

80-43

TOWN OF WELLESLEY



MASSACHUSETTS

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 Cornelia W. Tibbals

Pursuant to due notice, the Permit Granting Authority held a Public Hearing in the second floor hearing room of the Town Hall on Tuesday, September 23, 1980 at 9:00 PM on the Petition of Cornelia W. Tibbals who is seeking a Variance in order to enlarge an existing garage at her residence at 48 Shirley Road. Said request is made pursuant to Section XIX of the Zoning Bylaws.

On September 5, 1980, the Petitioner filed her request for a hearing before this Authority and thereafter due notice of the hearing was given by mailing and publication.

Mr. and Mrs. Tibbals were present at the hearing and Mr. Tibbals spoke in support of their request. A letter was received from the Planning Board indicating that the encroachment on the Beechwood Street side should be minimized by decreasing the width of the proposed expansion and increasing the depth.

Statement of Facts

The Petitioner wishes to enlarge an existing garage at his dwelling of 48 Shirley Road. Said dwelling is located on a corner lot. Per a Plot Plan drawn by Alex Crucoli and dated August 2, 1980, and submitted to this Authority, a ten (10') foot by twenty-six point eight (26.8') foot addition to the existing garage is being sought. The existing garage is located 30.54 feet from Beechwood Road. According to the Plot Plan the requested addition will make the side line from Beechwood Road 20.54 feet. The lot is a relatively flat lot with no extreme topographical characteristics.

Decision

This Authority has made a careful study of all the evidence submitted. At least one member has taken a view of the locus. This Authority has found that there is no "substantial hardship" within the meaning of Section XXIV-D 1 a., as required by General Laws, Chapter 40 A, Section 10.

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It is the opinion of this Authority that because of the shape and topography of this lot there appears to be ample space to the rear of the existing garage to provide for the requested garage addition. This alternative would be allowable within the present Zoning Bylaws.

Therefore, it is the unanimous opinion of this Authority that this requested Variance be denied and thus this petition is dismissed.

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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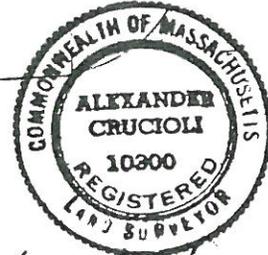
PLAN OF LAND
IN
WELLESLEY — MASS.
Belonging To

Theodora D.K and Cornelia W
Tibbals

Scale: 1" = 40' AUGUST 2, 1980

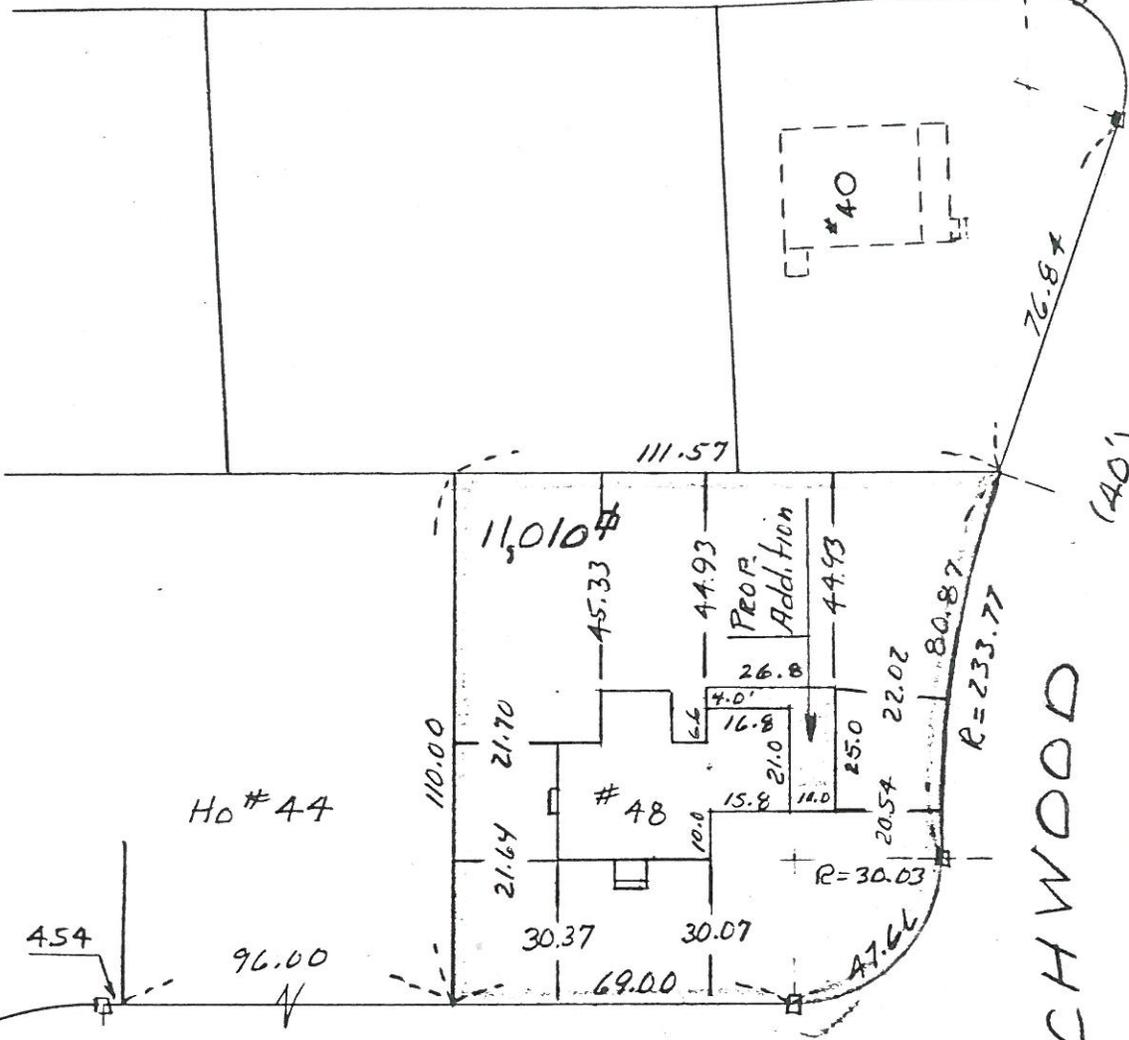
SURVEYOR

Alex. CRUCIOLI
ACRES-ENGRS, SURVRS, INC
57 Winthrop Rd
Chelsea, Mass.



LEXINGTON RD

Alexander Crucoli



RD

BEECHWOOD

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SHIRLEY (40') RD