



ZONING BOARD OF APPEALS  
TOWN HALL WELLESLEY, MA 02181

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86-7

Petition of Geoffrey & Martha Blum  
383 Linden Street

Pursuant to due notice, the Permit Granting Authority held a Public Hearing on Thursday, February 27, 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 GEOFFREY & MARTHA BLUM requesting a variance from the terms of Section XIX and pursuant to Section XXIV-D of the Zoning Bylaw which will allow the construction of a one-story addition at 383 LINDEN STREET which will include enclosing the existing porch and an addition to the rear of the porch to create a room 10 feet by 20 feet leaving less than the required right side yard.

On February 7, 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 Martha Blum, who stated that they wish to enclose an existing non-conforming porch and add to the rear of the porch.

Other than the petitioner, no one was present favoring or opposing the request.

Statement of Facts

The property in question is located at 383 Linden Street, containing 9,002 square feet of land. The existing dwelling is non-conforming, coming to 12 feet from the left side lot line and 11 feet from the right side lot line.

The petitioner proposes to construct a one-story addition which will include enclosing the existing porch (14 feet by 10 feet) and adding to the rear of the porch to create a room 10 feet by 20 feet, leaving a right side yard of 11 feet, but coming no closer than the existing porch to the side lot line.

A Plot Plan was presented by Roy C. Anderson, Jr., Registered Land Surveyor, of Barron & Stadfeld, dated August 13, 1984, revised January 7, 1986. Construction sketches and photos were also submitted.

The Planning Board, at its regular meeting of February 25, 1986, voted to oppose the granting of the variance.

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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 11 feet from the right side lot line.

It is the opinion of this Authority that the proposed one-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 placement 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.

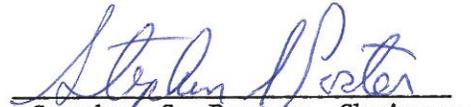
Therefore, the requested variance is granted for the proposed construction at 383 Linden Street consisting of enclosing the existing porch and adding to the rear of the porch to create a room 10 feet by 20 feet as shown in the Plot Plan drawn by Roy C. Anderson, Jr., Registered Land Surveyor, of Barron & Stadfeld, dated August 13, 1984, revised January 7, 1986, coming no closer than 11 feet to the right side lot line.

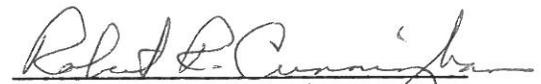
The Inspector of Buildings is hereby authorized to issue a permit for the construction upon his receipt and approval of a building application and construction plans.

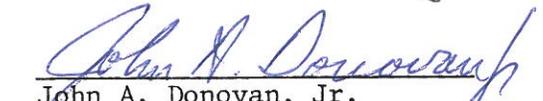
APPEALS FROM THIS DECISION,  
 IF ANY, SHALL BE MADE PURSUANT  
 TO GENERAL LAWS, CHAPTER 40A,  
 SECTION 17, AND SHALL BE FILED  
 WITHIN 20 DAYS AFTER THE DATE  
 OF FILING OF THIS DECISION IN  
 THE OFFICE OF THE TOWN CLERK.

cc: Planning Board  
 Inspector of Buildings

mam

  
 Stephen S. Porter, Chairman

  
 Robert R. Cunningham

  
 John A. Donovan, Jr.

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 WILMINGTON, MASS.  
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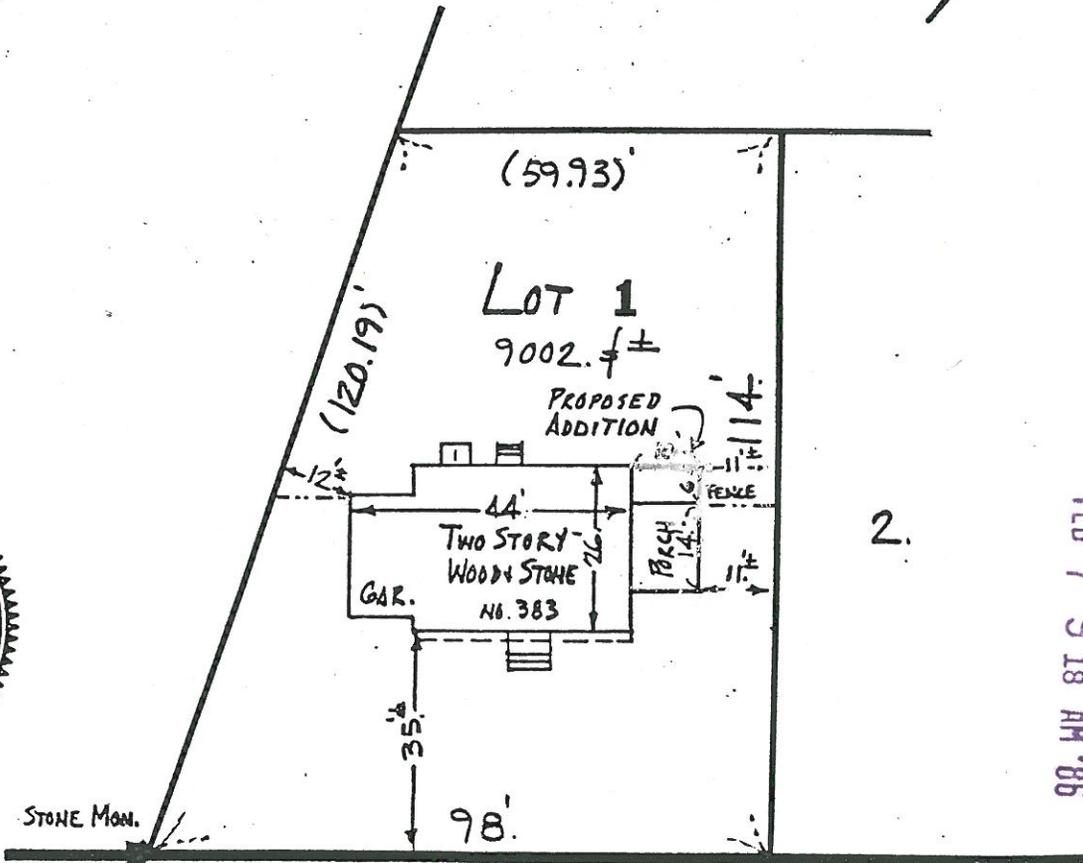
Land in WELLESLEY ..... Belonging to John L. & Janet E. Pattillo Deed in Book 5759 Page 390  
Land Court Certificate No. .... in Book ..... Page ..... In Norfolk Registry of Deeds

Recorded Plan Land in Wellesley by F. J. Scheufele ..... Date of Plan August 24, 1935  
in Norfolk Registry of Deeds, in Book 2081 No. 43 Filed Plan No. #344 of 1935

**MORTGAGE INSPECTION PLAN**

Loan No.

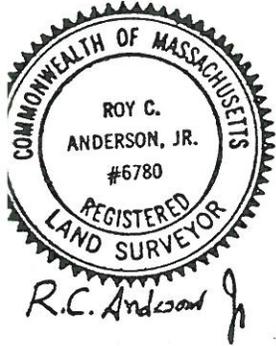
BARRON & STADFELD  
Geoffrey G. & Martha C. Blum



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WELLESLEY MASS.  
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LINDEN STREET



REVISED  
JAN. 7, 1986  
Aug. 13, 1984  
IN 41629  
Scale 1" = 30'