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ZONING BOARD OF APPEALS  
TOWN HALL WELLESLEY, MA 02181

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STEPHANIE J. GOSSELIN  
Executive Secretary  
Telephone  
235-1664

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

Petition of Dante & Janet Cantalupo

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 Thursday, May 28, 1981 on the petition of Dante & Janet Cantalupo, requesting a variance from the terms of Section XIX of the Zoning Bylaw which will allow them to enlarge an existing 18' x 20' detached garage into a 24' x 24' detached garage at their dwelling located at 7 Hillside 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. Plans are available for examination in the office of the Zoning Board of Appeals.

On May 4, 1981 the petitioners filed for a hearing before this Board and thereafter due notice of the hearing was given by mailing and publication.

Present at the hearing were Dante & Janet Cantalupo who both spoke on behalf of this request. Mr. Cantalupo stated at the hearing that it is their intention to keep the rear and side (the side nearest the property line) walls and to simply take down the other walls and expand the garage into a two stall garage. Mr. Cantalupo stated that due to the slope of the land immediately behind the garage they must keep the rear wall. The garage as it exists presently is unsafe. The land to the right of the dwelling also slopes downward toward the lot line. The driveway in front of the garage is shared by the immediate neighbor as it is a right of way.

There was no one else present speaking in favor or in opposition to this request.

Statement of Facts

The property involved is located within a Single Residence District. The locus, 7 Hillside Road, is comprised of 51,120 square feet.

The petitioners seek a variance to enlarge an existing 18' x 20' garage into a 24' x 24' garage. The rear and side walls will be retained and the enlargement will be expanded from these existing walls. The proposed garage will be no closer to the



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existing garage and will therefore not be any more encroaching than what exists there already. The immediate neighbor at 11 Hillside Road supplied this Board with a letter dated April 26, 1981 stating that they support the renovation of the garage on the present site.

A Plot Plan, dated April 27, 1981, drawn by Philip R. Brown, Registered Land Surveyor, was submitted with this petition indicating the side of the existing garage and the proposed expansion.

Decision

The petitioners request a variance to allow the existing 18' x 20' garage to be remodeled into a 24' x 24' garage. The site is in the rear, left side of the dwelling at 7 Hillside Road, as shown on the Plot Plan dated April 26, 1981 and submitted with this petition.

This Authority has made a careful study of the evidence submitted, especially noting that the requested expansion of the garage will not be any closer to the side lot line than the existing garage is now. At least one member has taken a view of the locus.

