

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: 01/20/2026

ZBA: 2026-12

Petition for:	<u>Residential Fee</u>	<u>Commercial & Municipal Fee</u>
Variance	\$200	
Special Permit	X \$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 02481 Zoning District: SR 15

Property located in a:	Historic District	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	No
	Wetlands Protection Area	<input type="checkbox"/>		<input checked="" type="checkbox"/>	
	Water Supply Protection District	<input checked="" type="checkbox"/>			

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	X	Side Yard Width (Side Line Setback)
Frontage		Rear Yard Depth (Rear Line Setback)
Front Yard Width		Other _____

OWNER OF PROPERTY/PETITIONER: Steven Bocamazo

MAILING ADDRESS: 272 Oakland Street Wellesley, MA 02481

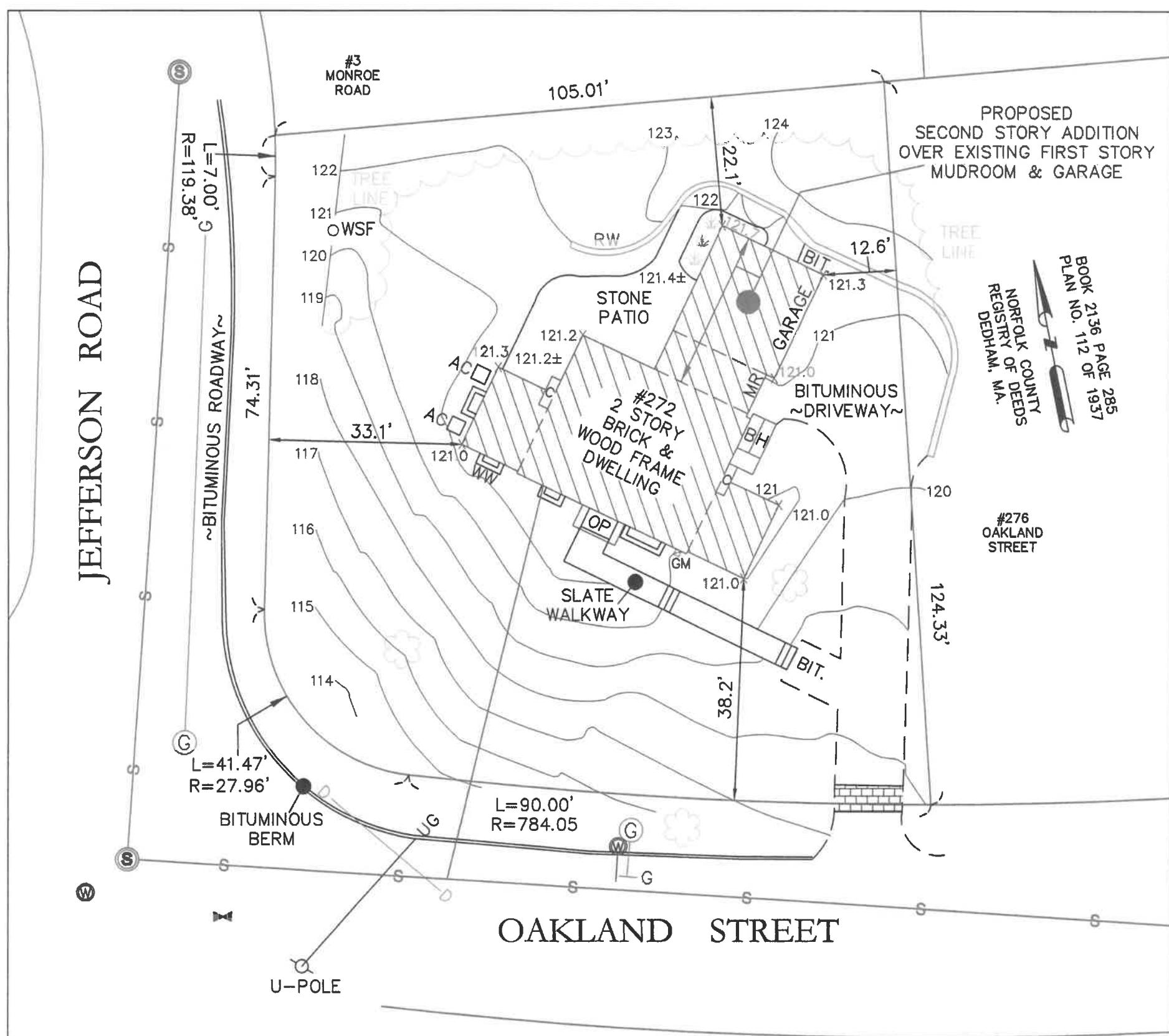
PHONE: **WORK:** _____ **HOME:** **(617)283-5974**

SIGNATURE OF OWNER: Steve Bocanago

AGENT FOR PETITIONER (PLEASE PRINT): Rosemont Design LLC

MAILING ADDRESS: 575 Washington Street #2C Canton, MA 02021

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.

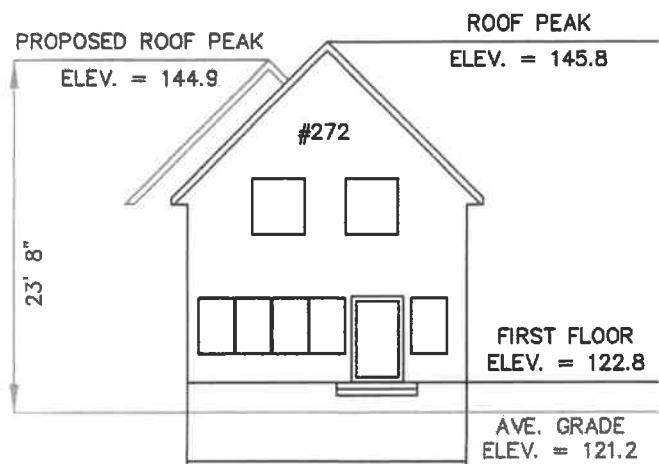
SEE ARCHITECTURAL PLANS
BY ROSEMONT DESIGN LLC
DATED: JANUARY 22, 2026
FOR PROPOSED SECOND STORY
HEIGHTS & DIMENSIONS

LEGEND:
G = GAS GATE
S = SEWER MANHOLE

W = WATER GATE
W = WATER SHUTOFF

T = 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



EXISTING LOT COVERAGE
DWELLING, PORCH,
MUDROOM, GARAGE
= (13.5%) 1,724.6 SQ. FT.



