



ZONING BOARD OF APPEALS
TOWN HALL WELLESLEY, MA 02181

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

Petition of Orlando and Virginia Ortiz

Pursuant to due notice, the Permit Granting Authority held a Public Hearing in the second floor hearing room of the Town Hall at 8:00 PM on Wednesday, April 22, 1981 on the Petition of Orlando and Virginia Ortiz requesting a Variance from the terms of Section XIX of the Zoning Bylaw which will extend the existing right side dormer both towards the front and rear of the dwelling, making a full dormer at their 6 Lawrence Road residence with a side yard less than the required twenty (20) feet.

On March 30, 1981 the petitioners filed their request for a hearing before this Board and thereafter due notice of the hearing was given by mailing and publication.

Present at the hearing and speaking on behalf of this request were Orlando Ortiz and Virginia Ortiz. The petitioners explained that just one month ago they had the dormer on the left side of their home extended in this same manner and now request a Variance which would enable them to extend the right side dormer to follow the lines of the house. This request is made in order to provide more headroom in an existing bedroom and an existing bathroom.

There was nobody else present at the Public Hearing speaking in favor or against this request.

Statement of Facts

The property involved is located within a Single Residence District. The locus, 6 Lawrence Road, is comprised of 5,783 square feet of land.

The petitioners seek permission to extend the existing right side dormer. The proposed full dormer will provide much needed headroom and a storage area in the existing bedroom along with headroom in an existing bathroom.

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A Plot Plan was submitted, drawn by Carmelo Frazetti, Land Surveyor, dated March 29, 1981, showing the existing house on the lot and indicating the location of the proposed right side dormer extensions.

Decision

The petitioner requests a Variance to allow the extension of the right dormer to the front and back roof lines on the dwelling located at 6 Lawrence Road, as shown on the Plot Plan dated March 29, 1981, submitted with this petition.

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

This Authority notes that the requested extensions to the right side dormer will not be any closer to the side lot line than the existing dwelling is now. It is therefore, the unanimous opinion of this Authority that because of the shape of the lot and the houses placement on it, a literal enforcement of the provisions of the Zoning Bylaw would involve a substantial hardship to the petitioner. It is the further opinion of this Authority that 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 as shown on the Plot Plan dated March 29, 1981 and filed with 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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Edwin & Sabina
Nyrzynski

No. 2

William F. Miller

No. 4

DORSET

LANE (Private Way)

69.00

CB

5783 S.E



5.0

Elizabeth Lucenta

85.15

2.2

6.8

21.50

6.8

9.3

0.5

10.0

PROP DORMER

No. 6

PROP DORMER

ROOF

26.20

12.1

7.5

24.20

12.1

7.5

26.20

12.2

7.5

26.20

12.2

7.5

84.41

Charles J. Maloney

Orlando & Virginia B.
Ortiz

No. 2

I.P.

68.90

30.7

CB

No. 8

LAWRENCE

ROAD

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WELLESLEY, MASS.
MAR 30 12 53 PM '81

PLAN OF LAND
in
WELLESLEY, MASSACHUSETTS
at
No. 6 LAWRENCE ROAD

Owned by
Orlando & Virginia B. Ortiz

March 29, 1981

Carmelo Frazetti

Proposed Addition

Scale: 1" = 20'

Land Surveyor

Carmelo Frazetti