



ZONING BOARD OF APPEALS  
TOWN HALL WELLESLEY, MA 02181

STEPHEN S. PORTER, Chairman  
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SUMNER H. BABCOCK

84-35

Petition of Frederick W. Travers

Pursuant to due notice, the Permit Granting Authority held a Public Hearing in the Upper Town Hall Main Hearing Room on Thursday, July 12, 1984 at 8 p.m. on the petition of FREDERICK W. TRAVERS requesting a variance from the terms of Section XIX of the Zoning Bylaw which will allow the addition of a screened porch approximately 20 feet by 16.2 feet at the rear of his dwelling at 12 ABERDEEN ROAD, leaving less than the required left side yard. Said request is pursuant to Section XXIV-D of the Zoning Bylaw.

On June 20, 1984, 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 Frederick Travers, who introduced Barry Kanter, Natick, Ma. to explain the request. A pre-existing back door opens to the area of the proposed porch and this allows the best access to a porch. The proposed porch would maintain the existing lines of the house and not come closer to the lot line.

Other than the above mentioned, no one was present favoring or opposing the petition.

Statement of Facts

The property in question is located at 12 Aberdeen Road, containing 8,300 square feet of land, in a Single Residence District. The existing dwelling is a legal non-conforming dwelling, coming to 11.4 feet from the left side line.

The petitioner proposed to construct a screened porch, approximately 20 feet by 16.2 feet, at the rear of the dwelling, in the area of an existing deck, coming to 12.1 feet from the left side line. The existing lines of the house would be maintained and the porch would not encroach further than the existing dwelling to the left side line. The petitioner requests the location in order to use an existing rear door which leads to the backyard.

A plot plan was presented, drawn by Carmelo Frazetti, Registered Land Surveyor, dated June 14, 1984. Construction sketches were also submitted.

The Planning Board, in a letter dated July 10, 1984, voted to oppose the granting of a variance.

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A letter, dated 7/3/84, was received from the following abutters, in favor of the variance request: Stephen and Patricia Dunn, 8 Aberdeen Road, Robert and Barbara McCrudden, 17 Atwood Street, Richard and Wendy Fox, 14 Aberdeen Road.

Decision

This Authority has made a careful study of the evidence presented. The particular house in question in its location on the lot does not conform to the present Zoning Bylaws. The dwelling comes to 11.4 feet from the left side line.

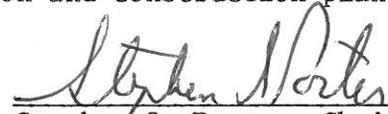
It is the opinion of this Authority that the proposed porch addition conforms to the present lines of the house and does not alter the relationship of the house to the right side lot line.

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.

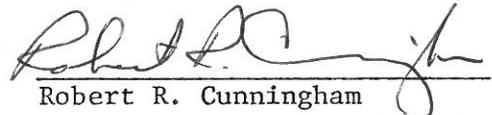
Therefore, the requested variance is granted to construct a screened porch approximately 20 feet by 16.2 feet at the rear of the dwelling, as shown on a plot plan drawn by Carmelo Frazetti, dated June 14, 1984, coming no closer than 12.1 feet from the left side line.

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.

APPEALS FROM THIS DECISION,  
IF ANY, SHALL BE MADE PURSUANT  
TO GENERAL LAWS, CHAPTER 40A,  
SECTION 17, AND SHALL BE FILED  
WITHIN 20 DAYS AFTER THE DATE  
OF FILING OF THIS DECISION IN  
THE OFFICE OF THE TOWN CLERK.