Dennis O'Brien P.L.S.

GRAPHIC SCALE

0 20 40
(IN FEET) 1 INCH = 20 FT.



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

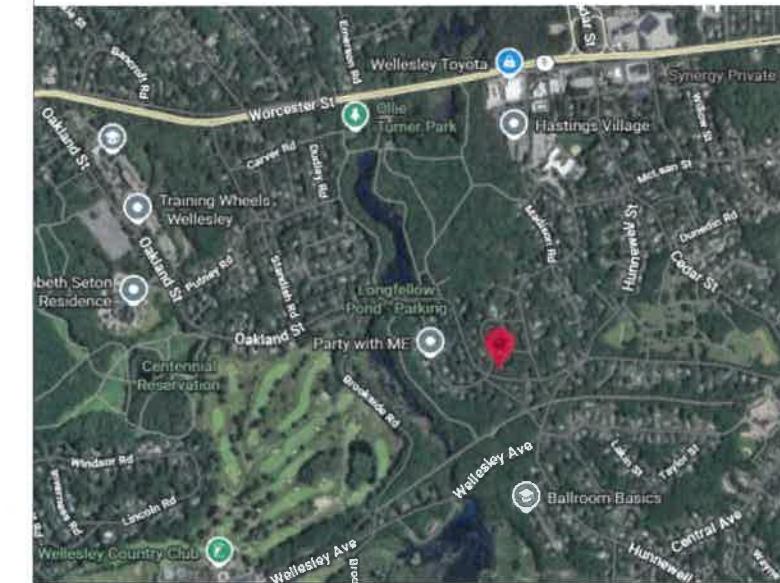
Architectural Drawings

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 #: 250080.00

Date: 22 January 2026

Scale

A-000



Cover

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

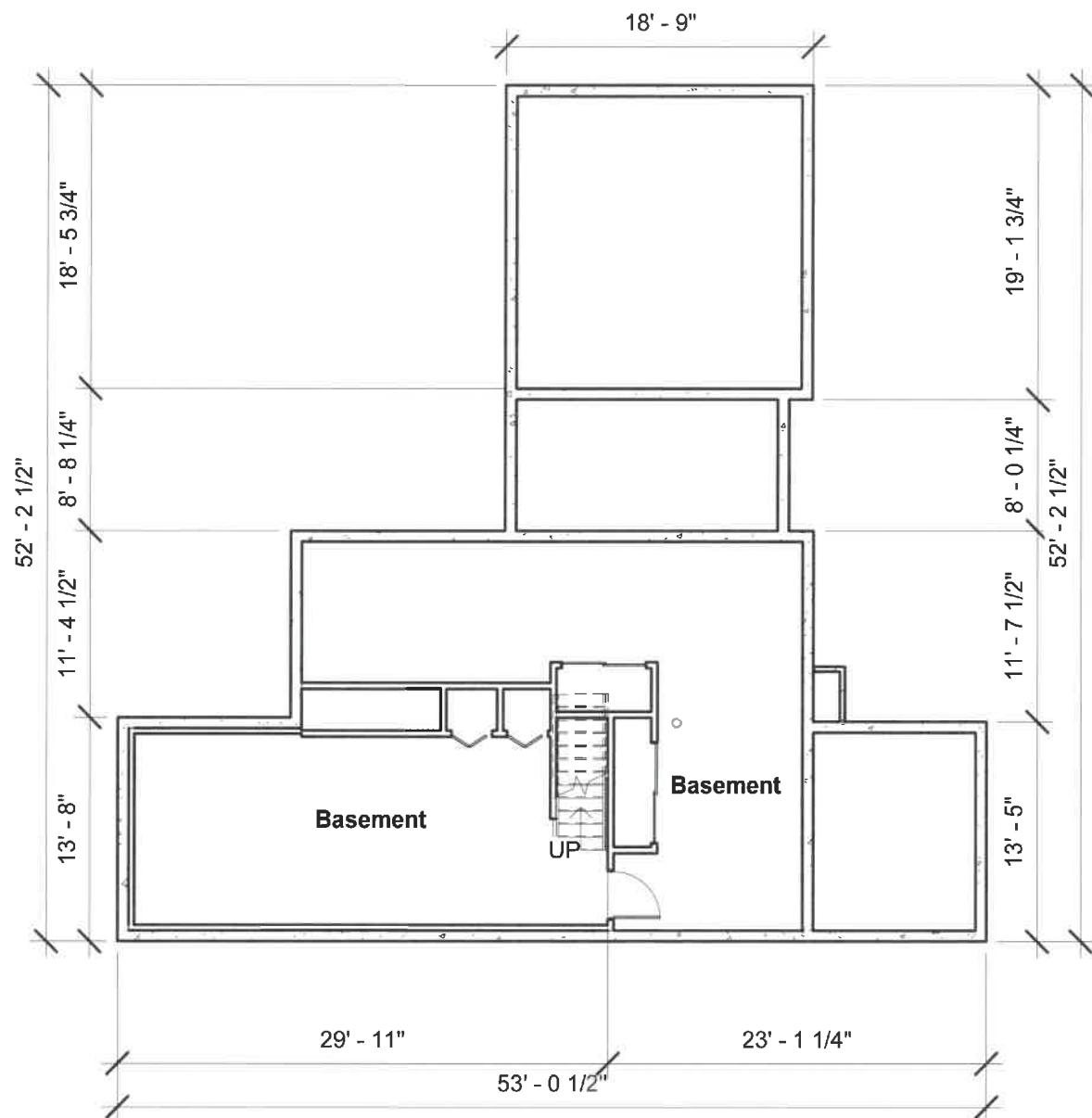
GENERAL PLAN NOTES

