



ZONING BOARD OF APPEALS  
TOWN HALL WELLESLEY, MA 02181

STEPHEN S. PORTER, Chairman  
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ROBERT R. CUNNINGHAM

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~~235-1664~~  
431-1019

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

85-29

Petition of Randolph L. & Martha H. Stevens  
126 Great Plain Avenue

Pursuant to due notice, the Permit Granting Authority held a Public Hearing on Thursday, June 20, 1985 at 8 p.m. in Room 17 of the Town Offices at the Phillips Building, 12 Seaward Road, Wellesley Hills, on the petition of RANDOLPH L. AND MARTHA H. STEVENS requesting a variance from the terms of Section XIX and pursuant to Section XXIV-D of the Zoning Bylaws which will allow the enclosure of an existing non-conforming carport which is attached to an existing two-car garage, said carport approximately 13 feet by 35 feet, to create a storage shed at 126 GREAT PLAIN AVENUE, leaving less than the required side yard on the southeasterly border of the property.

On May 30, 1985 the petitioner requested a hearing before this Authority and due notice of the hearing was given by mailing and publication.

Presenting the case at the hearing was Martha Stevens, who stated that they have no attic or basement in their house and need more storage space. A concrete floor would be poured, a door and windows installed, but no heat or insulation would be installed. The carport was constructed in 1960 and leaves a sideyard of less than 20 feet.

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

Statement of Facts

The property in question is located at 126 Great Plain Avenue, containing 30,600 square feet of land. A dwelling exists on the property and a detached two-car garage and carport exist leaving a side yard on the southeasterly border of the property of 10.9 feet.

The petitioner proposes to enclose the existing carport approximately 13 feet by 35 feet to create a storage shed. A concrete floor would be poured and a door and windows installed.

A Plot Plan was submitted, drawn by Henry E. Thomas, Jr., Registered Land Surveyor, of Schofield Brothers Inc., Framingham, dated May 9, 1985. Construction sketches and photos were also submitted.

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ZONING BOARD OF APPEALS  
TOWN OF WELLESLEY, MASS.  
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The Planning Board, at its regular meeting of June 4, 1985, voted to oppose the petition based on the belief that the enclosure of the carport will not maintain the desirable 40 foot separation between the building and the house on the next lot.

Letters of support to the petition were received from Kenneth K. Kuske, 118 Great Plain Avenue, Theodore E. Dinsmoor, 128 Great Plain Avenue.

Decision

This Authority has made a careful study of the evidence presented. The particular structure in question in its location on the lot does not conform to the present Zoning Bylaws. The carport comes to 10.9 feet from the property line on the south-easterly border.

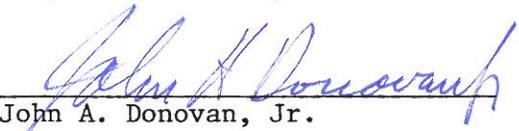
It is the opinion of this Authority that the proposed enclosure of the carport does not alter the relationship of the carport to the lot line. It is the opinion of this Authority that because of the shape of the lot and the location of the structure in question on the lot, a literal enforcement of the 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.

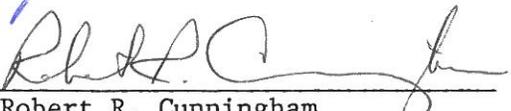
Therefore, the requested variance is granted to enclose the existing carport at 126 Great Plain Avenue to create a storage shed according to the Plot Plan submitted, drawn by Henry E. Thomas, Jr., Registered Land Surveyor, and according to the construction sketches submitted, dated May 9, 1985.

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

  
\_\_\_\_\_  
John A. Donovan, Jr.

  
\_\_\_\_\_  
Robert R. Cunningham

cc: Planning Board  
Building Inspector  
mem  
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PBC  
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### SURVEY RECORD

Permit No. ....

Street GREAT PLAIN AVE No. 126

Builder ALBERT LEONARD

Address WELLESLEY

Owner SAME

Address SAME

Building dimensions 28' x 24'

Distances:  
Adjoining Bldgs.....

