



ZONING BOARD OF APPEALS  
TOWN HALL WELLESLEY, MA 02181

STEPHEN S. PORTER, Chairman  
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ZBA 86-23

Petition of Paul E. Cremonini  
396 School Street

Pursuant to due notice, the Permit Granting Authority held a Public Hearing on Thursday, March 20, 1986 at 8 p.m. in Room 17 of the Town Offices at the Phillips Building, 12 Seaward Road, Wellesley Hills, on the petition of PAUL E. CREMONINI requesting a variance from the terms of Section XIX and pursuant to Section XXIV-D of the Zoning Bylaw which will allow the reconstruction of a non-conforming garage roof at 396 SCHOOL STREET, leaving less than the required right side yard.

On March 3, 1986, the petitioner requested a hearing before this Board and thereafter due notice of the hearing was given by mailing and publication.

Presenting the case at the hearing were Paul Cremonini and Louis Grignaffini, building contractor. Mr. Grignaffini explained that the garage roof would be re-constructed so that the gable end will face School Street. An addition will connect the existing house to the garage but a building permit can be attained for that.

No others were present favoring or opposing the request.

Statement of Facts

The property in question is located at 396 School Street, at the corner of Oak Street, containing 11,159 square feet of land, in a Single Residence District. The petitioner plans to construct an addition to connect the house to an existing non-conforming garage. A variance is requested to re-construct the existing garage roof so that the gable end will face School Street. The garage is non-conforming with a right side yard of 14.3 feet. The purpose of the request is for asthetic reasons only. The foundation would not be affected.

A Plot Plan was submitted, drawn by Carmelo Frazetti, Registered Land Surveyor, dated 2/20/86. Construction sketches were submitted by Wellesley Design Architectural Service, dated 1/24/86. Photos were also submitted.

The Planning Board, at its regular meeting of March 18, 1986, voted to offer no comment on the petition.

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WELLESLEY, MASS.

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396 School Street

Decision

This Authority has made a careful study of the evidence presented. The particular garage in question in its location on the lot does not conform to the present Zoning Bylaws. The garage comes to 14.3 feet from the northeasterly lot line.

It is the opinion of this Authority that reconstruction of the garage roof as proposed will not alter the relationship of the garage to the northeasterly side line.

It is the opinion of this Board that, because of the shape of the lot and the location of the garage on 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 Board that desirable relief may be granted without substantially derogating from the intent or purpose of the Zoning Bylaw.

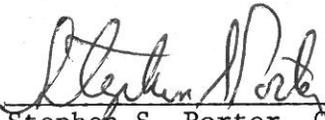
Therefore, the requested variance is granted to reconstruct the garage roof so that the gable end will face School Street, as shown in the Plot Plan drawn by Carmelo Frazetti, Registered Land Surveyor, dated February 20, 1986 and in the construction plans submitted, so long as the existing side yard of 14.3 feet is maintained.

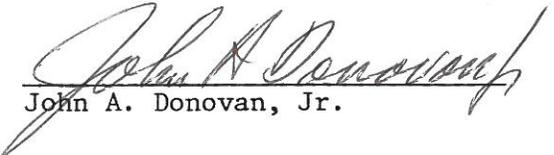
The Inspector of Buildings is hereby authorized to issue a permit for the construction upon his receipt and approval of a building application and construction plans.

APPEALS FROM THIS DECISION,  
IF ANY, SHALL BE MADE PURSUANT  
TO GENERAL LAWS, CHAPTER 40A,  
SECTION 17, AND SHALL BE FILED  
WITHIN 20 DAYS AFTER THE DATE  
OF FILING OF THIS DECISION IN  
THE OFFICE OF THE TOWN CLERK.

cc: Planning Board  
Inspector of Buildings

mam

  
Stephen S. Porter, Chairman

  
John A. Donovan, Jr.

  
William E. Polletta

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WILMINGTON, MASS.

Irwin T. & Margaret R. Sanders

No. 400

11,159 s.f.

GARAGE  
NEW ROOF TO REPLACE EXIST. ROOF

PROPOSED ADDITION

SCHOOL STREET (public)

James A. & Barbara Ann Marie Kausman

101

OAK (public) STREET

127.50'

91.24'

38.50'

A = 71.27  
R = 41.77'

PLAN OF LAND  
in  
WELLESLEY, MASSACHUSETTS  
at  
No. 396 SCHOOL STREET

Owned by  
Paul E & Anne L. Cremonini

February 20, 1986

Carmelo Frazetti



Proposed Addition & Garage Roof

Scale: 1" = 20'

Land Surveyor