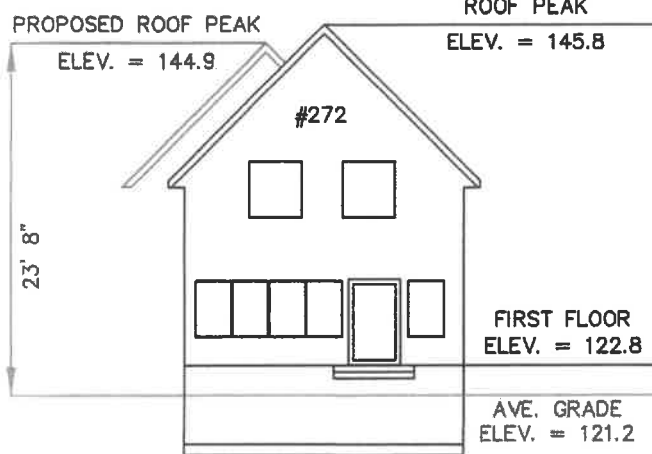
S=SEWER

UG=UNDERGROUND UTILITIES

W=WATER

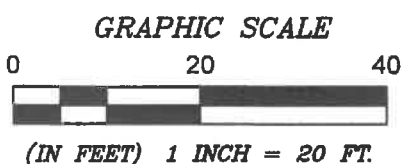
WSF=WOOD STOCKADE FENCE

WW=WINDOW WELL-TYPICAL



Dennis O'Brien

P.L.S.



D. O'BRIEN
LAND SURVEYING
480 WEST CENTRAL STREET EST 1996
FRANKLIN, MA 02038 508-541-0048

PLAN SHOWING EXISTING CONDITIONS
272 OAKLAND STREET
WELLESLEY, MA NORFOLK COUNTY

SCALE:
1: 20

DATE:
12/24/2025

REVISED:
1/14/2026

DRAWN BY:
W.M.N.

CHECKED BY:
D.O.

272 Oakland Street Addition

272 Oakland Street Wellesley, MA

ZBA Set
22 January 2026

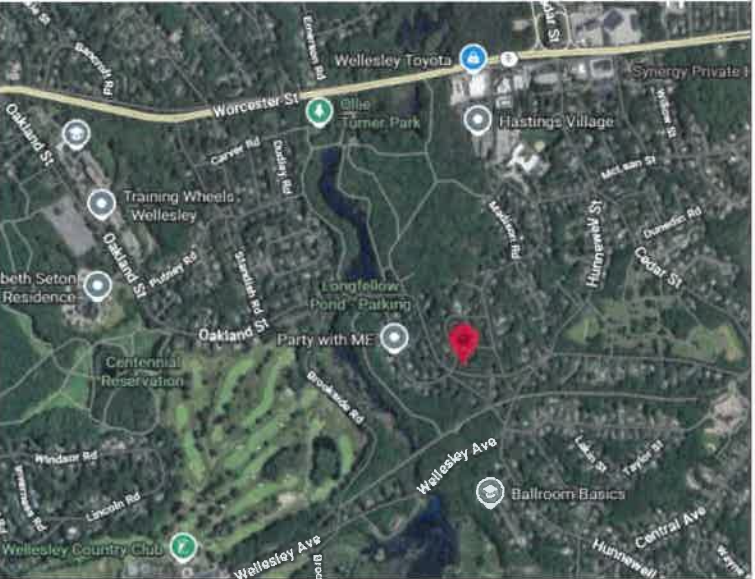
Architectural Drawings

PROJECT TEAM

CLIENT STEVEN BOCAMAZO
272 OAKLAND STREET
WELLESLEY, MA 02481

ARCHITECT ROSEMONT DESIGN LLC
575 WASHINGTON ST. #2C
CANTON, MA 02021
617.681.5670

Locus Map



Rendering



PROJECT DESCRIPTION: SECOND STORY ADDITION OVER EXISTING GARAGE AND MUDROOM WITH A NEW PRIMARY BATHROOM. WALK IN CLOSET, LAUNDRY ROOM, AND SITTING ROOM.

