

TOWN OF WELLESLEY



MASSACHUSETTS

ZONING BOARD OF APPEALS
TOWN HALL WELLESLEY, MA 02181

WILLIAM F. CULLINANE, CHAIRMAN
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Petition of Gary R. Canoni

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 Gary R. Canoni, requesting a variance from the terms of Section XIX of the Zoning Bylaw which will allow him to place a 38.5' x 5' overhang onto the existing roof at the right side of the dwelling at 1 Dale Street, 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 4, 1981 the petitioner filed for a hearing before this Board and thereafter due notice of the hearing was given by mailing and publication.

Present at the public hearing was Gary Canoni who spoke on behalf of the request. Mr. Canoni stated that presently existing over the top step of the staircase to the house is a small overhang. It is his intention to extend this overhang outward by two more feet and then to expand it the full length of the house. The roof line will be extended so as to follow the existing lines of the dwelling. This proposed overhang onto the roof will not require any change in foundation. The overhang is needed due to ice forming on the stairs and making them unsafe.

Statement of Facts

The property involved is located within a Single Residence District. The locus, 1 Dale Street, is comprised of 12,850 square feet.

The petitioner seeks a variance to add to an existing overhang which if granted will cover the staircase and make access into the dwelling in inclement weather more safe. The proposed overhang onto the roof will not require a change in foundation.

A Plot Plan dated April 17, 1981, and drawn by Carmelo Frazetti, Registered Land Surveyor, was submitted with this petition indicating the house, its placement on the lot and a shaded area representing the overhang.



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Petition of Gary R. Canoni, continued

Page 2.

The application accompanying this request stated that the lot was pie shaped in nature with the house being built with only a 13' side yard on the right side of the dwelling.

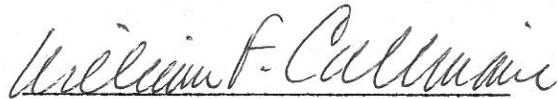
Decision

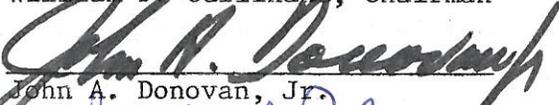
The petitioner requests a variance to allow a 38.5' x 5' overhang to be constructed onto his existing roof on the right side of the dwelling at 1 Dale Street, as shown on the Plot Plan dated April 17, 1981 and submitted with this petition.

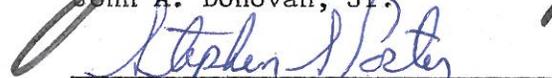
This Authority has made a careful study of the evidence submitted.

It is the unanimous opinion of this Authority that due to circumstances relating to the shape of the lot, 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.

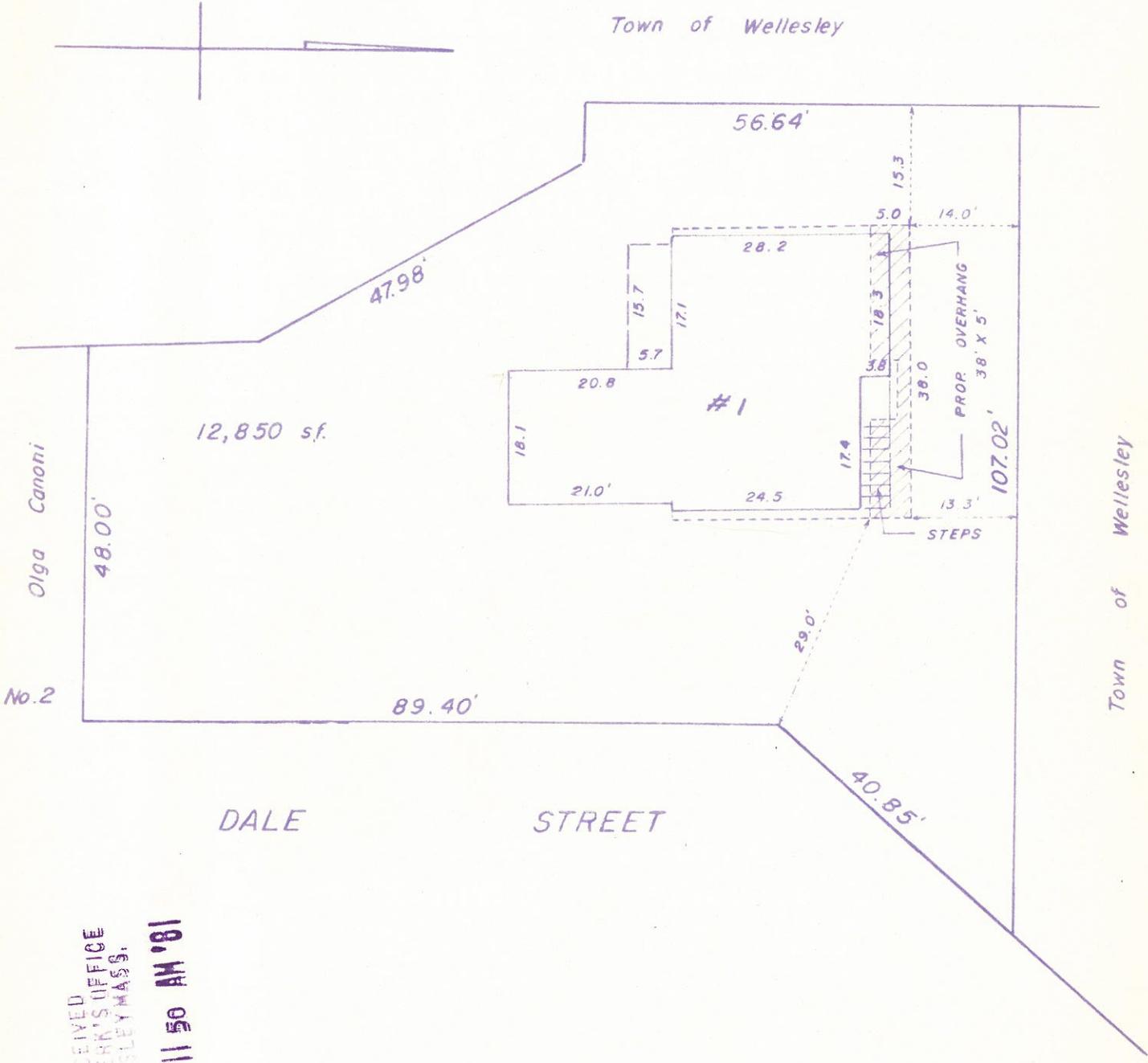
Accordingly, the requested variance is granted and the Inspector of Buildings is authorized to issue a permit for the proposed overhang as shown on the Plot Plan dated April 26, 1981 and on file with this Authority.


William F. Cullinan, Chairman


John A. Donovan, Jr.


Stephen S. Porter

Town of Wellesley



Olga Canoni
No. 2

12,850 sf.

DALE STREET

Town of Wellesley

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PLAN OF LAND
in
WELLESLEY, MASSACHUSETTS
at
No. 1 DALE STREET

Owned by
Peter Canoni & Gary Canoni
April 17, 1981
Carmelo Frazetti



Proposed Overhang
Scale: 1" = 20'
Land Surveyor