

TOWN OF WELLESLEY



MASSACHUSETTS

ZONING BOARD OF APPEALS

TOWN HALL • 525 WASHINGTON STREET • WELLESLEY, MA 02482-5992

KENDALL P. BATES, CHAIRMAN
WILLIAM E. POLLETTA, VICE CHAIRMAN
RICHARD L. SEEDEL

ELLEN D. GORDON
EXECUTIVE SECRETARY
TELEPHONE
(781) 431-1019 EXT. 208

ROBERT A. BASTILLE
CYNTHIA S. HIBBARD
ROBERT W. LEVY

August 25, 2000

Lori and Bradford Robbins
7 Lathrop Road
Wellesley, MA 02482

Re: ZBA 2000-64
Petition of Lori and Bradford Robbins
28 Bay View Road

Dear Mr. and Mrs. Robbins:

Please be advised that at the Public Hearing held on August 24, 2000, the Zoning Board of Appeals voted unanimously to grant your request to withdraw the above referenced petition without prejudice.

Any future petition regarding construction at 28 Bay View Road requiring relief from the Board of Appeals will require a new application, a new plot plan showing the proposed dwelling footprint with all relevant setbacks, and new floor plans and elevations.

If you have any questions, or need further assistance, please do not hesitate to call me.

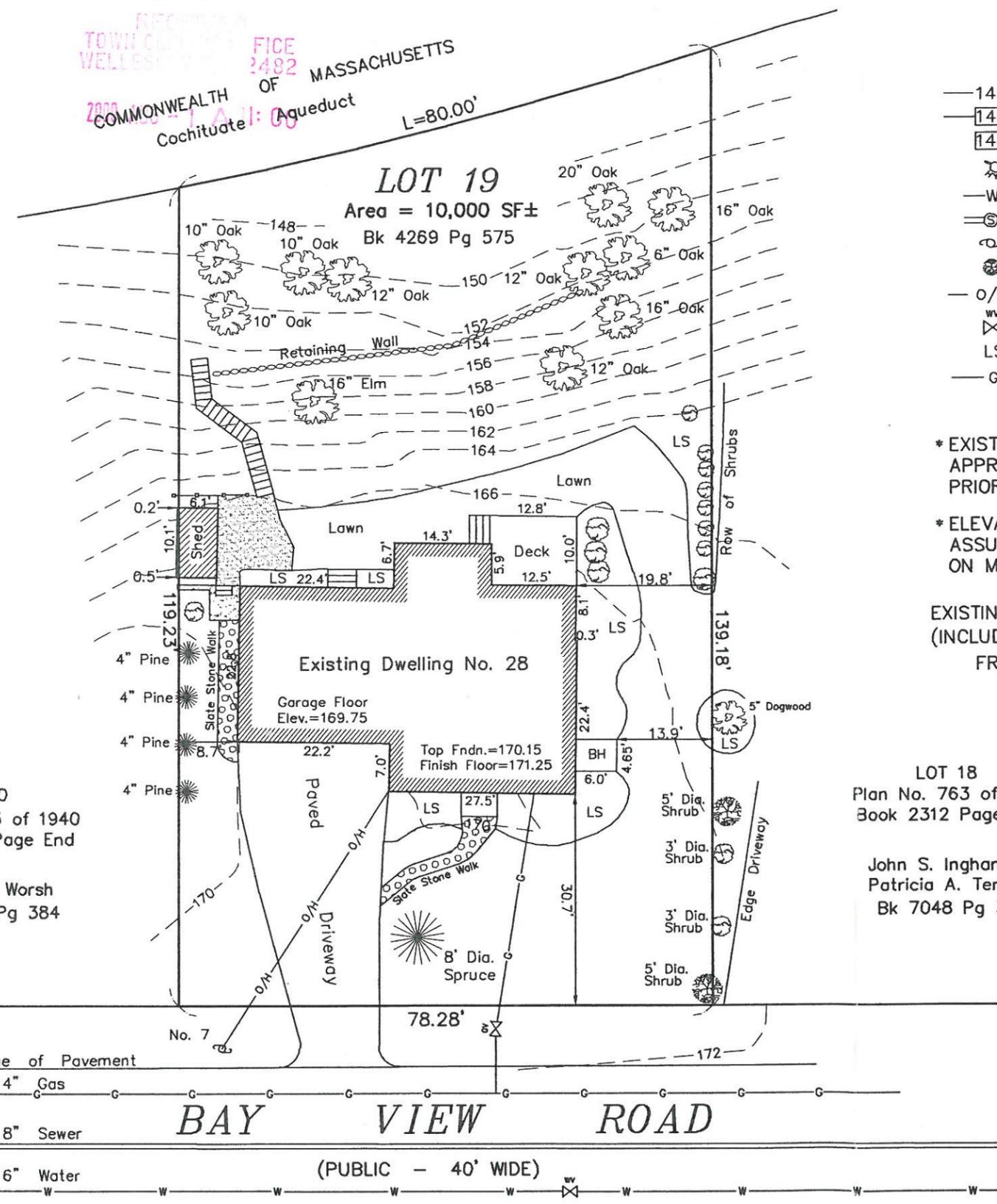
Very truly yours,

A handwritten signature in cursive script that reads "Ellen D. Gordon".