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

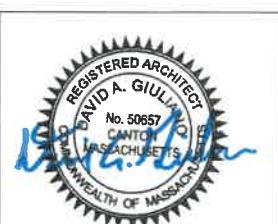
2. ALL PENETRATIONS THROUGH FIRE-RATED ASSEMBLIES SHALL BE FIRE-SEALED.

 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

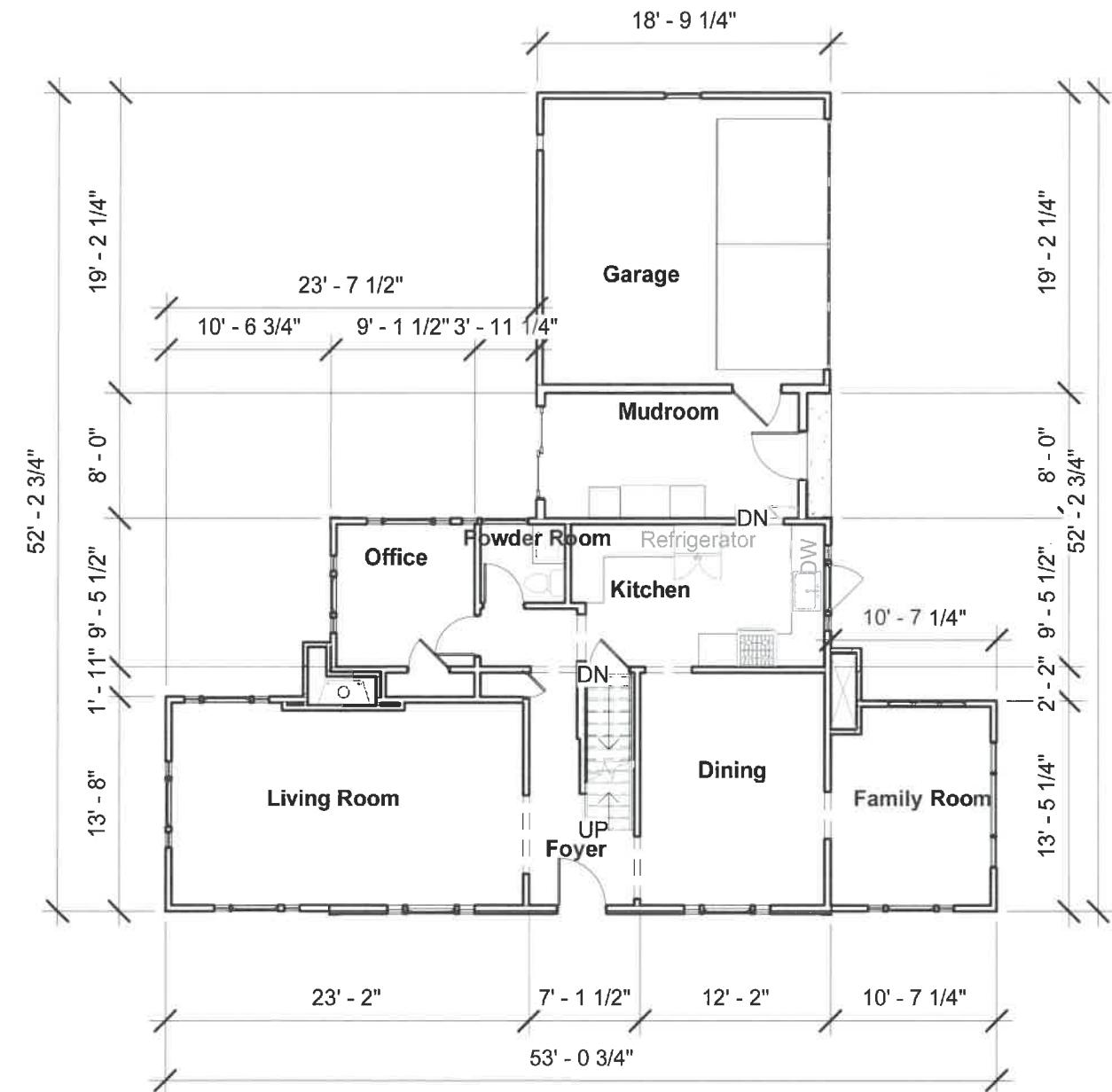
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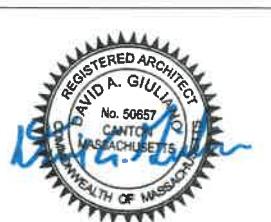
2. ALL PENETRATIONS THROUGH FIRE-RATED ASSEMBLIES SHALL BE FIRE-SEALED.

