



ZONING BOARD OF APPEALS
 TOWN HALL WELLESLEY, MA 02181
 12 Seaward Rd.
 MARY ANN McDOUGALL
 Executive Secretary
 Telephone
~~235-1004~~ 431-1019

STEPHEN S. PORTER, Chairman
 JOHN A. DONOVAN, JR.
 ROBERT R. CUNNINGHAM

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

84-663

Petition of David H. Wallace
61 Donazette St.

Pursuant to due notice, the Permit Granting Authority held a Public Hearing in Room 17 of the Town Offices at the Phillips Building, 12 Seaward Road, Wellesley Hills, Ma., on Thursday, January 17, 1985 at 8 p.m. on the petition of DAVID H. WALLACE requesting a variance from the terms of Section XIX of the Zoning Bylaw which will allow an addition approximately 20 feet by 14.5 feet at 61 DONAZETTE STREET consisting of a second story to the existing one-car attached garage, leaving less than the required left side yard. Said dwelling is a non-conforming structure. Said request is pursuant to Section XXIV-D of the Zoning Bylaw.

On November 15, 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. The case was originally scheduled for a Public Hearing on December 6, 1984, but because of an advertising error by The Wellesley Townsman, the case was re-scheduled and re-advertised for the Public Hearing on January 17, 1985.

Presenting the case at the hearing was David Wallace, who stated that the outside dimensions of his existing garage would not change. The garage is 9.8 feet from the left side lot line.

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

Statement of Facts

The property in question is located at 61 Donazette Street, containing 13,800 square feet of land. The existing dwelling is a legal non-conforming dwelling with an attached one-car garage located 9.8 feet from the left side line.

The petitioner proposes an addition approximately 20 feet by 14.5 feet consisting of a second story to the garage for a bedroom and a bath. The addition would not come closer to the lot line than the first story of the garage.

A Plot Plan was submitted, drawn by Carmelo Frazetti, Registered Land Surveyor, dated October 3, 1984. Construction sketches and photos were also submitted.

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 TOWN ENGINEER'S OFFICE
 TOWN OF WELLESLEY

Petition of David H. Wallace
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The Planning Board, at its regular meeting of November 27, 1984, voted to offer no comment on the petition.

Decision

This Authority has made a careful study of the evidence presented. The particular house in question is its location on the lot does not conform to the present Zoning Bylaws. The dwelling comes to 9.8 feet from the left side line.

It is the opinion of this Authority that the proposed addition of a second story to the existing garage conforms to the present lines of the house and does not alter the relationship of the house to the left lot line.

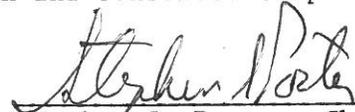
It is the unanimous opinion of this Authority that because of the shape of the lot and the location of the house on the lot, a literal enforcement of the provisions of Section XIX of the Zoning Bylaw would involve a substantial hardship to the petitioner. It is the further opinion of this Authority that desirable relief may be granted without substantially derogating from the intent or purpose of the Zoning Bylaw.

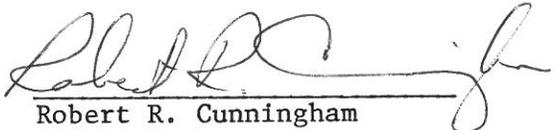
Therefore, the requested variance is granted to construct a second story approximately 20 feet by 14.5 feet to the existing garage, as shown on the Plot Plan submitted by Carmelo Frazetti, Registered Land Surveyor, dated October 3, 1984, coming no closer than 9.8 feet from the left side lot line.

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.

cc: Planning Board
 mam


 Stephen S. Porter, Chairman


 Robert R. Cunningham


 William E. Polletta

JAN 25 @ 20 52 AM '85

RECEIVED
 TOWN CLERK'S OFFICE
 WILMINGTON, MASS.

78 Kingsburg Street

72 Kingsburg Street

Nora Zamoni

Emnio & Eileen L. Borghi

75.00'

13,800 s.f.

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TOWN CLERK'S OFFICE
WELLESLEY, MASS.

NOV 15 2 33 PM '84

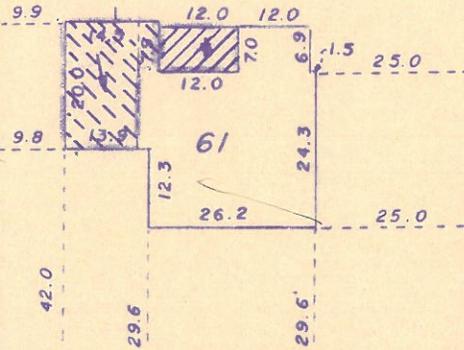
184.00'

122'

EXISTING GARAGE TO BE RAISED

PROP. ADDITION
12' x 7.0'

184.00'



Edwin L. & Maria B. Stone

Donald D. & Joan E. Dafazio

No. 63

75.00'

No. 59

DONAZETTE (40.00' wide) STREET

PLAN OF LAND
in
WELLESLEY, MASSACHUSETTS
at
No. 61 DONAZETTE STREET

Owned by
David H. & Jessie Y. Wallace
October 3, 1984
Carmelo Frazetti



Proposed Addition
Scale: 1"=30'
Land Surveyor