



ZONING BOARD OF APPEALS
TOWN HALL WELLESLEY, MA 02181

WILLIAM F. CULLINANE, CHAIRMAN
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Executive Secretary
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FRANKLIN P. PARKER
SUMNER H. BABCOCK

Petition of Jeanne M. Ewing

Pursuant to due notice, the Permit Granting Authority will hold a Public Hearing in the second floor hearing room of the Town Hall at 8:00 PM on Thursday, June 18, 1981 on the petition of Jeanne M. Ewing seeking a variance from the terms of Section XIX of the Zoning Bylaw which will allow the extension of the family room and the enclosing of an existing porch to the rear of the dwelling located at 20 Chesterton Road, with a side yard of less than the required twenty (20) feet. Said request is made under the provisions of Section XXIV-D of the Zoning Bylaw.

On May 27, 1981 the Petitioner filed a request for a hearing before this Board and thereafter due notice of the hearing was given by mailing and publication.

Present at the hearing and speaking on behalf of this request were Jeanne and Richard Ewing. Mr. Ewing pointed out at the hearing that the lot narrows towards the rear of the house. The plans are such that they intend to enclose the existing porch and add a square shaped family room, the deck is not being requested at this time. Mrs. Ewing pointed out that the addition cannot come any closer to the existing house because of a bulkhead, bathroom window and the kitchen window, also, re-location of the addition would make it inaccessible from any other part of the house due to the location of the garage. There will not be a basement under the addition.

Present at the hearing and speaking in opposition to this request were: Nelson Gildersleeve of 6 Boulder Brook Road, Thelma Wessell of 447 Weston Road and M. T. Martin, Jr. of 12 Boulder Brook Road. The opposition of these abutters was expressed in terms of concern for landscape, airspace and the quality of life in Wellesley. These abutters felt this long addition to the house would create an alley affect, create potential fire hazards hopping from roof to roof and detract from the neighborhood. The above mentioned abutters in opposition also supplied this Authority with letters reflecting their opposition.

The following persons supplied this Authority with letters favoring this request: Alice L. McNamara of 28 Chesterton Road, Dr. and Mrs. Herbert Kosstrin of 449 Weston Road, Mary Edna Owens & John F. Owens of 1 Richland Road, and Theda LeBlanc of 27 Chesterton Road, W. Prince Morse and Marjorie P. Morse of 24 Chesterton Road.

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Statment of Facts

The property in question is located in a Single Residence District, the locus being 20 Chesterton Road.

The petitioner seeks permission to enclose an existing porch and construct a 20' x 20' family room addition to the rear of the dwelling, located off the porch.

A Plot Plan was submitted, drawn by Philip R. Brown, Registered Land Surveyor, and dated May 22, 1981, showing the existing dwelling on the lot and indicating the location of the proposed 20' x 20' family room addition. The Plot Plan indicates that the lot narrows toward the rear and that the way the house is placed on the lot is such that when measuring from the same point, but different sides of the proposed addition, the measurement on the left is 16' and the measurement on the right is 41.5' to the respective side lot lines.

Construction Plans were submitted to this Authority, drawn by Mrs. Ewing and indicating the various views of how the house and addition will look from different vantage points.

A letter dated June 12, 1981 was received from the Planning Board stated that "it appears there are other options for locating a family room addition so as to comply with the Zoning Bylaws."

Decision

The petitioners request a variance to allow a 20' x 20' family room addition and enclose an existing porch at 20 Chesterton Road, as shown on the Plot Plan dated May 22, 1981 and submitted with this petition.

This Authority has made a careful study of the evidence submitted.

This Authority fails to find "substantial hardship" within the meaning of Section XXIV-D 1 a., as required by General Laws, Chapter 40 A, Section 10. This Authority is concerned with the encroachment of the proposed addition on the south side yard

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and is not persuaded that an addition suitable for the intended purpose could not be constructed without the need of such a variance.

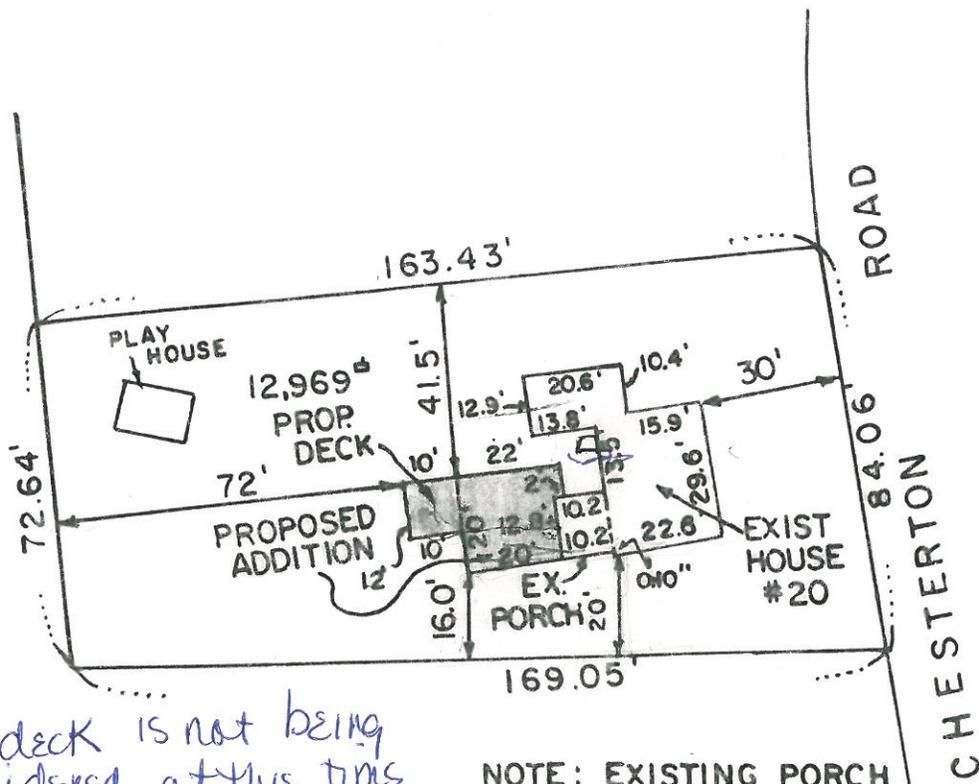
It is the unanimous opinion of this Authority that this request for a variance be denied. This petition is hereby dismissed.

William F. Cullinane
William F. Cullinane, Chairman

Stephen S. Porter
Stephen S. Porter

John A. Donovan, Jr.
John A. Donovan, Jr.

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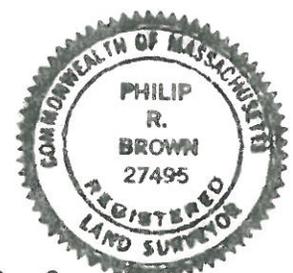
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The deck is not being considered at this time

NOTE: EXISTING PORCH TO BE CONVERTED TO DEN.

WELLESLEY BOARD OF APPEALS

DATE _____



Philip R. Brown
PHILIP R. BROWN
REG. LAND SURVEYOR

PLAN OF LAND IN WELLESLEY, MASS.
OWNED BY: RICHARD EWING
SCALE: 1" = 40' MAY 22, 1981
PLAN BY: MACCARTHY & SULLIVAN ENGINEERING INC.
81 SPEEN ST., NATICK, MASS.