



ZONING BOARD OF APPEALS
TOWN HALL WELLESLEY, MA 02181

STEPHEN S. PORTER, Chairman
JOHN A. DONOVAN, JR.
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SUMNER H. BABCOCK

82-15

Petition of Virginia Grew

Pursuant to due notice, the Permit Granting Authority held a Public Hearing in the second floor hearing room of the Town Hall at 8 p.m. on Thursday, June 10, 1982, on the petition of Virginia Grew, requesting a variance from the terms of Section XIX of the Zoning Bylaw which will allow the construction of an addition 14' by 21.2' to her dwelling at 4 Morses Pond Road, leaving less than the required front yard setback. Said dwelling is a legal non-conforming dwelling.

On May 21, 1982, the petitioner filed her request for a hearing before this Authority, and thereafter due notice of the hearing was given by mailing and publication.

Present at the hearing and speaking on behalf of the request was Virginia Grew, who stated that the setback of the requested addition would be 17' from the front lot line, but keeping with the setback of the existing dwelling. Ms. Grew stated that the roofline would be extended and a basement would be under the addition.

Other than the petitioner, there was no one present at the hearing either favoring or opposing the petition.

Statement of Facts

The property involved is in a Single Residence District at 4 Morses Pond Road, containing 9,000 square feet of land.

The dwelling is a non-conforming structure, built prior to the present zoning restrictions, with a front yard setback of 9' from the porch and 17' from the house. The proposed addition would have a front yard setback of 17', extending the existing dwelling lines.

The Planning Board, at its meeting of May 25, 1982, voted to offer no comment on the petition.

A Plot Plan was submitted, drawn by Joseph D. Marguedant, Registered Land Surveyor, 2 Hayden Rowe, Hopkinton, dated 4/8/82. Construction drawings were also submitted showing dimensions and elevations.

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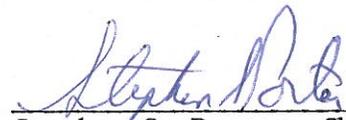
Decision

This Authority has made a careful study of the evidence submitted. The petitioner has a non-conforming dwelling, built prior to zoning restrictions. The placement of the dwelling on the lot dictates that any addition could not be in conformity with the present Zoning Bylaws.

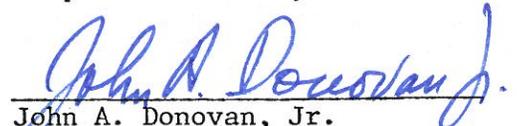
It is the opinion of this Authority that literal enforcement of the provisions of Section XIX of the Zoning Bylaw would involve a substantial hardship to the petitioner. It is the further opinion of this Authority that desirable relief may be granted without substantially derogating from the intent or purpose of the Zoning Bylaw.

Therefore, the requested variance is granted and the Inspector of Buildings is authorized to issue a permit for the ~~deck~~ construction upon receipt and approval of a building application and construction plans.

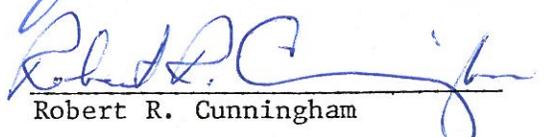
7/14/77



Stephen S. Porter, Chairman



John A. Donovan, Jr.