Ellen D. Gordon
Executive Secretary, Zoning Board of Appeals

cc: Town Clerk
Planning Board
Inspector of Buildings

RECORDED
TOWN CLERK
WELLESLEY
2000
OFFICE
#482
OFFICE
#482
COMMONWEALTH
OF MASSACHUSETTS
Cochituate Aqueduct



LEGEND:

- 148— EXISTING CONTOURS
- 148— PROPOSED CONTOURS
- 148 PROPOSED SPOT ELEVATIONS
- HYDRANT
- W— WATER MAIN
- S— SEWER MANHOLE
- UTILITY POLE
- SHRUB
- O/H— OVERHEAD WIRES
- EXISTING WATER VALVE
- LS EXISTING LANDSCAPING
- G— GAS LINE

ZONING

SINGLE RESIDENTIAL (10,000 SF)
BUILDING SETBACKS
FRONT = 30'
SIDE = 20'
REAR = 10'

FLOOD ZONE C:
AREAS OF MINIMAL FLOODING

DEED REFERENCE:
BOOK 4269 PAGE 575

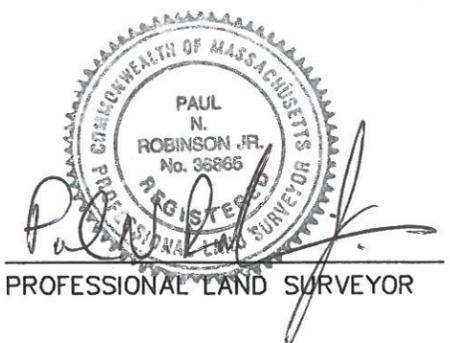
PLAN REFERENCE:
PLAN NO. 763 OF 1940
BOOK 2312 PAGE END

* EXISTING UTILITY LOCATIONS ARE APPROXIMATE AND MUST BE VERIFIED PRIOR TO ANY NEW CONSTRUCTION.

* ELEVATIONS ARE BASED ON AN ASSUMED WATER ELEVATION OF 119' ON MORSES POND

EXISTING BUILDING AREA = 1677 SF (16.8%)
(INCLUDES BUILDING, SHED, DECK, BULKHEAD FRONT LANDING, AND BACK STEPS)

I CERTIFY THAT THE CONDITIONS SHOWN ARE LOCATED ON THE GROUND AND THE RESULT OF AN ACTUAL FIELD SURVEY.



LOT 20
Plan No. 763 of 1940
Book 2312 Page End

Carole H. Worsh
Bk 8862 Pg 384

LOT 18
Plan No. 763 of 1940
Book 2312 Page End

John S. Ingham &
Patricia A. Temple
Bk 7048 Pg 335

EXISTING CONDITIONS PLAN	
28 BAY VIEW ROAD WELLESLEY, MASSACHUSETTS	
PAUL N. ROBINSON ASSOCIATES, INC. LAND SURVEYORS - CIVIL ENGINEERS 37 EXCHANGE STREET MILLIS, MA 02054	
SCALE (HORIZ.): 1" = 20'	DATE: MARCH 17, 2000
SCALE (VERT.): N.A.	REV. DATES: 7/11/00
ASSESSOR'S MAP 182 LOT 13	1984

PREPARED FOR: LORI ROBBINS

RECEIVED
TOWN CLERK'S OFFICE
WELLESLEY, MASSACHUSETTS
2000 AUG -7 A 11:00

Cochituate Aqueduct

COMMONWEALTH OF MASSACHUSETTS
Cochituate Aqueduct

L=80.00'

LEGEND:

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- 148 — PROPOSED CONTOURS
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- W — WATER MAIN
- S — SEWER MANHOLE
- U — UTILITY POLE
- SHRUB — SHRUB
- O/H — OVERHEAD WIRES
- W X — EXISTING WATER VALVE
- LS — EXISTING LANDSCAPING
- G — GAS LINE

ZONING

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* EXISTING UTILITY LOCATIONS ARE APPROXIMATE AND MUST BE VERIFIED PRIOR TO ANY NEW CONSTRUCTION.

* ELEVATIONS ARE BASED ON AN ASSUMED WATER ELEVATION OF 119' ON MORSES POND

PROPOSED BUILDING AREA = 1924 SF (19.2%)
NO CONSTRUCTION OR DISTURBANCES ARE PROPOSED WITHIN 100' OF WETLANDS.

