



SPAULDING AND SLYE CORPORATION
One Court Street Boston, Massachusetts 02108 617 523-8000

March 16, 1971

Board of Appeal
Town Hall
Wellesley, Massachusetts

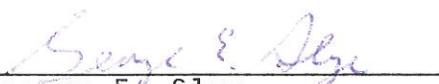
Gentlemen:

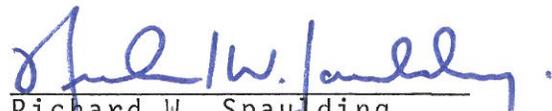
This is to request your permission to withdraw our application, dated November 6, 1970, for approval of plans for the construction of a multi-tenant, residential housing project to be located at Eastmen Circle on Grove Street, Wellesley, being property shown on the zoning map of said Town as within a limited Apartment District.

In lieu of the above, we have submitted an application, dated March 5, 1971, for the approval of plans for the construction of a multi-tenant, residential housing project at the same location of which we would appreciate your consideration.

Respectfully submitted,

Charles H. Spaulding
Lexington, Massachusetts


George E. Slye
Wayland, Massachusetts


Richard W. Spaulding
Concord, Massachusetts

November 6, 1970

Board of Appeal
Town Hall
Wellesley, Massachusetts

Gentlemen:

In accordance with the provisions of Article VI.A. and Section VI.2.(i) of the Zoning By-law, the undersigned hereby request the approval of plans for the construction of a multi-unit residential housing project to be located at Eastman Circle on Grove Street, Wellesley, being property shown on the zoning map of said Town as within a Limited Apartment District.

The undersigned request that the Board make certain special exceptions to the provisions of Articles VI. and VI.A., as authorized therein, since literal enforcement of certain provisions would cause a substantial hardship, literal compliance therewith would be impractical, and for other reasons which will be presented at the hearing before the Board. Specifically, the following special exceptions are requested:

1. The proposed driveway opening onto Grove Street will be divided into two lanes by a gate house as indicated on the attached plan entitled Building Location Plan, Drawing No. 1. Each lane will be 13 feet wide and the total

opening or curb cut will be 38 feet. The gate house will be set back 12 feet from the street line. This is in violation of Section VI.A.3.(g), which limits access to a single driveway not over 24 feet in width, and Section VI.A.3.(e) which prohibits buildings or structures nearer than 60 feet to any street line.

2. The proposed swimming pool will be located entirely outside the required 60 foot set back from Grove Street but a portion of the walkway around the pool will be within such 60 feet which may be a violation of Section VI.A.3.(e).

3. Access to underground garages will be provided through two doors which will be below the grade of the buildings, except for the excavation necessary for the driveways to each garage door, as indicated on the plans entitled, Adams House Elevations, Drawings No. 9 and 10, Jefferson House Elevations, Drawing No. 27 and Typical Building Section No. 29. The height of each building from the bottom of the garage door opening to the top of the building will be 49 feet, exclusive of parapets. This is in violation of Section VI.A.3.(d)(i) which limits exterior wall height to a maximum of 45 feet measured from the finished grade elevation of the land adjoining the wall, exclusive of parapets.

4. The height of Adams House at its east elevation will be 45'6" from the courtyard to the top of the building, exclusive of parapets. This is in violation of said Section VI.A.3.(d)(i).

5. The south side of Jefferson House, as indicated on the plan entitled Jefferson House Elevations, Drawing No. 27, Typical Building Sections, Drawing No. 29 will contain five levels. The upper four levels will consist of dwelling units and the lower level will consist of a recreation room for the use of all of the residents. The existence of five levels may violate Section VI.A.3.(d)(iv) which limits the structure to four stories. This structure is also in violation of said Section VI.A.3.(d)(i) as the exterior height of the south side of said building will be 49 feet, exclusive of parapets.

6. The south side of Lincoln House, as shown on the plan entitled Lincoln House Elevations, Drawings No. 21 and 22, Garage Floor Plan, Drawing No. 20 will contain five levels, all of which will consist of dwelling units. This is in violation of said Section VI.A.3.(d)(iv). The south side of said building will be 49 feet high from the grade of the land, exclusive of parapets. This is in violation of said Section VI.A.3.(d)(i).

We are submitting herewith, the following required plans showing the location and elevations of buildings and their exterior materials, and landscaping and indicating provisions for the requirements of said Article VI.A. except as above specified:

PLANS

No.

Building Location Plan	1
Site Plan	2
Planting Plan	3
Utility Plan	4
Adams House Ground Floor Plan	5
Adams House 2nd and 3rd Floor Plan	6
Adams House 4th Floor Plan	7
Adams House Garage Floor Plan	8
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Jefferson House Ground Floor Plan	23
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Jefferson House Garage Floor Plan	26
Jefferson House Elevations	27
Roof Plans	28
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It is respectfully requested that a hearing on this application be set for November 30, 1970, or sooner, if convenient for the Board.

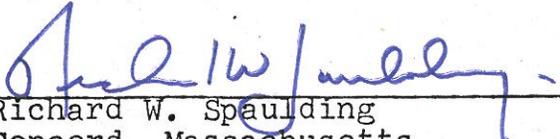
Respectfully submitted,



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PAID

DEC 1 1970

TOWN OF WELLESLEY

125.00 Bd of Appeals