



ZONING BOARD OF APPEALS
TOWN HALL WELLESLEY, MA 02181

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Petition of Norman A. and Patricia M. Welch
82-47

The Permit Granting Authority held a Public Hearing in the second floor hearing room of the Town Hall at 8 p.m. on Thursday, November 18, 1982, on the petition of NORMAN A. AND PATRICIA M. WELCH, requesting a variance from the terms of Section XIX of the Zoning Bylaw which will allow the construction of an addition approximately fourteen feet by twenty-two feet at the rear of their dwelling at 9 LAWRENCE ROAD, leaving less than the required right side yard. Said request is made pursuant to Section XXIV-D of the Zoning Bylaw.

On October 29, 1982, the petitioner filed a request for a hearing before this Board and thereafter due notice of the hearing was given by mailing and publication.

Presenting the case at the hearing was Norman Welch, who referred to the statement accompanying the application, explaining reasons for the variance request. The two-story addition would be 22 feet by 14 feet to include a family room, ½ bath, enlargement of the kitchen on the first floor, and a bedroom and bath on the second floor.

No one else was present favoring or opposing the petition.

Statement of Facts

The property involved is located at 9 Lawrence Road, containing 6,598 square feet of land, in a Single Residence District.

The existing dwelling, constructed in 1927, is a legal non-conforming dwelling, coming to 10.6' from the right side lot line. The proposed two-story addition would be 22 feet by 14 feet attached to the rear of the dwelling, coming to 11.7' from the right side lot line.

A Plot Plan was submitted, drawn by Carmelo Frazetti, Registered Land Surveyor, dated October 6, 1982. Construction drawings of the proposed addition were also submitted.

The Planning Board, in a letter dated November 15, 1982, stated that: "Although the Board does not oppose the granting of the variance for the addition, we do suggest that consideration be given to relocation of the proposed entrance porch and stairs to the rear or the opposite side of the addition to eliminate this additional encroachment on the remaining side yard."

Decision

This Authority has made a careful study of the evidence presented. The particular house in question in its location on the lot does not conform to the present Zoning Bylaws. The dwelling comes to 10.6' from the right side lot line.

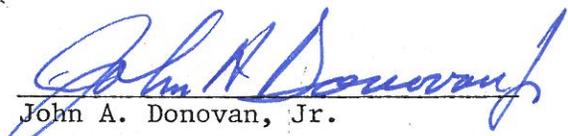
It is the opinion of this Authority that the proposed two-story addition conforms to the present lines of the house and does not alter the relationship of the house to the right side lot line.

It is the unanimous decision of this Authority that because of the shape of the lot, a 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 to construct an addition 14 feet by 22 feet as shown on the Plot Plan drawn by Carmelo Frazetti, dated October 6, 1982, coming no closer than 11.7' from the right side lot line. The Inspector of Buildings is hereby authorized to issue a permit for the construction upon his receipt and approval of a building application and construction plans.



Stephen S. Porter, Chairman



John A. Donovan, Jr.



