

TOWN OF WELLESLEY



MASSACHUSETTS

ZONING BOARD OF APPEALS

TOWN HALL • 525 WASHINGTON STREET • WELLESLEY, MA 02181-5992

JOHN A. DONOVAN
KENDALL P. BATES
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ELLEN D. GORDON
EXECUTIVE SECRETARY
TELEPHONE
(617) 431-1019 EXT. 208

SUMNER H. BABCOCK
ROBERT A. BASTILLE

November 24, 1997

John F. and Dorothy M. Brown
30 Washburn Avenue
Wellesley, MA 02181

Re: ZBA 97-100
Petition of John F. and Dorothy M. Brown
30 Washburn Avenue

Dear Mr. and Mrs. Brown:

Please be advised that at the Public Hearing held on November 20, 1997, the Zoning Board of Appeals voted unanimously to grant your request to withdraw the above referenced petition without prejudice.

Any future petition regarding construction at 30 Washburn Avenue requiring relief from the Board of Appeals will require a new application, a new plot plan and new construction drawings.

If you have any questions or need further assistance, please do not hesitate to call.

Very truly yours,

A handwritten signature in cursive script that reads "Ellen D. Gordon".

Ellen D. Gordon
Executive Secretary, Zoning Board of Appeals

cc: Town Clerk
Planning Board
Inspector of Buildings

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TOWN CLERK'S OFFICE
WELLESLEY, MA 02181

Nov 3 9 43 AM '97

October 29, 1997
30 Washburn Avenue
Wellesley, MA 02181

Zoning Board of Appeals
Town Hall
525 Washington Street
Wellesley, MA 02181

Dear Sir or Madam,

Please accept this packet of material in application for a variance for construction at our house on Washburn Avenue. We hope to show several ways that a variance is warranted.

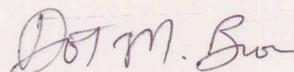
First of all, according to Section XXIV-D 1. b. of the zoning bylaw, we think the relief may be granted without substantial detriment to the public good. We understand the purpose of the zoning restrictions to be to leave open space as often as possible. Since our next-door-neighbor is the backyard of a house that faces Tennyson, our addition would not be next to a house, so open space will be preserved. In fact, the neighbor's fence is so close to the corner of the lot that the proposed addition will not be very visible from the road at all.

Second of all, the reason we are building an addition is to provide a place for Dot's wheelchair bound mother to live. We do need to provide enough garage space to accommodate a wheelchair van and wheelchair access for my mother. We looked at moving this space to several other locations in the yard. Behind the house won't work unless we have a garage underneath, but the topography is so steep that the new driveway would be prohibitively steep. According to Section XXIV-D 1. a., topography issues are another reason for giving a variance to a project. We also can't use a garage under for wheelchair access without significantly altering the house at added expense.

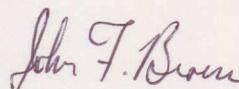
The far side of the house could work, although it would be more difficult and expensive to rearrange the current floor plan. In addition, the real stumbling block to moving the garage is the fact that we need to work on the current garage side anyway. For many years before we moved in, the street water drained into our driveway which slopes down from the street into our garage. The water then drained into our garage and down along our basement wall. Both the walls and floor of the garage and the walls of the basement have eroded considerably. The town did fix the end of our driveway with an asphalt berm to mitigate the surface runoff. The flow has abated in the basement, but the walls, recently exposed when we converted from oil to gas and removed the oil tank, must be repaired. We also plan to raise the elevation of the driveway and garage and to change the drainage patterns to prevent more damage in the future. The most straight forward and least expensive way to fix the walls, change the drainage, and build an addition is to combine the projects and replace the existing garage.

In summary, we need to expand our current tiny 1-car garage to accommodate wheelchair access as part of an addition for Dot's mother. We have looked at alternatives to move the garage and have found that they are either adversely affected by the topography and would result in extra expense to give wheelchair access, or would mean having to work on both sides of the house at considerable extra expense. Because the project would not abut another house anyway, we respectfully request that we be given a variance to build the addition as shown in the drawings.

