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ZONING BOARD OF APPEALS

TOWN HALL • 525 WASHINGTON STREET • WELLESLEY, MA 02482-5992

1998 OCT -9 A 8:33

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ZBA 98-81

Petition of Aris J. and Maureen Psyhogeos
15 Russell Road

Pursuant to due notice, the Permit Granting Authority held a Public Hearing on Thursday, September 24, 1998 at 8 p.m. in the Great Hall at the Town Hall, 525 Washington Street, Wellesley, on the petition of ARIS J. AND MAUREEN PSYHOGEOS 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 17 foot by 14 foot one-story addition, which will have less than the required left side yard setback, at their nonconforming dwelling with less than the required front, right and left side yard setbacks, at 15 RUSSELL ROAD, in a Single Residence District.

On September 4, 1998, 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 were Aris and Maureen Psyhogeos. Mrs. Psyhogeos said that their kitchen is small, and their family is expanding. They would like to push the kitchen back and add an open family room area. They are extending the existing line of the house, but the left side lot line slants in toward the house, so the left rear corner of the addition will be closer to the lot line than the existing house. The abutting neighbors have no problem with the addition.

Ted and Mary Donahue, 17 Russell Road, the directly affected abutters, expressed full support for the petition.

Statement of Facts

The subject property is located at 15 Russell Road, in a Single Residence District, on a 7,502 square foot lot, and has a minimum front yard setback of 28.7 feet, a minimum right side yard setback of 17.7 feet, and a minimum left side yard setback of 13.6 feet.

The petitioners are requesting a variance to construct a 17 foot by 14 foot one-story addition, which will have a minimum left side yard setback of 10.6 feet from the left rear corner.

A Plot Plan dated August 4, 1998, drawn by David G. Greenhalch, Professional Land Surveyor; Floor Plans and Elevations; and photographs were submitted.

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On September 14, 1998, the Planning Board reviewed the petition and recommended that the addition could be redesigned to come no closer to the side lot line than the existing house.

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 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 construct 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 construction upon receipt and approval of a building application and detailed construction plans.

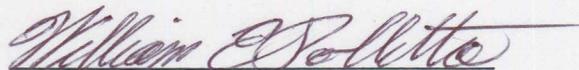
If the rights authorized by this variance are not exercised within one year of the date of grant of said variance, they shall lapse, and may be re-established only after notice and a new hearing pursuant to Section XXIV-D of the Zoning Bylaw.

