



GARRETT S. HOAG
JOHN L. HAYDEN
DANA T. LOWELL

BOARD OF APPEAL

KATHARINE E. TOY, CLERK
TELEPHONE
CE. 5-1664

Petition of Robert and Norman B. Leventhal

Pursuant to due notice the Board of Appeal held a public hearing in the hearing room on the second floor of the Town Hall at 8:25 p.m. on March 21, 1963 on the petition of Robert and Norman B. Leventhal requesting permission to construct a building to be used for offices and establishments for research and development on a lot of land located in an Administrative and Professional District at 44 Glenwood Avenue in accordance with the requirements of Section IX of the Zoning By-law.

The petitioner was represented at the hearing by their attorney Thomas J. Carens.

The Planning Board approved the plans with certain recommendations.

On January 17, 1963 the petitioners filed their request for a hearing before this Board and thereafter due notice of the hearing was given by mailing and publication.

Statement of Facts

The lot involved is part of a parcel of land located within an Administrative and Professional District, and contains 82,095 square feet. It is proposed to construct an office building on the lot, 14,090 square feet in area with facilities for parking of motor vehicles containing an area of 42,754 square feet.

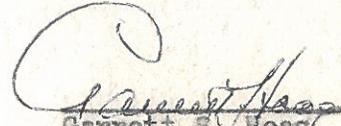
Plans showing the location and elevations of the proposed building, the proposed exterior materials, provision for off-street parking facilities, interior roads and driveways, water, sewerage disposal, drainage and landscaping were submitted. The size of the lot, the purpose for which the proposed building is intended, its location on the lot, the proportion of the lot to be covered by the building and the proportion of the lot to be devoted to facilities for parking motor vehicles all comply with the requirements of Section IX of the Zoning By-law.

Decision

The plans submitted show compliance with the provision of paragraphs (a) through (f) of Section IX of the Zoning By-law, and the Board finds that adequate provision has been made by the petitioner for the matters of public interest referred to in said paragraph (f).

Accordingly, the plans submitted and on file with this Board bearing the Board's identification as No. 1, 2, 2A, 3 and 4, respectively are approved as submitted and the Inspector of Buildings is hereby directed to issue a permit for the proposed office building subject to compliance with the Building Code and the following conditions:

1. That all work shall be performed in accordance with the plans hereby approved.
2. That the landscaping shall be maintained to the satisfaction of this Board for the life of the building.
3. That upon completion of the building a complete set of architectural plans, including a complete set of mechanical plans, shall be submitted to this Board showing exactly how the building was constructed. Said plans shall be submitted prior to occupancy of the building.
4. That a surety performance bond running to the Town shall be provided in the amount of \$20,000. in form satisfactory to Town Counsel and the Board of Appeal which shall be posted with the Treasurer of the Town of Wellesley before commencement of the work. Said bond shall be conditioned on the completion of the work in accordance herewith and the performance of all the conditions hereof, and shall be signed by party or parties satisfactory to Town Counsel.