 AREA NOT IN CONTRACT (NIC)

 EXISTING TO REMAIN



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



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Scale As indicated

GENERAL PLAN NOTES

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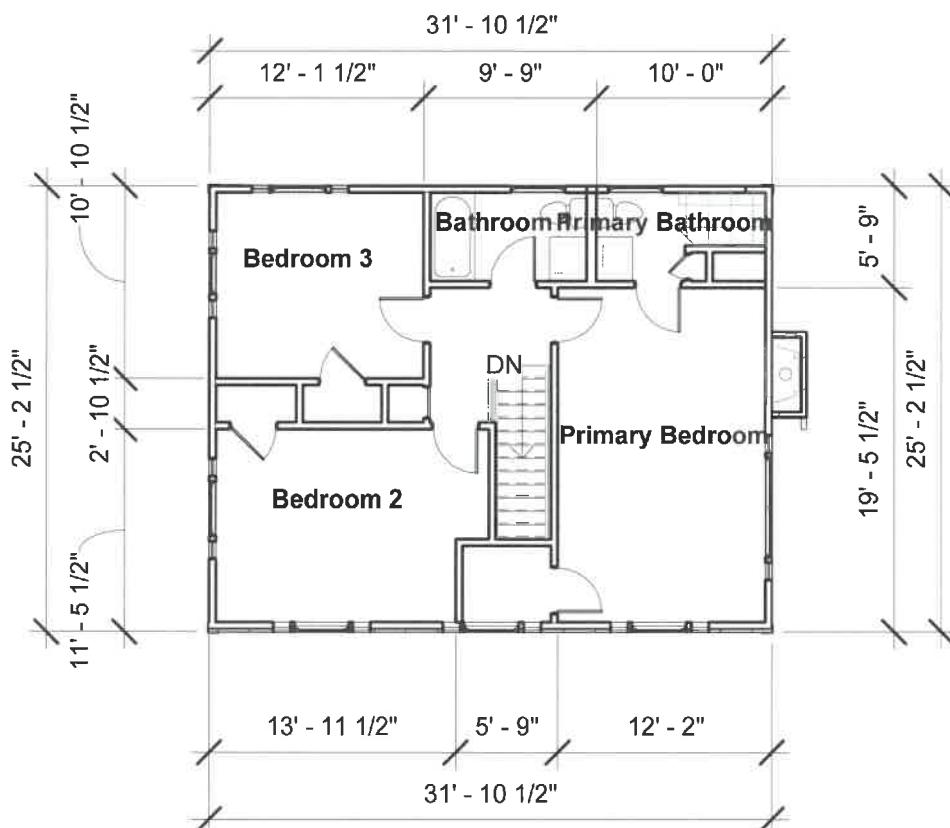
2. ALL PENETRATIONS THROUGH FIRE-RATED ASSEMBLIES SHALL BE FIRE-SEALED.



AREA NOT IN CONTRACT (NIC)



EXISTING TO REMAIN



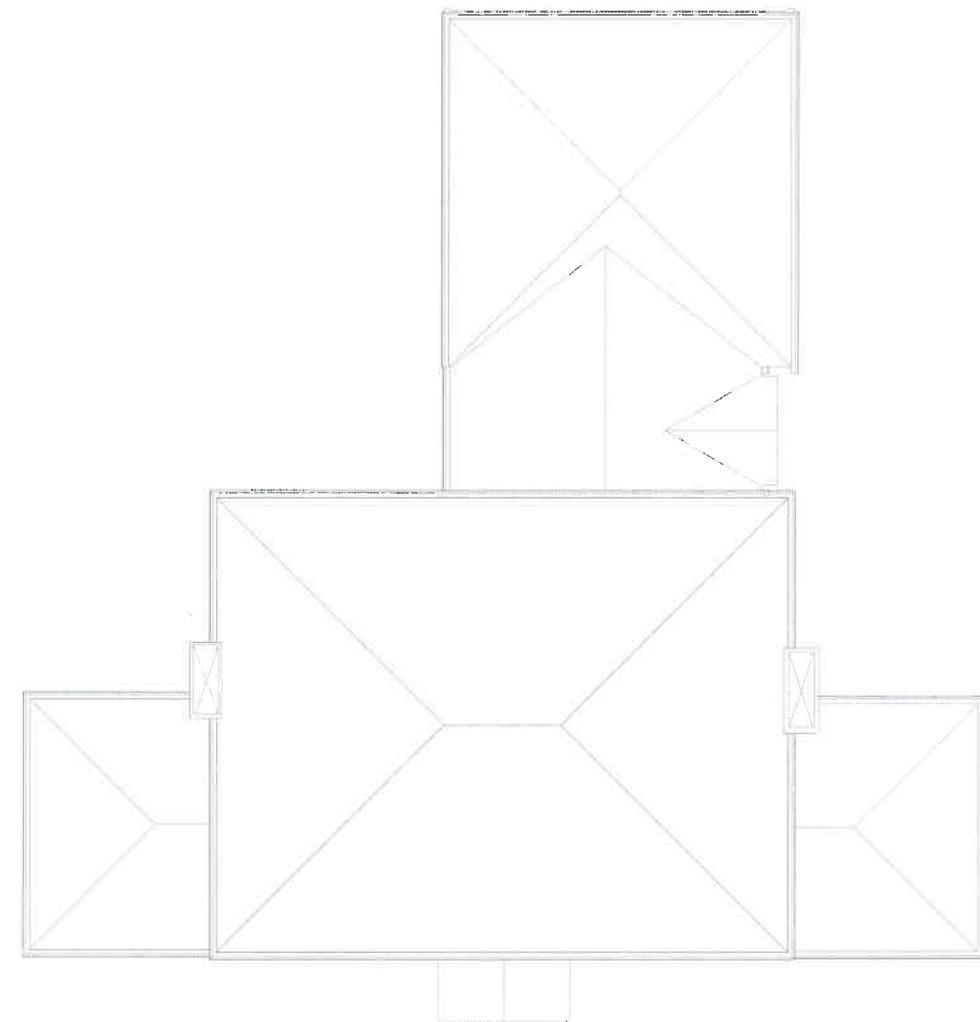
1 Existing Level 2 Plan
3/32" = 1'-0"