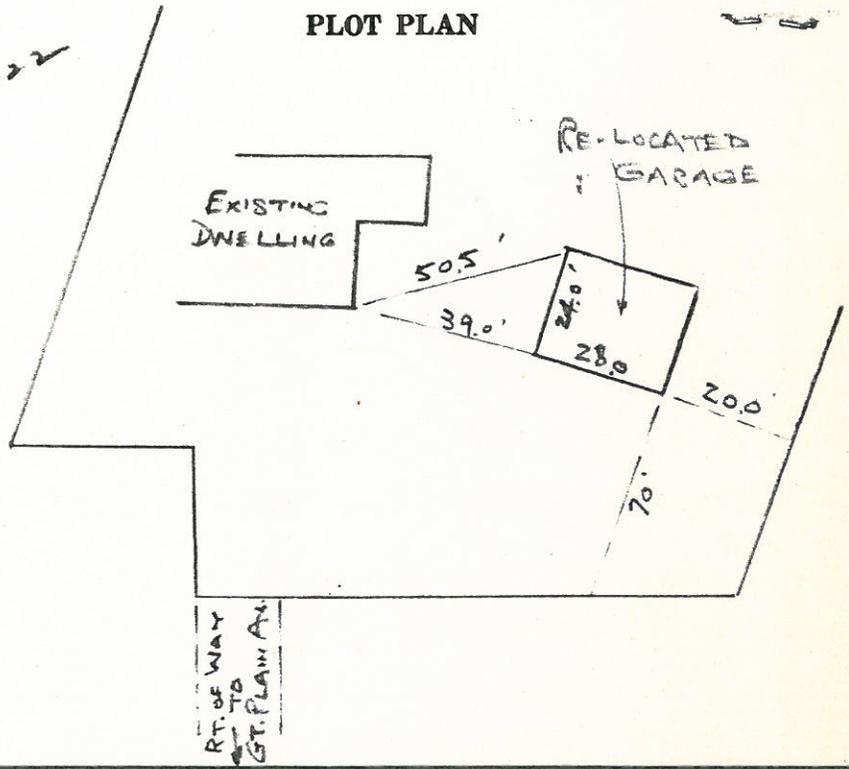
Center of street.....

Front Yard 70' Rear Yard.....

Side Yard 39' Side Yard 20'

Area of Lot.....

### PLOT PLAN



COMPLETE INSTRUCTIONS ON REVERSE SIDE  
OF DUPLICATE COPY  
ORIGINAL

GLEASON ENGINEERING Co.

Signed By: [Signature]  
Registered Engineer or Surveyor

Date May 20, 1960 Address Wellesley

56° 43' E  
90.00

85-29

ALBERT AND MARION H LEONARD

PARCEL 'D' 29,796 Sq.Ft.  
513  
PARCEL 'E' + 1,422  
30,605 Sq.Ft.



N 44° 30' 56" E

S 61° 05' 41" E 89.09  
N 55° 40' 41" E 122.23  
N 30° 54' 30" E 66.35

JAMES W. AND EVELYN B. KUSKE  
160.00

N 30° 50' 35" E 65.00  
39.66  
39.66  
51.47  
15' WIDE

PARCEL 'E' 1,422 Sq.Ft.  
PARCEL 'D' 513  
37,041

MARY LEONARD  
37,851 S  
PARCEL 'E' - 1,422  
PARCEL 'D' + 513  
37,041

147.63  
N 41° 00' 06"

N 44° 19' 40" W 7.54

103.12

ELLESLEY, MASS.

