



ZONING BOARD OF APPEALS
TOWN HALL WELLESLEY, MA 02181

STEPHEN S. PORTER, Chairman
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85-32

Petition of Althea and Russell V. Corsini Jr.
19 Lincoln Road

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 Althea and Russell V. Corsini, Jr., requesting a variance from the terms of Section XIX and pursuant to Section XXIV-D of the Zoning Bylaws which will allow construction at 19 Lincoln Road including raising the roof of an existing room approximately 14.6 feet by 13.2 feet to create a second story room, leaving less than the required right side yard. Said dwelling is a legal non-conforming dwelling.

On May 30, 1985 the petitioner requested 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 Russell Corsini, who introduced his wife Althea. Mr. Corsini stated that they wish to expand the attic area on the second floor to create a bath and a closet. There would be no changes to the first floor.

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

Statement of Facts

The property in question is located at 19 Lincoln Road, containing 15, 889 square feet of land. The existing house, constructed in 1923, is a non-conforming structure with a right side yard of 16 feet.

The petitioner proposes to raise the roof of an existing closet which is approximately 14.6 feet by 13.2 feet to create a second story area with a bath and a closet. The existing room leaves a right side yard of 16 feet at the front corner.

A Plot Plan was presented, drawn by George N. Giunta, Registered Land Surveyor, dated May 17, 1985. Construction drawings were submitted by Strekolovsky and Hart, Inc., Architects, dated December 18, 1984.

Letters were received from the following in favor of the request: Whitford S. Bond, 46 Lincoln Road, Francis W. Dubreuil, 24 Lincoln Road, Asa and Per Eldh, 15 Lincoln Road.

The Planning Board, at its regular meeting of June 4, 1985, voted to offer no objection to the variance request.

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19 Lincoln Road

Decision

This Authority has made a careful study of the evidence submitted. The particular house in question in its location on the lot does not conform to the present Zoning Bylaws. The dwelling comes to 16 feet from the right side lot line.

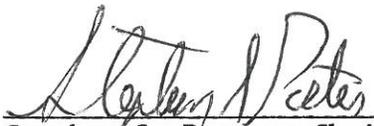
It is the opinion of this Authority that the proposal to raise the roof to create a second story does not alter the relationship of the house to the right side lot line. It is the opinion of this Authority that, because of the shape of the lot and the location of the dwelling on the lot, a literal enforcement 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 raise the roof of a room at 19 Lincoln Road to create a second story as shown on the Plot Plan drawn by George N. Giunta, Registered Land Surveyor, dated May 17, 1985, and on construction drawings dated December 18, 1984.

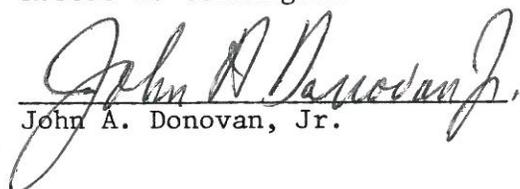
The Inspector of Buildings is hereby authorized to issue a permit for the construction upon his receipt and approval of a building application and construction plans.

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

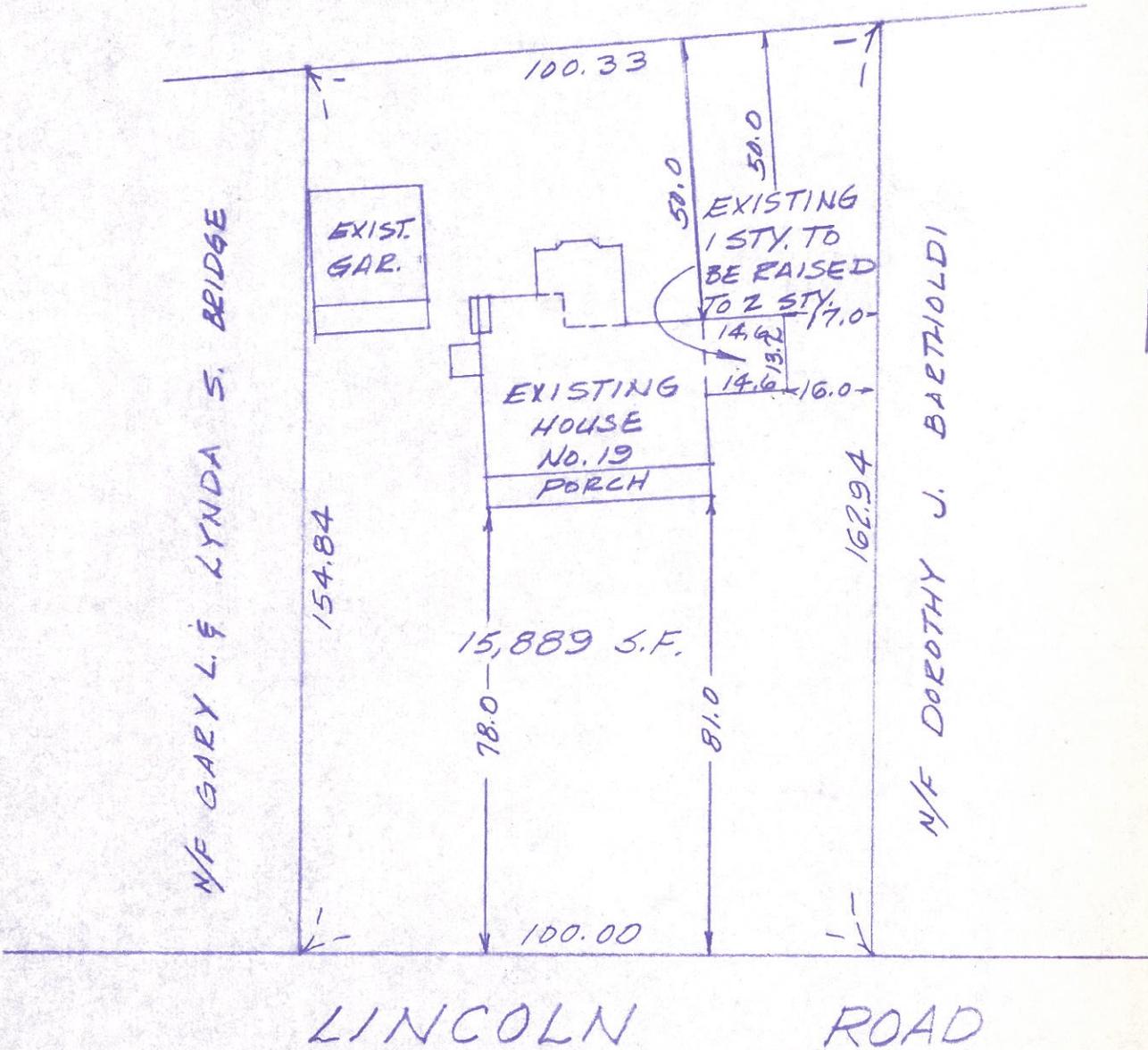

Stephen S. Porter, Chairman


Robert R. Cunningham


John A. Donovan, Jr.

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WELLESLEY COUNTRY CLUB



PLOT PLAN OF LAND
IN
WELLESLEY - MASS.

MAY 17, 1985 SCALE 1"=30'

GEORGE N. GIUNTA P.L.S.
76 NEEDDEN ST.
NEEDHAM, MASS.



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