William E. Polletta

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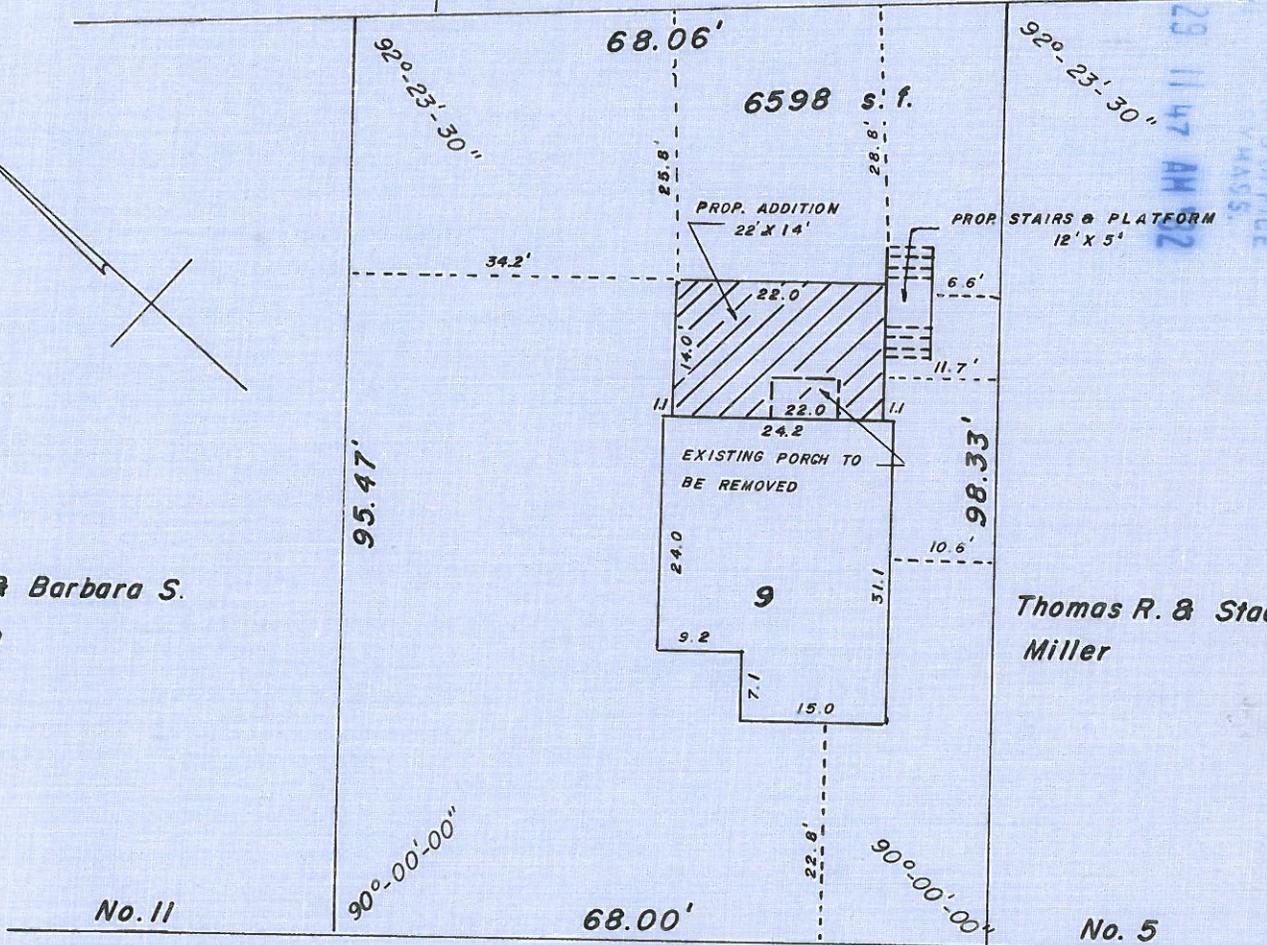
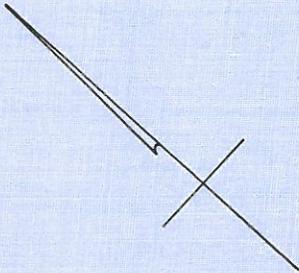
No. 31 Willow Road

Anthony & Stefana Sciacca

No. 39 Willow Road

Narges Ashayeri & Mohammad Baghaei-Rad

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RECORDS OFFICE
W. MASS.



David K. & Barbara S. Moulaison

Thomas R. & Stacy B. Miller

LAWRENCE (Public 40.00' wide) ROAD

PLAN OF LAND
in
WELLESLEY, MASSACHUSETTS
at
No. 9 LAWRENCE ROAD

Owned by
Norman A. & Patricia M. Welch
Oct. 6, 1982
Carmelo Frazetti



Proposed Addition
Scale: 1" = 20'
Land Surveyor