

ZONING BOARD OF APPEALS  
TOWN HALL WELLESLEY, MA 02181STEPHEN S. PORTER, Chairman  
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84-50

Petition of Mark and Denise Penrose

Pursuant to due notice, the Permit Granting Authority held a Public Hearing in the Upper Town Hall Main Hearing Room on Thursday, September 6, 1984 at 8 p.m. on the petition of MARK B. AND DENISE A. PENROSE requesting a variance from the terms of Section XIX of the Bylaw to allow the construction of a two-story addition to their dwelling at 28 EDGE Moor AVENUE, including a room approximately 26.4 feet by 12.6 feet and a deck approximately 26.4 feet by 12.5 feet leaving less than the required setback from Edgemoor Avenue. Said dwelling is a legal non-conforming dwelling.

On August 16, 1984, the petitioner requested a hearing before this Authority and thereafter due notice of the hearing was given by mailing and publication.

Presenting the case at the hearing were Mark and Denise Penrose. Mr. Penrose stated that a hardship exists in the rear due to the septic system and the property drops off 12 feet from the house.

No others were present favoring or opposing the petition.

Statement of Facts

The property in question is located at 28 Edgemoor Avenue, containing 9,085 square feet of land.

The petitioner has recently purchased the property and proposes a two-story addition to the dwelling approximately 12.6 feet by 26.4 feet and a deck approximately 26.4 feet by 12 feet, leaving a setback from Edgemoor Avenue of 23.6 feet.

The existing dwelling has a setback of 26.9 feet at the closest point and has a rear yard of 7.8 feet at the closest point.

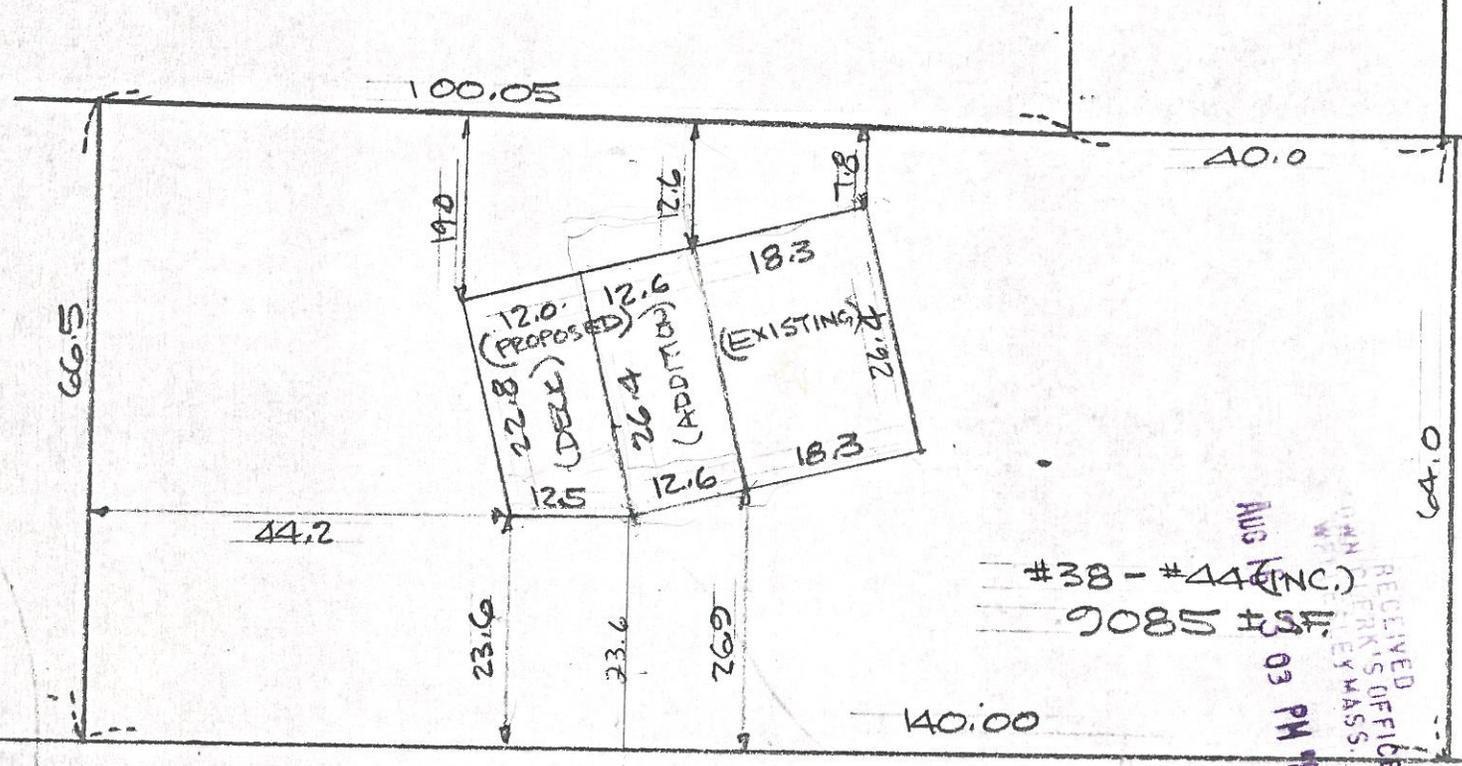
A Plot Plan was submitted, drawn by Alfred J. Ewald, Registered Land Surveyor of Ewald Engineering Co., Inc., Framingham, dated August 6, 1984. Construction sketches showing the proposed construction were also submitted, as were photos of the existing dwelling.