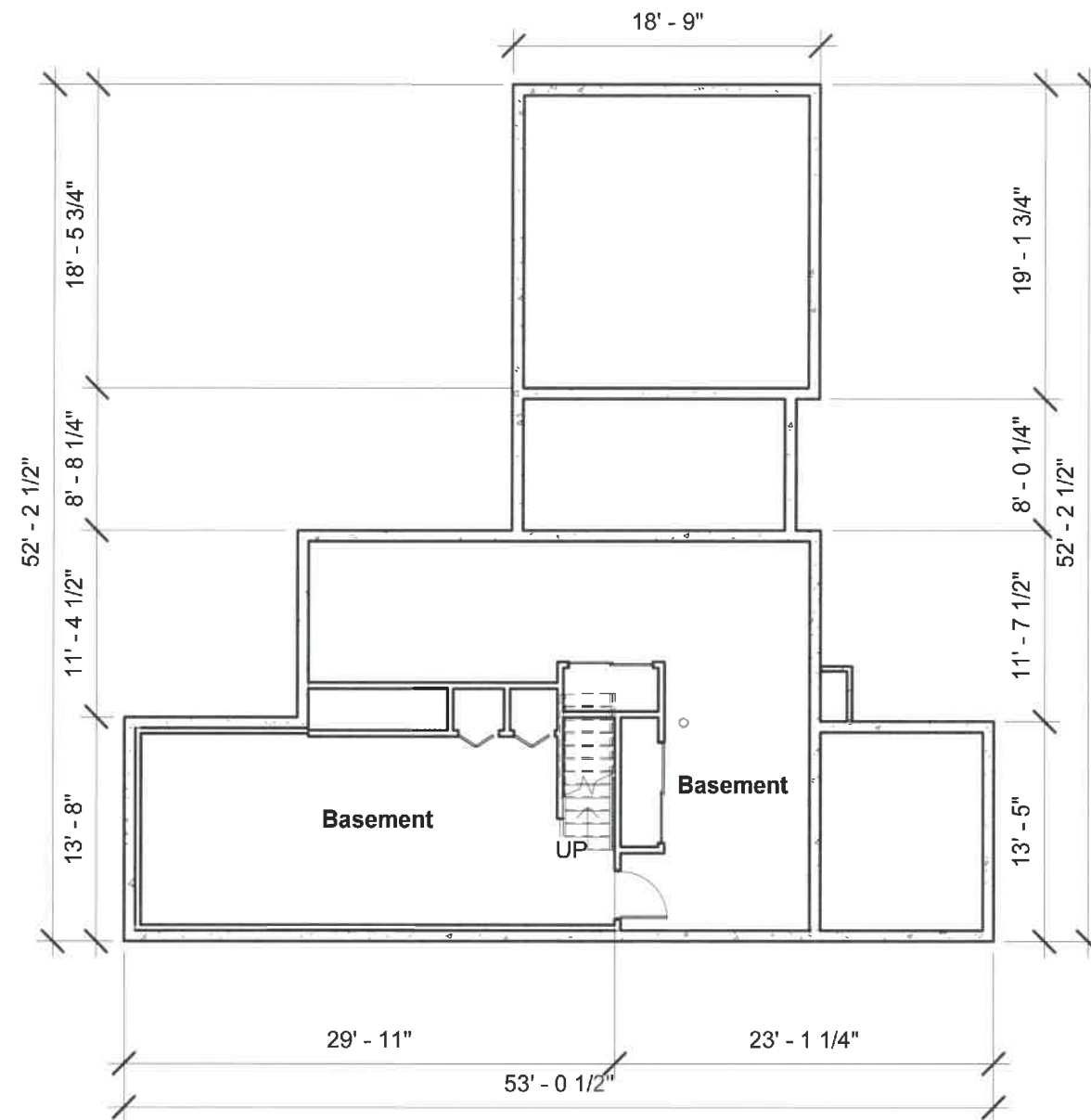


Cover
Applicant: Steve Bocamazo Address: 272 Oakland Street Wellesley, MA



Project #: 250080.00
Date: 22 January 2026
Scale



A-000



GENERAL PLAN NOTES

1. FURNITURE, EXCEPT FOR CASEWORK & SHELVING, IS SHOWN FOR REFERENCE ONLY AND IS NOT IN CONTRACT (NIC).

2. ALL PENETRATIONS THROUGH FIRE-RATED ASSEMBLIES SHALL BE FIRE-SEALED.

