



ZONING BOARD OF APPEALS
TOWN HALL WELLESLEY, MA 02181

WILLIAM F. CULLINANE, CHAIRMAN
STEPHEN S. PORTER
JOHN A. DONOVAN, JR.

STEPHANIE J. GOSSELIN
Executive Secretary
Telephone
235-1664

WILLIAM E. POLLETTA
FRANKLIN P. PARKER
SUMNER H. BABCOCK

Petition of Giovanni D'Angelo

Pursuant to due notice, the Permit Granting Authority held a Public Hearing in the second floor hearing room of the Town Hall on Wednesday, April 29, 1981 at 8:00 PM on the Petition of Giovanni D'Angelo, requesting a Variance from the terms of Section XIX of the Zoning Bylaw which will allow the addition of a second bay onto an existing one car garage located at 18 Patton Road, with a side yard of less than the required twenty (20) feet.

On April 6, 1981 the petitioner filed for a hearing before this Board and thereafter notice was given of the hearing by mailing and publication.

Present at the hearing and speaking on behalf of this request was Joseph Grignaffini and Mr. D'Angelo. Mr. Grignaffini is the design consultant on this project. Mr. Grignaffini explained that at present there is a one car garage, and being kept at the house each day are a pickup truck, Mr. D'Angelo's car and his son's car. It was decided that putting a second bay here would add to the appearance of the house and increase the value of both the house and the neighborhood. The rear of the house is steep with ledge and to put a driveway here would necessitate excessive amounts of asphalt, the destruction of an orchard and large natural trees. The opposite side of the dwelling has only a 26' side yard would also require a Variance. The closest house on the proposed side is 20' from the mutual property line. Mr. Grignaffini pointed out that even though the finished garages together total 24' the actual size inside the garage is 22' due to a 2' jog of the kitchen which extends into the existing garage.

Statement of Facts

The property involved is located within a Single Residence District. The locus 18 Patton Road is comprised of 14,298 square feet of land.

The petitioner seeks permission to add a second bay onto an existing one car garage at the right side of his dwelling. The proposed bay would be 12' wide by 20.8' deep therefore a total garage area, including the existing garage and

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the proposed, of 24.8' wide by 20.8' deep, as indicated on the Construction Plans submitted with this petition and dated 4/4/80.

A Plot Plan was submitted, drawn by Carmelo Frazetti, Registered Land Surveyor, and dated June 7, 1978, showing the existing house and the proposed second bay for the garage and the front, rear and side yards to the property lines.

A letter was submitted to this Board by the Planning Board dated April 16, 1981 stating they have no objection to the requested Variance which would allow the construction of the second bay on the garage, provided that both bays in the future continue to be used for garage purposes only; so that no portion of the garage is remodeled and incorporated as living quarters.

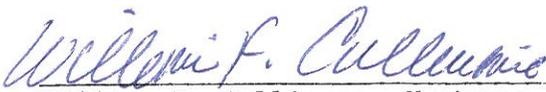
Decision

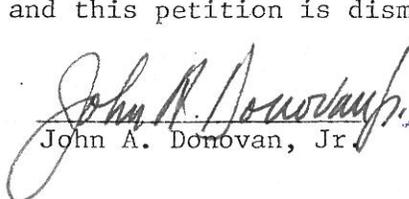
This Authority has made a careful study of the evidence submitted. At least one member has taken a view of the locus.

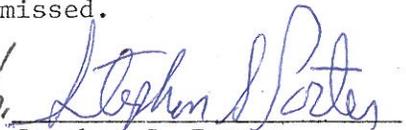
Section XXIV-D 1., of the Wellesley Zoning Bylaw states that a variance, such as the one being requested by the petitioner, may be granted if this Authority specifically finds that:

- a. Literal enforcement of the provisions of the Zoning Bylaw would involve substantial hardship, financial or otherwise, to the petitioner or appellant owing to circumstances relating to: i) soil conditions, ii) shape, or iii) topography of such land or structure, especially affecting such land or structures but not generally affecting the zoning district in which it is located; and the hardship shall not have been self-created; AND
- b. Desirable relief may be granted without substantial detriment to the public good, and without nullifying or substantially derogating from the intent or purpose of this Zoning Bylaw.

