

**ZONING BOARD OF APPEALS**

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

JOHN A. DONOVAN  
KENDALL P. BATES  
WILLIAM E. POLLETTAELLEN D. GORDON  
EXECUTIVE SECRETARY  
TELEPHONE  
(781) 431-1019 EXT. 208RECEIVED  
TOWN CLERK'S OFFICE  
WELLESLEY, MA 021811998 JUN 2 4 8 03  
SUMNER H. BARCOCK  
ROBERT A. BASTILLE  
CYNTHIA S. HIBBARD

ZBA 98-36

Petition of Alastair K. and Mary M. Ironside  
40 Cottonwood Road

Pursuant to due notice, the Permit Granting Authority held a Public Hearing on Thursday, May 21, 1998 at 8 p.m. in the Great Hall at the Town Hall, 525 Washington Street, Wellesley, on the petition of ALASTAIR K. AND MARY M. IRONSIDE 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 12 foot by 18 foot deck, which will have less than the required front setback from a private way, at their conforming dwelling at 40 COTTONWOOD ROAD, in a Single Residence District.

On April 30, 1998, 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 Alastair Ironside, who said that the issue is that the deck will be 23 feet rather than the required 30 feet from the public way.

The Board noted that the Planning Board had no objection to the request, subject to the elimination of the private way. The Board was of the opinion that it had no jurisdiction to require such a condition.

No other person present had any comment on the petition.

Statement of Facts

The subject conforming property is located at 40 Cottonwood Road, in a Single Residence District, on a 10,671 square foot lot. The entire length of the left side lot line is bounded by a 40 foot unconstructed private way.

The petitioners are requesting a variance to construct a 12 foot by 18 foot deck, which will have a minimum front setback of 21.63 feet from the private way.

A plot plan dated 4/7/98, drawn by Alexander V. Zaleski, Registered Professional Land Surveyor; Floor Plans and Elevations dated 4/1/98, drawn by Norman A. Homsey, AIA; and photographs were submitted.

FFICE  
02181

8:03

FFICE  
02181

8:03

200.00' TO BD AT CLIFFORD ST. N 85° 12' 39.0" E

N 86° 16' 27.0" E

COTTONWOOD RD. (PRIVATE WAY)

PLAN OF LAND IN WELLESLEY, MASS.

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1998 APR 30 A 10:47

WELLESLEY, MASS.

SCALE 1" = 20' DATE: 4.7.1998

PAUL ALEXANDER SURVEY ASSOC. ALEXANDER V. ZALESKI, PLS TREE RD., NEEDHAM, MA 02192

781-449-1288

NOW OR FORM. JAMES & BARBARA MURREN

NOW OR FORM. BURTON & GERD NOYES

RECEIVED TOWN CLERK'S OFFICE WELLESLEY, MA 02181 1998 APR 30 A 10:47

EXISTING FOOTPRINT 1527.5 SQ. FT. = 14.3% (INCL. 301 S.F. PORCH TO BE RAZED)  
PROPOSED FOOTPRINT 2118.5 SQ. FT. (1326.5+792) = 21.89%

PREPARED FOR: ALASTAIR K. & MARY M. IRONSIDE  
40 COTTONWOOD RD., WELLESLEY, MA  
(REVISION OF PLAN DATED 3.30.1998)

EXISTING FOOTPRINT 1527.5 SQ. FT. = 14.3% (INCL. 301 S.F. PORCH TO BE RAZED)  
PROPOSED FOOTPRINT 2118.5 SQ. FT. (1326.5+792) = 21.89%

PREPARED FOR: ALASTAIR K. & MARY M. IRONSIDE  
40 COTTONWOOD RD., WELLESLEY, MA  
(REVISION OF PLAN DATED 3.30.1998)

NOW OR FORM. JOHN & MARIE NIARHOS

200.00' TO BD AT CLIFFORD ST. N 85° 12' 39.0" E

40.01' N 86° 16' 27.0" E

40' PRIVATE WAY (UNCONSTRUCTED)

COTTONWOOD RD.

EXISTING FOOTPRINT 1527.5 SQ. FT. = 14.3% (INCL. 301 S.F. PORCH TO BE RAZED)  
PROPOSED FOOTPRINT 2118.5 SQ. FT. (1326.5+792) = 19.85%

PAUL ALEXANDER SURVEY ASSOC. ALEXANDER V. ZALESKI, PLS

SCALE 1" = 20' DATE: 4.7.1998

781-449-1288

PREPARED FOR: ALASTAIR K. & MARY M. IRONSIDE  
40 COTTONWOOD RD., WELLESLEY, MA  
(REVISION OF PLAN DATED 3.30.1998)  
NOW OR FORM. JOHN & MARIE NIARHOS

PAUL ALEXANDER SURVEY ASSOC. ALEXANDER V. ZALESKI, PLS  
248 MARKED TREE RD., NEEDHAM, MA 02192

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