-  AREA NOT IN CONTRACT (NIC)
-  EXISTING TO REMAIN

1 Existing Basement Level
3/32" = 1'-0"



Project #: 250080.00

Date: 22 January 2026

Scale As indicated

A-090





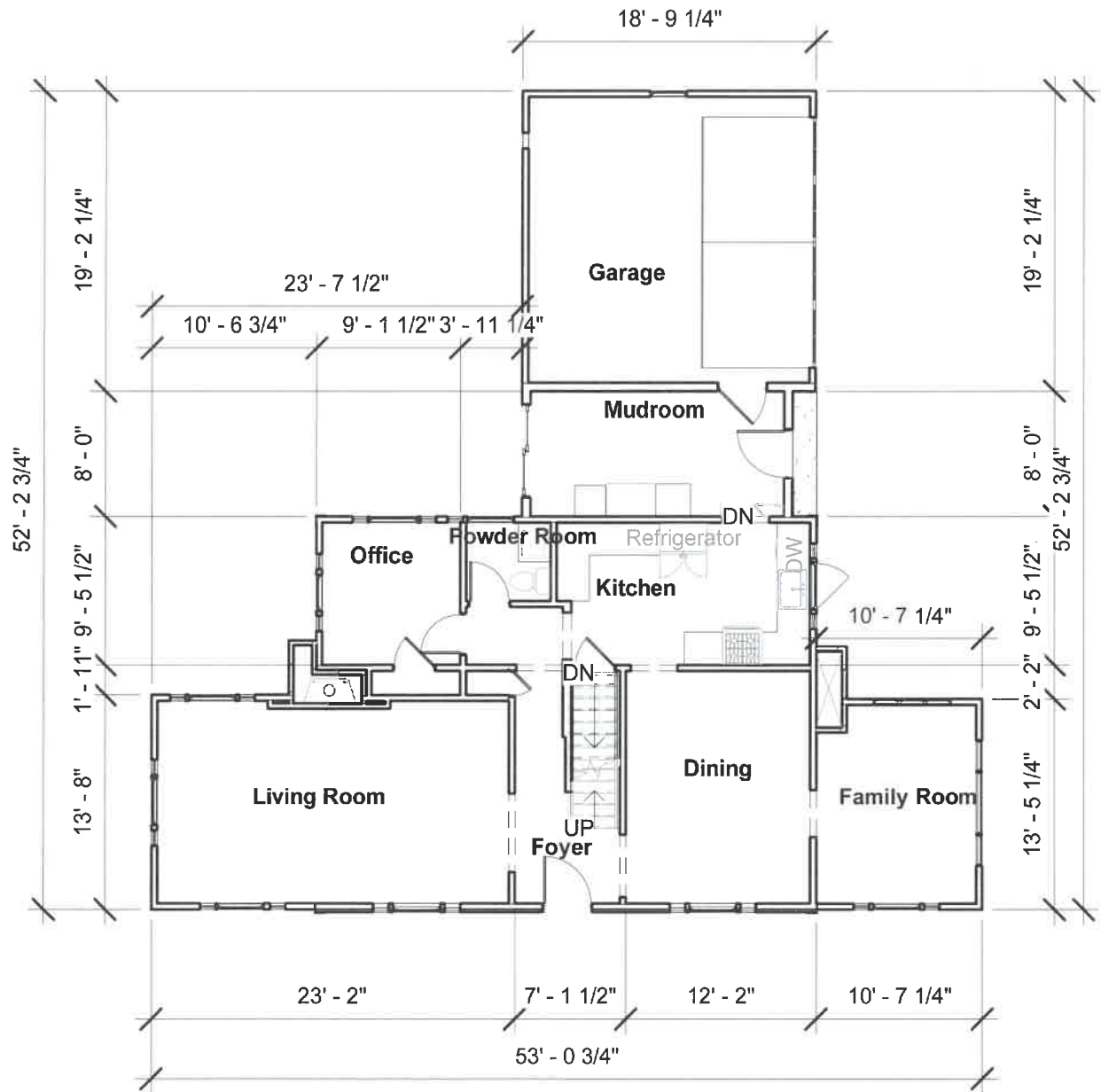
Existing Basement Plan

Applicant: Steve Bocamazo Address: 272 Oakland Street Wellesley, MA

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1 Existing Level 1 Plan
3/32" = 1'-0"