Sincerely,



Dot M. Brown



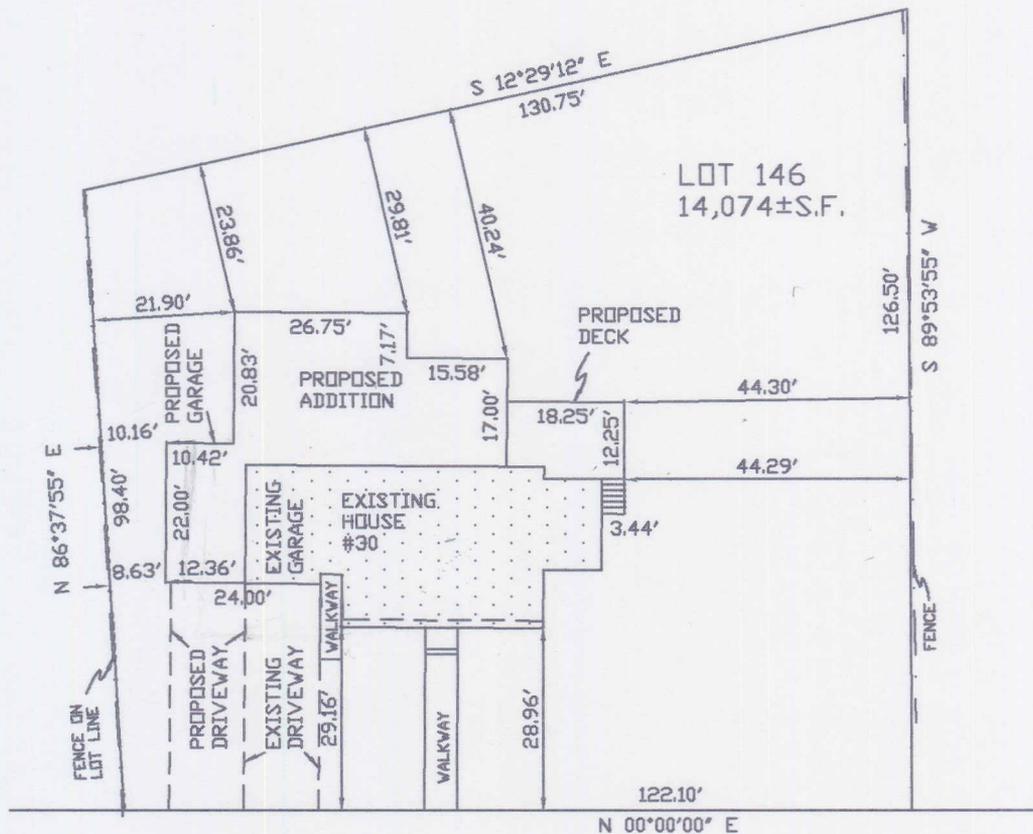
John F. Brown

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WASHBURN AVENUE



I HEREBY CERTIFY THAT THE EXISTING HOUSE SHOWN ON THIS PLOT PLAN IS AS LOCATED IN THE FIELD BY INSTRUMENT.

LOT COVERAGE

EXISTING HOUSE = 1,137±S.F.
 PROPOSED ADDITION = 1,176±S.F.
 PROPOSED DECK = 235±S.F.
 TOTAL LOT COVERAGE = 2,548±S.F. OR. 18.1%

PLAN REF: 7129A OF 6 - 11 - 27

PLAN OF LAND WELLESLEY, MA.

SHOWING PROPOSED ADDITION LOCATION

SCALE: 1" = 30'

D.S.C.S.

DATE: OCT. 28, 1997

REVISED: OCT 31, 1997

RALPH J. BIBBO REG. LAND SURVEYOR
 10 HAMMER STREET WALTHAM, MA.