

TOWN OF WELLESLEY



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ZONING BOARD OF APPEALS  
TOWN HALL WELLESLEY, MA 02181

SEP 22 1 29 PM '80

WILLIAM F. CULLINANE, CHAIRMAN  
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JOHN A. DONOVAN, JR.

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Executive Secretary  
Telephone  
235-1664

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

Petition of Dr. Charles S. Pollina

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 8:00 PM on August 14, 1980, on the Petition of Dr. Charles S. Pollina, who is seeking a Variance from the terms of Section XIX of the Zoning By-Law in order to build a dormer onto the rear of the building and to extend the existing dormer on the front of the building at his dwelling located at 10 Rear Wellesley Avenue. The side yard setback is less than the twenty (20) feet required.

On July 25, 1980, the Petitioner filed his request for a hearing before this Authority and thereafter, due notice of the hearing was given by mailing and publication.

Mr. James Pollina (the son) spoke on behalf of this petition. There was nobody present in opposition.

Statement of Facts

The petitioner is seeking a Variance which will permit him to construct a dormer to the rear of his dwelling and to extend the existing dormer on the front of his dwelling. This request is made as there is a need for the extra space, more ventilation and to increase natural light upstairs. The proposed rear dormer faces the back of the lot which faces the rear of St. Pauls Church. The structure presently has one kitchen and bath with two rooms downstairs, the second floor is presently unfinished. The son is to occupy this residence, the building was first a rental since approximately 1956, per a Board of Appeal decision granted February 2, 1956, prior to that it was a funeral parlor.

Decision

The proposed dwelling is located in a General Residence District. The lot in question does not have the required twenty (20) foot side yard line requirement. At least one member of this Authority has taken a view of the locus.

It is the unanimous opinion of this Authority that owing to the overall shape of the lot, the Petitioner has shown a need for the increased space in his





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Petition of Charles S. Pollina, Continued

dwelling, and that a literal enforcement of the Zoning By-Law Section XIX would involve substantial hardship to the Petitioner.

It is the further opinion of this Authority that desirable relief may be granted subject to the conditions hereinafter imposed without substantial detriment to the public good or substantially derogating from the intent and purpose of the Zoning By-Law.

Therefore, the Inspector of Buildings is authorized to issue a permit for the dormers, subject to the following conditions:

1. That all State and local building and fire codes and regulations be fully complied with, and that any regulations imposed by the Inspector of Buildings and Fire Inspector also be in full compliance.
2. That said permit shall be issued by the Inspector of Buildings as per Plot Plan dated July 9, 1980 as prepared by MacCarthy & Sullivan Engineering, Inc., and in accordance with Construction Plans prepared by Starline Structures, Inc. number 3879.

*William F. Cullinane*

William F. Cullinane, Chairman

*Stephen S. Porter*

Stephen S. Porter

*John A. Donovan, Jr.*

John A. Donovan, Jr.



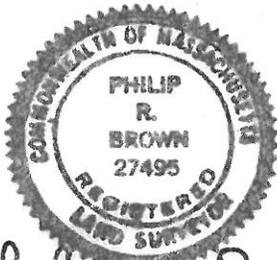
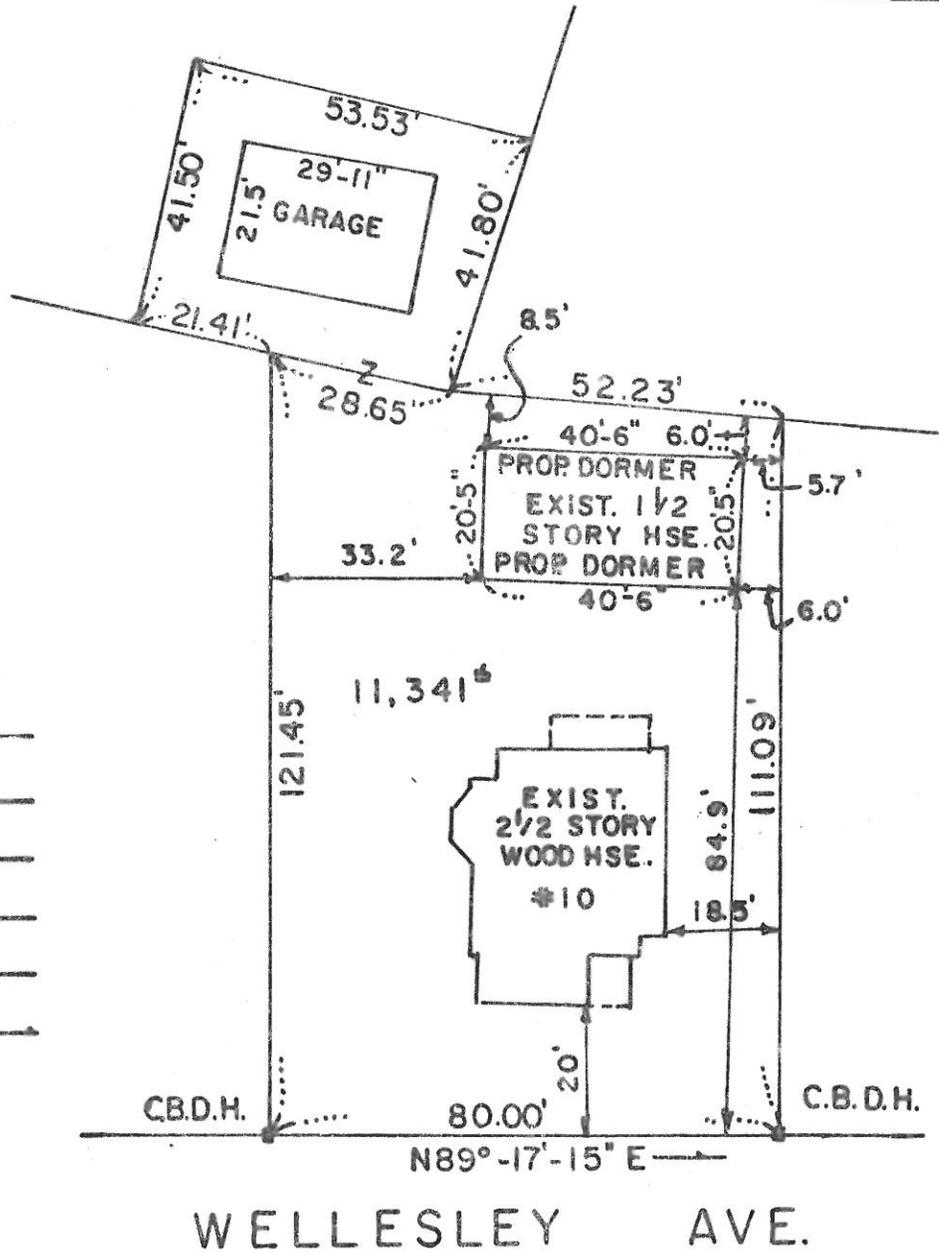
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WELLESLEY  
BOARD OF APPEALS

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DATE \_\_\_\_\_



*Philip R. Brown*  
PHILIP R. BROWN  
REG. LAND SURVEYOR

PLAN OF LAND IN WELLESLEY, MASS.

OWNED BY:

CHARLES S. POLLINA

SCALE: 1"=30'

JULY 9, 1980

PLAN BY: MACCARTHY & SULLIVAN ENGINEERING INC.  
81 SPEEN ST.,  
NATICK, MASS.