Project #: 250080.00
Date: 22 January 2026
Scale: As indicated

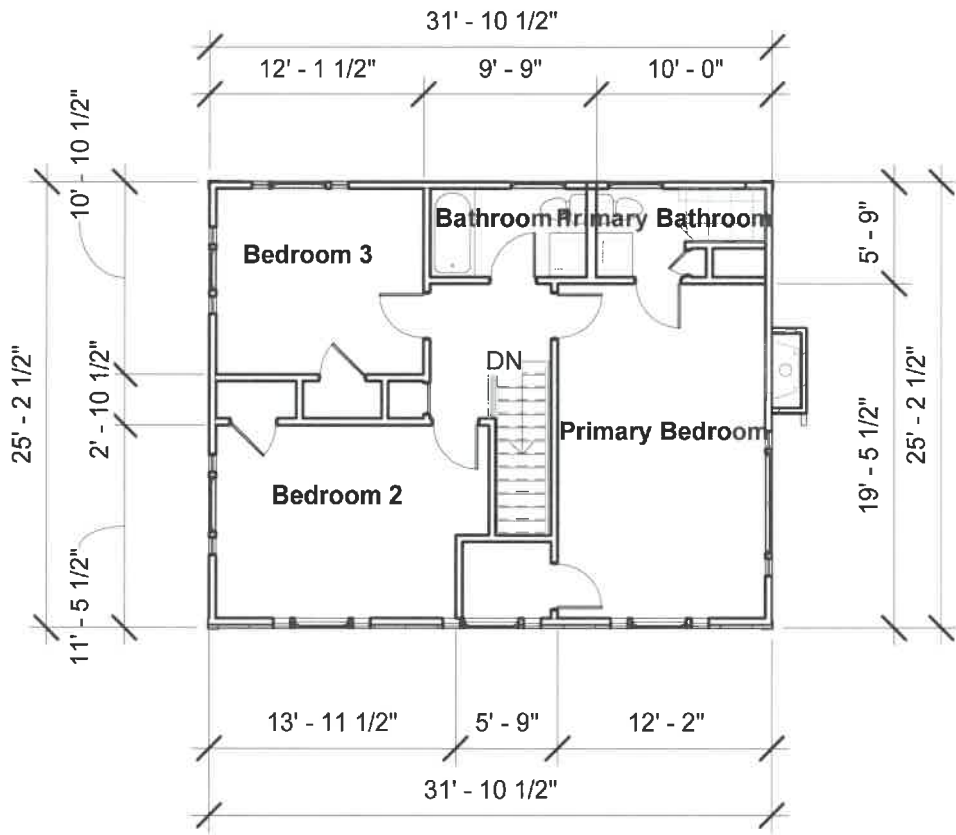
A-091

GENERAL PLAN NOTES

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 AREA NOT IN CONTRACT (NIC)

