



ZONING BOARD OF APPEALS
TOWN HALL WELLESLEY, MA 02181

STEPHEN S. PORTER, Chairman
JOHN A. DONOVAN, JR.
ROBERT R. CUNNINGHAM

MARY ANN McDOUGALL
Executive Secretary
Telephone
235-1664

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

ZBA 86-19

Petition of Kenton J. & Susan H. Sicchitano
24 Windsor Road

Pursuant to due notice, the Permit Granting Authority held a Public Hearing on Thursday, March 20, 1986 at 8 p.m. in Room 17 of the Town Offices at the Phillips Building, 12 Seaward Road, Wellesley Hills, on the petition of KENTON J. & SUSAN H. SICCHITANO requesting a variance from the terms of Section XIX and pursuant to Section XXIV-D of the Zoning Bylaw to allow the construction of a two-story addition approximately 10.8 feet by 12.2 feet to their dwelling at 24 WINDSOR ROAD, leaving less than the required right side yard

On March 3, 1986, the petitioner requested a hearing before this Board and thereafter due notice of the hearing was given by mailing and publication.

Presenting the case was Alain D. Munkittrick, architect for the petitioners who are residing in New York City. He stated that the Sicchitano's were granted a variance three years ago but were transferred to New York City and did not exercise the variance. They now plan to return to Wellesley and are requesting essentially the same variance but cut back a foot in each direction. A garage is proposed for the first level and a family-room kitchen on the second level. The addition retains the existing lines of the house.

No others were present favoring or opposing the request

Statement of Facts

The property involved is located at 24 Windsor Road, containing 16,770 square feet of land, in a Single Residence District. The existing dwelling is non-conforming with a right side yard of 15.4 feet.

A variance was granted to the Sicchitano's on March 8, 1983 (ZBA Case 83-5) to allow a two-story addition 11 feet by 13.2 feet. The Sicchitano's did not exercise the variance due to the fact that they moved to New York City shortly after the variance was granted, although they did retain ownership of the property.

ZBA 86-19

Petition of Kenton J. & Susan H. Sicchitano
24 Windsor Road

The Sicchitano's are returning to Wellesley in June and wish to construct an addition similar to the addition proposed in 1983 but slightly smaller.

The proposed addition is 10.8 feet by 12.2 feet leaving a right side yard of 14.1 feet. It would retain the existing lines of the house and contain a garage on the lower level and a kitchen-family room on the second level.

A Plot Plan was presented drawn by John P. Hurney, Registered Land Surveyor of Barnes Engineering Co. Inc., dated 2/14/86. Construction plans were presented drawn by Alain D. Munkittrick, Architect, Newton Corner, Ma., dated 2/19/86.

The Planning Board, at its regular meeting of March 18, 1986, voted to recommend that the proposed addition should extend closer to the sideline than the existing house (15.4 feet).

RECEIVED
TOWN CLERK'S OFFICE
WELLESLEY, MASS.
APR 11 9 34 AM '86

Decision

This Authority has made a careful study of the evidence submitted. The particular house in question in its location the lot does not conform to the present Zoning Bylaws. The dwelling comes to 15.4 feet from the right side lot line.

It is the opinion of this Authority that the proposed two-story addition conforms to the present lines of the house and does not alter the relationship of the house to the right side lot line.

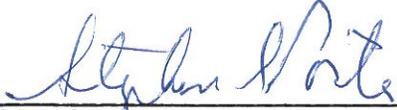
It is the opinion of this Authority that, because of the shape of the lot and the location of the house on the lot, a literal enforcement of the provisions of Section XIX of the Zoning Bylaw would involve a substantial hardship to the petitioner. It is the further opinion of this Authority that desirable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

Therefore, a variance is granted to allow an addition to the dwelling at 24 Windsor Road, said addition to be approximately 10.8 feet by 12.2 feet, leaving a right side yard of 14.1 feet, according to the Plot Plan drawn by John P. Hurney, Registered Land Surveyor, of Barnes Engineering Co., Inc., dated 2/14/86. *mm*

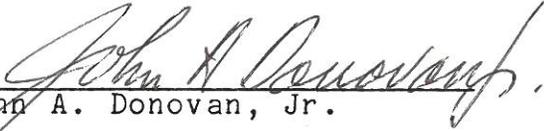
ZBA 86-19

Petition of Kenton J. & Susan H. Sicchitano
24 Windsor Road

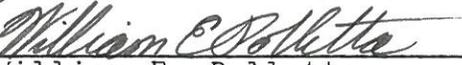
The Building Inspector is hereby authorized to issue a permit for the construction upon his receipt and approval of a building application and construction plans.



Stephen S. Porter, Chairman



John A. Donovan, Jr.



