



ZONING BOARD OF APPEALS
TOWN HALL WELLESLEY, MA 02181

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ZBA 86-63

Petition of Margie Meyers and Ruth R. Noble
22 Bryn Mawr Road

Pursuant to due notice, the Permit Granting Authority held a Public Hearing on Thursday, December 4, 1986 at 8 p.m. in the Great Hall of the Town Hall at 525 Washington Street, Wellesley, on the petition of MARGIE MEYERS and RUTH R. NOBLE requesting a variance from the terms of Section XIX and pursuant to Section XXIV-D of the Zoning Bylaw to allow the construction of a two-story addition approximately 6 feet by 12 feet at the rear of their non-conforming dwelling at 22 BRYN MAWR ROAD leaving less than the required right (easterly) side yard.

On November 13, 1986 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 Margie Meyers who stated that they need additional space in the house to expand the kitchen and a bedroom. The proposed addition would not be coming any closer to the side lot line than the existing house.

No others were present expressing favor or opposition to the request.

Statement of Facts

The property in question is located at 22 Bryn Mawr Road, containing 5,000 square feet of land. A non-conforming dwelling exists on the property with a right (easterly) side yard of 10.95 feet.

The petitioner is requesting a variance to construct a two-story addition approximately 6 feet by 10.5 feet at the rear of the dwelling to contain a dining room on the first floor and a bedroom on the second floor. The existing lines of the house would be maintained and the addition would not encroach any further than the existing house into the side yard, or 10.95 feet.

A Plot Plan was presented, drawn by Paul J. Desimone, Registered Land Surveyor, Medway, dated 10/16/86. Construction sketches and photos were also submitted.

The Planning Board, at its regular meeting of November 18, 1986, voted to offer no objection to the petition.

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DEC 23 11 26 AM '86

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 10.95 feet 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 opinion of this Authority that, because of the shape of the lot and the location of the house 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 Authority that desirable relief may be granted without substantially derogating from the intent or purpose of the Zoning Bylaw.

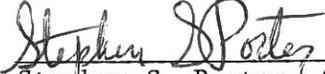
Therefore, the requested variance is granted to construct a two-story addition at 22 Bryn Mawr Road, said addition approximately 6 feet by 10.5 feet as shown on the Plot Plan by Paul J. Desimone, Registered Land Surveyor, Medway, dated 10/16/86, coming no closer than 10.95 feet from the right side lot line.

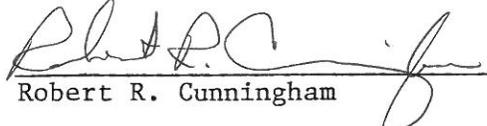
The Inspector of Buildings is hereby authorized to issue a permit for the construction upon his receipt and approval of a building application and construction plans.

If the rights authorized by a variance are not exercised within one year of the date of grant of such variance, they shall lapse, and may be re-established only after notice and a new hearing pursuant to Section XXIV-D of the Zoning Bylaw.

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.

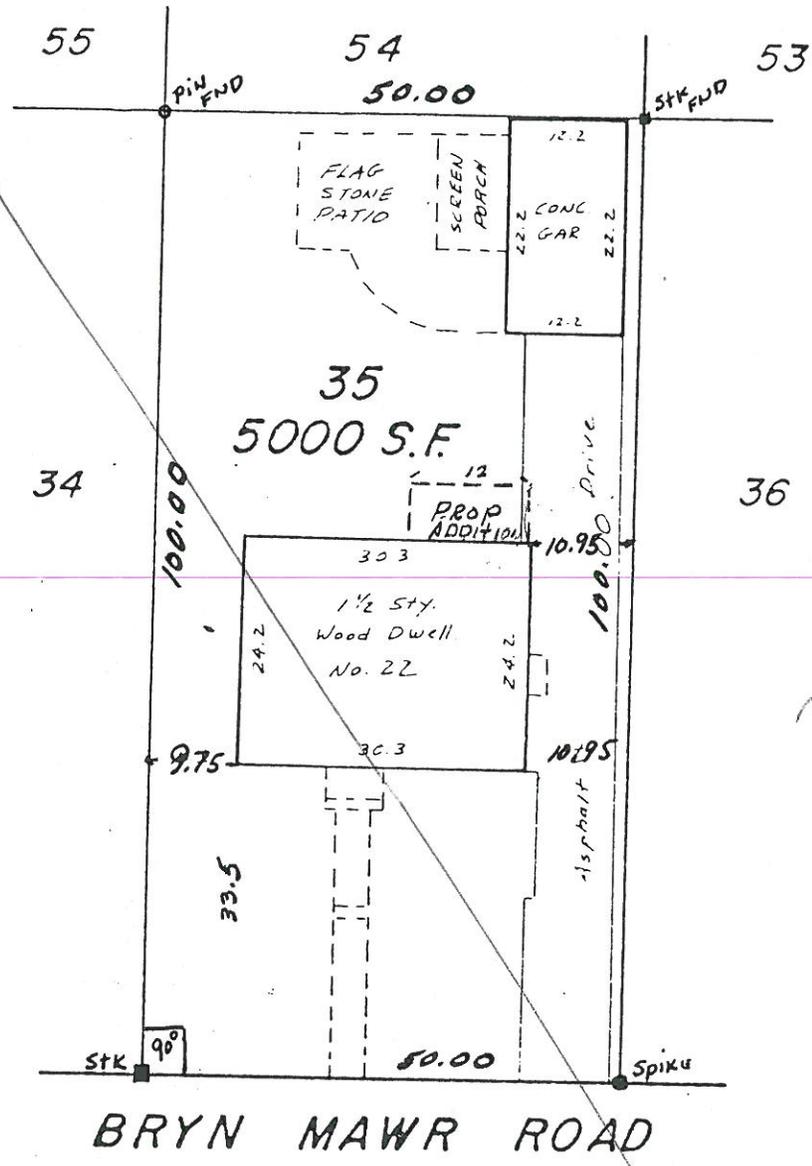
cc: Planning Board
Inspector of Buildings
mam


Stephen S. Porter, Chairman


Robert R. Cunningham


William E. Polletta

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new plot plan requested showing dimension of addition to side line

NOV 13 11 55 AM '86
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STRUCTURE COVER .23%

NOTE! EXISTING HOUSE ON LAND = 723.3 S.F.
 GARAGE = 270.7
 SCREENED POR. = 102.0
 Total 1106.0 S.F.

Location: WELLESLEY Scale: 1" = 20' Date: 10-16-86

PLOT PLAN

PAUL J. DESIMONE P.L.S.
 38 COFFEE ST
 MEDWAY MASS 02053

