



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 Andrea Levitt

Pursuant to due notice the Permit Granting Authority held a Public Hearing in the second floor hearing room of the Town Hall at 8:00 PM on Wednesday, April 22, 1981 on the Petition of Andrea Levitt and Antoine Hatoun, requesting a Variance from the terms of Section XIX of the Zoning Bylaw which will allow the construction of a full dormer onto the rear of their dwelling at 14 Greenlawn Avenue, 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 March 30, 1981 the petitioner filed its 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 Andrea Levitt and Antoine Hatoun. The petitioner explained that the full dormer is needed as they are expecting a baby and request the space the dormer will provide. The petitioner pointed out that the entire back of this house, where the dormer will be going, is made of brick and that any other fire prevention measures required on the dormer will be complied with.

There was nobody else present at the public hearing speaking in favor or against this request.

Statement of Facts

The property involved is located within a Single Residence District. The locus, 14 Greenlawn Avenue, is a corner lot comprised of 5,992 square feet of land. The house was built in 1952 under a Variance which allowed the construction of a dwelling provided that the house and garage were no nearer than eight feet from the rear lot line and that the rear wall of the dwelling and garage be constructed of brick or other equally fire-proof material.

The petitioner presently seeks permission to construct a full shed dormer onto the rear of the dwelling, this dormer will include a bathroom and provide more height

MAY 6 10 01 AM '81

RECEIVED  
TOWN CLERK'S OFFICE  
WELLESLEY, MASS.



in existing bedrooms upstairs.

A Plot Plan was submitted, drawn by Carmelo Frazetti, Land Surveyor, dated March 23, 1981, which shows the existing house on the lot and indicates the location of the proposed dormer.

Decision

The petitioner requests a Variance to allow the construction of a full shed dormer onto the rear of the dwelling at 14 Greenlawn Avenue, as shown on the Plot Plan dated March 23, 1981, submitted with this petition.

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

This Authority notes that the house exists by the granting of a Variance dated April 28, 1952. This Variance allowed the dwelling to be placed only 8.5', at its closest point, from the abutting property at 35 Boulevard Road. The requested dormer will not be any closer to the side lot line than the existing dwelling is now.

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 degrading from the intent or purpose of the Zoning Bylaw.

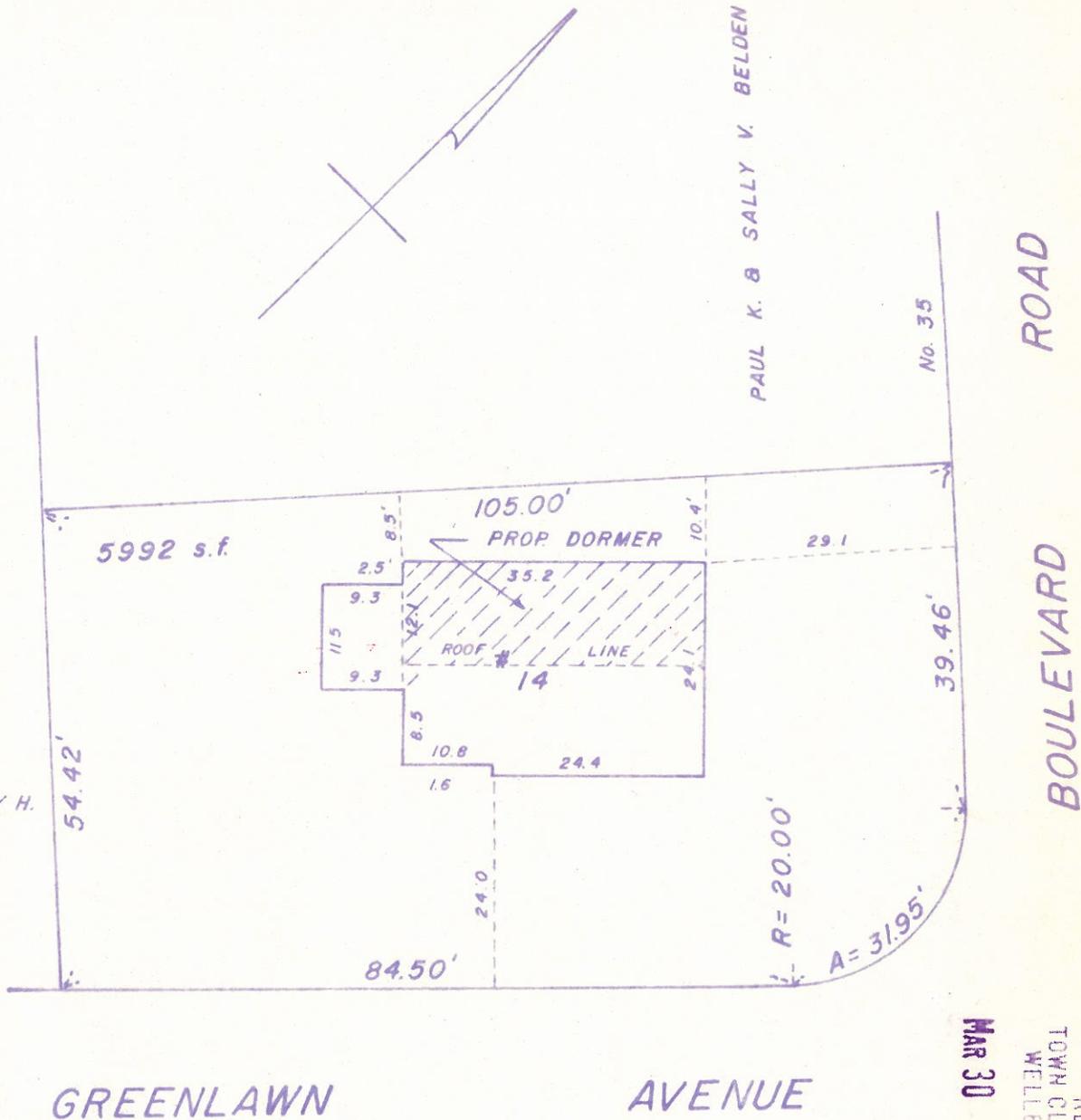
Accordingly, the requested Variance is granted and the Inspector of Buildings is authorized to issue a permit for the dormer as shown on the Plot Plan dated March 23, 1981 and filed with this Authority and provided that the dormer walls be constructed of brick or an equally fire proof material.

William F. Cullinane  
William F. Cullinane, Chairman

Stephen S. Porter  
Stephen S. Porter

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

18. MW TO 01 9 MW  
RECEIVED  
TOWN CLERK'S OFFICE  
WILMINGTON, MASS.



PAUL K. & SALLY V. BELDEN

BOULEVARD ROAD

GREENLAWN AVENUE

RECEIVED  
TOWN CLERK'S OFFICE  
WELLESLEY MASS.  
MAR 30 12 52 PM '81

PLAN OF LAND  
in  
WELLESLEY, MASSACHUSETTS  
at  
No. 14 GREENLAWN AVE.

Owned by  
Antoine Hatoun & Andrea Levitt  
March 23, 1981  
Carmelo Frazetti



Proposed Addition  
Scale: 1" = 20'  
Land Surveyor