William E. Polletta

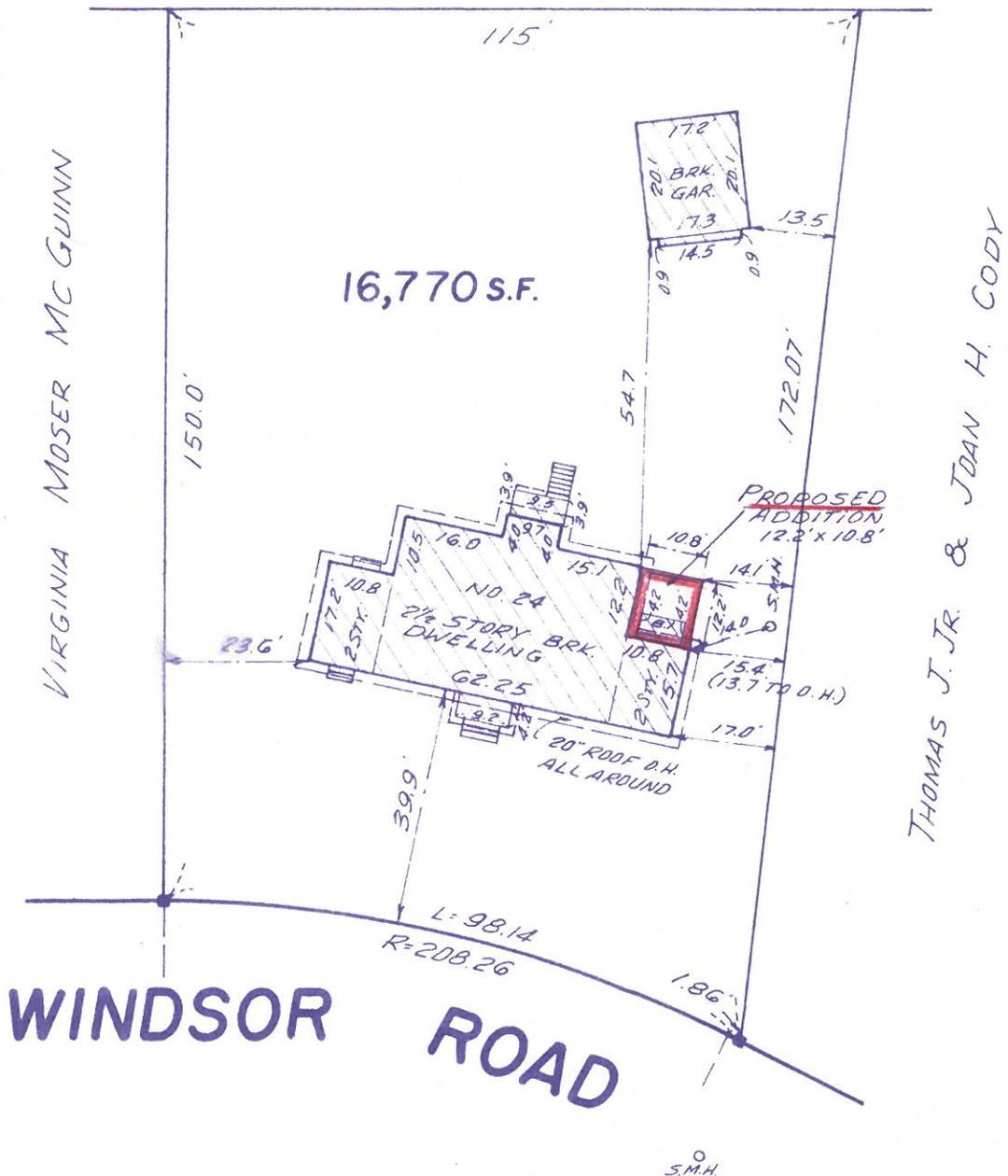
APPEALS FROM THIS DECISION, IF ANY, SHALL BE MADE PURSUANT TO GENERAL LAWS, CHAPTER 40A, SECTION 17, AND SHALL BE FILED WITHIN 20 DAYS AFTER THE DATE OF FILING OF THIS DECISION IN THE OFFICE OF THE TOWN CLERK.

cc: Planning Board
Building Inspector
mam

RECEIVED
TOWN CLERK'S OFFICE
WINDSOR, MASS.
APR 11 9 34 AM '86

COMMONWEALTH OF MASSACHUSETTS
REGIONAL COLLEGE.

RECEIVED
JOHN DEERIK'S OFFICE
WELLESLEY, MASS.
MAR 3 9 29 AM '86



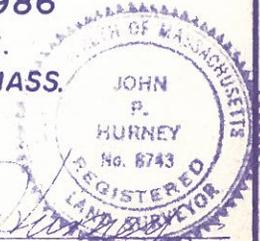
WINDSOR ROAD

**PLOT PLAN
OF LAND IN**

WELLESLEY, MASS.

OWNER:
Kenton J. & Susan H. Sicchitano
DEED REF:
Book 6006, Page 647
ZONE DISTRICT:
Single Residence (20)

SCALE 1 IN. = 30 FT. FEB. 14, 1986
BARNES ENGINEERING COMPANY, INC.
411 LEXINGTON ST. AUBURNDALE, MASS.



I CERTIFY THAT THESE BUILDINGS ARE LOCATED AS SHOWN.