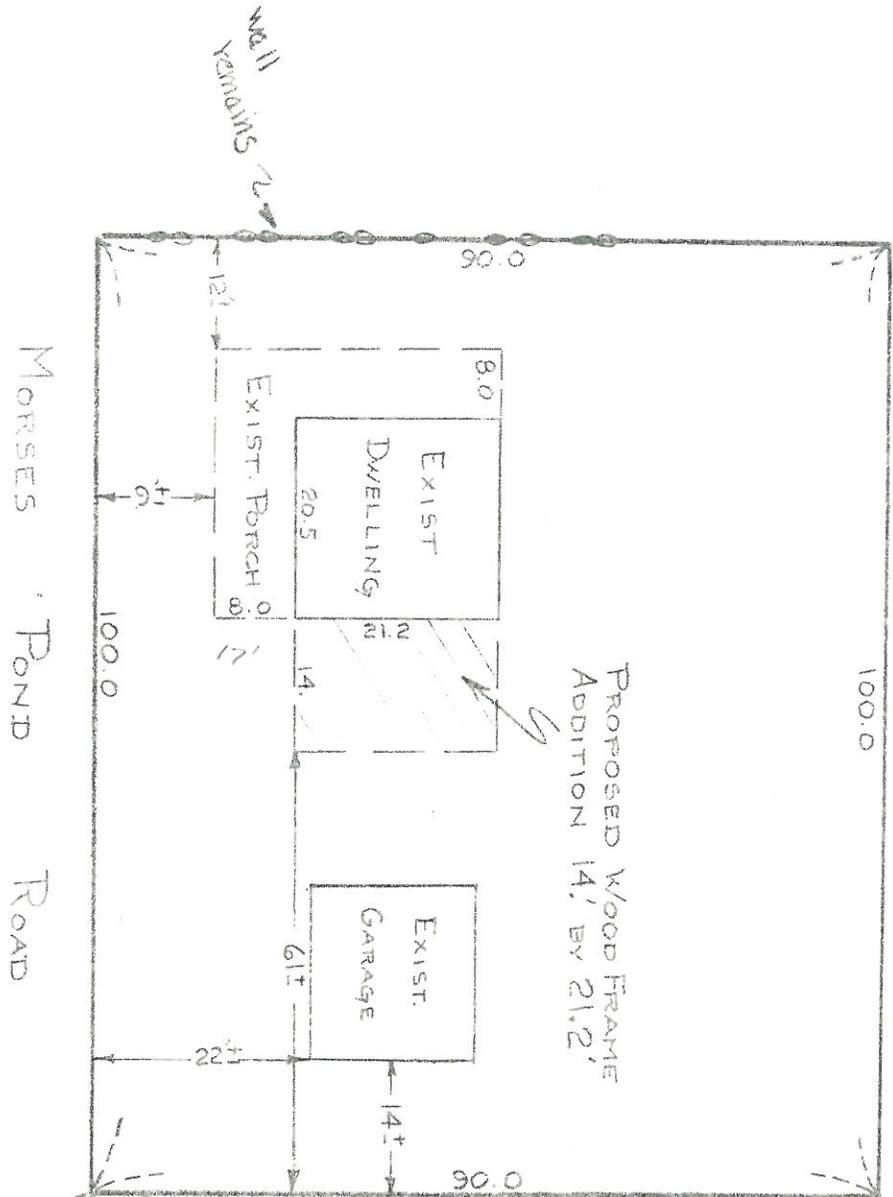
Robert R. Cunningham

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 MAY 21 9 57 AM '82

Wire (poor condition) fence ?



PROPOSED WOOD FRAME
 ADDITION 14' BY 21.2'

I CERTIFY THAT THE BUILDINGS
 ARE LOCATED ON THE LOT AS
 SHOWN AND THAT SAID
 BUILDINGS CONFORMED TO
 ZONING BY-LAWS WHEN
 BUILT.



*page 10 map of lot
 2 conc. retain wall 5/14/82*

NOTES

1. SEE PLAN # 4272 FILE PLAN BOOK 88
2. SEE PLAN BY GEO. N. GIUNTA, DATED 9-28-81
3. SEE DEED BOOK 5926 PAGE 672
4. PLAN REFERS TO HOUSE # 4 MORSES POND RD

PLOT PLAN OF LAND
 WELLESLEY, MASS.

SCALE: 1" = 20'

APPROVED BY:

DRAWN BY PGK.

REVISION

DATE: 4-8-82

PREPARED BY J.D. MARQUEDANT & ASSOC'S
 LAND SURVEYING & ENGINEERING - 2 HAYDEN ROWE HOPKINTON
 PREPARED FOR VIRGINIA M. GREW

DRAWING NUMBER
 82-793