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DEC 17 8 44 AM '87

 ZONING BOARD OF APPEALS  
 TOWN HALL WELLESLEY, MA 02181

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 ZBA 87-98  
 Petition of A. Wade and Sarah Blackman  
 28 Longfellow Road

Pursuant to due notice, the Permit Granting Authority held a Public Hearing on Thursday, December 17, 1987 at 8 p.m. in the Selectmen's Meeting Room (Conference Room B) of the Town Hall, 525 Washington Street, Wellesley on the petition of A. WADE AND SARAH BLACKMAN requesting a variance from the terms of Section XIX and pursuant to Section XXIV-D of the Zoning Bylaw which would allow construction of a two-story addition approximately 16.2 feet by 8.6 feet to their non-conforming dwelling at 28 LONGFELLOW ROAD, in a Single Residence District, said addition to consist of a first floor family room and a second floor bath and laundry room, at the rear of the dwelling, leaving less than the required right side yard.

On November 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 was A. Wade Blackman who was accompanied by his son Schuyler. Mr. Blackman stated that their home was an old house built 11 feet from the right side line and that the addition would not encroach further onto that line. The construction would be in architectural conformity with the existing home.

The Board questioned the encroachment of the bay window which is not shown on the Plot Plan. Mr. Blackman stated that the window would be of standard size, approximately 12 to 14 feet above ground level due to the steep grade. The addition would be less of an encroachment, with the exception of the bay window, than the existing structure.

No one was present to offer favor or opposition to the request.

#### Statement of Facts

The non-conforming dwelling is located at 28 Longfellow Road, in a Single Residence District on a 20,491 square foot lot with a minimum right side yard of 10.8 feet. The petitioners request a variance to allow construction of a two-story addition approximately 16.2 feet by 8.6 feet, as described above, leaving a right side yard of 11.0 feet from the lot line.

A Plot Plan, dated October 5, 1987, drawn by Carmelo Frazetti, Registered Land Surveyor; construction and elevation plans, dated October 21, 1987, drawn by LaConte Inc., and photographs were submitted.

The Planning Board, at its Regular Meeting on December 8, 1987, voted to offer no objection to the granting of the variance.

Decision

This Authority has made a careful study of the evidence presented. The subject house does not conform to the present Zoning Bylaw as noted in the foregoing Statement of Facts.

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 further 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 petitioners and 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 28 Longfellow Road, said addition approximately 16.2 feet by 8.6 feet, subject to construction in accordance with the plot plan submitted and coming no closer than 11 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.

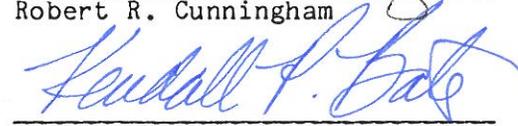
If the rights authorized by a variance are not exercised within one year of the date of grant of such variance, they shall lapse, and may be re-established only after notice and a new hearing pursuant to Section XXIV-D of the Zoning Bylaw.

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

edg

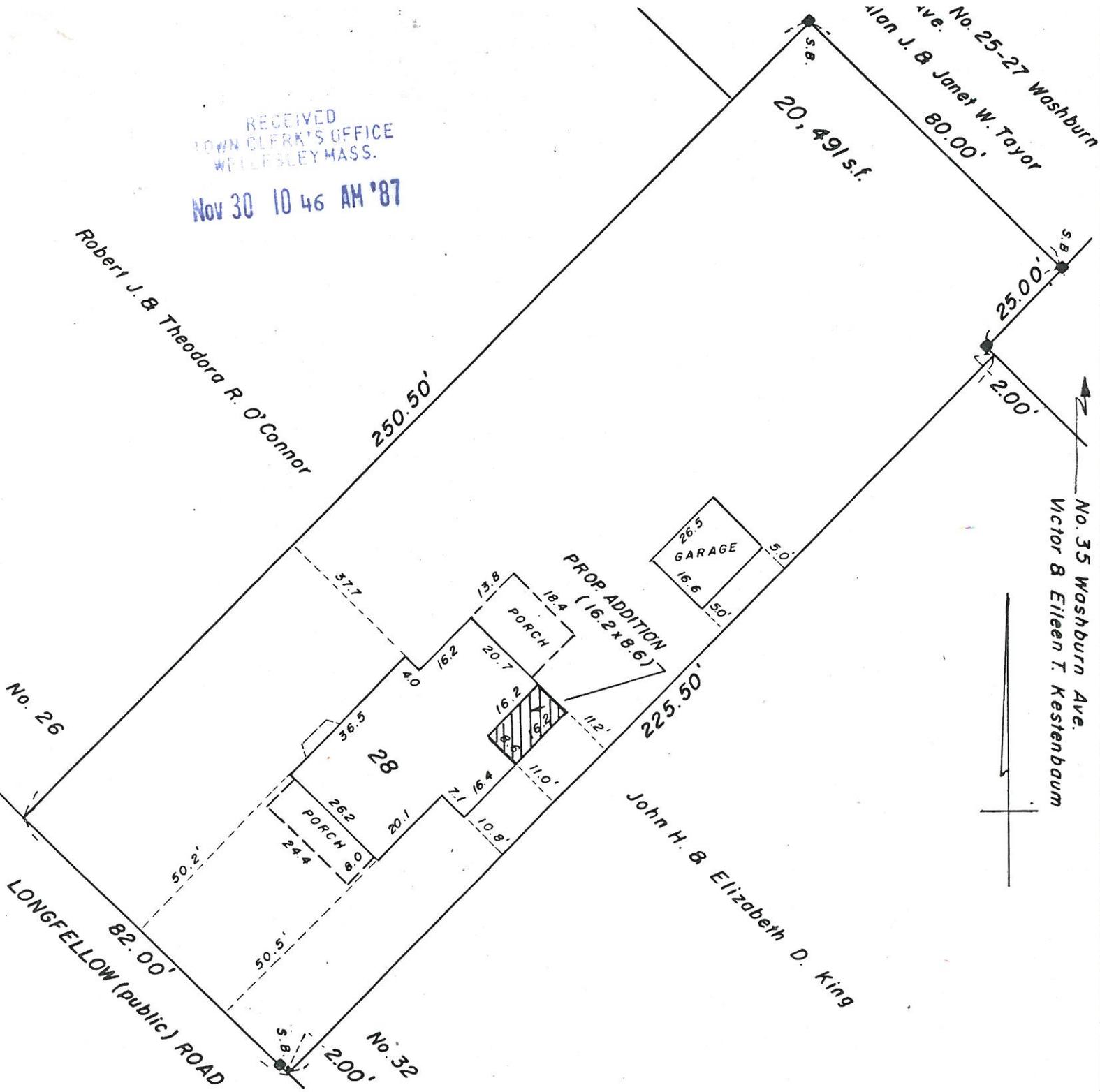
  
Robert R. Cunningham

  
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PLAN OF LAND  
in  
WELLESLEY, MASSACHUSETTS  
at  
No. 28 LONGFELLOW ROAD

Owned by  
A. Wade & Sara D. Blackman  
Oct. 5, 1987  
Carmelo Frazzetti



Proposed Addition  
Scale: 1" = 30'  
Land Surveyor