Project #: 250080.00

Date: 22 January 2026

Scale As indicated



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



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Date: 22 January 2026

Scale 3/32" = 1'-0"



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Existing Roof Plan

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

A-093

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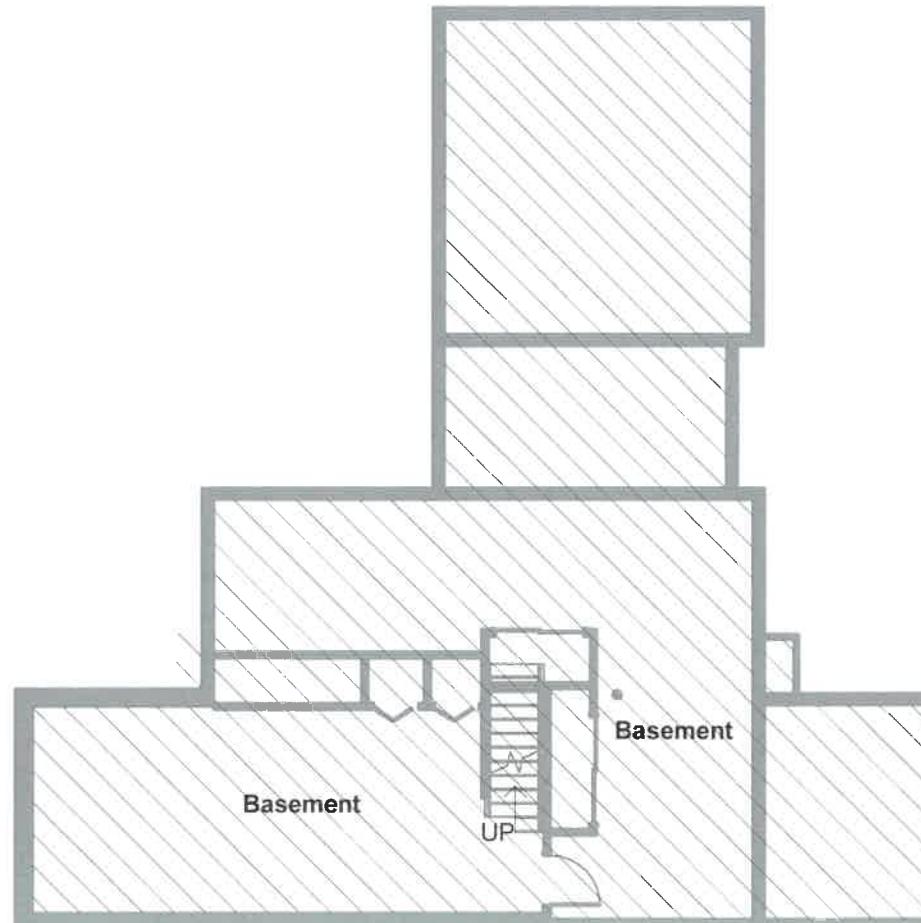
GENERAL PLAN NOTES

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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

