



ZONING BOARD OF APPEALS  
TOWN HALL WELLESLEY, MA 02181

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ZBA 87-94  
Petition of Douglas D. Rohall  
54 Riverdale Road

Pursuant to due notice, the Permit Granting Authority held a Public Hearing on Thursday, November 19, 1987, at 8 p.m. in the Selectmen's Meeting Room (Conference Room B) of the Town Hall, 525 Washington Street, Wellesley, on the petition of DOUGLAS D. ROHALL, requesting a variance from the terms of Section XIX and pursuant to Section XXIV-D of the Zoning Bylaw which would allow the addition to his non-conforming dwelling at 54 Riverdale Road on the corner of Boulevard Road, in a Single Residence District, of 1) an addition approximately 6.5 feet by 10.4 feet on the left rear side leaving less than the required left side yard; and 2) an addition of approximately 5 feet by 11.8 feet on the right rear side of the dwelling, leaving less than the required front setback from Boulevard Road.

On November 2, 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 was Douglas Rohall who stated that the house was built in 1927, is presently legally non-conforming, and that the additions involve extensions of existing lines of the house.

No one was present expressing favor or opposition to the request.

Statement of Facts

The non-conforming dwelling is located at 54 Riverdale Road on the corner of Boulevard Road, in a Single Residence District, on a 7,114 square foot lot with a left side yard of 11.8 feet, a front setback from Riverdale Road of 16.8 feet, and a front setback from Boulevard Road of 26 feet.

The petitioner requests a variance, as stated above, for extensions to the left rear side of the dwelling and to the right rear side of the dwelling which is the front setback from Boulevard Road, in order to do extensive necessary remodeling to the existing structure.

A Plot Plan, dated October 23, 1987, drawn by Paul J. Sawtelle, Registered Land Surveyor; construction plans consisting of present and proposed construction and elevations, drawn by Mark Fagan and dated October 27, 1987; and photographs of the property were submitted.

The Planning Board, in its letter of November 12, 1987, advised that it had voted to offer no objection to the requested variance.

DEC 9 11 17 AM '87  
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WELLESLEY, MASS.

ZBA 87-94

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54 Riverdale Road

Decision

This Authority has made a careful study of the evidence presented. The subject dwelling does not conform to the present Zoning Bylaw as noted in the foregoing statement of facts.

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 either the left side lot line or the front setback (right side) from Boulevard Road.

It is the further opinion of this Authority 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, and 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 the additions in accordance with the Plot Plan drawn by Paul J. Sawtelle, dated October 23, 1987, coming no closer to the left side lot line than 12.6 feet and no closer to Boulevard Road on the right side than 24.9 feet.

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.

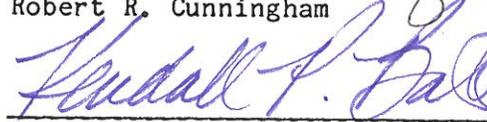
APPEALS FROM THIS DECISION, IF ANY, SHALL BE MADE PURSUANT TO GENERAL LAWS, CHAPTER 40A, SECTION 17, AND SHALL BE FILED WITHIN 20 DAYS AFTER THE DATE OF FILING OF THIS DECISION IN THE OFFICE OF THE TOWN CLERK.

