



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

83-28

Petition of Stephen P. and Christine K. Flynn

Pursuant to due notice, the Permit Granting Authority held a Public Hearing in the second floor hearing room of the Town Hall at 8 p.m. on Thursday, June 23, 1983, on the petition of Stephen P. and Christine K. Flynn, requesting a variance from the terms of Section XIX of the Zoning Bylaw which will allow the construction of an addition to their dwelling at 143 CLIFF ROAD, including the conversion of an existing porch 10.5 feet by 11.6 feet and an addition to the existing porch to create a room 10.5 feet by 25 feet, and the construction of a deck 24 feet by 16 feet, leaving less than the required left side yard. Said request is pursuant to Section XXIV-D of the Zoning Bylaw.

On June 2, 1983, the petitioner filed a request for 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 Stephen Flynn, who stated that the porch is now jalousied but not useful. He wishes to winterize it, add on to the rear, to create a room 10.5 feet by 25 feet and add a deck to the rear. He stated that there would be no observable change from the street.

Other than the petitioner, no one was present favoring or opposing the petition.

Statement of Facts

The property in question is located at 143 Cliff Road, containing 20,000 square feet of land, in a Single Residence District.

The petitioner is requesting a variance to convert an existing porch 10.5 feet by 11.6 feet and to add to the existing porch to create a room 10.5 feet by 25 feet, and to construct a 16 by 24 foot deck at the rear of the room.

The existing jalousied porch comes to 9 feet from the left side lot line at the front corner. The proposed addition would extend the existing lines of the porch and the encroachment would decrease to 9.8 feet at the rear of the addition.

A Plot Plan was submitted, drawn by Carmelo Frazetti, Registered Land Surveyor, dated April 24, 1983. Construction drawings by Henry S. Ricciuti were also submitted, as were photos of the site.

AUG 16 1983

The Planning Board, in a letter dated June 17, 1983, stated the following: "The Planning Board has no objection to the variance request for the addition based on the fact that it does not encroach further into the sideyard. We have no objection to the variance request for the deck provided that at no time in the future should it be covered, enclosed or otherwise incorporated as living quarters."

A letter of support for the petition was received from Janice and Thomas Shields, 143 Cliff Road, abutters on the side of the proposed addition, dated May 24, 1983.

Decision

This Authority has made a careful study of the evidence submitted. The particular house in question, in its location on the lot, does not conform to the present Zoning Bylaws. The dwelling comes to 9 feet from the left side lot line.

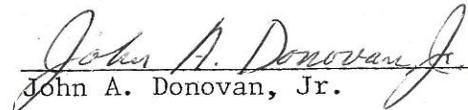
It is the opinion of this Authority that the proposed one-story addition conforms to the present lines of the house and does not alter the relationship of the house to the left side lot line. It is the unanimous decision of this Authority that, because of the shape of the lot, a literal enforcement of 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, the requested variance is granted for the addition at 143 Cliff Road as shown on the Plot Plan drawn by Carmelo Frazetti, dated April 24, 1983, creating a room 10.5 feet by 25 feet and a 16 by 24 foot deck, coming no closer than 9 feet from the left side lot line at the front, and 9.8 feet at the rear of the addition.

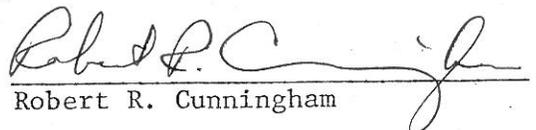
The Inspector of Buildings is hereby authorized to issue a permit for the construction upon his receipt and approval of a building application and construction plans.



Stephen S. Porter, Chairman



John A. Donovan, Jr.

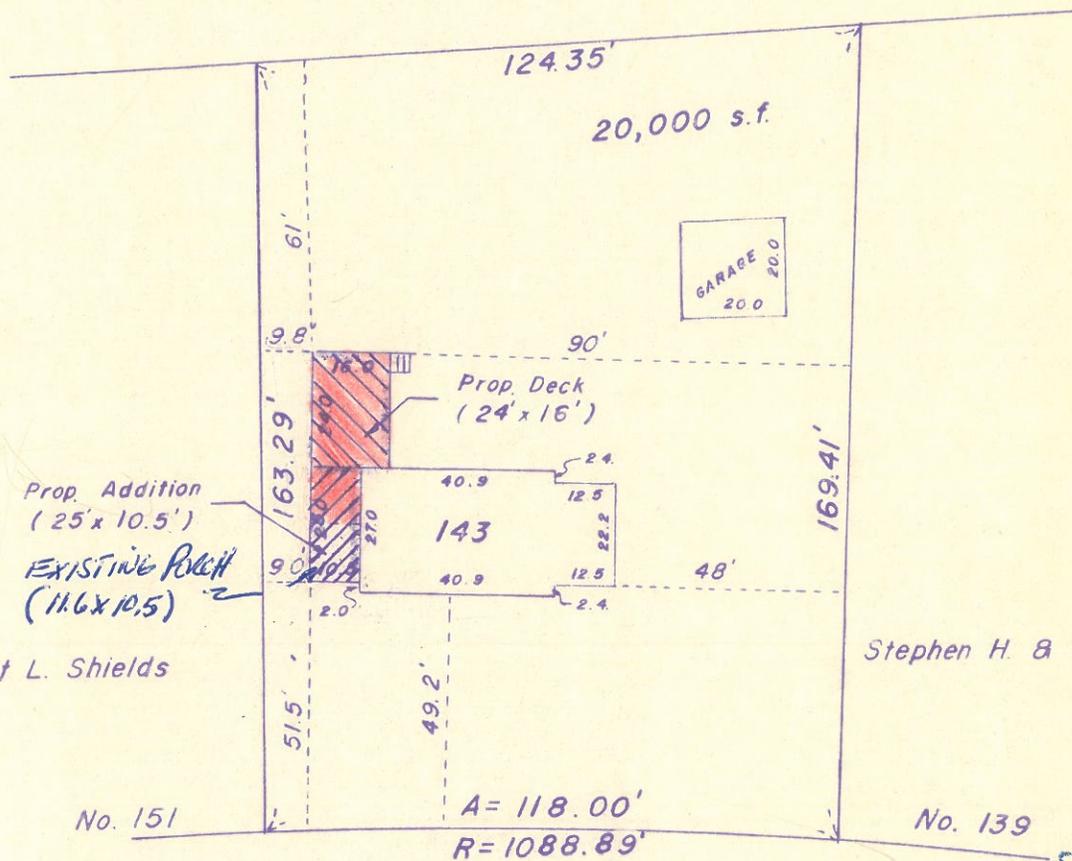


Robert R. Cunningham

RECEIVED  
PLANNING BOARD'S OFFICE  
100 STATE STREET  
CAMBRIDGE, MASS.  
mam

AUG 9 9 16 AM '83

No. 73 Ledgeways Road  
 Terrie F. & Bradley M. Bloom



Thomas J. & Janet L. Shields

Stephen H. & Ann L. Knott

CLIFF

ROAD

RECEIVED  
 OWN CLERK'S OFFICE  
 WELLESLEY, MASS.  
 JUN 2 3 49 PM '83

PLAN OF LAND  
 in  
 WELLESLEY, MASSACHUSETTS  
 at  
 No. 143 CLIFF ROAD

Owned by  
 Stephen P. & Christine K. Flynn  
 April 24, 1983  
 Carmelo Frazetti



Proposed Addition & Deck  
 Scale 1" = 40'  
 Land Surveyor