



ZONING BOARD OF APPEALS
TOWN HALL WELLESLEY, MA 02181
STEPHANIE J. GOSSELIN

WILLIAM F. CULLINANE, CHAIRMAN
STEPHEN S. PORTER
JOHN A. DONOVAN, JR.

Executive Secretary
Telephone
235-1664

WILLIAM E. POLLETTA
FRANKLIN P. PARKER
SUMNER H. BABCOCK

Petition of John W. & Pamela Gerstmayr

Pursuant to due notice, the Permit Granting Authority held a public hearing in the Hearing Room on the second floor of the Town Hall at 8:20 PM on May 20, 1980, on the petition of John W. and Pamela Gerstmayr, requesting a variance from the terms of Section XIX of the Zoning By-law which would allow the construction of a 10' x 10' addition to the kitchen plus improvements to the existing structure at 11 Whittier Road, under the provisions of Section XXIV-D of the Zoning By-law.

On April 22, 1980, the petitioners filed their request for a hearing before this Board and thereafter, due notice of the hearing was given by mailing and publication.

Mr. Gertsmayr spoke in favor of their request. There was no one in attendance to support or oppose the petition.

Statement of Facts

The property involved is located within a Single Residence District and consists of a parcel of land containing 17,100 square feet, upon which is a residence.

The petitioners are seeking permission to expand an existing kitchen, to add a half bath to the first floor of the house, and to create a family room out of an existing room at the north end of the house, which at present is unheated and uninsulated, and to open such room directly into the expanded kitchen.

Decision

The Board in reviewing the plans submitted, took note of the fact that the proposed addition does not increase the length of the house. Because the house is not parallel to the right lot line, the addition does bring the new house corner closer to the lot line but only by 6 inches. The new side yard will be 9.46 feet as compared to 9.85 feet in the present yard.

While the addition does violate the literal interpretation of the Zoning By-law, it is the belief of the Board that the proposed addition does not substantially alter the

(over)

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Petition of John W. & Pamela Gertsmayr

present configuration of the house and will not decrease the value of the surrounding properties.

The Board grants the requested petition.

William F. Cullinane

William F. Cullinane, Chairman

Stephen S. Porter

Stephen S. Porter

John A. Donovan, Jr.

John A. Donovan, Jr.

Filed with Town Clerk: _____

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Francis J. &
Claire M. Gorman

Bruno J. & Merriam C.
Rovito

George & Andree
Cohen

Lawrence F. &
Helena G. Nulty

17,100 s.f.

John E. &
Eleanor C.
Cohill

floor elev.
= 99.37

proposed addition

9.46 to cornerboard

9.85 to cornerboard

10.40 to cornerboard

WHITTIER ROAD



John J. Regan

PLAN OF LAND
IN
WELLESLEY MASS.

TO ACCOMPANY THE PETITION OF
JOHN W. & PAMELA M. GERSTMAYR
II WHITTIER ROAD
WELLESLEY

SCALE 1 IN = 40 FT
APEX ASSOCIATES
NEWTON HIGHLANDS

APRIL 5, 1980
LAND SURVEYORS
MASS.