

TOWN OF WELLESLEY



MASSACHUSETTS

RECEIVED
TOWN CLERK'S OFFICE
WELLESLEY, MA 02181

ZONING BOARD OF APPEALS

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

AUG 23 9 30 AM '97

JOHN A. DONOVAN
KENDALL P. BATES
WILLIAM E. POLLETTA

ELLEN D. GORDON
EXECUTIVE SECRETARY
TELEPHONE
(617) 431-1019 EXT. 208

SUMNER H. BABCOCK
ROBERT A. BASTILLE

ZBA 97-65

Petition of Edward F. and Mary E. McCauley
15 Alden Road

Pursuant to due notice, the Permit Granting Authority held a Public Hearing on Thursday, August 21, 1997 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 EDWARD F. AND MARY E. McCAULEY requesting a variance from the terms of Section XIX and pursuant to the provisions of Section XXIV-D of the Zoning Bylaw to allow construction of a 13.7 foot by 11.4 foot one-story addition, with less than the required left side yard setback, at their conforming dwelling at 15 ALDEN ROAD, in a Single Residence District.

On August 4, 1997, the petitioners 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 Mary McCauley, who was accompanied by Robin Levy, project architect. Mrs. McCauley said that they have a pie-shaped lot. They would like to enlarge a family room.

The Board commented that the Planning Board had recommended denial, as the addition could be built in a conforming manner. Mrs. McCauley explained that they had sited the addition in an attempt to keep the internal disruption at a minimum.

Ms. Levy explained that only one corner of the proposed room would not be in compliance. They have not squared the addition, so as to encroach as little as possible on the side yard.

The Board asked how close the addition would be to the abutting home. Mrs. McCauley stated that the closest abutting structure was a garage.

No other person present had any comment on the petition.

Statement of Facts

The subject conforming property is located at 15 Alden Road, in a Single Residence District, on a 12,946 square foot lot.

The petitioners are requesting a variance to construct a 13.7 foot by 11.4 foot one-story addition which will have a minimum left side yard setback of 18.9 feet at the left rear

ZBA 97-65

Petition of Edward F. and Mary E. McCauley
15 Alden Road

RECEIVED
TOWN CLERK'S OFFICE
WELLESLEY, MA 02181

AUG 29 9 30 AM '97

corner. The front left corner has a conforming setback of 22.2 feet.

A Plot Plan dated July 2, 1997, drawn by Anthony M. Dellorco, Professional Land Surveyor; Floor Plans and Elevations dated June 30, 1997, drawn by Robin Levy, A.I.A.; and photographs were submitted.

On August 12, 1997, the Planning Board reviewed the petition, and voted to recommend that the petition be denied, as it appears that an addition of a similar size could be placed on the lot in accordance with zoning.

Decision

This Authority has made a careful study of the materials submitted and the information presented at the hearing. The subject dwelling conforms to the current Zoning Bylaw.

It is the opinion 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 petitioners, and that desirable relief may be granted without substantially derogating from the intent or purpose of the Zoning Bylaw.

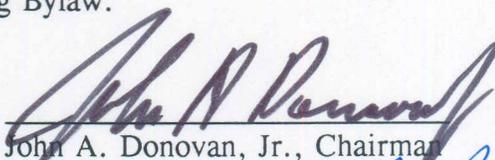
Therefore, the requested variance is granted, as voted unanimously at the Public Hearing, for the one-story addition subject to construction in accordance with the submitted plot plan and construction drawings.

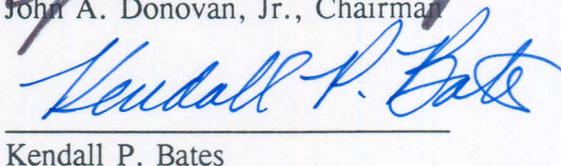
The Inspector of Buildings is hereby authorized to issue a permit for the construction upon receipt and approval of a building application and detailed construction plans.

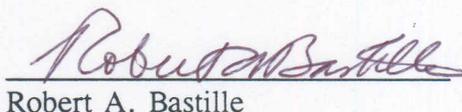
If the rights authorized by this variance are not exercised within one year of the date of grant of said variance, they shall lapse, and may be re-established only after notice and a new hearing pursuant to Section XXIV-D of the Zoning Bylaw.

