



ZONING BOARD OF APPEALS  
TOWN HALL WELLESLEY, MA 02181

JOHN A. DONOVAN, JR., Chairman  
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May 1 8 25 AM '96

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ZBA 96-18  
Petition of Bonnie L. Crane  
65 Longfellow Road

Pursuant to due notice, the Permit Granting Authority held a Public Hearing on Thursday, April 18, 1996 at 8 p.m. in the Selectmen's Meeting Room (Conference Room B) at the Town Hall, 525 Washington Street, Wellesley, on the petition of BONNIE L. CRANE requesting a variance from the terms of Section XIX and pursuant to the provisions of Section XXIV-D of the Zoning Bylaw to construct a one-story addition approximately 15.1 feet by 14.9 feet, which will have less than the required right side yard setback, at her nonconforming dwelling with less than the required right side yard setback at 65 LONGFELLOW ROAD, in a Single Residence District.

On April 1, 1996, the petitioner filed a request for a hearing before this Authority, and thereafter, due notice of the hearing was given by mailing and publication.

Presenting the case at the hearing was Bonnie Crane, who was accompanied by her architect, Gardner Ertman. Ms. Crane said that she was requesting the variance because the existing sunporch is unusable, and because although her address is 65 Longfellow Road, the house is turned toward Worcester Road from which she also has access. The addition will provide identification as a front entry. The addition is an extension of the existing footprint, but as the lot line moves in, the addition will be about 7 inches closer to the right side line than the existing house. The house was built for use as a carriage house in 1886, prior to zoning.

The Board noted that there was a discrepancy between the two submitted plot plans as to the setback of the addition from the right side lot line. One plan shows a setback of 9.42 feet, and the other, which is not stamped or signed, shows the setback at 9.65 feet. The Board decided that prior to the drafting of the written decision, Ms. Crane must submit a revised plot plan, which is stamped, signed and dated.

No other person present had any comment on the petition.

#### Statement of Facts

The subject property is located at 65 Longfellow Road, in a Single Residence District, on a 32,440 square foot lot which has access from both Worcester Road and Longfellow Road. The nonconforming dwelling is located at the right rear corner of the lot, and has a minimum right side yard clearance of 10.21 feet.

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The petitioner is requesting a variance to construct a one-story addition approximately 14.9 feet by 15.1 feet, which will have a minimum right side yard clearance of 9.65 feet.

A Plot Plan dated 3/22/96, revised 4/19/96, drawn by Carmen A. Testa, Registered Professional Land Surveyor; First Floor Plan dated 2/29/96, Section & Elevations dated 7/26/94, drawn by Day & Ertman, Architects; and photographs were submitted.

The Planning Director suggested that consideration be given to maintaining the current side setback of 10.03 feet.

Decision

This Authority has made a careful study of the materials submitted and the information presented at the hearing. The subject dwelling does not conform to the current Zoning Bylaw, as noted in the foregoing Statement of Facts.

It is the 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, this Authority, by a unanimous vote taken at the Public Hearing, grants the variance allowing construction of the proposed one-story addition in accordance with the submitted revised Plot Plan and construction drawings.

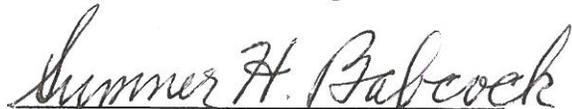
The Inspector of Buildings is hereby authorized to issue a permit for the construction upon his receipt and approval of a building application and detailed construction plans.

If the rights authorized by this variance are not exercised within one year of the date of grant of said 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.