 EXISTING TO REMAIN



1 Existing Level 2 Plan
3/32" = 1'-0"

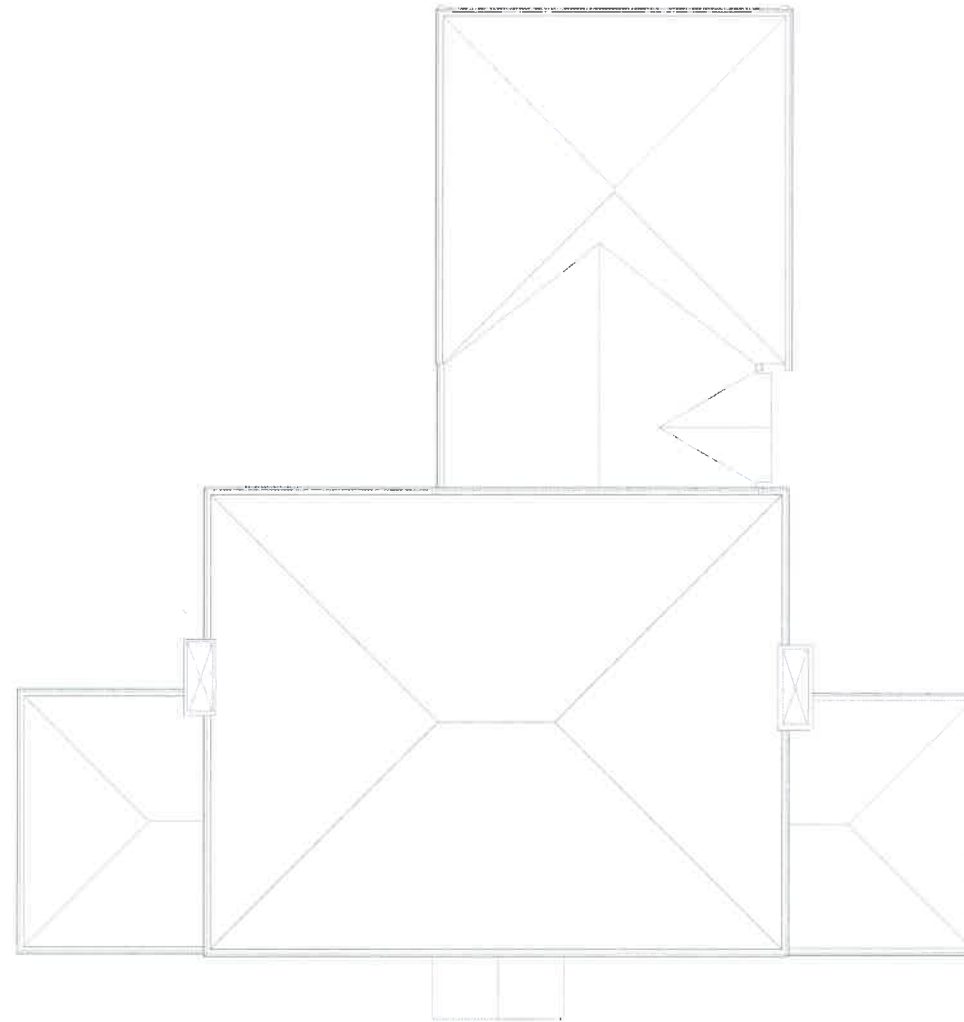


Project #: 250080.00
Date: 22 January 2026
Scale As indicated

A-092



Existing Second Floor Plan
Applicant: Steve Bocamazo Address: 272 Oakland Street Wellesley, MA



1 Existing Roof Level
3/32" = 1'-0"



Project #: 250080.00
Date: 22 January 2026
Scale 3/32" = 1'-0"



A-093

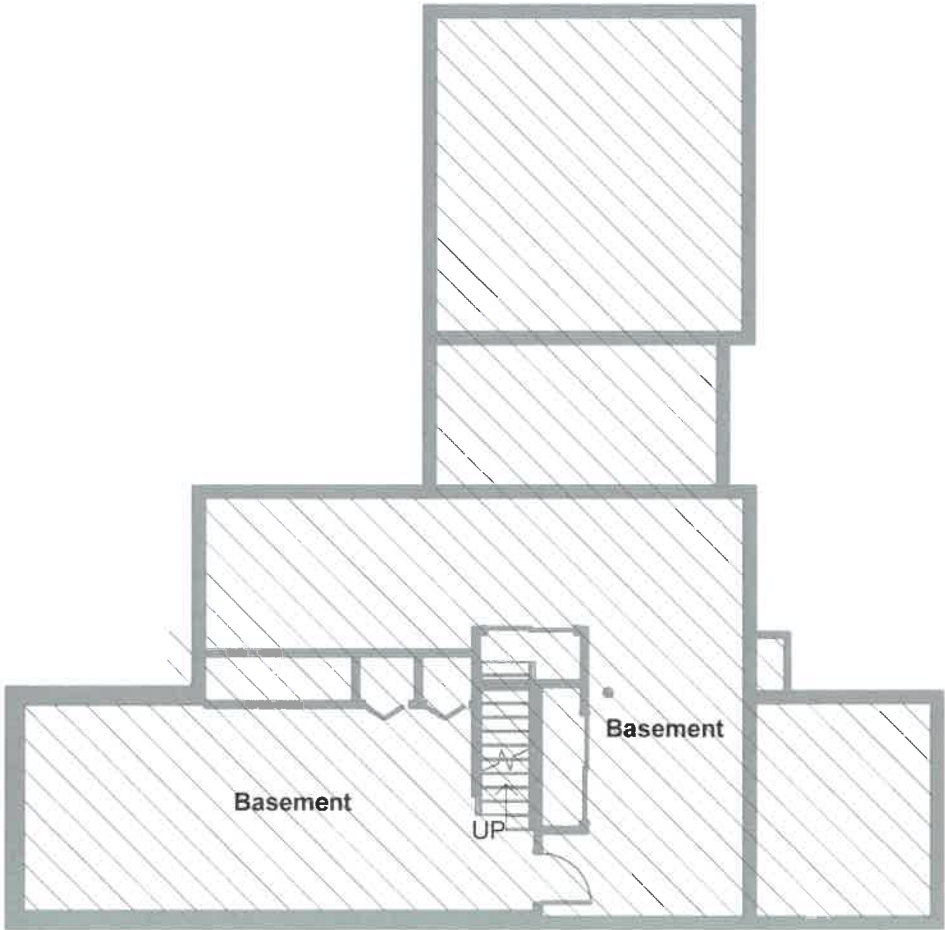


Existing Roof Plan
Applicant: Steve Bocamazo Address: 272 Oakland Street Wellesley, MA

GENERAL PLAN NOTES

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2. ALL PENETRATIONS THROUGH FIRE-RATED ASSEMBLIES SHALL BE FIRE-SEALED.

