



ZONING BOARD OF APPEALS
TOWN HALL WELLESLEY, MA 02181

STEPHEN S. PORTER, Chairman
JOHN A. DONOVAN, JR.
ROBERT R. CUNNINGHAM

MARY ANN McDOUGALL
Executive Secretary
Telephone
235-1664

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

83-29

Petition of Daniel and Joan Eastman

Pursuant to due notice, the Permit Granting Authority held a Public Hearing in the second floor hearing room of the Town Hall at 8 p.m. on Thursday, June 23, 1983, on the petition of Daniel and Joan Eastman, requesting a variance from the terms of Section XIX of the Zoning Bylaw which will allow the construction of a two-story addition approximately 18 feet by 17 feet to their dwelling at 16 Columbia Street, leaving less than the required right side yard. Said request is pursuant to Section XXIV-D of the Zoning Bylaw.

On June 2, 1983, the petitioner filed a request for a hearing before this Board and thereafter due notice of the hearing was given by mailing and publication.

Presenting the case at the hearing was Joan Eastman who stated that their house is a small three bedroom house. They propose to extend it 18 feet to the rear and to continue the existing lines of the house. If they maintained the 20 foot sideyard, the eating area in the kitchen would be impacted as would the upstairs bathroom, and windows in the bedroom and dining room. Mr. Eastman stated the proposed addition would preserve the architectural style of the house and the roofline. The Eastmans stated that all abutters are in favor of the variance.

No one was present at the hearing favoring or opposing the petition.

Statement of Facts

The property involved is located at 16 Columbia Street, containing 8,238 square feet of land, in a Single Residence District.

The existing dwelling is a legal non-conforming dwelling, coming to 13.99 feet from the left side lot line at the closest point and 15.45 feet from the right side lot line at the closest point at the front corner. The rear right corner of the dwelling is 16.34 feet from the right side lot line.

The petitioner proposes a 17 feet by 18 feet two-story addition to the rear of the dwelling, maintaining the existing lines of the house, coming to 16.34 feet from the right side lot line where it meets the existing house and 17 feet from the right side line in the rear.

A Plot Plan was submitted, drawn by George N. Giunta, Registered Land Surveyor, of Needham, Ma., dated May 26, 1983. Construction drawings were also submitted.

RECEIVED
TOWN OF WELLESLEY
JUL 11 1983

The Planning Board, in a letter dated June 17, 1983, stated that they have no objection to the variance request.

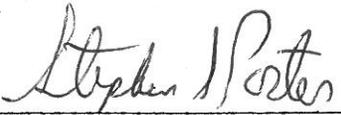
Decision

This Authority has made a careful study of the evidence submitted. The particular house in question in its location on the lot does not conform to the present Zoning Bylaws. The dwelling comes to 16.34 feet from the right side lot line.

It is the opinion of this Authority that the proposed two-story addition conforms to the present lines of the dwelling and does not alter the relationship of the house to the right side lot line.

It is the unanimous decision of this Authority that because of the shape of the lot, a literal enforcement of the provisions of Section XIX of the Zoning Bylaw would involve a substantial hardship to the petitioner. It is the further opinion of this Authority that desirable relief may be granted without substantially derogating from the intent or purpose of the Zoning Bylaw.

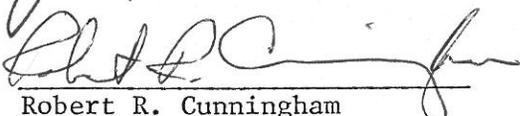
Therefore, the requested variance is granted to construct a two-story addition 17 feet by 18 feet, as shown on the Plot Plan drawn by George N. Giunta, dated May 26, 1983, coming no closer than 16.34 feet from the right side lot line, and following the existing lines of the house. The Inspector of Buildings is hereby authorized to issue a permit for the construction upon his receipt and approval of a building application and construction plans.



