

TOWN OF WELLESLEY



MASSACHUSETTS

BURTIS S. BROWN, CHAIRMAN
THOMAS M. REYNOLDS
SHERMAN J. L. BROWN

BOARD OF APPEAL

KATHARINE E. TOY, CLERK
TELEPHONE
WE. 5-1664

Appeal of Dorothy S. LeCount

Pursuant to due notice the Board of Appeal held a public hearing in the hearing room on the first floor of the Intermediate Building at 32 1/2 Washington Street at 8:05 p.m. on April 5, 1956 upon the appeal of Dorothy S. LeCount from the refusal of the Inspector of Buildings to issue a permit to her to alter her dwelling at 21 Earle Road.

Statement of Facts

The Inspector of Buildings under the date of March 21, 1956 notified the appellant in writing that a permit for the proposed alteration could not be granted because the same would violate Section 9-C of the Zoning By-law which requires a 30-foot side yard and Chapter IV, Section 1, of the Building Code which requires that all buildings shall be placed at least thirty feet from the line of any public or private street. On the same date the appellant took an appeal in writing from such refusal and thereafter due notice of the hearing was given by mailing and publication.

The appellant was represented at the hearing by Howard P. LeCount who stated that it is the desire of the appellant to construct an addition 3 1/2' x 18' at the rear of her dwelling for the purpose of providing a first-floor bedroom and bathroom. The existing den which the appellant desires to convert into a bedroom is too small at present but the addition, if built, will provide a very comfortable size bedroom and bath.

A plot plan was submitted, drawn by Gleason Engineering Co., dated March, 1956 which showed that the proposed addition is designed to continue the existing lines of the house and will lie 27' from Cleveland Road at the nearest point. Due to the curve in the street, the new addition, if built, will be slightly closer to the street line than the main house.

Mr. LeCount stressed the need for the first-floor bedroom and bath and stated that after considerable thought, the proposed plan appears to be the most practical way in which to provide it.

A petition, signed by fifteen nearby property owners, was submitted favoring the granting of the requested variance.

The Planning Board offered no comment in its report.

No objections were raised at the hearing to the granting of the desired request.

Decision

The Board feels that the proposed addition is in keeping with the general character of the dwellings in the immediate neighborhood and that the slight encroachment resulting upon the existing side yard will not prove

detrimental to surrounding properties.

The Board unanimously finds that sufficient reasons exist for determining that a literal enforcement of Section 9-C of the Zoning By-law and Chapter IV, Section 1, of the Building Code would involve substantial hardship to the appellant who urgently needs a first-floor bedroom.

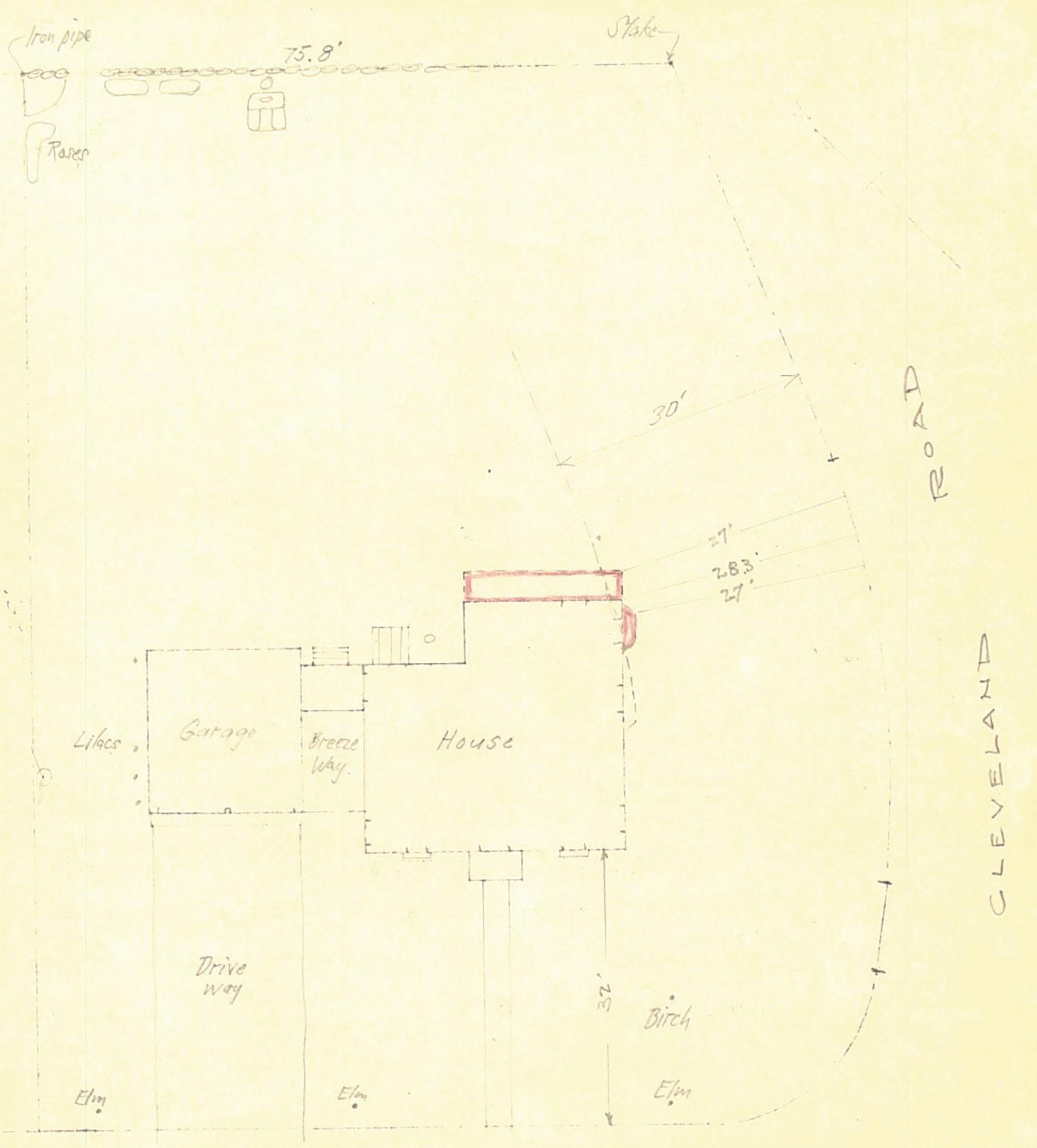
In accordance with this decision, the requested variance is hereby authorized and granted and the issuance of a permit for the proposed alteration as shown on the plan submitted and on file, is hereby directed.

B. S. Brown
Burtis S. Brown

J. M. Reynolds
Thomas M. Reynolds

Sherman J. L. Brown
Sherman J. L. Brown

Filed with Town Clerk _____



EARLE ROAD

Scale - $\frac{1}{16}'' = 1 \text{ foot}$. Mar. 1956

GLEASON ENGINEERING CO.

S. LEICHT