-  AREA NOT IN CONTRACT (NIC)
-  EXISTING TO REMAIN

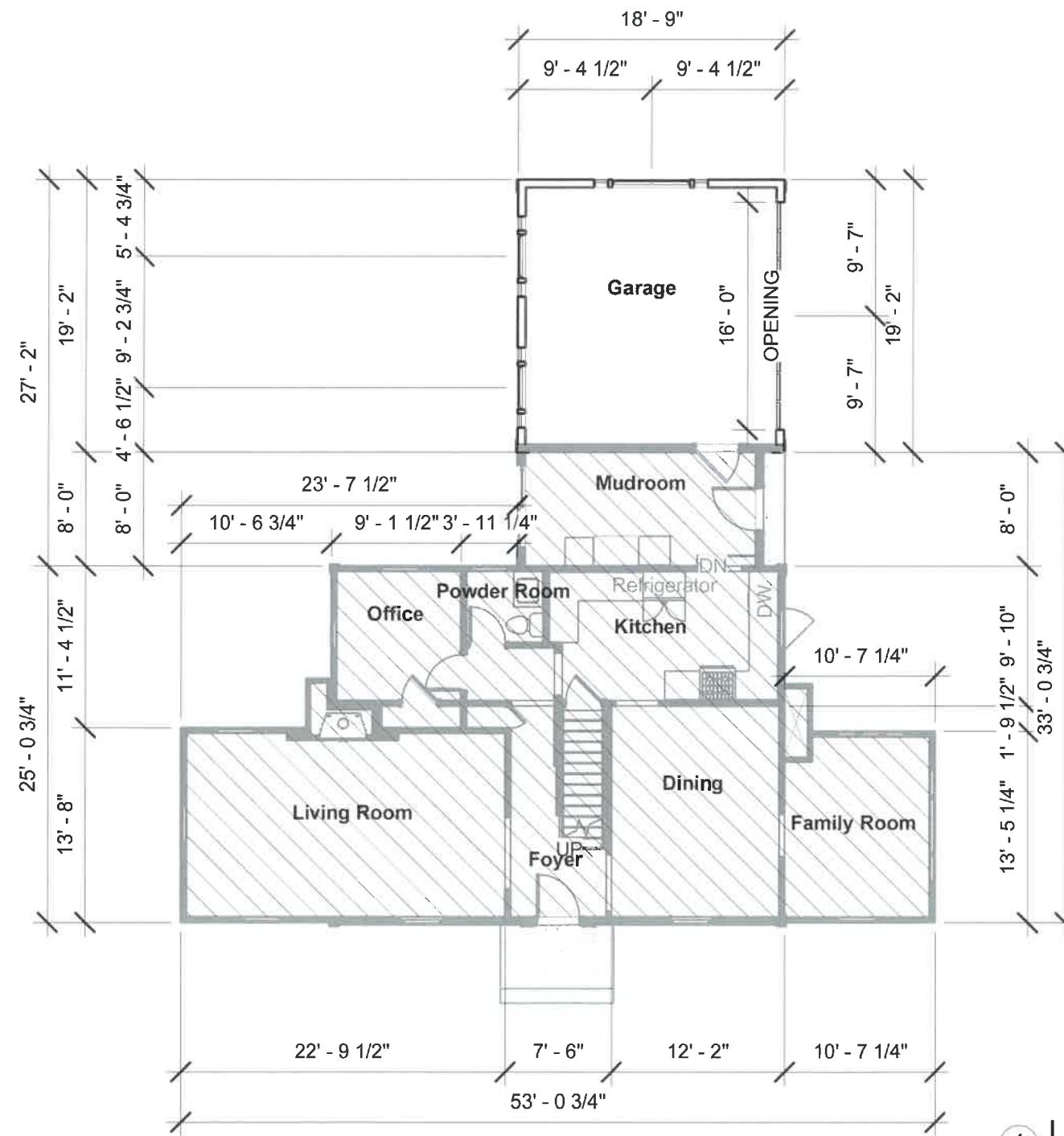


1 Basement Level
3/32" = 1'-0"



Project #: 250080.00
Date: 22 January 2026
Scale As indicated

A-100



1 Level 1
3/32" = 1'-0"

