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ZONING BOARD OF APPEALS
TOWN HALL WELLESLEY, MA 02181

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Executive Secretary
Telephone
431-1019

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SUMNER H. BABCOCK

ZBA 88-98
Petition of Frank and Susan Tarantino
14 Ingraham Road

Pursuant to due notice, the Permit Granting Authority held a Public Hearing on Thursday, November 17, 1988 at 8 p.m. in the Great Hall of the Town Hall, 525 Washington Street, Wellesley on the petition of FRANK AND SUSAN TARANTINO requesting a variance from the terms of Section XIX and pursuant to Section XXIV-D of the Zoning Bylaw to allow construction of a two-story addition approximately 18 feet by 32 feet at their non-conforming dwelling at 14 INGRAHAM ROAD, in a Single Residence District, with less than the required front setback.

On October 31, 1988 the petitioners requested a hearing before this Board and thereafter, due notice of the hearing was given by mailing and publication.

Presenting the case at the hearing was Frank Tarantino, who was accompanied by his architect, Michael Collins. Mr. Tarantino said that the ground floor of the addition would be a family room with a bedroom and bath above it. Due to the curve of the street, the addition will encroach about a foot onto the front setback.

The Board questioned why the addition could not have been located with the proper front setback from the property line. Mr. Collins said that due to the location of an existing chimney, approximately 2 feet back from the front right side of the house, it was necessary to site the addition at its proposed location.

No other persons present had any comment on the petition.

Statement of Facts

The non-conforming dwelling is located at 14 Ingraham Road, in a Single Residence District, on a 10,562 square foot lot with a minimum left side yard clearance of 17.6 feet and a minimum front setback of 25.5 feet.

The petitioners are requesting a variance for a two-story addition approximately 18 feet by 32 feet which would leave a minimum front yard setback of 28 feet.

A Plot Plan dated October 25, 1988, drawn by John P. Hurney, Registered Land Surveyor; Addition and Alterations to the Tarantino Residence, dated October 26, 1988, drawn by D. Michael Collins; and photographs were submitted.

The Planning Board, on November 1, 1988, voted to oppose the granting of the variance since it appears that a minor adjustment of the proposed addition would bring it into compliance with the Zoning Bylaw.

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DEC 7 11 01 AM '88

Decision

This Authority has made a careful study of the evidence presented. The subject house does not conform to the present Zoning Bylaws as noted in the foregoing Statement of Facts.

It is the opinion of this Authority that the proposed two-story addition conforms to the present lines of the house and presents less of an encroachment on the front yard than the existing dwelling.

It is the further opinion of this Authority that because of the shape of the lot and the location of the house on the lot, a literal enforcement of the provisions of Section XIX of the Zoning Bylaw would involve a substantial hardship to the petitioner and that desirable relief may be granted without substantially derogating from the intent or purpose of the Zoning Bylaw.

Therefore, the requested variance is granted to construct a two-story addition at 14 Ingraham Road subject to construction in accordance with the Plot Plan and construction plans submitted and detailed in the foregoing Statement of Facts, said addition coming no closer than 28 feet from the front property line.

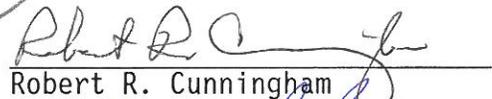
The Inspector of Buildings is hereby authorized to issue a permit for the construction upon his receipt and approval of a building application and construction plans.

If the rights authorized by a variance are not exercised within one year of the date of grant of such variance, they shall lapse, and may be re-established only after notice and a new hearing pursuant to Section XXIV-D of the Zoning Bylaw.

APPEALS FROM THIS DECISION, IF ANY, SHALL BE MADE PURSUANT TO GENERAL LAWS, CHAPTER 40A, SECTION 17, AND SHALL BE FILED WITHIN 20 DAYS AFTER THE DATE OF FILING OF THIS DECISION IN THE OFFICE OF THE TOWN CLERK.