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



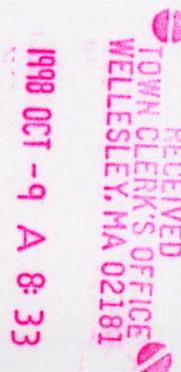
Kendall P. Bates, Acting Chairman

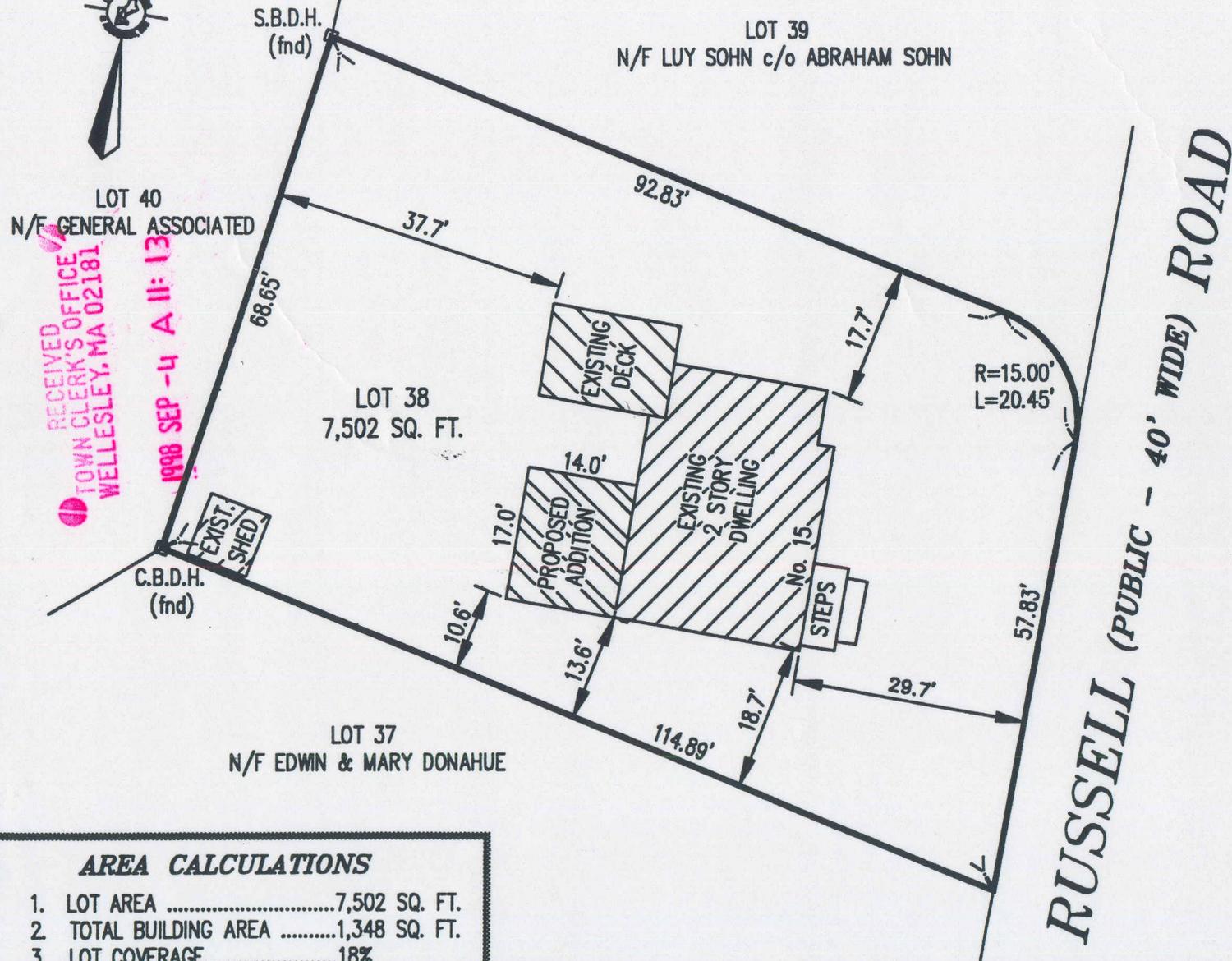


William E. Polletta



Sumner H. Babcock





LOT 40
N/F GENERAL ASSOCIATED

LOT 39
N/F LUY SOHN c/o ABRAHAM SOHN

LOT 38
7,502 SQ. FT.

LOT 37
N/F EDWIN & MARY DONAHUE

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1998 SEP -4 A II: 13



David S. Greenwald 8/4/98
PROFESSIONAL LAND SURVEYOR DATE

BUILDING PERMIT PLAN
IN
WELLESLEY
MASSACHUSETTS

SCALE: 1"=20' JULY 23, 1998
REVISED: AUGUST 4, 1998

PREPARED FOR: ARIS PSYHOGEOS
15 RUSSELL ROAD
WELLESLEY, MA 02181

JOB NUMBER: 107442 | ACAD FILE: 107442BP.dwg



130 WEST STREET
WALPOLE, MA 02081
(508) 668-5010

153 US ROUTE 1
SCARBOROUGH, ME 04074
(207) 883-1000

AREA CALCULATIONS

1. LOT AREA7,502 SQ. FT.
2. TOTAL BUILDING AREA1,348 SQ. FT.
3. LOT COVERAGE.....18%

