



79-29

FRANCIS L. SWIFT, Chairman
 WILLIAM O. HEWETT
 WILLIAM E. POLLETTA
 WILLIAM F. CULLINANE
 FRANKLIN P. PARKER
 JOHN A. DONOVAN, Jr.

ZONING BOARD OF APPEALS

KATHARINE E. TOY
 Administrative Secretary
 Telephone
 235-1664

Petition of Armand W. and Rita A. Paradis

Pursuant to due notice the Permit Granting Authority held a public hearing in the hearing room on the second floor of the Town Hall at 8:10 p.m. on June 28, 1979, on the petition of Armand W. and Rita A. Paradis, requesting a variance from the terms of Section XIX of the Zoning By-law which will allow the construction of an addition on each side of the dwelling at 111 Great Plain Avenue, each with side yards less than the required twenty feet. Said request was made under the provisions of Section XXIV-D of the Zoning By-law.

On June 13, 1979, the petitioners filed their request for a hearing before this Authority and thereafter due notice of the hearing was given by mailing and publication.

Armand W. Paradis spoke in support of the request at the hearing.

Edward J. Bleiler, 103 Great Plain Avenue, spoke in favor of the request.

Statement of Facts

The property involved is located within a Single Residence District requiring a minimum lot area of 20,000 square feet. The house was built in 1960, on a lot containing 23,900 square feet.

The petitioners seek a variance which will allow them to construct an addition approximately 12' x 24' on the northerly side of their dwelling which will provide an additional one-car garage, and an addition approximately 16' x 24' on the southerly side of their dwelling which will provide a family room.

It was stated that the petitioners, who both work, desire to garage both of their cars, especially during the winter months. They now have only a one-car garage and with one car remaining outside during the winter months, hardships have resulted especially to their work schedules. It was further stated that the proposed family room which has been designed to be constructed on the opposite side of the house will balance the design of the house and greatly enhance its appearance.

It was explained that it would not only require additional expense to construct the proposed additions on the rear of the house where they could comply with the set-back requirements, but the land at the rear has largely been filled with decaying material and it would be difficult to get down to a sound base.

REC'D
 JUN 28 1979
 TOWN ENGINEER
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A plot plan was submitted, drawn by Armand W. Paradis, Professional Engineer, which showed the existing dwelling on the lot as well as the proposed additions. Said plan showed the proposed addition on the northerly side of the house to be 18' from the side lot line and the addition on the southerly side of the house to be 17' from the lot line at the nearest point.

Decision

The Authority has made a careful study of the evidence submitted and has taken a view of the locus.

In its opinion there is a real need for the proposed additions which will provide an additional garage and a family room, and the proposed locations appear to be the only practical and feasible place for them to be constructed.

As pointed out by the petitioner, the land at the rear of the house is filled land and would require the removal of a large area of that material. Gravel would have to be brought in to provide a solid base for the proposed foundations. This authority feels that to do this would be excessively costly.

Therefore, it is the unanimous opinion of this Authority that owing to circumstances relating to soil conditions, a literal enforcement of the provisions of Section XIX of the Zoning By-law would involve substantial hardship to the petitioners. It is the further opinion of this Authority that the desirable relief may be granted without substantial detriment to the public good and without nullifying or substantially derogating from the intent or purpose of the Zoning By-law.

Accordingly, the requested variances are granted and the Building Inspector is authorized to issue a permit for the proposed addition of a one-car garage and a family room as shown on the plan submitted and on file with this Authority.

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MAY 28 PM '38

Francis L. Swift
Francis L. Swift

William O. Hewett
William O. Hewett

William F. Cullinane
William F. Cullinane

Filed with Town Clerk _____

Copies of the decision and all plans referred to in this decision have been filed with the Planning Board and with the Town Clerk.

130.73'

PLOT PLAN W 48° 00' N

111 GREAT PLAIN AVE.
WELLESLEY, MA.

23,900 SQ. FT.
ARMAND W. & RITA A. PARADIS

FERRISMAN

RIGHT-OF-WAY

208.49' N 35° 32' 45" E

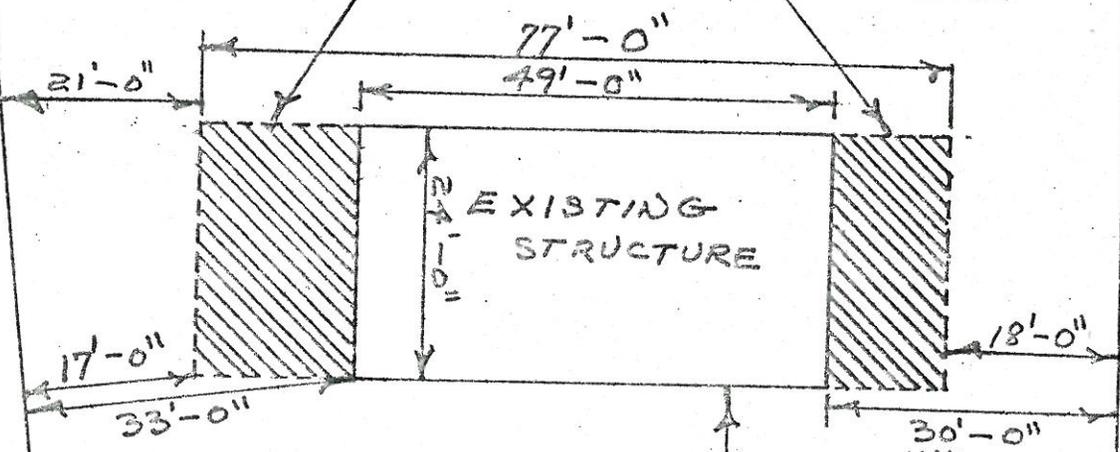
183.08' S 39° 23' 30" W

200.00' N 42° 00' E

EDWARD V. BLEIKER & WILKINSON - JAMES SEARS TRS. / BLEIKER REALTY TRUST

PROPOSED FAMILY RM. ADDITION

PROPOSED GARAGE ADDITION



LOCATION: WELLESLEY, MA.
SCALE: 1" = 20'
DATE: MAY 24, 1979
DEED REF: BK. 3205, Pg. 400, No. 1329
NORFOLK, REGISTRY OF DEEDS



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TOWN CLERK'S OFFICE
WELLESLEY, MASS.

JUN 13 3 52 PM '79

40.00' 54.00' 54.00'
R = 1200.00' GREAT PLAIN AVE. E 48° 00' S