

80-56

TOWN OF WELLESLEY



MASSACHUSETTS

ZONING BOARD OF APPEALS
TOWN HALL WELLESLEY, MA 02181

STEPHANIE J. GOSSELIN

Executive Secretary
Telephone
235-1664

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

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

Petition of Judith R. Erikson

Pursuant to due notice, the Permit Granting Authority held a Public Hearing in the second floor hearing room of the Town Hall on Tuesday, October 28, 1980 at 8:40 PM on the Petition of Judith R. Erikson who is seeking a Variance from the terms of Section XIX of the Zoning Bylaws which requires a twenty (20) foot side yard from the building to the property line. The property is located at 48 Chesterton Road, said request is being made pursuant to Section XXIV-D of the Zoning Bylaws in order to add a family room addition to the rear of the building.

On September 25, 1980 the Petitioner filed her request for a hearing before this Board and thereafter due notice was given by mailing and publication.

Judith Erikson was present along with her contractor, Danny O'Neill, and together they spoke on behalf of the request.

Statement of Facts

The property is located at 48 Chesterton Road. The existing building is located 18' from the Westerly boundary line per a Variance granted by the Permit Granting Authority on May 1, 1968, which Variance allowed the expansion of the existing garage to allow for the parking of two cars. The Petitioner presently is requesting the Variance to extend the existing structure 6.6' along the line 18' from the Westerly boundary to allow the existing family room to be enlarged from 8' x 22' to 14' x 22'.

Decision

The Permit Granting Authority has made a careful study of all the evidence submitted.

NOV 25 11 35 AM '80
RECEIVED
TOWN CLERK'S OFFICE
WELLESLEY MASS.





ZONING BOARD OF APPEALS
TOWN HALL WELLESLEY, MA 02181

STEPHANIE J. GOSWAMI

Executive Secretary

Telephone

235-1664

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

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

Petition of Judith R. Erikson

It is the opinion of this Authority that due to the fact the proposed addition will be no closer to the Westerly boundary line than the existing structure is now and that the requested Variance is for only a 2' x 6.6' area in the rear or Northwesterly corner of the proposed addition a literal enforcement of the provisions of 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 Bylaw.

Therefore, the Inspector of Buildings is authorized to issue a permit for the 6.6' x 22' addition to the rear of the garage, subject to the following conditions:

1. That a Plot Plan properly prepared and signed by a Land Surveyor Registered in the Commonwealth of Massachusetts verifying the data contained in the Plot Plan dated March 1, 1968 and amended September 3, 1980, showing the existing building and addition to be no closer than 18' to the Westerly lot line, be submitted to this Board prior to the issuance of a Building Permit.

William F. Cullinane

William F. Cullinane, Chairman

John A. Donovan, Jr.

John A. Donovan, Jr.

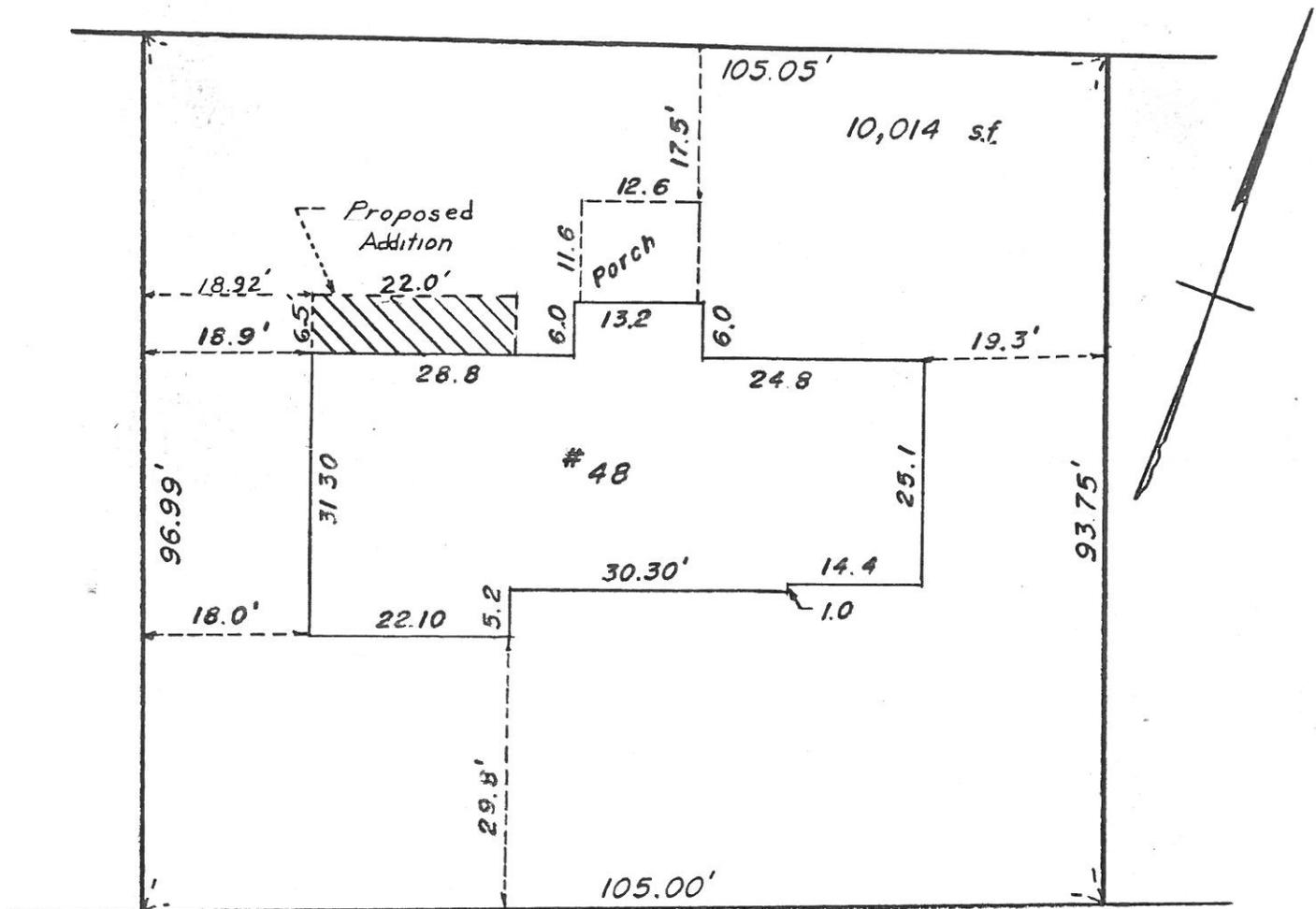
Stephen S. Porter

Stephen S. Porter

NOV 25 11 35 AM '80

RECEIVED
TOWN CLERK'S OFFICE
WELLESLEY MASS.





CHESTERTON

ROAD

PLOT PLAN
 in
 WELLESLEY, MASSACHUSETTS
 at
 No 48 CHESTERTON ROAD

Dec 8, 1980
 Carmelo Frazetti



Scale 1"=20'
 Land Survey