 Garrett S. Hoag



 F. Lester Fraser



 Dana T. Howell

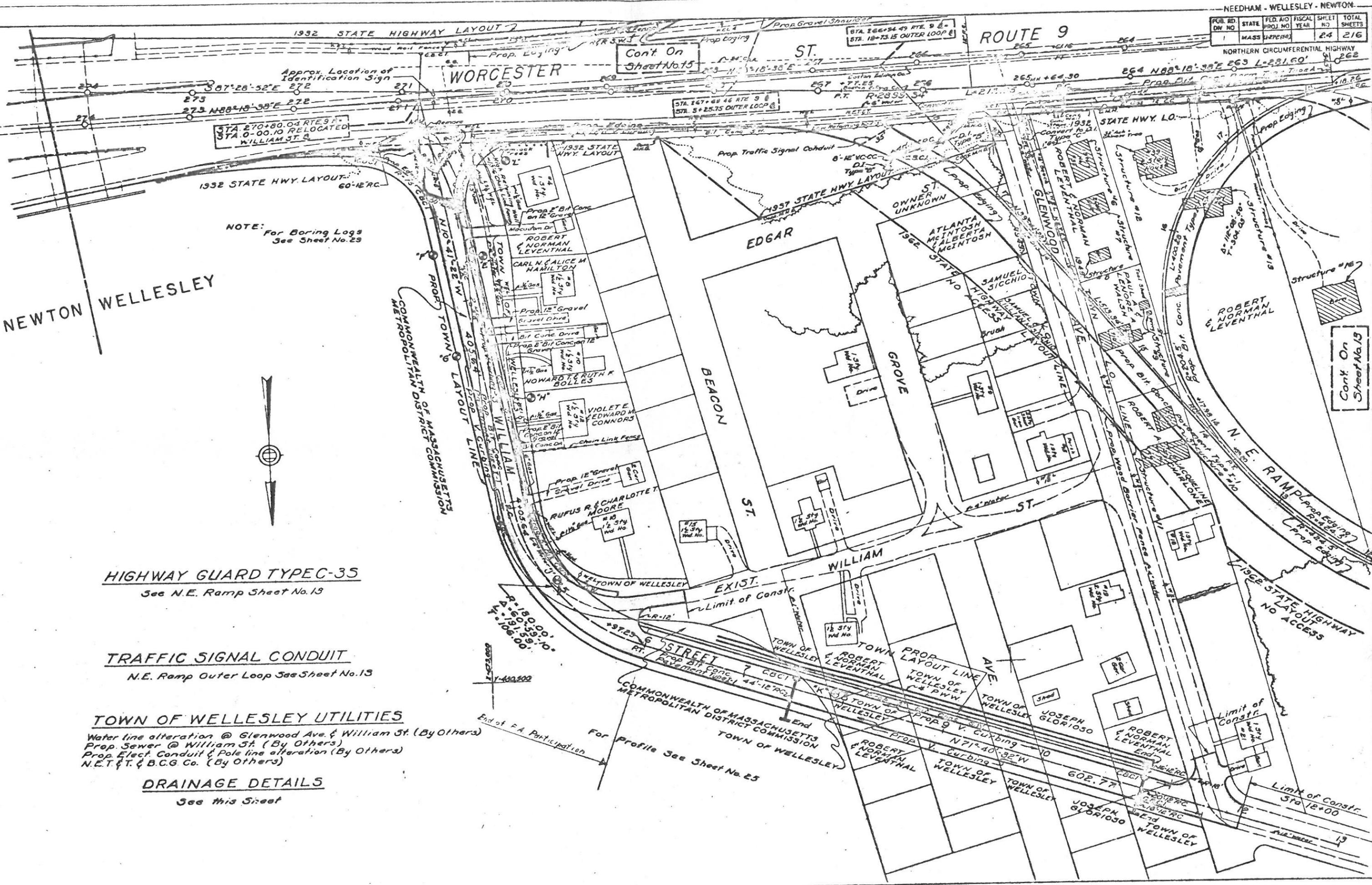
1988 APR 23 11:30
 1988 APR 23 11:30
 WELLESLEY TOWN
 CLERK'S OFFICE

Filed with Town Clerk _____

WELLESLEY TOWN
 CLERK'S OFFICE
 JOHN O'BRIEN

| PUB. NO. | STATE | FED. AID PROJ. NO. | FISCAL YEAR | SHEET NO. | TOTAL SHEETS |
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| 1 | MASS | 1472(248) | | 24 | 216 |

NORTHERN CIRCUMFERENTIAL HIGHWAY



NOTE: For Boring Logs See Sheet No. 23



HIGHWAY GUARD TYPE C-35
See N.E. Ramp Sheet No. 13

TRAFFIC SIGNAL CONDUIT
N.E. Ramp Outer Loop See Sheet No. 13

TOWN OF WELLESLEY UTILITIES
Water line alteration @ Glenwood Ave. & William St. (By Others)
Prop. Sewer @ William St. (By Others)
Prop. Elect. Conduit & Pole line alteration (By Others)
N.E.T. & B.C.G. Co. (By Others)

DRAINAGE DETAILS
See this Sheet

Cont. On Sheet No. 15

Cont. On Sheet No. 19

For Profile See Sheet No. 25

End of F.A. Participation

COMMONWEALTH OF MASSACHUSETTS METROPOLITAN DISTRICT COMMISSION

EXIST. Limit of Constr.

Limit of Constr.

Limit of Constr. Sta 18+00