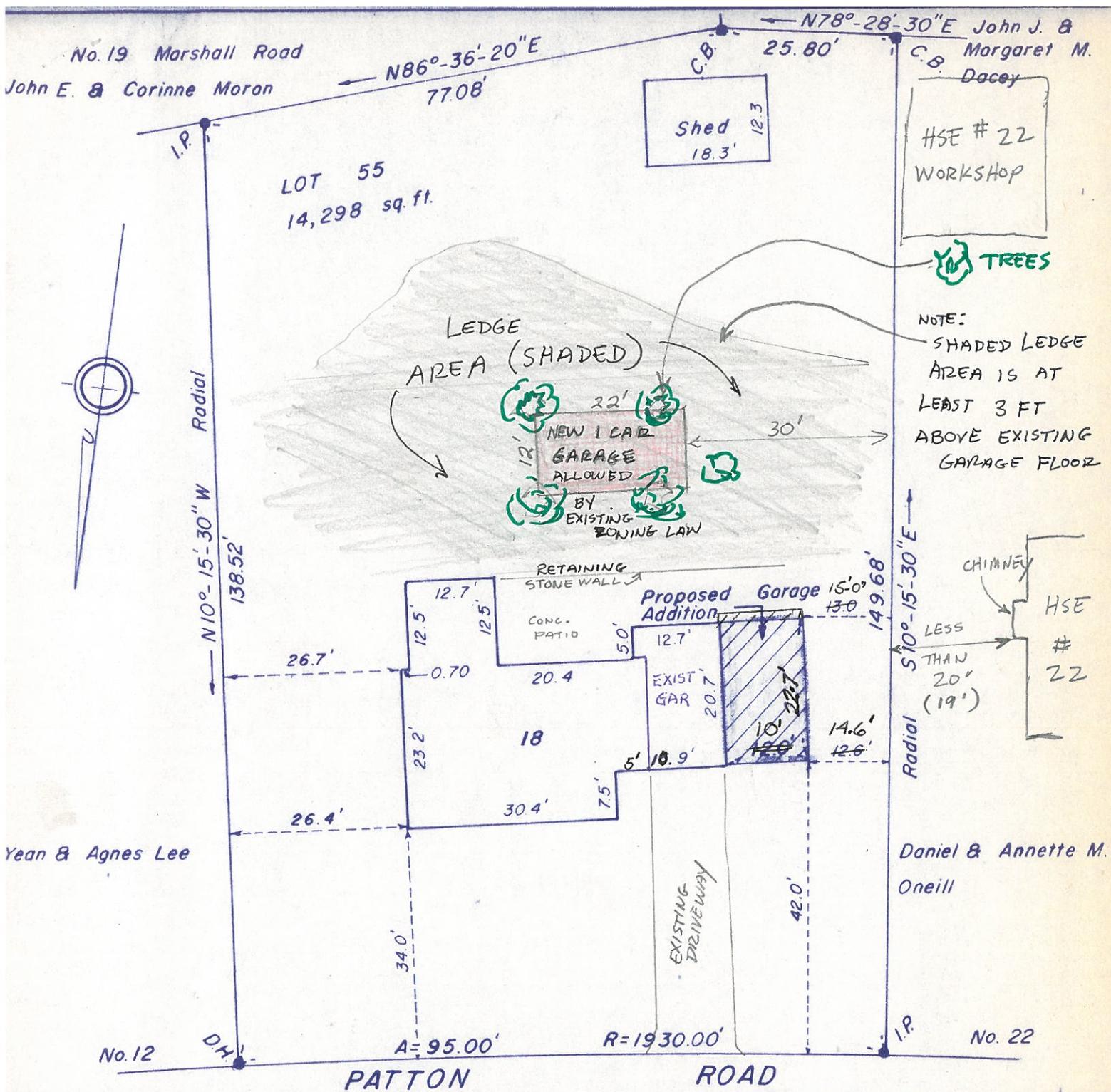
This Authority fails to find hardship within the meaning of the Zoning Bylaw. Therefore, the request is denied and this petition is dismissed.


William F. Cullinane, Chairman


John A. Donovan, Jr.


Stephen S. Porter

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BOARD OF APPEALS
TOWN HALL, WELLESLEY

John & Elvra D'Angello

June 7, 1978
Carmelo Frazetti

PLAN OF LAND
in
WELLESLEY, MASSACHUSETTS
at
No. 18 PATTON ROAD

Proposed
Garage Addition
Scale: 1" = 20'
Land Surveyor