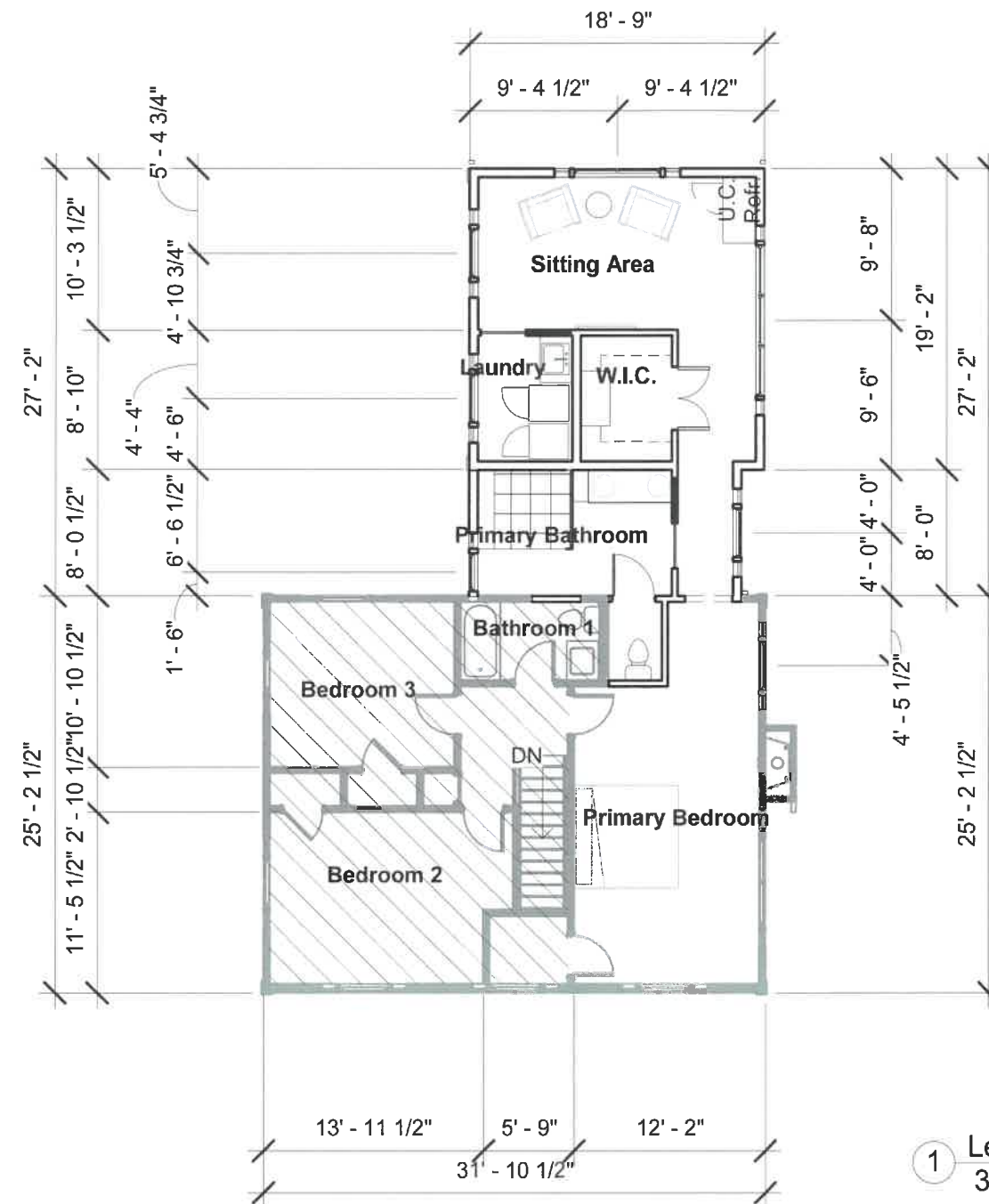


Project #: 250080.00
Date: 22 January 2026
Scale: As indicated

A-101



Proposed First Floor Plan
Applicant: Steve Bocamazo Address: 272 Oakland Street Wellesley, MA