cc: Planning Board
Inspector of Buildings
edg


John A. Donovan, Jr., Chairman


Robert R. Cunningham


Kendall P. Bates

LOT DESIGNATIONS REFER TO
BOOK 4041 PAGE 269

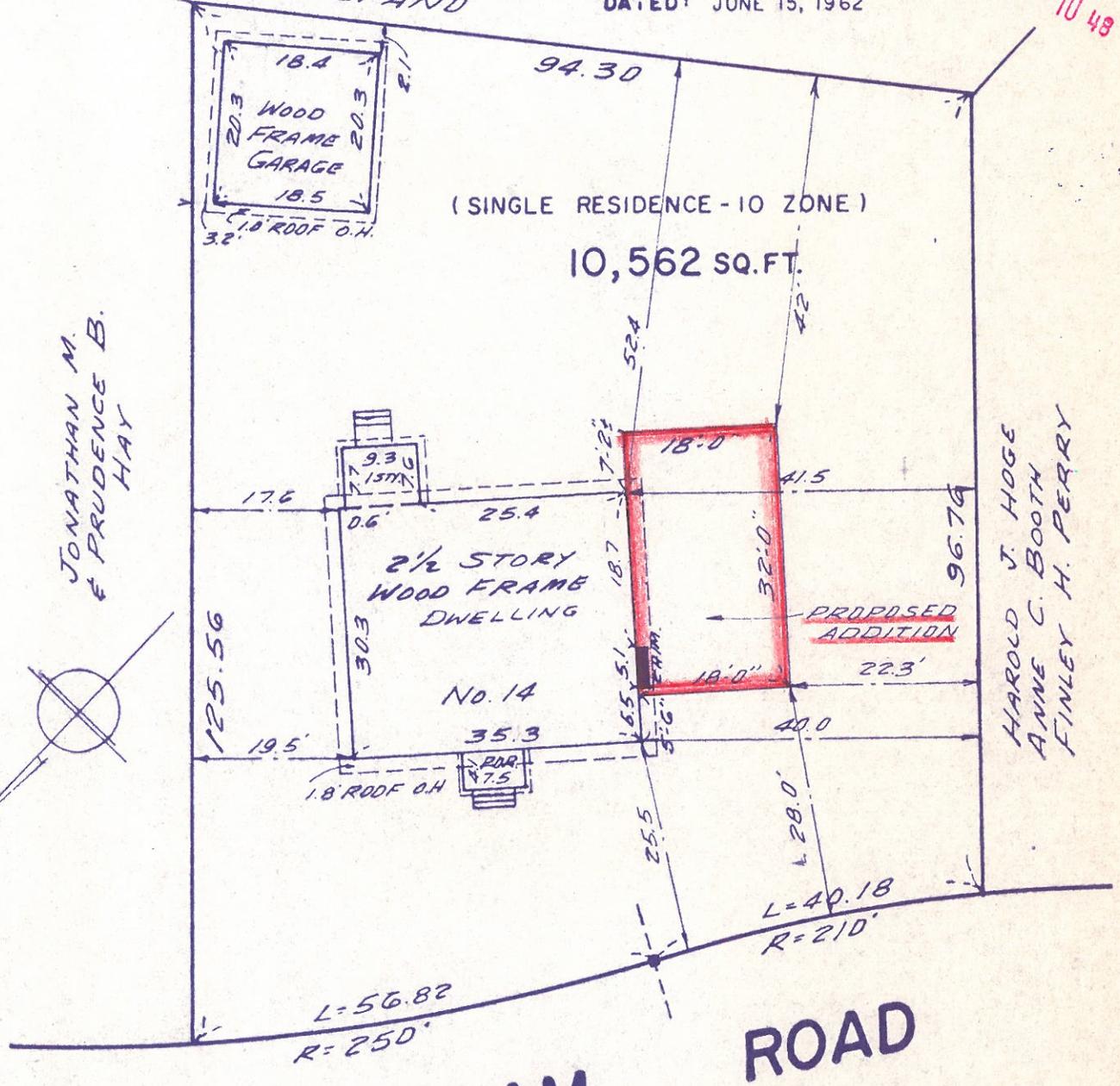
RECORDED: NORFOLK
REGISTRY OF DEEDS
PLAN BY: GLEASON ENGINEERING COMPANY
DATED: JUNE 15, 1962

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SEBASTIANO
SANTOSTEFANO

JONATHAN M.
PRUDENCE B.
HAY

HAROLD J. HOGE
ANNE C. BOOTH
FINLEY H. PERRY



INGRAHAM ROAD

I CERTIFY THAT THESE
BUILDINGS ARE LOCATED
AS SHOWN.



John P. Hurney 10/25/88
REGISTERED LAND SURVEYOR #8743

PLOT PLAN OF PROPERTY IN
WELLESLEY, MASS.

BELONGING TO
FRANK L. & SUSAN T. TARANTINO

SCALE: 1 IN. = 20 FT.

OCT. 25, 1988

BARNES ENGINEERING COMPANY, INC.
411 LEXINGTON STREET
AUBURNDALE - MASS.