



ZONING BOARD OF APPEALS
TOWN HALL WELLESLEY, MA 02181

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

MARY ANN McDOUGALL
Executive Secretary
Telephone
~~235-1664~~
431-1019

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

85-13

Petition of Florence Y. Sheikh
34 River Ridge

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, on 4/4/85 at 8 p.m. on the petition of FLORENCE Y. SHEIKH requesting a variance from the terms of Section XIX of the Zoning Bylaw which will allow the construction of a one-story addition approximately 14.1 feet by 8.6 feet at 34 RIVER RIDGE leaving less than the required right side yard. Said dwelling is a non-conforming structure. Request is made pursuant to Section XXIV-D of the Zoning Bylaw.

Presenting the case at the hearing was Florence Shiekh who stated that the house is a non-conforming structure, that the addition would not come closer to the side line than the existing dwelling. She presented letters from neighbors in support of the petition.

Present in favor of the petition: Margaret L. Klingmeyer, 32 River Ridge. No one opposed the petition.

Statement of Facts

The property in question is located at 34 River Ridge, containing 3,300 square feet of land, in a Single Residence District. The existing dwelling is non-conforming, has a left side yard of 6 feet and a right side yard of 4.2 feet.

The petitioner proposes to construct a one-floor addition approximately 14.1 feet by 8.6 feet at the front right corner of the house, leaving a side yard of 4.8 feet. The addition would conform to the existing lines of the house in the front and the side and not encroach any further to the side line than the existing house.

A Plot Plan was submitted, drawn by George N. Giunta, Registered Land Surveyor, dated February 2, 1985. Construction sketches were also submitted.

The Planning Board, at its regular meeting of March 19, 1985, voted to offer no comment on the petition.

Letters of support were received from Margaret L. and Frederick J. Klingmeyer, 32 River Ridge, Donna M. and Charles R. Stone, 39 River Ridge, Hayward J. & Alta Penney, 36 River Ridge, Mary Donahue, 42 River Ridge.

Petition of Florence Y. Sheikh
34 River Ridge

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 4.2 feet from the right side lot line.

It is the opinion of this Authority that the proposed one-story 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 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.

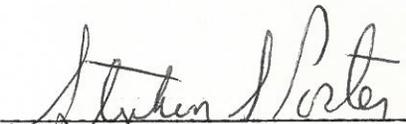
Therefore, the requested variance is granted to construct a one-story addition at 34 River Ridge, said addition approximately 14.1 feet by 8.6 feet, as shown on Plot Plan drawn by George N. Giunta, Registered Land Surveyor, dated February 2, 1985, coming no closer than 4.8 feet from the right side line.

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.

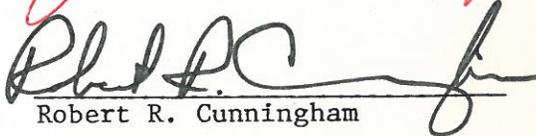
APPEALS FROM THIS DECISION,
IF ANY, SHALL BE MADE PURSUANT
TO GENERAL LAWS, CHAPTER 40A,
SECTION 17, AND SHALL BE FILED
WITHIN 20 DAYS AFTER THE DATE
OF FILING OF THIS DECISION IN
THE OFFICE OF THE TOWN CLERK.

