

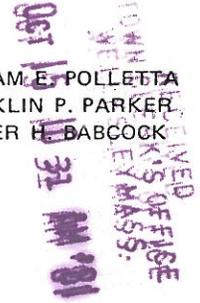


ZONING BOARD OF APPEALS
TOWN HALL WELLESLEY, MA 02181

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81.53

Petition of Carl and Domenica Cristoforo

Pursuant to due notice, the Permit Granting Authority held a Public Hearing in the second floor hearing room of the Town Hall on Wednesday, September 30, 1981 at 8 p.m. on the Petition of Carl and Domenica Cristoforo, requesting a Variance from the terms of Section XIX, which will allow an addition to their dwelling at 12 Grantland Road, of a room 14' by 23'4" on the first floor extending to the right side of the dwelling, leaving less than the required twenty foot side yard. Said request is made pursuant to Section XXIV-D of the Zoning Bylaw.

On September 2, 1981, the petitioner filed for a hearing before this Board and thereafter notice was given of the hearing by mailing and publication.

Present at the hearing and speaking on behalf of the request were Carl and Domenica Cristoforo. Mr. Cristoforo stated that the addition was needed to accomodate his mother who would be coming to live with them. He stated that the addition could not be constructed in the rear of the property because of a serious water problem, because of a hill sloping towards the dwelling and due to a stone wall which would have to be removed. The architect said a narrower addition than proposed would look like a corridor. Mrs. Cristoforo stated that a neighbor thought the addition would improve the property.

No one else was present to speak in favor or in opposition to the request. A letter was received by the Authority from Virginia and Thomas H. Adams III, 7 Grantland Road, dated 8/19/81, expressing support to the petitioner's request.

Statement of Facts

The property involved is located in a Single Residence District. The locus, 12 Grantland Road, is comprised of 12,050 square feet.

The petitioner seeks a Variance to add an extension 14' x 23'4" to the right side of the dwelling which would extend to 18'8" from the right side lot line, the required distance being twenty feet.

A Plot Plan was submitted, drawn by Carmelo Frazetti, Registered Land Surveyor, dated April 29, 1980. Construction plans were also submitted.

Virginia and Thomas H. Adams, III, 7 Grantland Road, submitted a letter, dated September 19, 1981, expressing support for the request.

The Planning Board, in a letter dated September 24, 1981, stated that it "does not believe the variance has been justified and recommends that the addition be reduced by 1.2 feet to comply with the Zoning Bylaw."

Decision

This Authority has made a careful study of the evidence submitted and at least one member has viewed the locus.

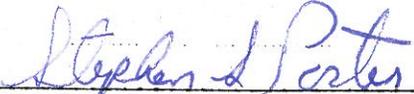
Variations may only be granted by the Permit Granting Authority once they have found any or all of the following (Section XXIV-D 1. as quoted from the Zoning Bylaw):

"1.

- a. Literal enforcement of the provisions of the Zoning Bylaw would involve substantial hardship, financial or otherwise, to the petitioner or appellant owing to circumstances relating to 1) soil conditions, ii) shape, or iii) topography of such land or structures,
.....AND
- b. Desirable relief may be granted without substantial detriment to the public good, and without nullifying or substantially derogating from the intent or purpose of this Zoning Bylaw."

This Authority fails to find "substantial hardship" within the meaning of Section XXIV-D.

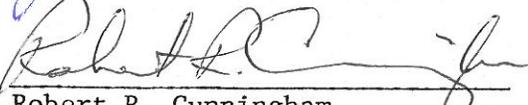
Therefore, it is the unanimous opinion of this Authority that this request for a Variance be denied, and this petition is dismissed.



