



ZONING BOARD OF APPEALS  
TOWN HALL WELLESLEY, MA 02181

80-9

WILLIAM F. CULLINANE, CHAIRMAN  
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Executive Secretary  
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235-1664

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Petition of Stephan J. Chase & Cheryl A. Wehler

Pursuant to due notice, the Board of Appeal held a public hearing in the hearing room on the second floor of the Town Hall at 8:45 P.M. on April 10, 1980, in the petition of Stephan J. Chase and Cheryl A. Wehler requesting a variance from the terms of Section XIX of the Zoning By-Laws in order to allow construction of a wooden deck on the rear of the dwelling at 15 Boulevard Road with a side yard set back less than the required twenty feet.

The petitioners appeared before the Board in their own behalf stating their reasons for the proposed deck. No one else appeared in favor or in opposition to the petition.

A plot plan, dated September 13, 1979, showing the proposed deck was filed with the Town Clerk together with the petition on March 19, 1980.

#### Statement of Facts

The petitioners propose to construct a deck to the rear of their dwelling at 15 Boulevard Road. The existing easterly side of the house is located 15.51' in the northerly end and 15.48' on the southerly end from the side yard lot line between petitioners' land and that of Paul R. and Ruth C. Gallagher. The whole lot is 6080 square feet.

The proposed deck would be 12' by 10' and extend from the southeast corner of the house at a point 15.48' from the side yard lot line to a point 15.47' from the same lot line.

A rock slab and existing bulkhead at the center rear of the dwelling make the proposed locus of the deck as the only feasible one. Furthermore, the Board notes that the proposed deck would not place the dwelling in question any appreciable distance closer to the lot line than it presently is.



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Petition of Stephen J. Chase

Decision

The Board finds substantial hardship within the meaning of Sextion XXIV D. 1. a. as required by General Laws, ch. 40A, section 10; no substantial detriment to the public good; and conformance with the intent and purpose of the by-law.

The Board hereby allows the petitioners' requested variance.

*William F. Cullinane*

William F. Cullinane,  
Chairman

*Stephen S. Porter*

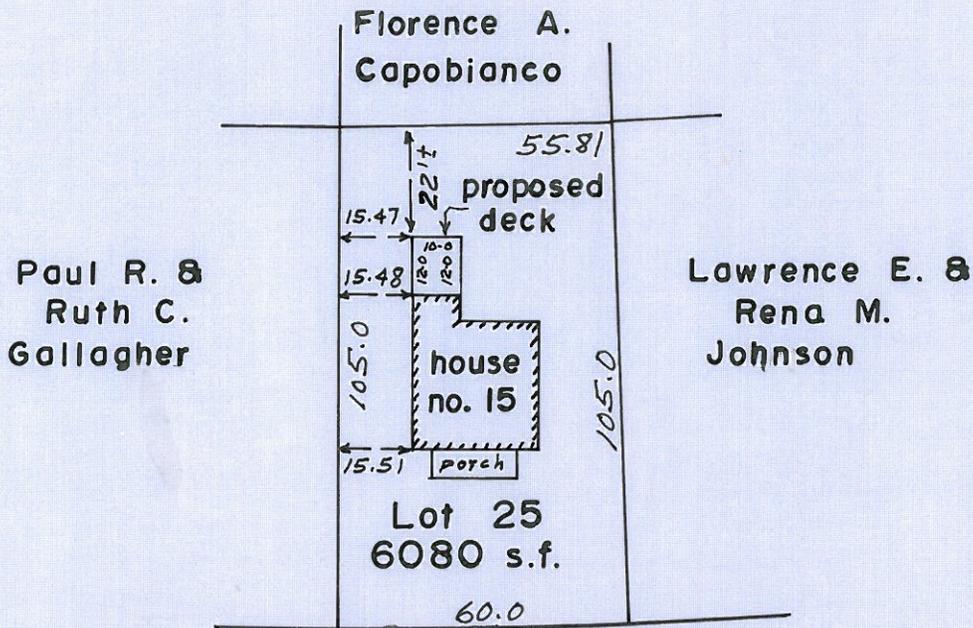
Stephen S. Porter

*John A. Donovan, Jr.*

John A. Donovan, Jr.

Filed with Town Clerk \_\_\_\_\_

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**BOULEVARD ROAD**



*John J. Regan*

**PLAN OF LAND  
IN  
WELLESLEY MASS.**

TO ACCOMPANY THE PETITION OF  
**STEPHEN J. CHASE & CHERYL A. WEHLER**  
15 BOULEVARD ROAD  
WELLESLEY

SCALE 1 IN = 40 FT  
APEX ASSOCIATES  
NEWTON HIGHLANDS

SEPT. 13, 1979  
LAND SURVEYORS  
MASS.