Kendall P. Bates, Acting Chairman



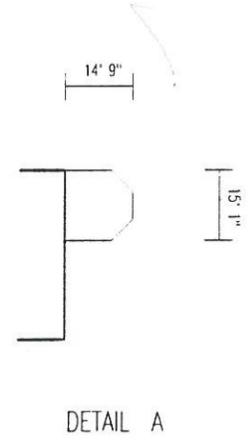
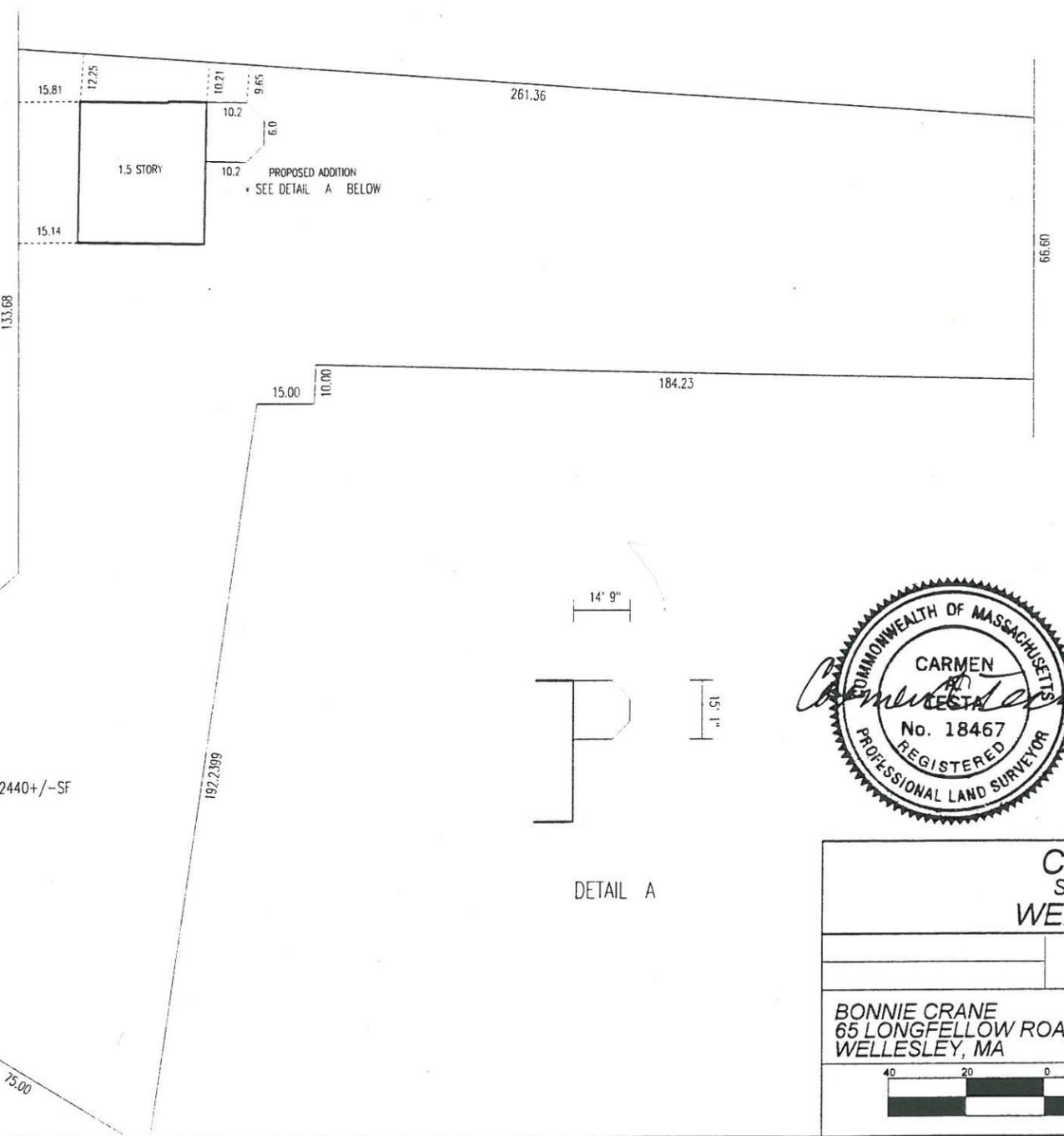
Sumner H. Babcock



William E. Polletta

cc: Planning Board  
Inspector of Buildings

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**Boston Survey, Inc.**  
 One Thompson Square  
 P.O. Box 220  
 Charlestown, MA 02129  
 (617) 242-1313 Main (617) 242-1616 Fax

<b>CERTIFIED PLOT PLAN</b> SHOWING A PROPOSED ADDITION WELLESLEY, MASSACHUSETTS		
96-99100		
BONNIE CRANE 65 LONGFELLOW ROAD WELLESLEY, MA		SCALE: 1 inch = 40 feet
 SCALE IN FEET		03-22-1996