TOWN OF WELLESLEY MASSACHUSETTS

ZONING BOARD OF APPEALS
TOWN HALL WELLESLEY, MA 02181

STEPHEN S. PORTER, Chairman
JOHN A. DONOVAN, JR.
ROBERT R. CUNNINGHAM

MARY ANN McDOUGALL
Executive Secretary
Telephone
235-1664

WILLIAM E. POLLETTA
FRANKLIN P. PARKER
SUMNER H. BABCOCK

83-34
Petition of E. Sylvia Sullivan

Pursuant to due notice, the Permit Granting Authority held a Public Hearing in the second floor hearing room of the Town Hall at 8 p.m. on Thursday, June 30, 1983, on the petition of E. Sylvia Sullivan, requesting a variance from the terms of Section XIX of the Zoning Bylaw which will allow the construction of an addition at 14 Intervale Road, including enclosing an existing porch and enlarging it to create a two-story addition approximately 14.1 feet by 14.4 feet and the construction of a 7.1 foot by 5 foot one-story bathroom on the easterly side of the existing porch. Said request is pursuant to Section XXIV-D of the Zoning Bylaw.

On June 10, 1983, the petitioner filed for a hearing before this Board and thereafter due notice was given of the hearing by mailing and publication.

Presenting the case at the hearing were E. Sylvia Sullivan and her daughter and son-in-law, Mr. and Mrs. Francis A. McLoughlin. Mrs. Sullivan proposes to add on to her house to allow her daughter and family to live with her. The addition would continue the existing lines of the house. Letters of support from the following neighbors were presented; Ronald E. & Alice R. Eld, 16 Intervale Road, Charles R. & Marion B. Currier, 32 Boulevard Road, Catherine A. Garvin, 12 Intervale Road.

Other than the above mentioned, no one else was present favoring or opposing the petition.

Statement of Facts

The property involved is located at 14 Intervale Road, containing approximately 5,640 square feet of land, in a Single Residence District.

The existing two-story dwelling is a legal non-conforming dwelling, coming to 13.4 feet from the left side lot line. The proposed addition would enclose an existing porch and create an addition 14.1 feet by 14.4 feet with a 7.1 foot by 5 foot one-story bathroom on the easterly side of the existing porch. The addition would continue the existing lines of the dwelling and the encroachment would be 13.6 feet at the rear of the addition.

A Plot Plan was submitted, drawn by Joseph R. Sullivan, Registered Land Surveyor, of MacCarthy & Sullivan Engineering Co., Natick, dated May 27, 1983. Construction drawings were also submitted.

The Planning Board, in a letter dated June 30, 1983, stated it has no objection to the variance request based on the fact that the proposed addition continues the existing left side line of the house and there is no further encroachment into the sideyard.

Decision

This Authority has made a careful study of the evidence presented. The particular house in question in its location on the lot does not conform to the present Zoning Bylaws. The dwelling comes to 13.4 feet from the left side lot line.

It is the opinion of this Authority that the proposed addition conforms to the present lines of the house and does not alter the relationship of the house to the left side lot line.

It is the unanimous decision of this Authority that because of the shape of 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 construct a two-story addition at 14 Intervale Road of approximately 14.1 feet by 14.4 feet and a one-story bathroom 7.1 feet by 5 feet on the easterly side of the porch as shown on the Plot Plan drawn by Joseph R. Sullivan, dated May 27, 1983, coming no closer than 13.4' from the left side lot line.

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.

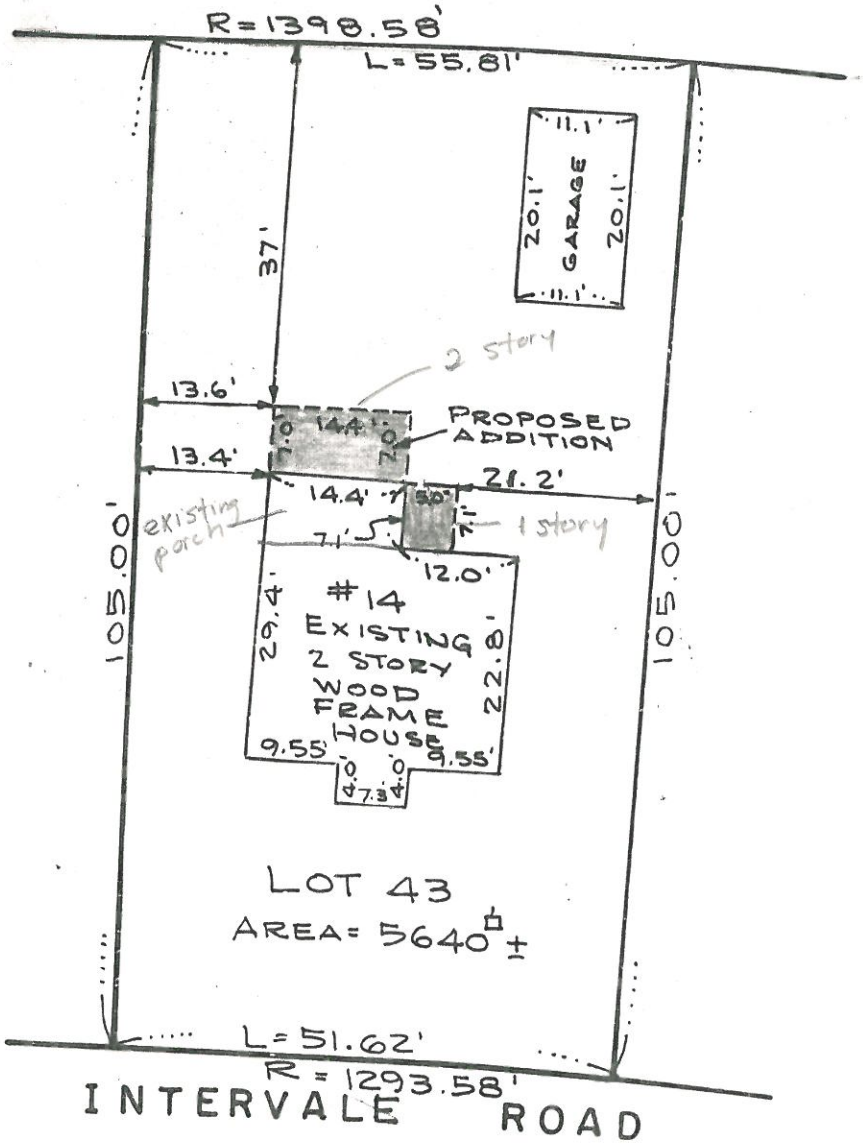
Stephen S. Porter, Chairman

John A. Donovan, Jr.

Robert R. Cunningham

RECEIVED
TOWN CLERK'S OFFICE
HOLLISTON, MASS.
AUG 9 9 16 AM '83

mam



WELLESLEY
BOARD OF APPEALS:

_____

_____

_____

DATE: _____

COMMONWEALTH OF MASSACHUSETTS
JOSEPH R. SULLIVAN
No. 18846
REGISTERED LAND SURVEYOR

JOSEPH R. SULLIVAN
REGISTERED LAND SURVEYOR

PLAN OF LAND IN WELLESLEY, MASS.

OWNED BY: E. SYLVIA SULLIVAN

SCALE: 1"=20'

MAY 27, 1983

PLAN BY: MAC CARTHY & SULLIVAN ENGINEERING INC.
81 SPEEN ST., NATICK, MASS.