cc: Planning Board  
Inspector of Buildings

edg

  
John A. Donovan, Jr., Chairman

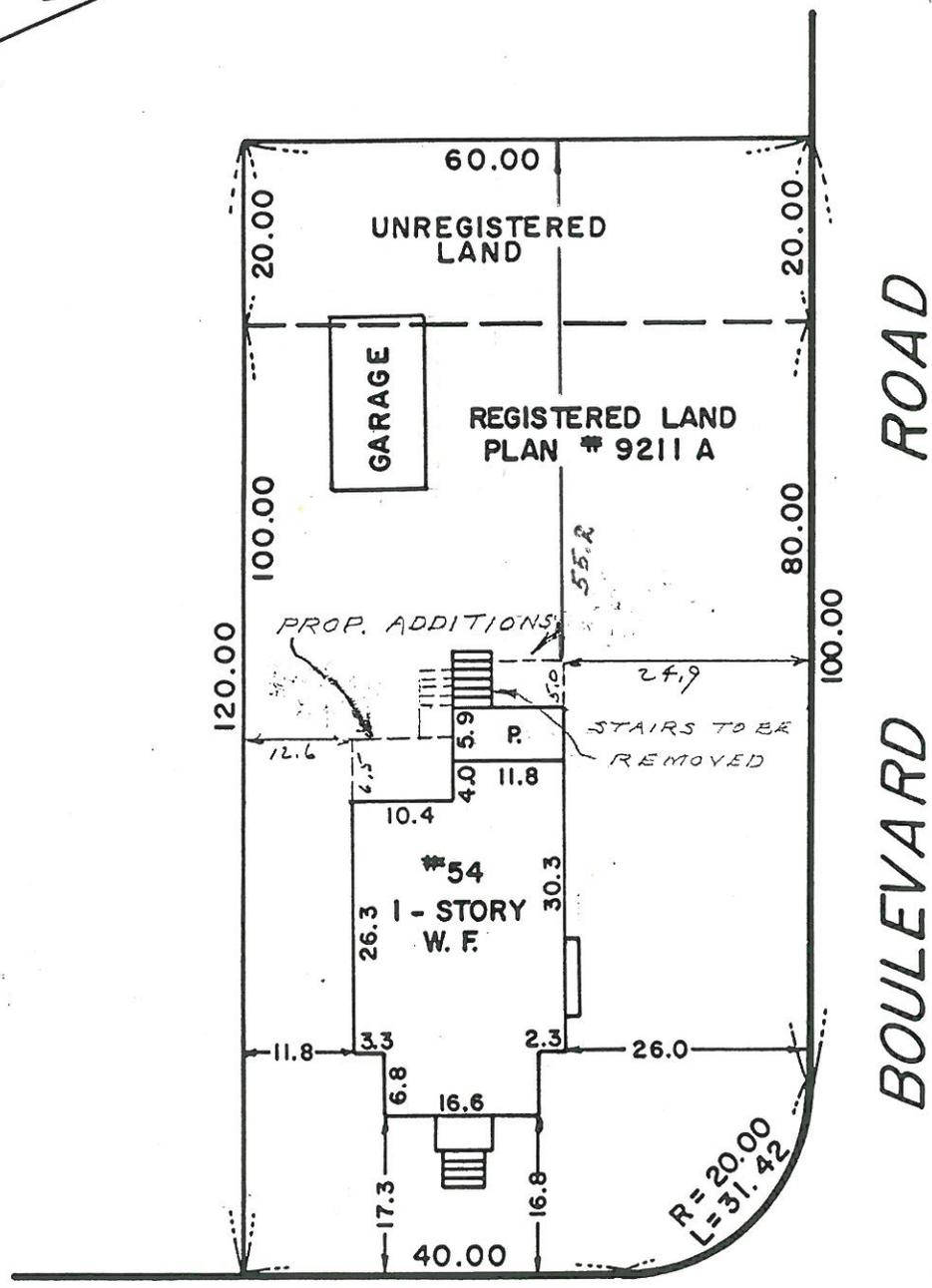
  
Robert R. Cunningham

  
Kendall P. Bates

DEC 9 11 16 AM '87  
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MIDDLEBURY, MASS.

244-8295

7,114 ± sq ft.



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ANN. RECORDS OFFICE  
WELLESLEY, MASS.  
NOV 2 11 34 AM '87



*Paul Sawtelle*

PLAN OF LAND  
IN

WELLESLEY, MASS.

SCALE: 1" = 20'  
MASS BAY SURVEY INC.

OCT. 23, 1987  
NEWTON, MASS.