TOWN OF WELLESLEY MASSACHUSETTS

ZONING BOARD OF APPEALS
TOWN HALL WELLESLEY, MA 02181

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Executive Secretary
Telephone
235-1664

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80-23

Petition of Willam and Madelon Holland

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 8:30 PM on July 1, 1980, on the Petition of Willam and Madelon Holland, requesting a variance from the terms of Section XIX of the Zoning Bylaw in order to construct a dormer and a deck onto the rear of their dwelling at 28 Cottage Street. Said request is made pursuant to Section XXIV-D of the Zoning Bylaw.

On May 29, 1980, the Petitioners filed their request for a hearing before this Authority and thereafter due notice of the hearing was given by mailing and publication.

William and Madelon Holland spoke on behalf of their petition.

Statement of Facts

The property involved is located within a Single Residence District and concurrently a Historic District as a result of the April 4, 1980 Town Meeting. The house was built prior to the twenty (20) foot side yard requirement, on a lot containing 5,251 square feet.

The petitioners have an existing dormer on the rear of the dwelling and seek permission to extend it on both sides out to the edge of the house.

It was explained that headroom is needed over the bathtub and in the bedroom on the second floor, and that the proposed dormer extensions will provide the badly needed space.

A Plot Plan was submitted, drawn by Carmelo Frasetti, Land Surveyor, dated May 8, 1980, which showed the existing house on the lot and indicated the location of the proposed dormer extensions as well as the proposed deck.

A letter from Mrs. Madelon M. Holland, one of the Petitioners, dated June 18, 1980, asked to withdraw their request for the deck because of a change in their plans.

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WELLESLEY CENTENNIAL

Petiton of William and Madelon Holland

Decision

The Petitioner requests a Variance to allow the construction of extensions on the left and right sides of the existing dormer, therefore extending the dormer the length of the house, and the construction of a deck at the rear of the house as shown on the Plot Plan dated May 8, 1980, submitted with the petition.

This Authority has made a careful study of the evidence submitted and has taken a view of the locus.

By the unanimous vote of this Authority, the Petitioners are allowed to withdraw, without predjudice, the request to construct the deck as shown on the Plot Plan as requested in Mrs. Madelon Holland's letter of June 18, 1980.

Regarding the extension of the dormer, this Authority notes the lot involved is forty (40) feet wide with the existing house located seven and one-half (7.5) feet from the southerly lot line and ten and one-tenth (10.1) feet from the northly lot line. The requested extension of the dormer will not be any closer to the side lot lines than the extisting house is now.

It is the unanimous 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. It is the further opinion of this Authority that subject to certian conditions hereinafter imposed, desirable relief may be granted without substantially derogating from the intent or purpose of the Zoning Bylaw.

Accordingly, the requested variance is granted and the Inspector of Buildings is authorized to issue a permit for the dormer extensions subject to the following conditions:

1. That a revised Plot Plan without the proposed deck be filed with this Authority.

2. That the proposed dormer extensions be approved by the Historic District Commission and a copy of approval certificate be furnished to this Authority.

William F. Cullinane

William F. Cullinane, Chairman

John A Donovan Jr.

John A. Donovan, Jr.

Stephen S Porter

Stephen S. Porter

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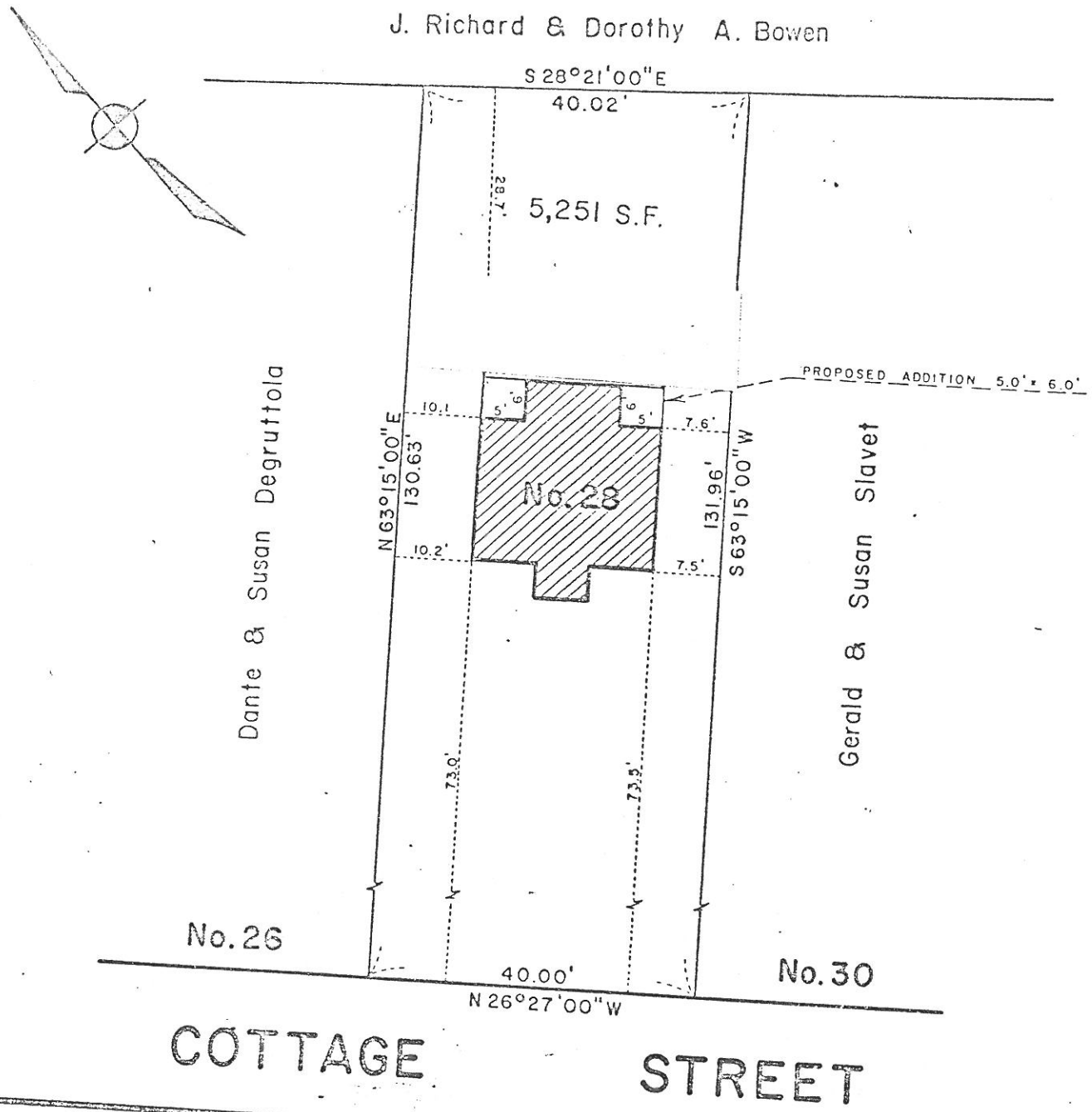

PLAN OF LAND
IN
WELLESLEY, MASSACHUSETTS
AT
No. 28 COTTAGE STREET
OWNED BY
William W. & Madelyn M. Holland
PROPOSED DECK & HOUSE ADDITION

May 8, 1980

Scale: 1" = 20'

Carmelo Frazetti

Land Surveyor

COMMONWEALTH OF MASSACHUSETTS
CARMELO FRAZETTI
No. 8673
LAND SURVEYOR

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