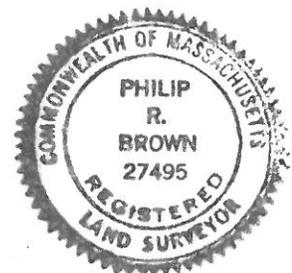
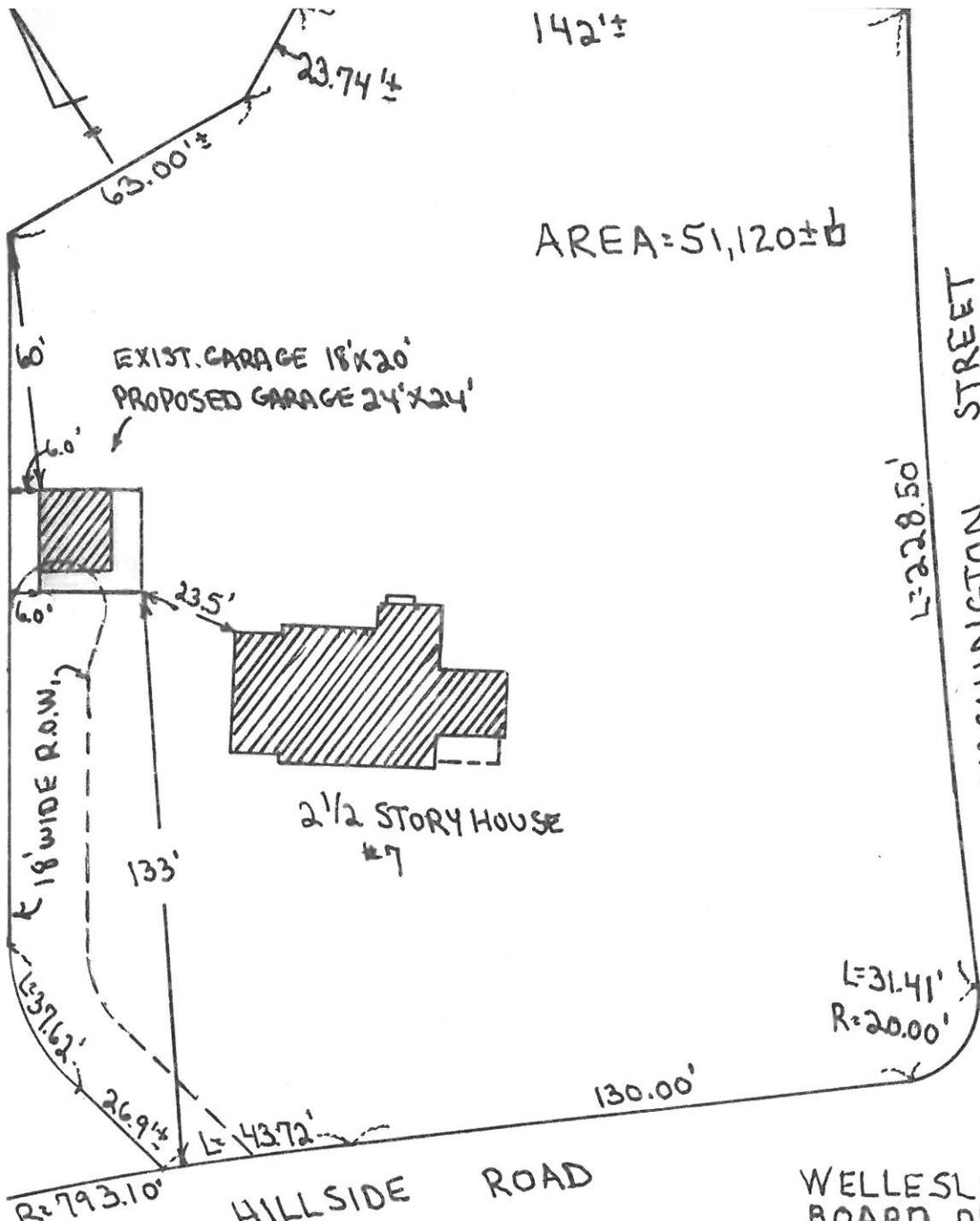
It is the unanimous opinion of this Authority that due to circumstances relating to the topography of the lot, sloping off to the rear of the house and then again slopping down toward the lot line from the right side of the dwelling; a literal enforcement of Section XIX of the Zoning Bylaw would involve substantial hardship to the petitioner and that desirable relief may be granted without nullifying or substantially derogating from the intent or purpose of the Zoning Bylaw and without substantial detriment to the public good.

Accordingly, the requested variance is granted and the Inspector of Buildings is authorized to issue a permit for the proposed garage as shown on the Plot Plan dated April 26, 1981 and on file with this Authority.

William F. Cullinane  
William F. Cullinane, Chairman

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

Stephen S. Porter  
Stephen S. Porter



Philip R. Brown

AREA = 51,120 ± b

WELLESLEY  
BOARD OF APPEALS

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DATE: \_\_\_\_\_

PLAN OF LAND IN WELLESLEY, MASS.

OWNED BY: DANTE JR. & JANET CANTALUPO

SCALE: 1" = 40'

APRIL 27, 1981

PLAN BY: MACCARTHY & SULLIVAN ENGINEERING INC.  
81 SPEEN ST.

NATICK, MASS.