



ZONING BOARD OF APPEALS  
TOWN HALL WELLESLEY, MA 02181

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ZBA 93-65

Petition of Steven R. and Rebecca M. Taylor  
21 Chestnut Street

Pursuant to due notice, the Permit Granting Authority held a Public Hearing on Thursday, August 26, 1993 at 8 p.m. in the Great Hall at the Town Hall, 525 Washington Street, Wellesley, on the petition of STEVEN R. AND REBECCA M. TAYLOR requesting a variance from the terms of Section XIX and pursuant to the provisions of Section XXIV-D of the Zoning Bylaw to allow demolition of an existing porch and construction of a two-story addition approximately 35.4 feet by 18.2 feet at the rear of their nonconforming dwelling at 21 CHESTNUT STREET and GARDEN PLACE, in a Single Residence District, with less than the required front setback from GARDEN PLACE. Said addition will also have less than the required front setback from GARDEN PLACE.

On August 9, 1993, the petitioners requested a hearing before this Authority, and thereafter due notice of the hearing was given by mailing and publication.

Presenting the case at the hearing were Steven and Rebecca Taylor, who were accompanied by their architect, Jan Gleysteen. Mr. Taylor said that they need more living space, and would prefer to add on than move. The addition will contain a den/family room, a bedroom and a bathroom. The house has been in the family since 1930, and they would like to remain in the house. The nonconformance has always existed. The addition would simply continue the line of the existing house.

No other person present had any comment on the petition.

Statement of Facts

The subject nonconforming dwelling is located at 21 Chestnut Street and Garden Place, in a Single Residence District, on a 11,029 square foot lot, with a minimum front yard clearance of 11.6 feet from Garden Place.

The petitioners are requesting a variance to demolish an existing porch and construct a two-story addition approximately 35.4 feet by 18.2 feet with a minimum front yard clearance of 11.6 feet from Garden Place.

A Plot Plan dated July 20, 1993, drawn by Fred J. Scalse, Registered Land Surveyor; Site Plan & Roof Plan (A-1), First Floor Plan (A-2), Second Floor Plan (A-3), South Elevation

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WELLESLEY, MA 02157  
SEP 9 1 44 PM '93

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21 Chestnut Street

(A-4), East Elevation (A-5), and North Elevation (A-6), all dated August 4, 1993 and drawn by Jan Gleysteen, Architect; and photographs were submitted.

On August 24, 1993, the Planning Board voted to recommend that the request be granted.

Decision

This Authority has made a careful study of the materials submitted and the information presented at the hearing. The subject dwelling does not conform to the current 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 front property line on Garden Place.

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 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 subject to construction in accordance with the Plot Plan and construction sketches as submitted.

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

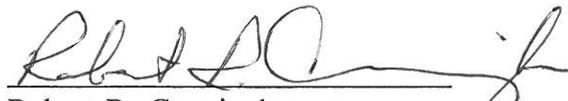
If the rights authorized by a variance are not exercised within one year of the date of grant of said variance, they shall lapse, and may be re-established only after notice and a new hearing pursuant to Section XXIV-D of the Zoning Bylaw.

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  
edg Inspector of Buildings

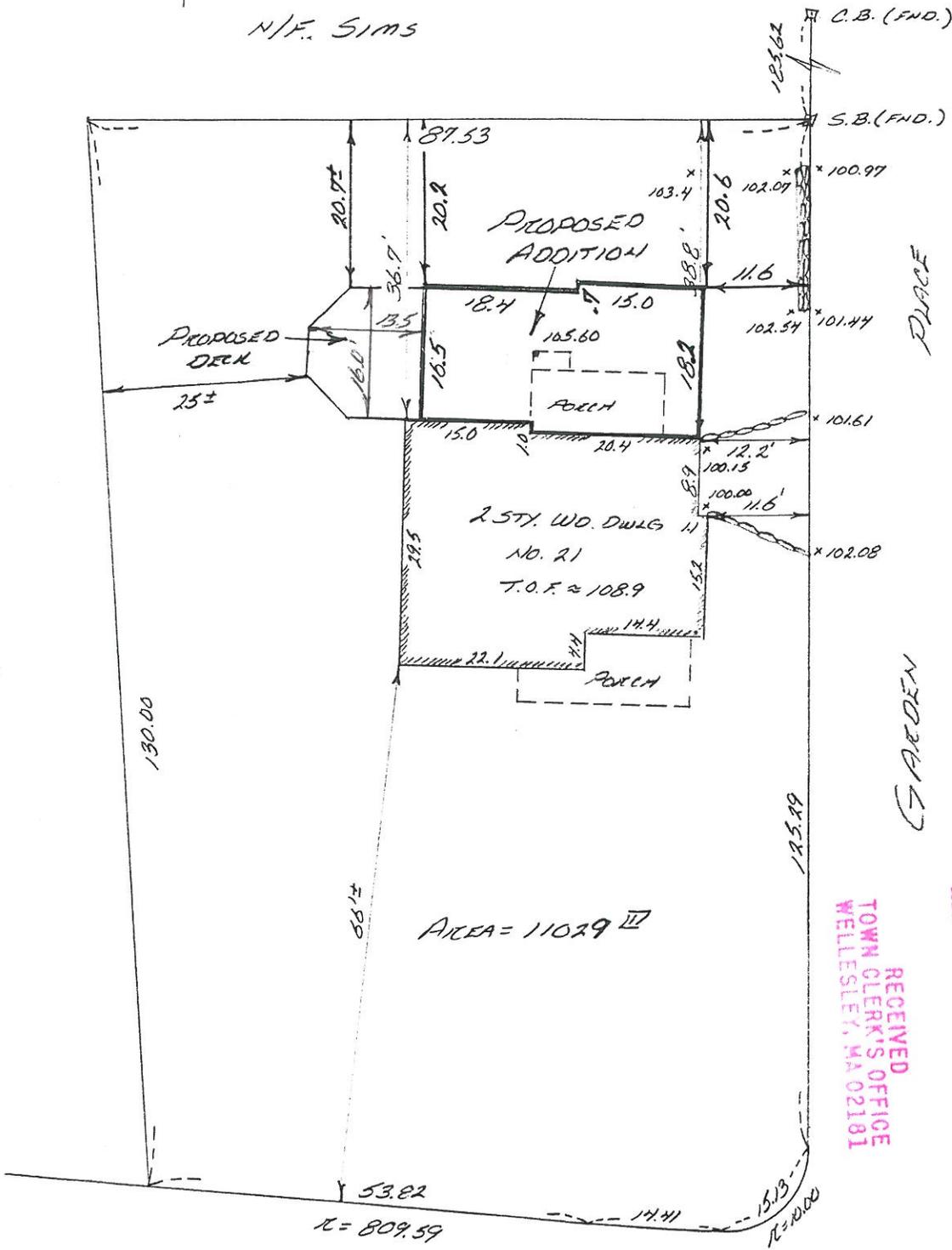
  
John A. Donovan, Jr., Chairman

  
Kendall P. Bates

  
Robert R. Cunningham

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AUG 9 9 39 AM '93

CHESTNUT STREET

Fred J. Scalese, P.L.S.  
AUG. 2, 1993



PLAN SHOWING  
PROPOSED ADDITION  
WELLESLEY, MA.  
SCALE: 1" = 20' DATE 7/20/93