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 FRANKLIN P. PARKER
 JOHN A. DONOVAN, Jr.

ZONING BOARD OF APPEALS

KATHARINE E. TOY
 Administrative Secretary
 Telephone
 235-1664

Petition of Dorothy J. Bartholdi

Pursuant to due notice the Permit Granting Authority held a public hearing in the hearing room on the second floor of the Town Hall at 8:10 p.m. on October 26, 1978, on the petition of Dorothy J. Bartholdi, requesting a variance from the terms of Section XIX of the Zoning By-law, which will allow the construction of an addition on the side of her dwelling at 15 Lincoln Road, with a side yard less than the required twenty feet. Said request was made under the provisions of Section XXIV-D of the Zoning By-law.

On October 11, 1978, the petitioner requested a hearing before this Authority and thereafter due notice of the hearing was given by mailing and publication.

Alain Munkittrick, Architect, spoke in support of the request at the hearing, and represented the petitioner.

Letters favoring the request were received from Hatton F. Taylor, 11 Lincoln Road, Mrs. Robert E. Flynn, 30 Lincoln Road and Gary L. Bridge, 25 Lincoln Road.

Statement of Facts

The property involved is located within a Single Residence District requiring a minimum lot area of 20,000 square feet. The house was built in 1925 on a lot containing 17,187 square feet, prior to the enactment of the minimum lot area requirement and prior to the side yard requirement of twenty feet.

It was stated at the hearing that there is a detached garage beside the house on the property which has a room and bath above the garage. The room is on the same level as the house due to the drop in the land at the location of the garage. While the room is heated in the winter from the main house, it is of little value because of the separation of the two buildings.

The petitioner now seeks permission to construct a connecting addition between the two buildings which will provide a usable year-round room which is needed by the petitioner's family at this time.

The Architect stated that he has designed the addition to utilize the space in a manner which will be attractive and a substantial improvement to the house. He has also been able to preserve several large trees which would have to be removed if an addition were to be placed to the rear. It was also pointed out that due to the topography of the land at the rear of the property, it would not be feasible to construct an addition to provide the room needed because of the upward slope of the land.

A plot plan was submitted, drawn by Carmelo Frazetti, dated

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September 26, 1978, which showed the existing dwelling and detached garage as well as the proposed connecting addition. Said plan showed the house to be 17.2' from the lot line on the westerly side, at the point where the connecting addition is to start. The garage is approximately sixteen feet from the house and 20.5' from the lot line on the westerly side. The addition, if built, will be approximately 14.4' x 20', and varies in length because of its irregular shape. The addition is shown as 7.7' from the side lot line at the nearest point and 8.8' where the addition joins the garage.

Decision

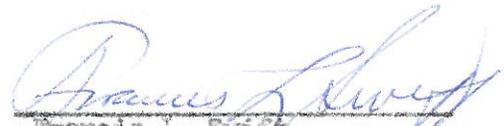
The Authority has made a careful study of the evidence submitted and has taken a view of the locus.

In its opinion, there is a real need for the proposed family room which the addition will provide and the proposed connection appears to be the most feasible and economical way to accomplish it. It is the further opinion of this Authority that it will not substantially reduce the value of any property within the district or otherwise injure the neighborhood. Due to the topography of the land at the rear of the house, which slopes upward, a greater expense would be incurred to prepare the land for the construction of an addition which would provide a room comparable to the one which may be utilized by constructing the desired connection.

Therefore, it is the unanimous opinion of this Authority that owing to circumstances relating to the topography of the land, a literal enforcement of the provisions of Section XIX of the Zoning By-law would involve substantial hardship to the petitioner. It is the further opinion of the Authority that desirable relief may be granted without substantial detriment to the public good and without nullifying or substantially derogating from the intent and purpose of the Zoning By-law.

Accordingly, the requested variance is granted and the Building Inspector is authorized to issue a permit for the proposed connecting addition as shown on the plan submitted and on file with this Authority.