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Scale As indicated



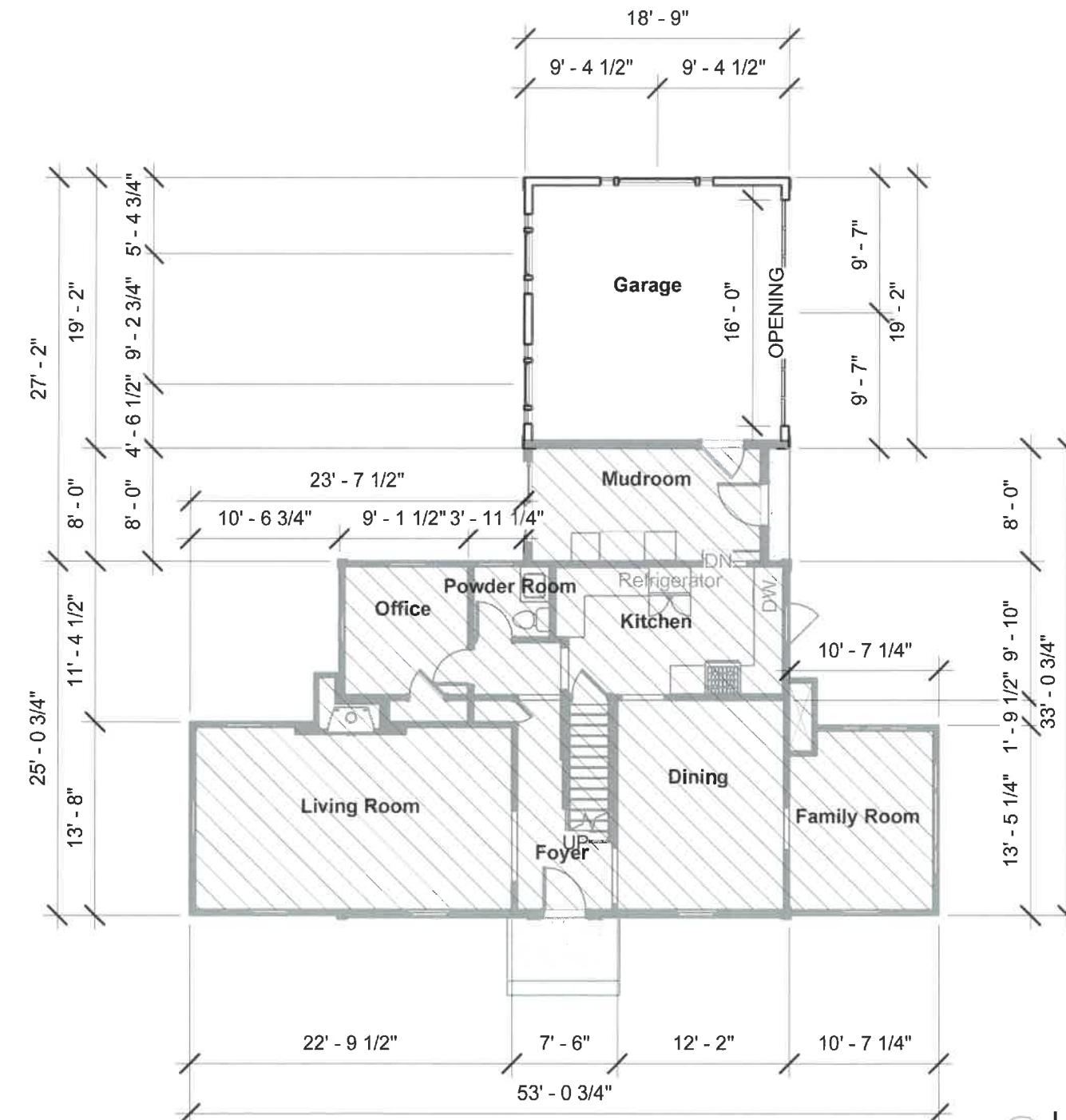
Proposed Basement Level Plan

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

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A-100

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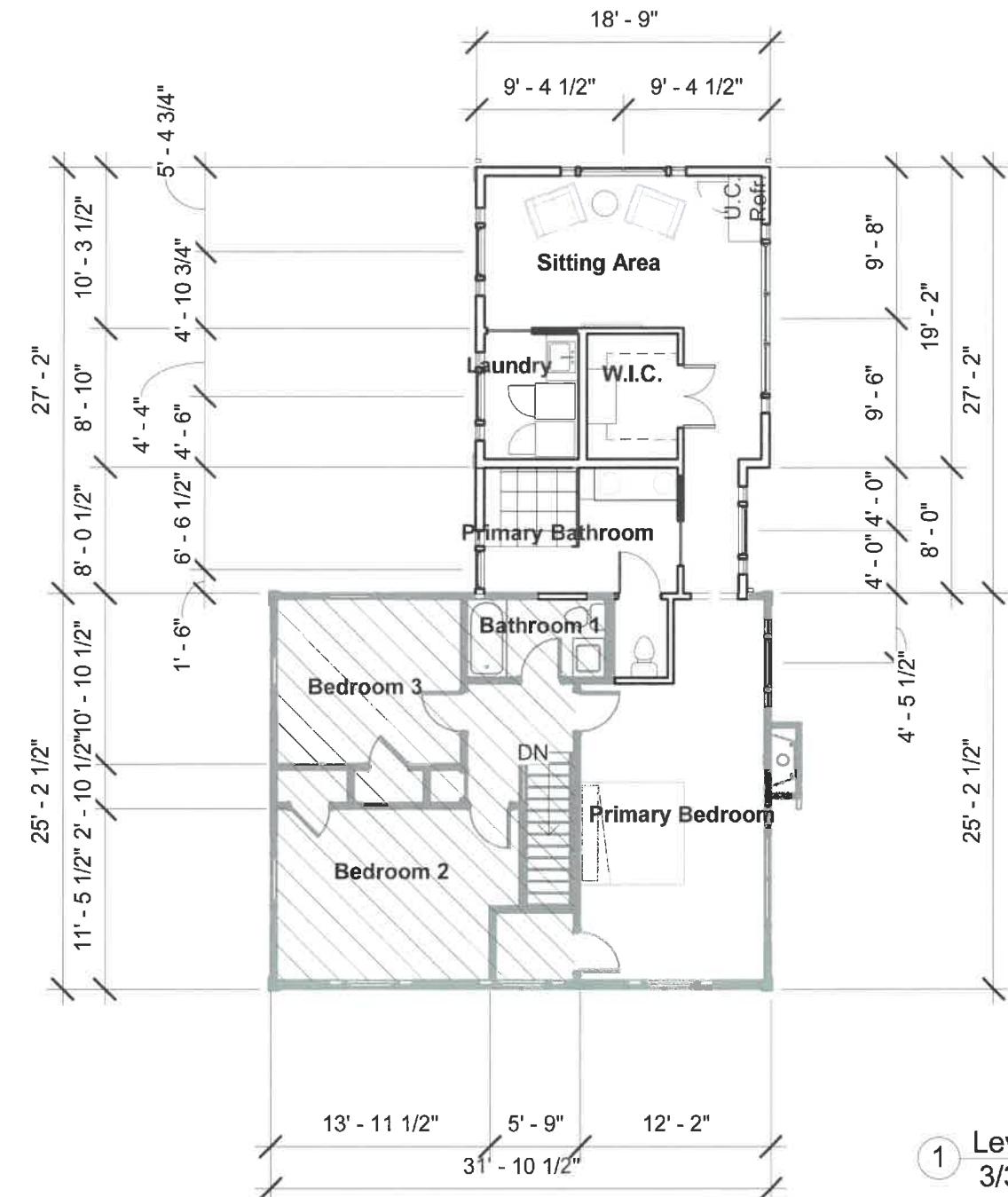
1 Level 1
3/32" = 1'-0"



Project #: 250080.00

Date: 22 January 2026

Scale As indicated



Project #: 250080.00

Date: 22 January 2026

Scale As indicated

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design
Architecture + Interiors