Stephen S. Porter, Chairman

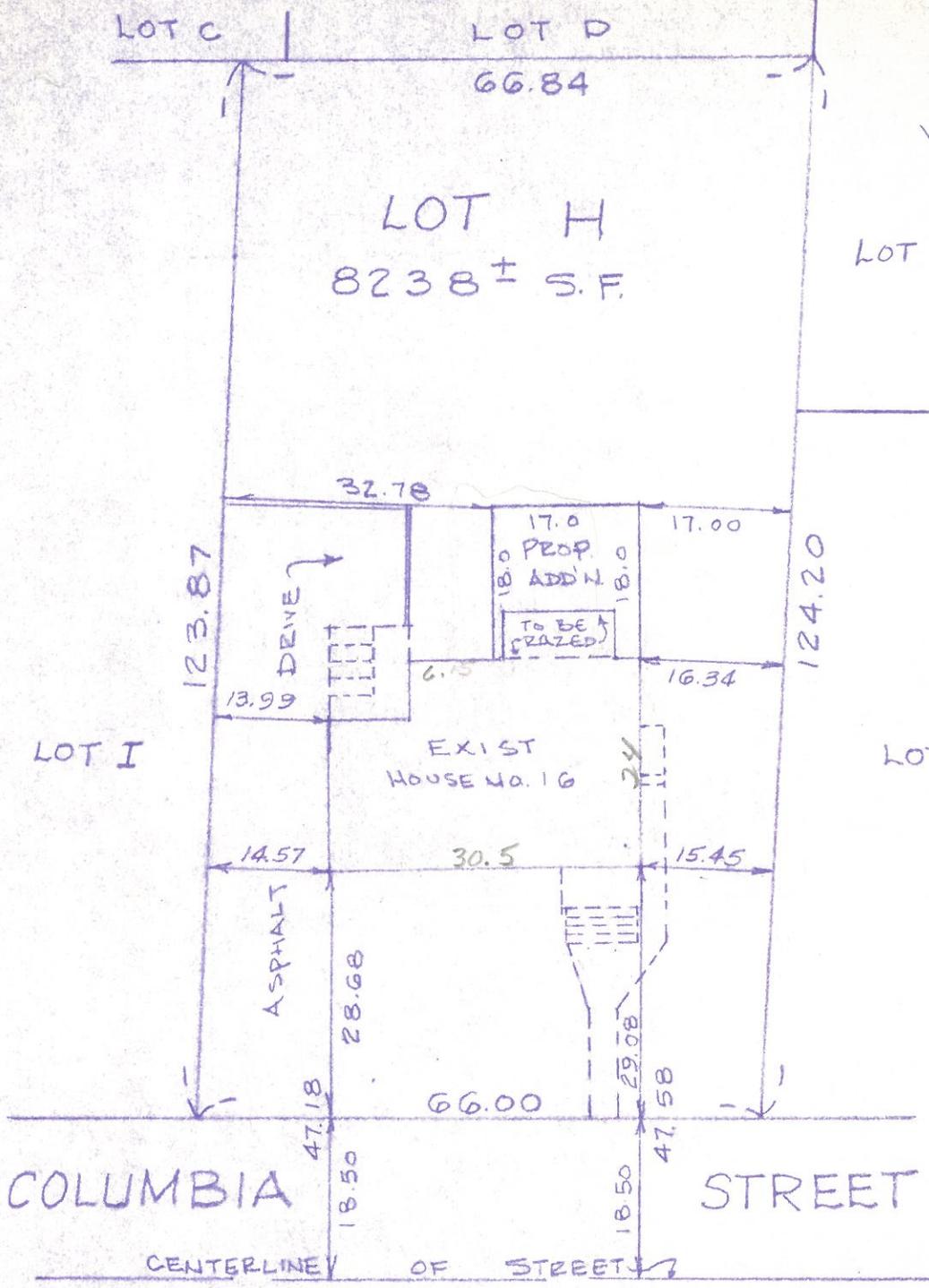


John A. Donovan, Jr.



Robert R. Cunningham

RECEIVED
COUNCILMAN'S OFFICE
400 FLEETWAY, S.
JUL 11 11 48 AM '83
mam



RECEIVED
TOWN CLERK'S OFFICE
WELLESLEY, MASS.
JUN 23 48 PM '83

PLOT PLAN OF LAND
TO ACCOMPANY PETITION TO BOARD OF APPEALS

IN
WELLESLEY — MASS.

MAY 26, 1983 SCALE 1"=20'

GEORGE N. GIUNTA R.L.S.
76 NEHOIDEN ST.
NEEDHAM, MASS.