1 Level 2
3/32" = 1'-0"



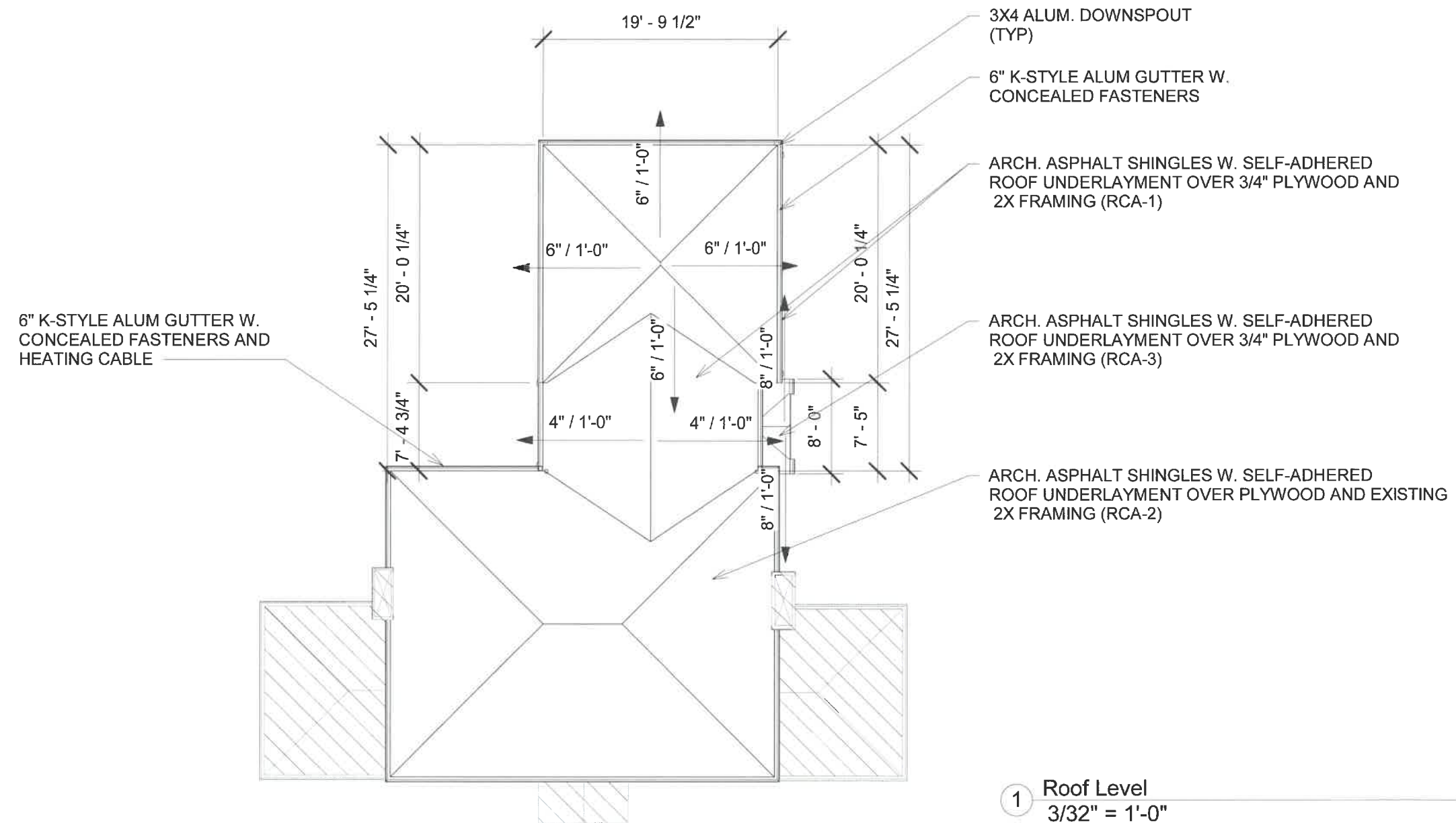
Project #: 250080.00

Date: 22 January 2026

Scale As indicated

A-102

 AREA NOT IN CONTRACT (NIC)



Project #: 250080.00
Date: 22 January 2026
Scale: As indicated

A-103



Proposed Roof Plan
Applicant: Steve Bocamazo Address: 272 Oakland Street Wellesley, MA



EXISTING FRONT OF GARAGE - SIDEYARD CORNER VIEW



Project #: 250080.00

Date: 22 January 2026

Scale

A-200



Photographs
Applicant: Steve Bocamazo Address: 272 Oakland Street Wellesley, MA



EXISTING GARAGE - REAR YARD VIEW



Project #: 250080.00

Date: 22 January 2026

Scale

A-200.1



Photographs

Applicant: Steve Bocamazo Address: 272 Oakland Street Wellesley, MA



EXISTING BACK OF GARAGE
& MUDROOM - SIDEYARD VIEW



Project #: 250080.00

Date: 22 January 2026

Scale

A-200.2



Photographs
Applicant: Steve Bocamazo Address: 272 Oakland Street Wellesley, MA



4 Existing Rear Elevation
3/32" = 1'-0"



2 Existing Side Elevation 2
3/32" = 1'-0"



3 Existing Side Elevation
3/32" = 1'-0"



1 Existing Front Elevation
3/32" = 1'-0"



Project #: 250080.00
Date: 22 January 2026
Scale: 3/32" = 1'-0"

A-201



4 Proposed Rear Elevation
3/32" = 1'-0"

2 Proposed Side Elevation 2
3/32" = 1'-0"



3 Proposed Side Elevation
3/32" = 1'-0"



1 Proposed Front Elevation
3/32" = 1'-0"



Project #: 250080.00
Date: 22 January 2026
Scale 3/32" = 1'-0"

A-203



Proposed Exterior Elevations

Applicant: Steve Bocamazo Address: 272 Oakland Street Wellesley, MA