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.

cc: Planning Board
Inspector of Buildings
edg


John A. Donovan, Jr., Chairman

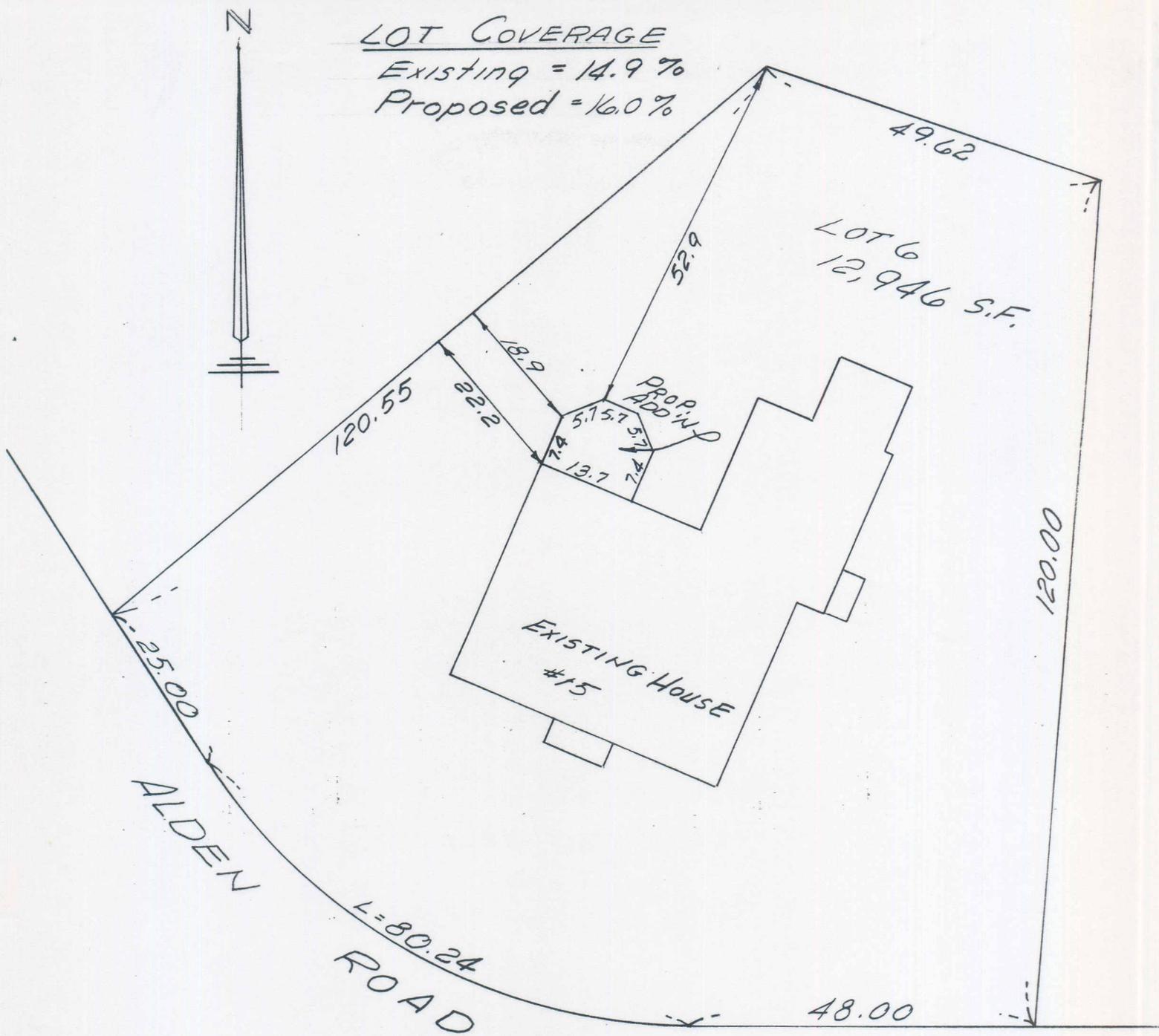

Kendall P. Bates


Robert A. Bastille

LOT COVERAGE

Existing = 14.9 %

Proposed = 16.0 %



PLOT PLAN OF LAND
IN

WELLESLEY — MASS.

JULY 2, 1997 SCALE 1" = 20'

NEEDHAM SURVEY ASSOCIATES, INC.
281 CHESTNUT ST
NEEDHAM, MASS.

