



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~~  
431-1019

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

ZBA 87-34

Petition of Peter M. & Karen S. Ditto  
86 Seaver Street

Pursuant to due notice, the Permit Granting Authority held a Public Hearing on Thursday, April 30, 1987 at 8 p.m. in the Great Hall (Conference Room E) of the Town Hall at 525 Washington Street, Wellesley on the petition of PETER M. & KAREN S. DITTO requesting a variance from the terms of Section XIX and pursuant to Section XXIV-D of the Zoning Bylaw which will allow the construction of a two-story addition approximately 18 feet by 36.7 feet and a bulkhead to their non-conforming dwelling at 86 SEAVER STREET, said addition to contain a family room, bath, and laundry on the first floor and a bedroom and bath on the second floor, leaving less than the required left (northerly) side yard.

On April 9, 1987 the petitioner requested a hearing before this Board and thereafter due notice of the hearing was given by mailing and publication.

Presenting the case at the hearing was Peter Ditto, who stated that the addition would come no closer than the existing house to the left side line.

Present at the hearing: Virginia Coughlin, 84 Seaver Street, an abutter, who stated she is afraid she will have water in her cellar as a result of Mr. Ditto's new cellar. Alice Tangerini, 76 Seaver Street, was present and stated concerns about Virginia Coughlin's property.

Statement of Facts

The property in question is located at 86 Seaver Street, containing 9,500 square feet of land. A non-conforming dwelling exists on the lot with a left (northerly) side yard of 5.9 feet at the front corner and a right side yard of 19.8 feet.

The petitioner requests a variance to construct a two-story addition approximately 18 feet by 36.7 feet and a bulkhead approximately 5 feet by 5.6 feet leaving a left side yard of 8.5 feet at the front corner. The addition would contain a family room, bath and laundry on the first floor and a bedroom and bath on the second floor. The addition would follow the existing lines of the house and come no closer to the left side line than the existing house.

A Plot Plan was presented, drawn by Frederick N. Parsons, Registered Professional Land Surveyor, dated 3/18/87. Construction drawings were presented, drawn by Peter M. Ditto. Photos were also presented.

RECEIVED  
TOWN ENGINEERING OFFICE  
APR 19 9 51 AM '87  
WELLESLEY, MASS.

Petition of Peter M. & Karen S. Ditto  
86 Seaver Street

The Planning Board on May 5, 1987 voted to offer no objection to the variance request.

Decision

This Board 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 5.9 feet from the left side lot line.

It is the opinion of this Authority that the proposed two-story 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 opinion of this Board that, because of the shape of the lot and the location of the house on 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 86 Seaver Street, said addition approximately 18 feet by 36.7 feet and a bulkhead approximately 5 feet by 5.6 feet as shown on the Plot Plan by Frederick N. Parsons, Registered Professional Land Surveyor, dated 3/18/87, coming no closer than 8.5 feet from the left side lot line.

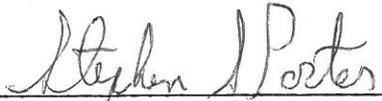
The Inspector of Buildings is hereby authorized to issue a permit for the construction upon his receipt and approval of a building application and construction plans.

If the rights authorized by a variance are not exercised within one year of the date of grant of such variance, they shall lapse, and may be re-established only after notice and a new hearing pursuant to Section XXIV-D of the Zoning Bylaw.

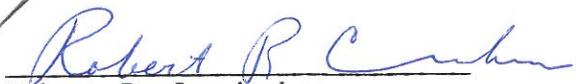
APPEALS FROM THIS DECISION,  
IF ANY, SHALL BE MADE PURSUANT  
TO GENERAL LAWS, CHAPTER 40A,  
SECTION 17, AND SHALL BE FILED  
WITHIN 20 DAYS AFTER THE DATE  
OF FILING OF THIS DECISION IN  
THE OFFICE OF THE TOWN CLERK.

cc: Planning Board  
Building Inspector

mam

  
Stephen S. Porter, Chairman

  
John A. Donovan, Jr.

  
Robert R. Cunningham

MAY 19 9 51 AM '87  
RECEIVED  
TOWN CLERK'S OFFICE  
WILMINGTON, MASS.

N 29°-54'-20" E

70.00'

SHED

'68

9,500 sf.

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TOWN CLERK'S OFFICE  
WELLESLEY, MASS.  
APR 9 11 39 AM '87

S 71°-30'-20" E  
143.40'

BULKHEAD

27.8'

S 69°-07'-30" E  
147.04'

18.0'

23.0'

PROPOSED  
ADDITION

36.7'

12.9

3.0

11.4

13.4

8.5'

40'

2 STY. W.D.  
DWLG.  
No. 86

9.0

11.2

50.5

16.0

4.6

18.8

BIT CONC. DRIVE

65.00'

N 34°-27'-30" E

SEAVER STREET



I HEREBY CERTIFY THAT THE  
DIMENSIONS AND OFFSETS AS  
SHOWN ON THIS PLAN ARE CORRECT

3-30-87

DATE

*Frederick N. Parsons*

PLOT PLAN

WELLESLEY, MASS.

SCALE: 1" = 20' DATE: 3-18-87