



## ZONING BOARD OF APPEALS

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

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1997 SEP 26 A 8:07

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ZBA 97-75

Petition of Glenn and Carolyn J. Robbins  
89 Overbrook Drive

Pursuant to due notice, the Permit Granting Authority held a Public Hearing on Thursday, September 18, 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 GLENN AND CAROLYN J. ROBBINS 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 4 foot by 7 foot bay window with a depth of 1.5 feet, which will have less than the required front setback at their conforming dwelling at 89 OVERBROOK DRIVE, in a Single Residence District.

On August 28, 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 were Glenn and Carolyn Robbins. Mr. Robbins said that they would like to install a bay window at the front of their home. The window is one of a series of projects that include a replacement window, residing the house and additional landscaping.

George Webb, 90 Overbrook Drive, expressed support for the petition.

No other person present had any comment on the petition.

### Statement of Facts

The subject property is located at 89 Overbrook Drive, in a Single Residence District, on a 12,800 square foot, and conforms to all zoning requirements.

The petitioners are requesting a variance to allow installation of a 4 foot by 7 foot bay window with a depth of 1.5 feet, which would have a minimum front yard setback of 28.8 feet.

A Plot Plan dated 7/29/97, drawn by Andrew John Browne, Professional Land Surveyor; Bay Window Dimensions and a Front Elevation dated July 9, 1997; and photographs were submitted.

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On September 9, 1997, the Planning Board reviewed the petition and voted to recommend no objection to the granting of the variance as it does not derogate from the intent of the front setback requirement.

Decision

This Authority has made a careful study of the materials submitted and the information presented at the hearing. The subject bay window would 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 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 by this Authority at the Public Hearing, to install the 4 foot by 7 foot bay window, 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.

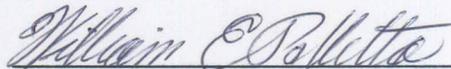
If the rights authorized by this variance are not exercised within one year of the date of grant of this variance, they shall lapse, and may be re-established only after notice and a new hearing pursuant to Section XXIV-D of the Zoning Bylaw.

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



Kendall P. Bates, Acting Chairman



William E. Polletta



Sumner H. Babcock

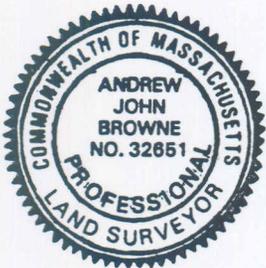
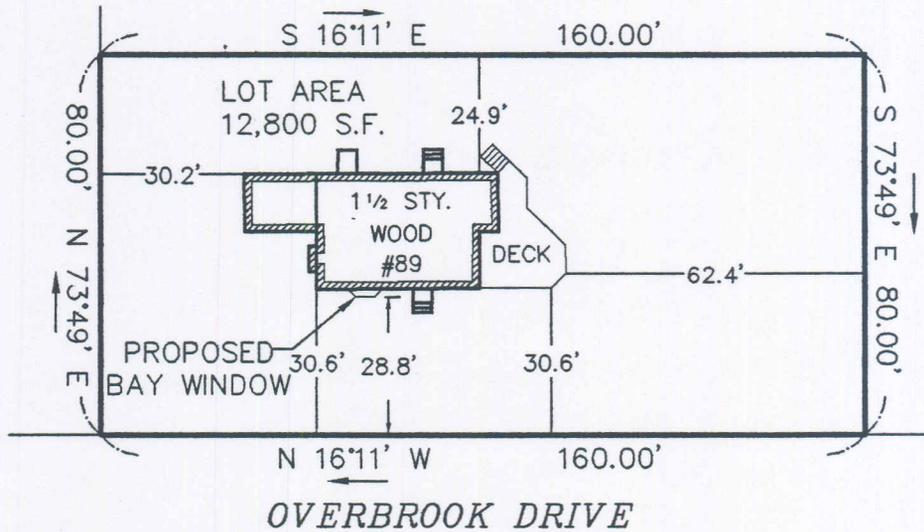
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PROPOSED CONSTRUCTION  
CERTIFIED PLOT PLAN

Scale: 1" = 40'

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Aug 28 2 07 PM '97



7.29.97  
Date

*Andrew Browne*  
Reg. Land Surveyor

10 Haviland Street  
Quincy, MA 02170  
(617) 770-4586

Note: Building coverage is currently 1358 ± s.f. or 10.6%  
Building coverage will be 1369 ± s.f. or 10.7%