Stephen S. Porter, Chairman



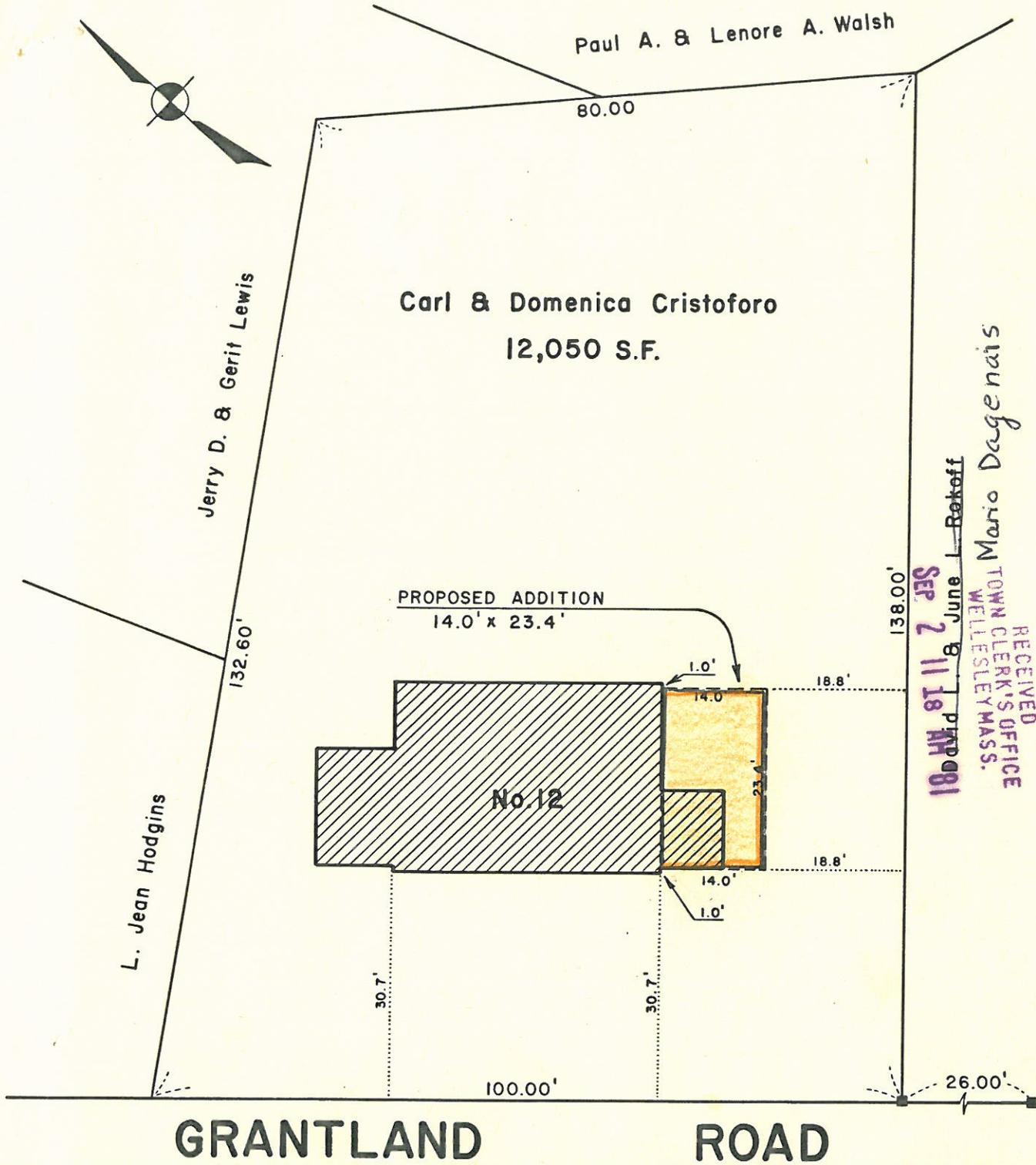
John A. Donovan, Jr.



Robert R. Cunningham

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GRANTLAND ROAD

PLAN OF LAND
IN
WELLESLEY, MASSACHUSETTS
AT
No. 12 GRANTLAND ROAD

Carmelo Frazetti
April 29, 1980



Land Surveyor
Scale: 1" = 20'