Proposed Second Floor Plan

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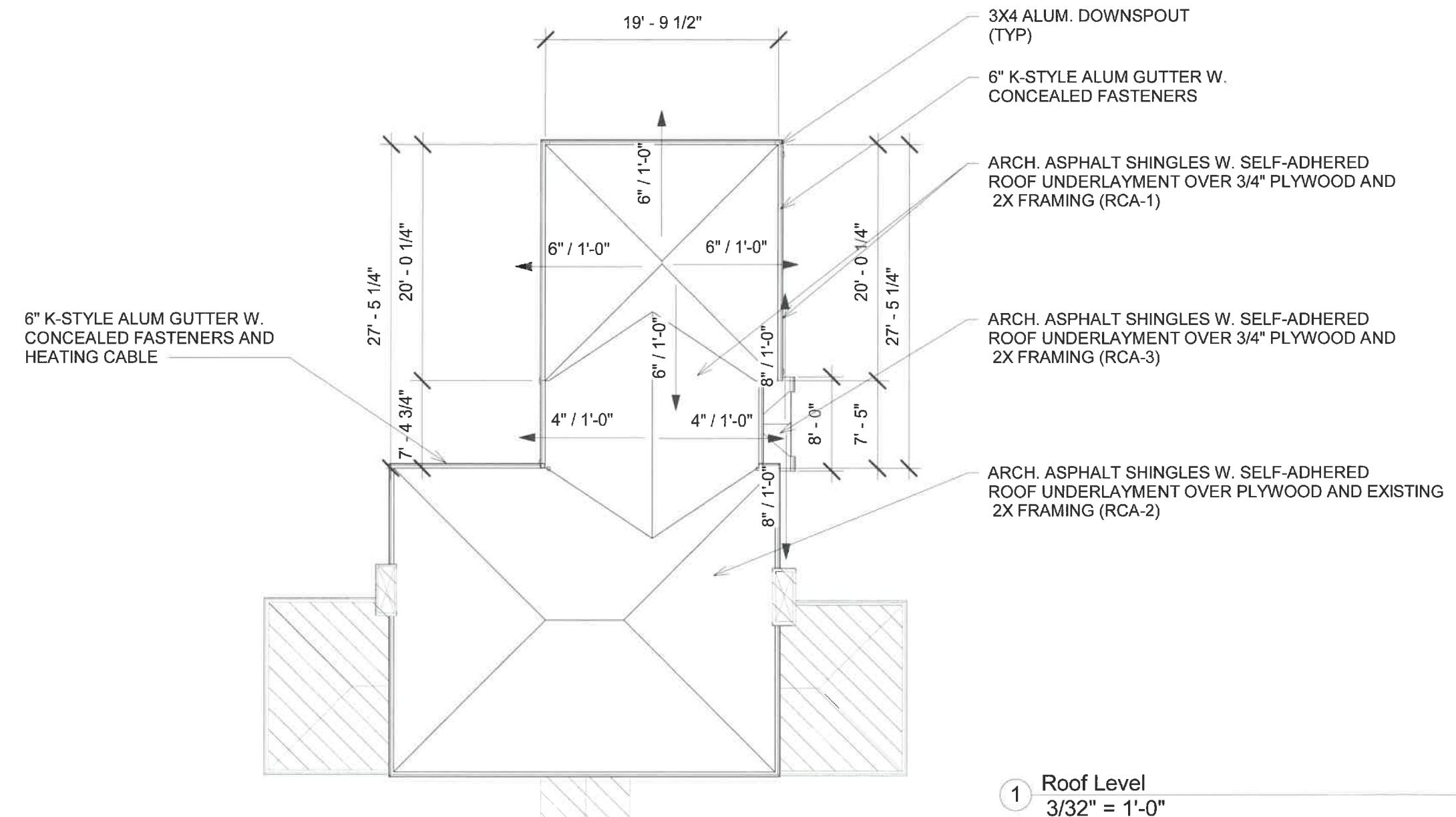
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A-102

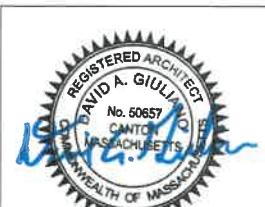
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AREA NOT IN CONTRACT (NIC)