The Planning Board, at its regular meeting of September 11, 1984, voted to recommend that the building addition not extend any closer to the street line than the existing house and that the proposed deck should conform to the standard 30 foot setback requirement.



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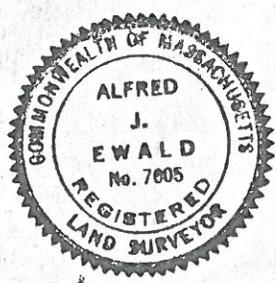
NATICK



#38 - #44 (INC.)  
9085 ± SF

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AUG 03 PM '84

EDGEMOOR AVENUE



*Alfred J. Ewald*

PLOT PLAN TO ACCOMPANY  
 APPEALS PETITION  
 WELLESLEY, MA,  
 SCALE: 1" = 20' AUG. 6 1984  
 EWALD ENGINEERING CO., INC.  
 FRAMINGHAM, MA

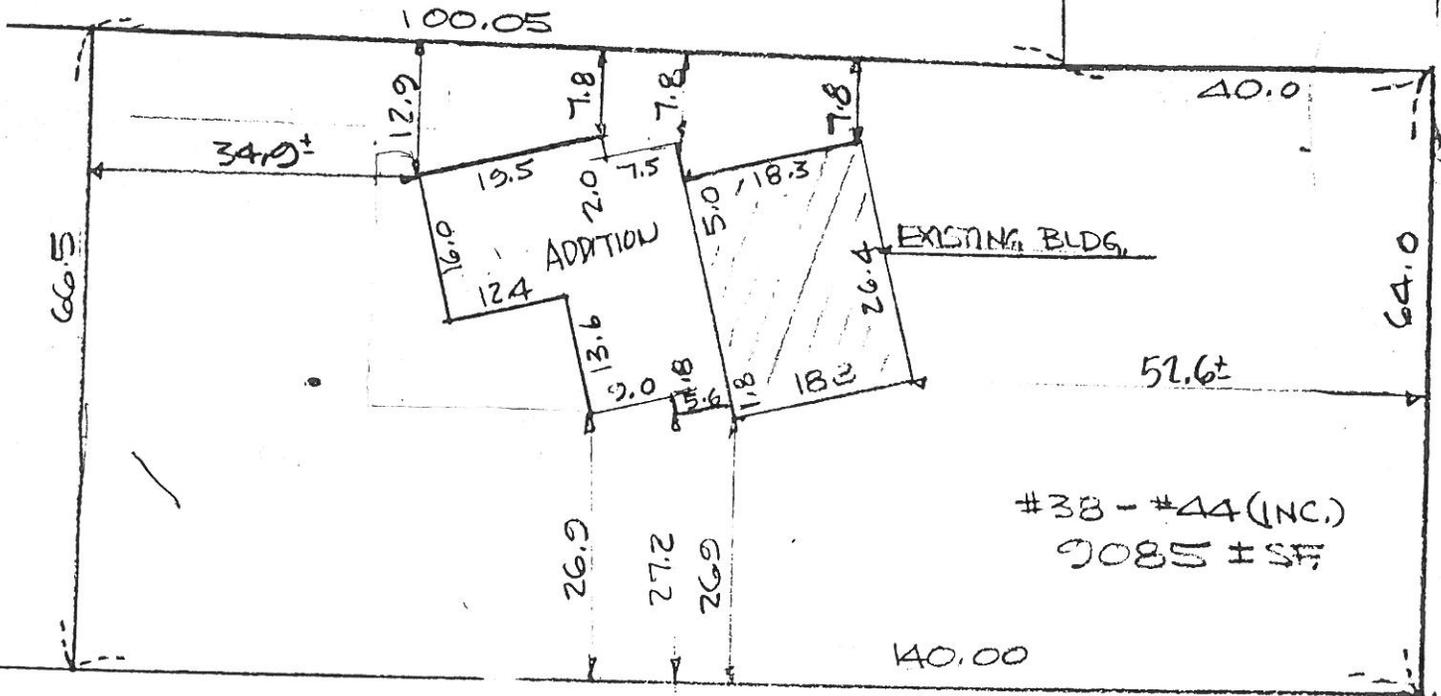
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OCT 31 1984

BOARD OF APPEALS  
TOWN HALL, WELLESLEY

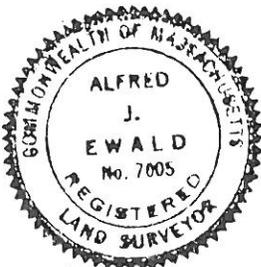
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#38 - #44 (INC.)  
9085 ± SF

EDGEMOOR

AVENUE



PLOT PLAN TO ACCOMPANY  
 APPEALS REVISION  
 WELLESLEY, MA,  
 SCALE: 1" = 20' AUG. 6 1984  
 EWALD ENGINEERING CO. INC  
 100 WASHINGTON, MA

*Alfred J. Ewald*

REV. 10.3.84