COMMONWEALTH OF MASSACHUSETTS
PAUL N. ROBINSON JR.
No. 30265
REGISTERED
PROFESSIONAL LAND SURVEYOR

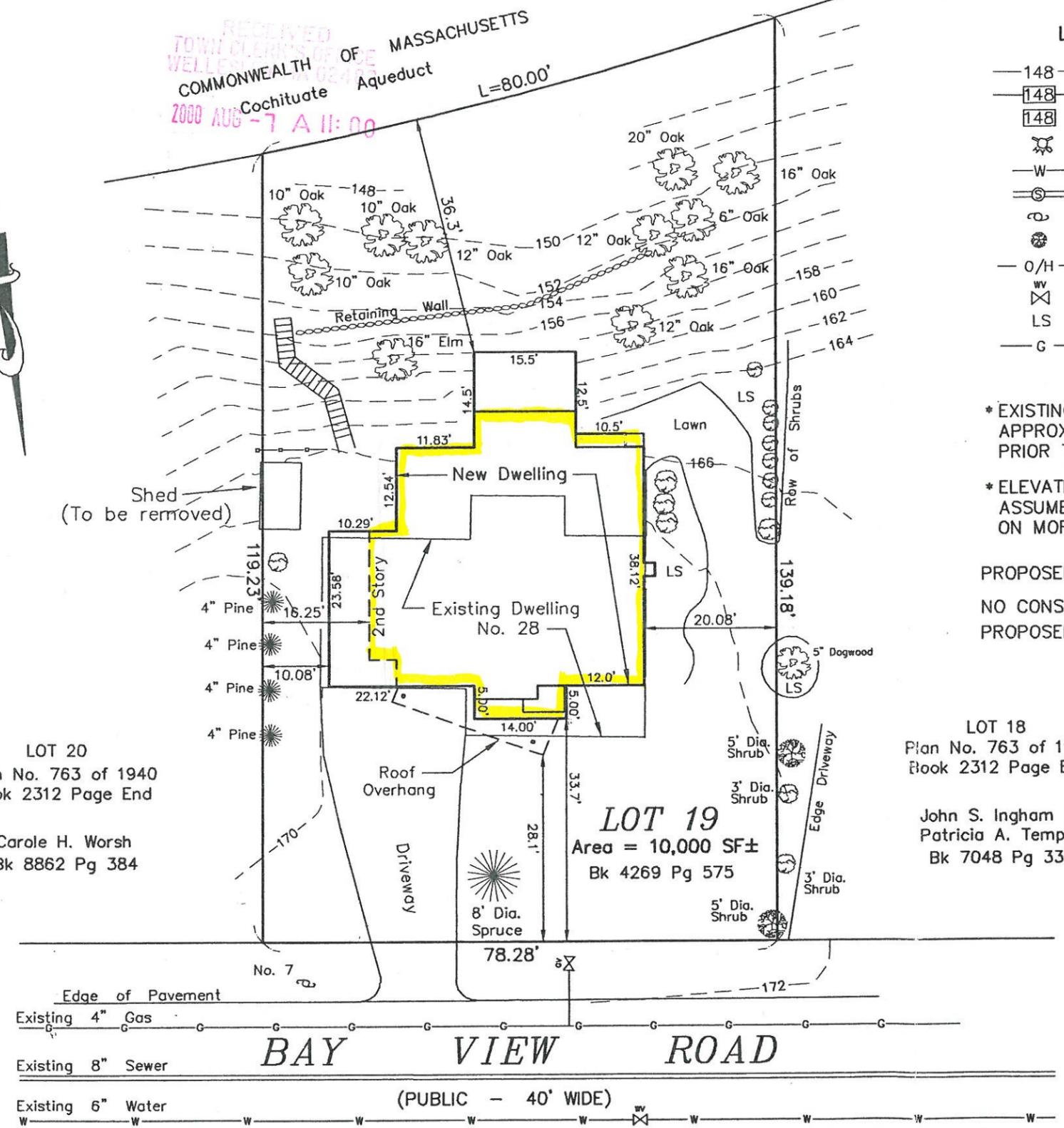
LOT 20
Plan No. 763 of 1940
Book 2312 Page End

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LOT 18
Plan No. 763 of 1940
Book 2312 Page End

John S. Ingham &
Patricia A. Temple
Bk 7048 Pg 335

LOT 19
Area = 10,000 SF±
Bk 4269 Pg 575



PROPOSED BUILDING LAYOUT	
28 BAY VIEW ROAD WELLESLEY, MASSACHUSETTS	
PAUL N. ROBINSON ASSOCIATES, INC. LAND SURVEYORS - CIVIL ENGINEERS 37 EXCHANGE STREET MILLIS, MA 02054	
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