



ZONING BOARD OF APPEALS
TOWN HALL WELLESLEY, MA 02181

WILLIAM F. CULLINANE, CHAIRMAN
STEPHEN S. PORTER
JOHN A. DONOVAN, JR.

STEPHANIE J. GOSSELIN
Executive Secretary
Telephone
235-1664

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

Petition of Gerald J. & Sheila Geant

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 Thursday, June 18, 1981 on the petition of Gerald J. & Sheila Geant requesting a variance from the terms of Section XIX of the Zoning Bylaw which will allow the extension of the existing single story porch on their dwelling located at 31 Richland Road with a side yard of less than the required twenty (20) feet. Said request is made under the provisions of Section XXIV-D of the Zoning Bylaw.

On May 27, 1981 the petitioner filed 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 was Gerald Geant. Mr. Geant stated that he is requesting this variance in order to construct an enclosed porch onto the rear of his home at 31 Richland Road. The proposed porch will follow the lines of the house on the right side, the porch addition will be approximately 20' x 14.2', and will maintain the existing 17.8' right side yard. The petitioners application states "that due to the size, shape and design of the existing building, it is possible to add a porch only to the rear."

There was nobody else present at the hearing speaking for or against this petition.

Statement of Facts

The property involved is located within a Single Residence District. The locus, 31 Richland Road, is comprised of 10,066 square feet.

The petitioner seeks a variance to add an enclosed porch to the rear of his existing house at 31 Richland Road. The addition will be 20' x 14.2' and will follow the lines of the house and therefore be no more encroaching than the existing 17.8' right side yard line.

In a letter received from the Planning Board dated June 12, 1981, the Planning Board stated that they "moved, seconded and voted to offer no comment on this

JUL 29 9 32 AM '81

RECEIVED
TOWN CLERK'S OFFICE
WELLESLEY, MASS.



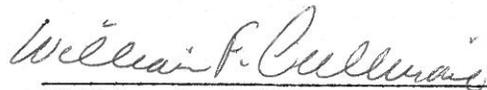
petition."

A Plot Plan dated May 22, 1981 was submitted to this Authority drawn by Philip R. Brown Registered Land Surveyor indicating the dwelling and the proposed porch addition.

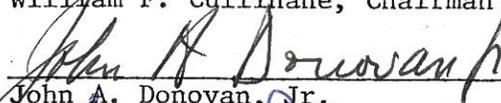
Decision

This Authority has made a careful study of the evidence submitted and through research has discovered that the dwelling and garage were built in 1950 and therefore subject to the twenty (20) foot side yard requirements as stated in the existing Zoning Bylaw. As the Plot Plan indicates, there is attached to the dwelling on the right side a 10' x 14.6' addition. This addition is not original to the dwelling and it appears to have been built without a Building Permit or a variance and therefore created the 17.8' right side yard without permission from this Authority.

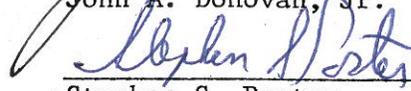
This Authority fails to find "substantial hardship" within the meaning of Section XXIV-D 1 a., as required by General Laws Chapter 40 A, Section 10. It is the unanimous opinion of this Authority that this request for a variance be denied. This petition is hereby dismissed.



William F. Cullinane, Chairman

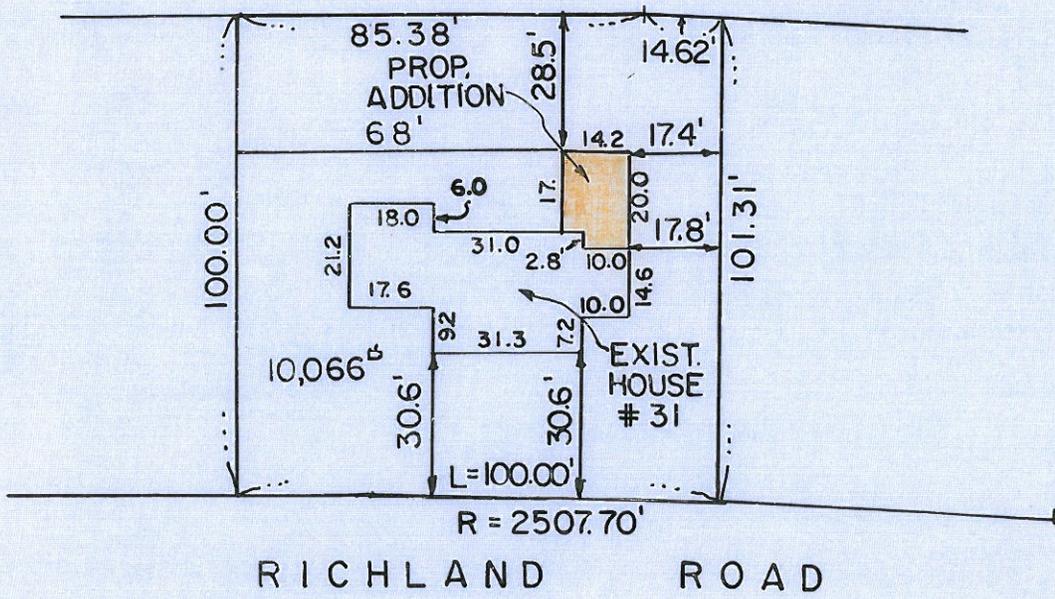


John A. Donovan, Jr.



Stephen S. Porter

JUL 2 9 32 AM '81
RECEIVED
TOWN CLERK'S OFFICE
WELLFLEET MASS.



Philip R. Brown
 PHILIP R. BROWN
 REG. LAND SURVEYOR

WELLESLEY
 BOARD OF APPEALS

 DATE _____

PLAN OF LAND IN WELLESLEY, MASS.
 OWNED BY: GERARD & SHEILA GEANT
 SCALE: 1" = 40'
 PLAN BY: MACCARTHY & SULLIVAN ENGINEERING INC.
 81 SPEEN ST., NATICK, MASS.
 MAY 22, 1981