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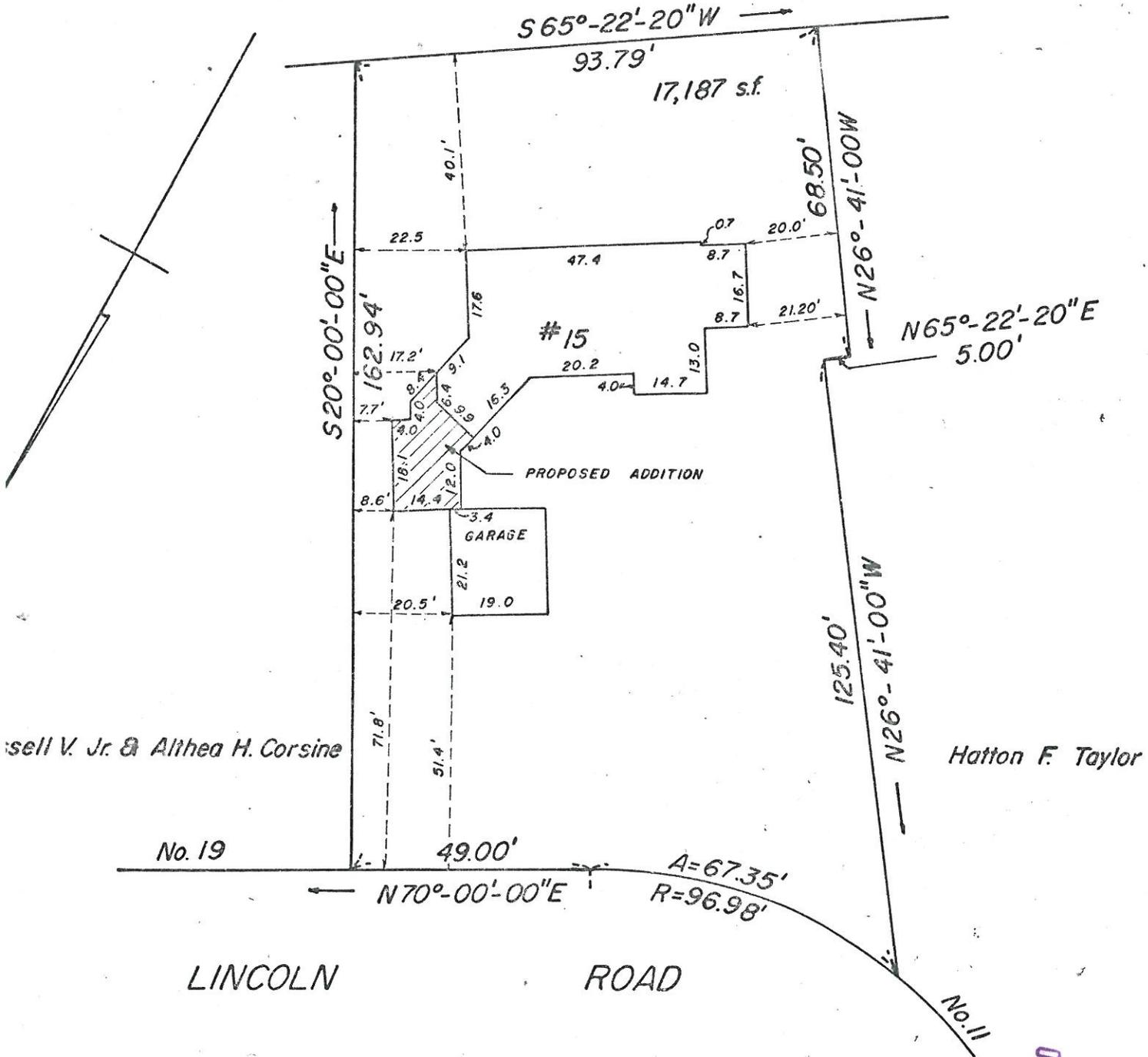

Francis L. Swift


William O. Hewett


William F. Cullinane

Filed with Town Clerk _____

Copies of the decision and all plans referred to in the decision have been filed with the Planning Board and with the Town Clerk.



Sell V. Jr. & Althea H. Corsine

Hatton F. Taylor

LINCOLN ROAD

PLAN OF LAND
in
WELLESLEY, MASSACHUSETTS
at
No. 15 LINCOLN ROAD

Owned by
Dorothy J. Bartholdi
September 26, 1978
Carmelo Frazetti

Proposed
House Addition
Scale: 1" = 30'
Land Surveyor



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