cc: Planning Board

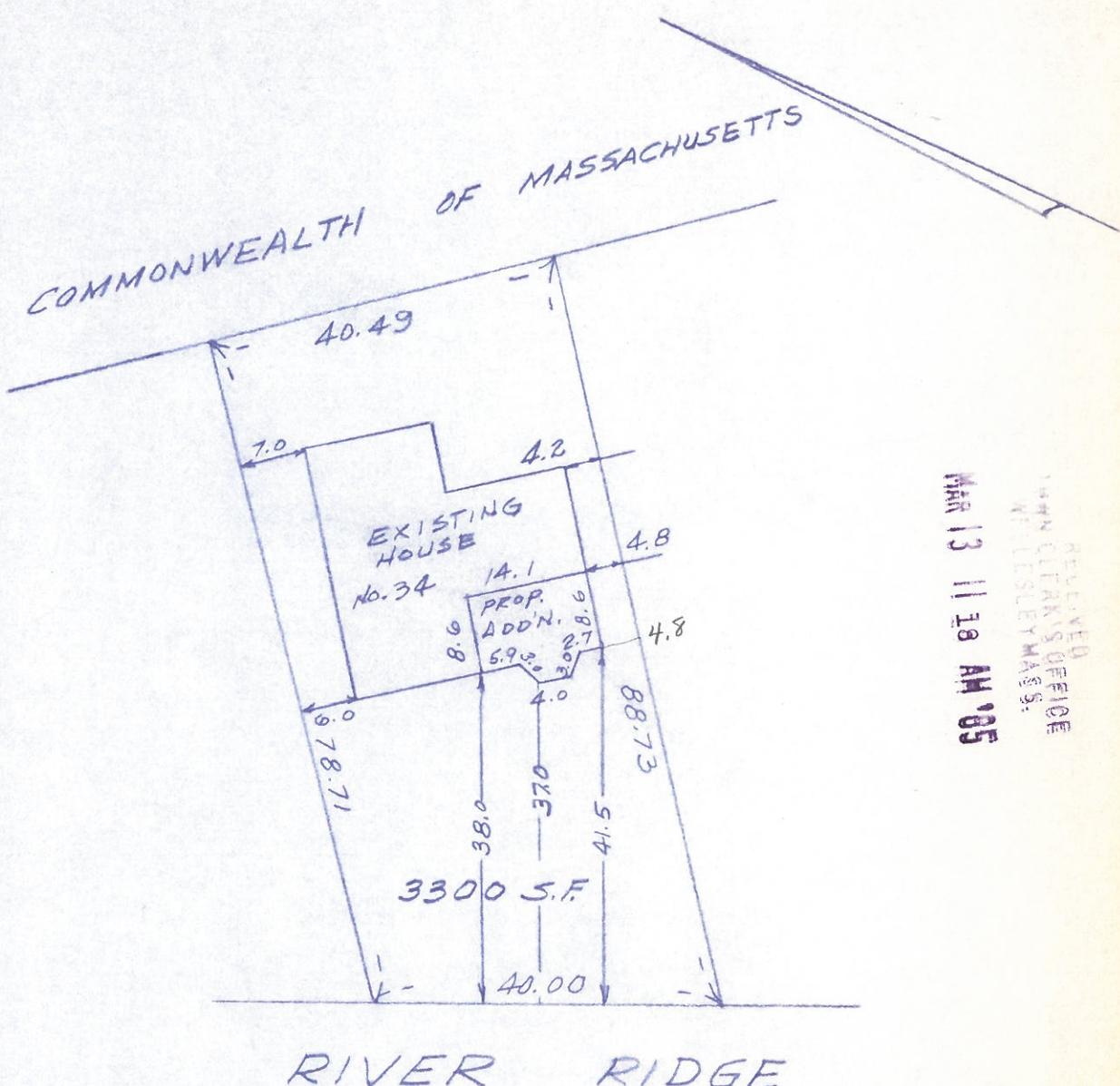
mam


Stephen S. Porter, Chairman


John A. Donovan, Jr.


Robert R. Cunningham

APR 23 10 28 AM 1985
TOWN ENGINEER'S OFFICE
MIDDLEBURY, MASS.

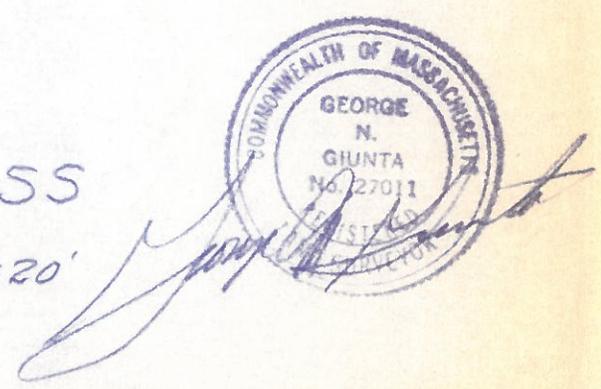


RECEIVED
 LAND DEPARTMENT
 WELLESLEY MASS.
 MAR 13 11 19 AM '85

PLOT PLAN OF LAND
 IN
 WELLESLEY — MASS

FEB. 2, 1985 SCALE 1"=20'

GEORGE N. GIUNTA R.L.S.
 76 NEHOLDEN ST.
 NEEDHAM, MASS.



CERTIFIED PLOT PLAN