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



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Date: 22 January 2026

Scale As indicated



EXISTING FRONT OF GARAGE - SIDEYARD CORNER VIEW



Project #: 250080.00

Date: 22 January 2026

Scale

A-200



EXISTING GARAGE - REAR YARD VIEW



Photographs

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Date: 22 January 2026

Scale

A-200.1

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EXISTING BACK OF GARAGE
& MUDROOM - SIDEYARD VIEW



Photographs

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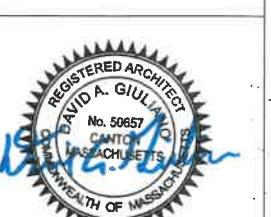
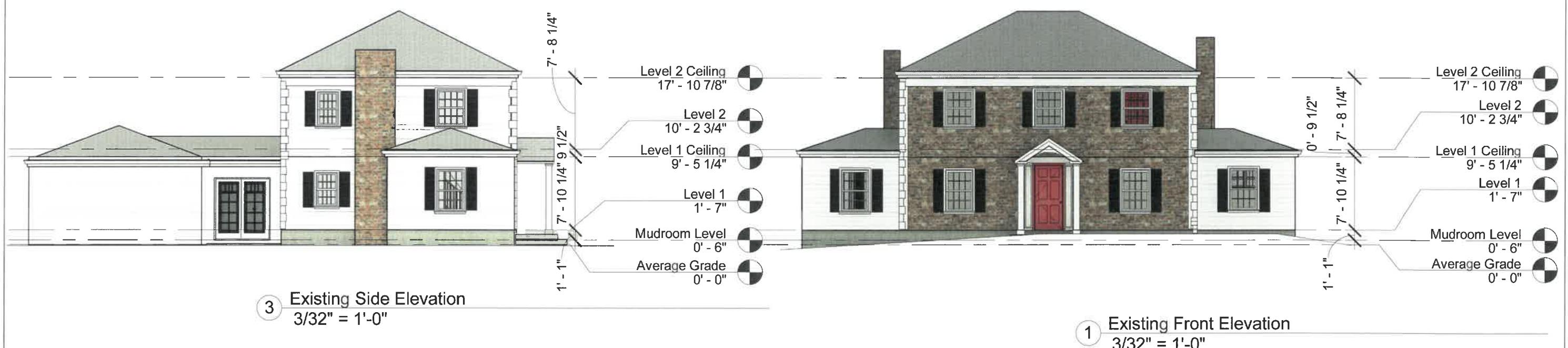
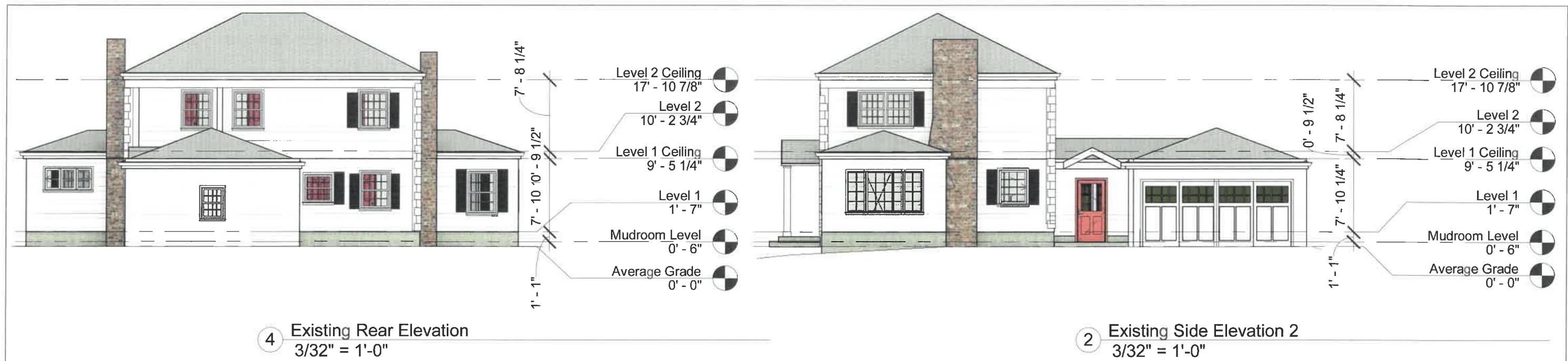
Project #: 250080.00

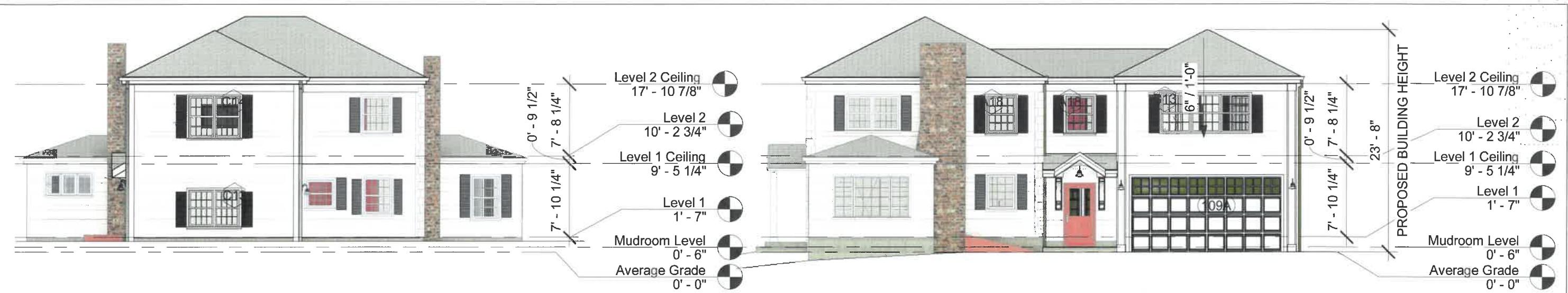
Date: 22 January 2026

Scale

A-200.2

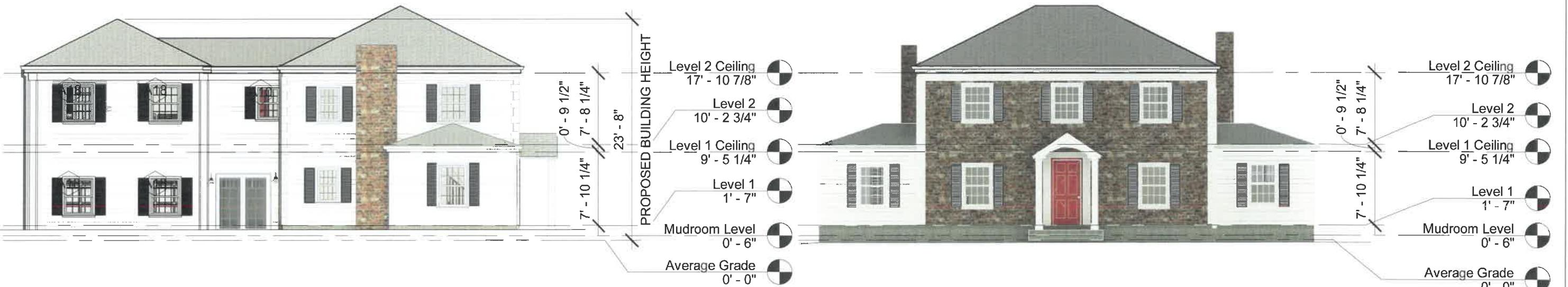
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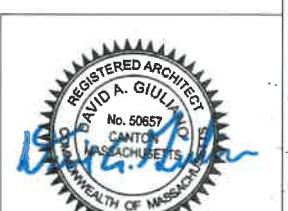
4 Proposed Rear Elevation
3/32" = 1'-0"

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

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Scale 3/32" = 1'-0"