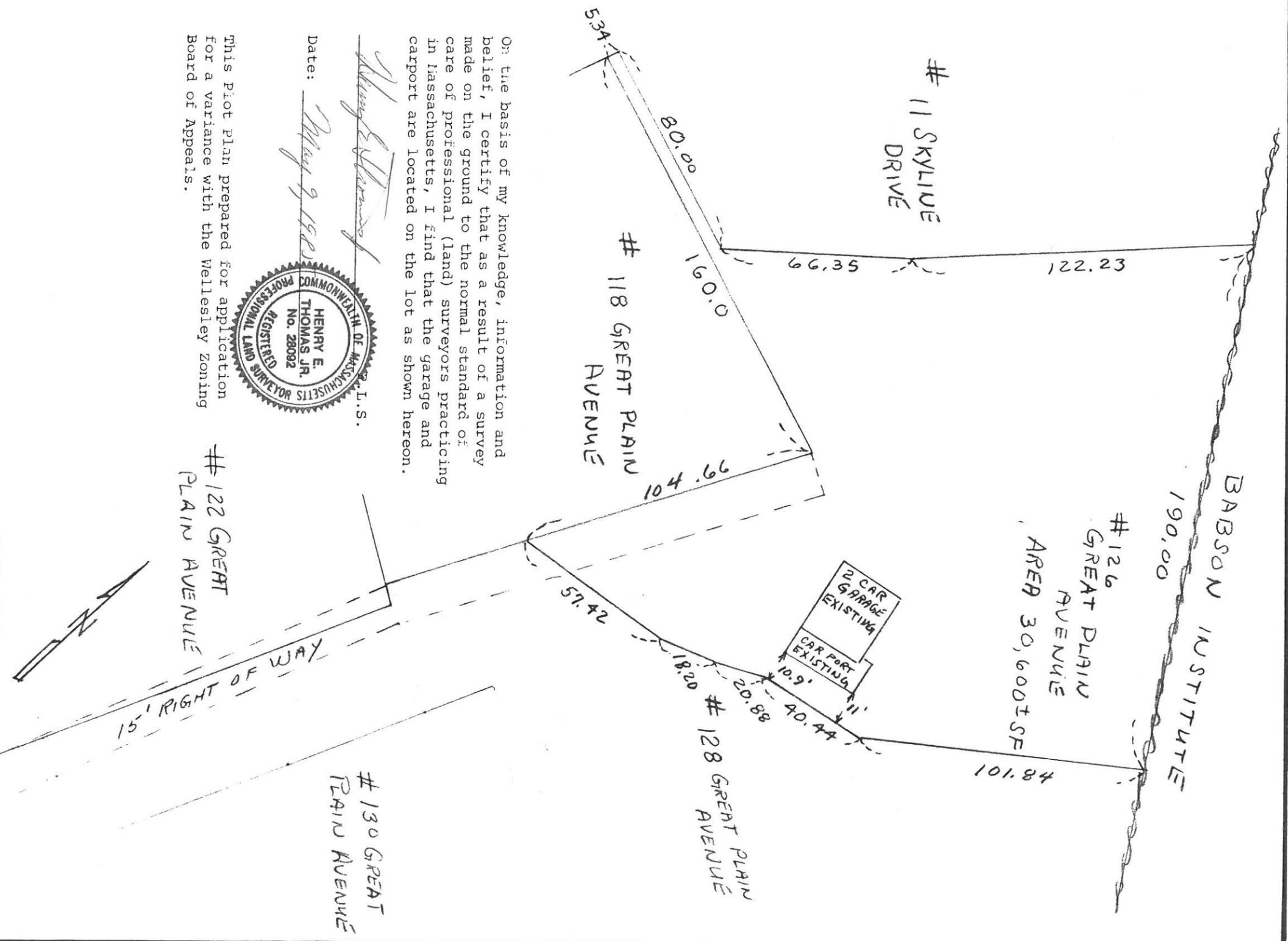
SCALE 40 FEET TO AN INCH  
OCTOBER 12, 1960

JAMES P. DUNNE, CIVIL ENG.

RIGHT

S 34° 56' 4

14132



On the basis of my knowledge, information and belief, I certify that as a result of a survey made on the ground to the normal standard of care of professional (land) surveyors practicing in Massachusetts, I find that the garage and carport are located on the lot as shown hereon.

*Henry E. Thomas Jr.*  
L.S.



Date: *May 9, 1985*

This Plot Plan prepared for application for a variance with the Wellesley Zoning Board of Appeals.

15' RIGHT OF WAY

PLLOT PLAN OF LAND IN  
WELLESLEY MASS

PREPARED FOR RANDOLPH STEVENS

SCALE: 1"=40' DATE: MAY 9, 1985

**SCHOFIELD BROTHERS, INC.**

PROFESSIONAL ENGINEERS & REGISTERED LAND SURVEYORS  
1071 WORCESTER ROAD, FRAMINGHAM, MA. 01701

14132