



ZONING BOARD OF APPEALS
TOWN HALL WELLESLEY, MA 02181

STEPHEN S. PORTER, Chairman
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431-1019

ZBA 87-57

Petition of Bradley and Lorinda Boyd
4 Damien Road

Pursuant to due notice, the Permit Granting Authority held a Public Hearing on Thursday, July 30, 1987 at 8 p.m. in the Selectmen's Meeting Room (Conference Room B) of the Town Hall, 525 Washington Street, Wellesley, pursuant to the request of BRADLEY AND LORINDA BOYD requesting a variance from the terms of Section XIX and pursuant to Section XXIV-D of the Zoning Bylaw which will allow an addition to their non-conforming dwelling at 4 DAMIEN ROAD at the corner of WALNUT STREET said construction to include an open porch approximately 13.4 feet by 8.6 feet to connect the existing front porch to the front porch of a new addition, leaving less than the required front setback from Damien Road, said dwelling being in a Single Residence District.

On June 30, 1987, the petitioners 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 was Bradley Boyd who stated that the connecting porch would not encroach any further onto the street, and that said addition would make the frontage more attractive in appearance.

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

Statement of Facts

The property in question is located at 4 Damien Road in a Single Residence District and contains 10,982 square feet. A non-conforming dwelling exists on the property with a front setback of 19.4 feet.

A Plot Plan was submitted drawn by Carmello Frazetti, Registered Land Surveyor, dated May 5, 1987 and construction plans consisting of a First Floor Plan (A-2) showing the existing dwelling; First Floor Plan (A-2) showing the proposed addition and Proposed Site Plan (A-2) not to scale, dated May 27, 1987 were also submitted, as well as a photo of the front of the existing Boyd residence.

The Planning Board, on July 28, 1987, voted to offer no objection as the porch is not an enclosed structure, nor would there be further encroachment on the inadequate front yard.

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 4 Damien Road

Decision

This Authority has made a careful study of the evidence presented. The particular house in question does not conform to the present Zoning Bylaws. The dwelling comes to within 19.4 feet of Damien Road on its front setback.

It is the opinion of this Authority that the proposed addition of an open porch conforms to the present lines of the house and does not alter the relationship of the house to Damien Road at its front setback.

It is the further opinion of this Authority that desirable relief may be granted without substantially derogating from the purpose or intent of the Zoning Bylaw.

Therefore, the requested variance to allow the construction of an open porch approximately 13.4 feet by 8.6 feet to connect the existing front porch to the front porch of a new addition leaving a front setback of 19.5 from Damien Road is granted, said addition as shown in the Plot Plan by Carmello Frazetti, Registered Land Surveyor, dated May 5, 1987.

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.

On July 30, 1987 the three member board hearing this case voted unanimously in favor of this decision. On August 22, 1987 Mr. Porter died without having affixed his signature to this decision.

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

Stephen S. Porter, Chairman


 Robert R. Cunningham

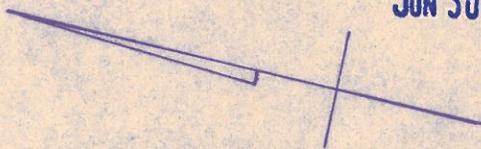
cc: Planning Board
 Inspector of Buildings


 William E. Polletta

edg

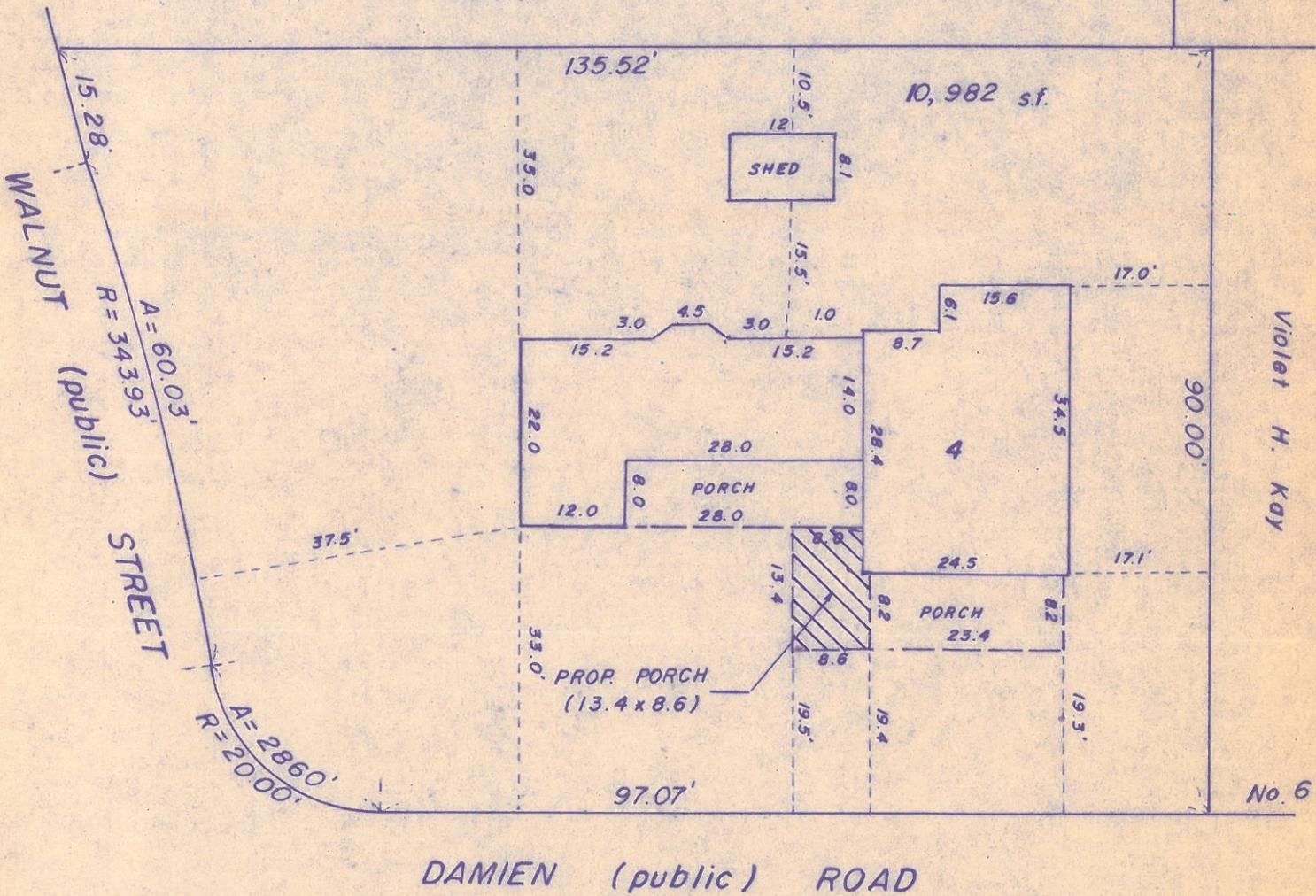
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TOWN CLERK'S OFFICE
WELLESLEY MASS.

JUN 30 11 08 AM '87



Town of Wellesley
Fire Station

No. 9 Hunting Street
Robert D. & Kristina Mose - Libon



PLAN OF LAND
in
WELLESLEY, MASSACHUSETTS
at
No. 4 DAMIEN AVENUE

Owned by

Bradley W. & Lorinda N. Boyd

May 5, 1987

Carmelo Frazetti



Proposed Porch
Scale 1" = 20'
Land Surveyor