Stephen S. Porter, Chairman



Robert R. Cunningham



William E. Polletta

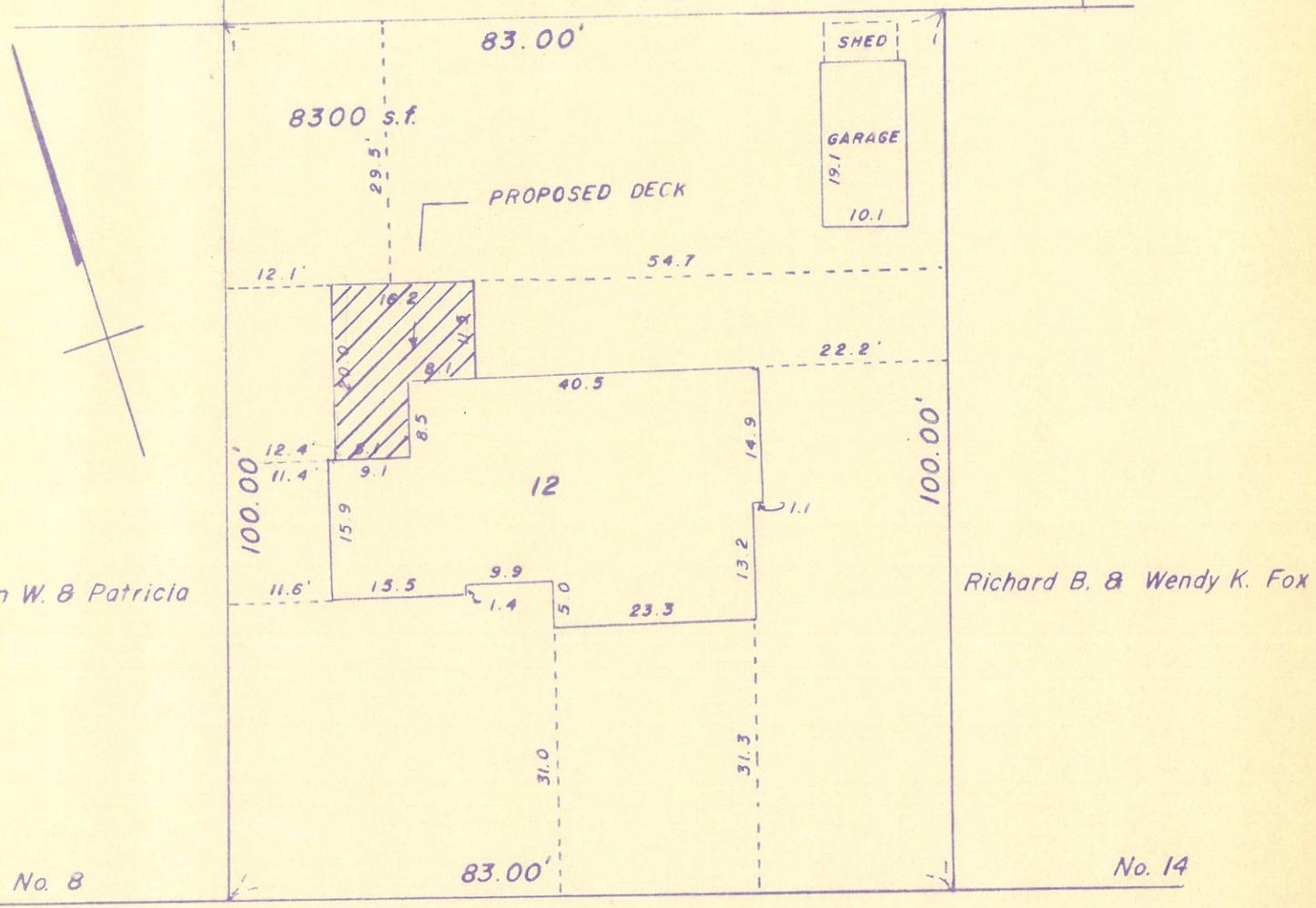
MAM

John F. & Justine F. Crowley

Robert F. & Barbara L. M<sup>c</sup>Cruden

No. 15 Atwood St.

No. 17 Atwood Street



Stephen W. & Patricia Dunn

Richard B. & Wendy K. Fox

ABERDEEN (40.00 wide) ROAD

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JUN 20 9 56 AM '84

PLAN OF LAND  
in  
WELLESLEY, MASSACHUSETTS  
at  
No. 12 ABERDEEN ROAD

Owned by  
Frederick W. & Eleanor Travers  
June 14, 1984  
Carmelo Frazetti



Proposed Deck  
Scale: 1" = 20'  
Land Surveyor