



SHERMAN J. L. BROWN
JOHN L. HAYDEN
GARRETT S. HOAG

BOARD OF APPEAL

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

Petition of Henry C. and Eleanor R. Nickerson

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 324 Washington Street at 8:20 p.m. on June 23, 1959 on the petition of Henry C. and Eleanor R. Nickerson for an exception from the terms of Section 9-A of the Zoning By-law which would permit the erection of a dwelling on Lots 535, 536, 537 and part of 538 Buena Vista Road which lots contain less than the required 10,000 square feet; said petitioners further requested an exception from the terms of Section 9-A of the Zoning By-law which would permit them to reduce the area of the lot on which their dwelling stands at 37 Morse's Pond Road.

Statement of Facts

Section 9-A of the Zoning By-law requires that a lot containing not less than 10,000 square feet be provided for each dwelling house in the district here involved. On June 4, 1959 the petitioners filed with this Board their written request for a special exception to said section and thereafter due notice of the hearing was given by mailing and publication.

The petitioners own an hour glass shaped parcel of land the smaller end of which is ninety feet deep and contains 6,024 square feet of land fronting on Pleasant View Road and Morses Pond Road on which there is a residence located within five feet of the lot side line which divides the subject lot from a vacant parcel of land containing 4,500 square feet of land. The larger end of the hour glass is ninety feet deep, contains 7,957 square feet, fronts on Buena Vista Road and is vacant.

The petitioner proposes to increase his five-foot side yard to fifty-five feet by acquiring the vacant parcel containing 4,500 square feet of land thus increasing the area of the end of the lot on which the house stands to 10,524 square feet of which 2,400 square feet are in Natick. He also requests permission to build a residence on the end of the lot fronting on Buena Vista Road which has an area of 7,957 square feet of which 720 square feet are in Natick.

An examination of plans presented at the hearing revealed that the area has generally been developed with lots smaller than 10,000 square feet.

Raymond E. Wells, 21 Morse's Pond Road, questioned the type of dwelling to be constructed if permission is granted.

Francie W. Parker, 24 Buena Vista Road, opposed the granting of the request; the lots as laid out will contain less than other lots in the neighborhood and, in his opinion, a dwelling on the proposed lot would not be desirable for the neighborhood.

The abutting property owners from the Town of Natick also spoke in opposition to the proposed subdivision of the property.

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The Planning Board favored the granting of the petition
in its report.

Conclusion

The proposed subdivision of the land involved will provide two well shaped lots as large as many in the neighborhood. The lot with house situated thereon will contain in excess of the required 10,000 square feet providing the adjoining lots are acquired and including the lot owned by the petitioners within the Town of Natick. The proposed lot on Buena Vista Road will contain 7,957 square feet including the area within the Town of Natick. Although under the required 10,000 square feet, the lot would be comparable in area to other lots in the neighborhood. The house now lies approximately five feet from the lot side line and by acquiring the two adjoining lots, an additional fifty-foot frontage will be added to the lot thus providing a side yard in compliance with the present side yard requirement.

Accordingly, a special exception is granted and the Building Inspector is hereby authorized to issue a permit for the erection of a dwelling on the proposed lot containing 7,237 square feet within the Town of Wellesley if but only if the adjoining parcel containing 4,500 square feet has theretofore been acquired in the same name or names as Lots 524, 525 and 526 and said dwelling to be constructed complies in all other respects to the Zoning By-laws and the Building Code.

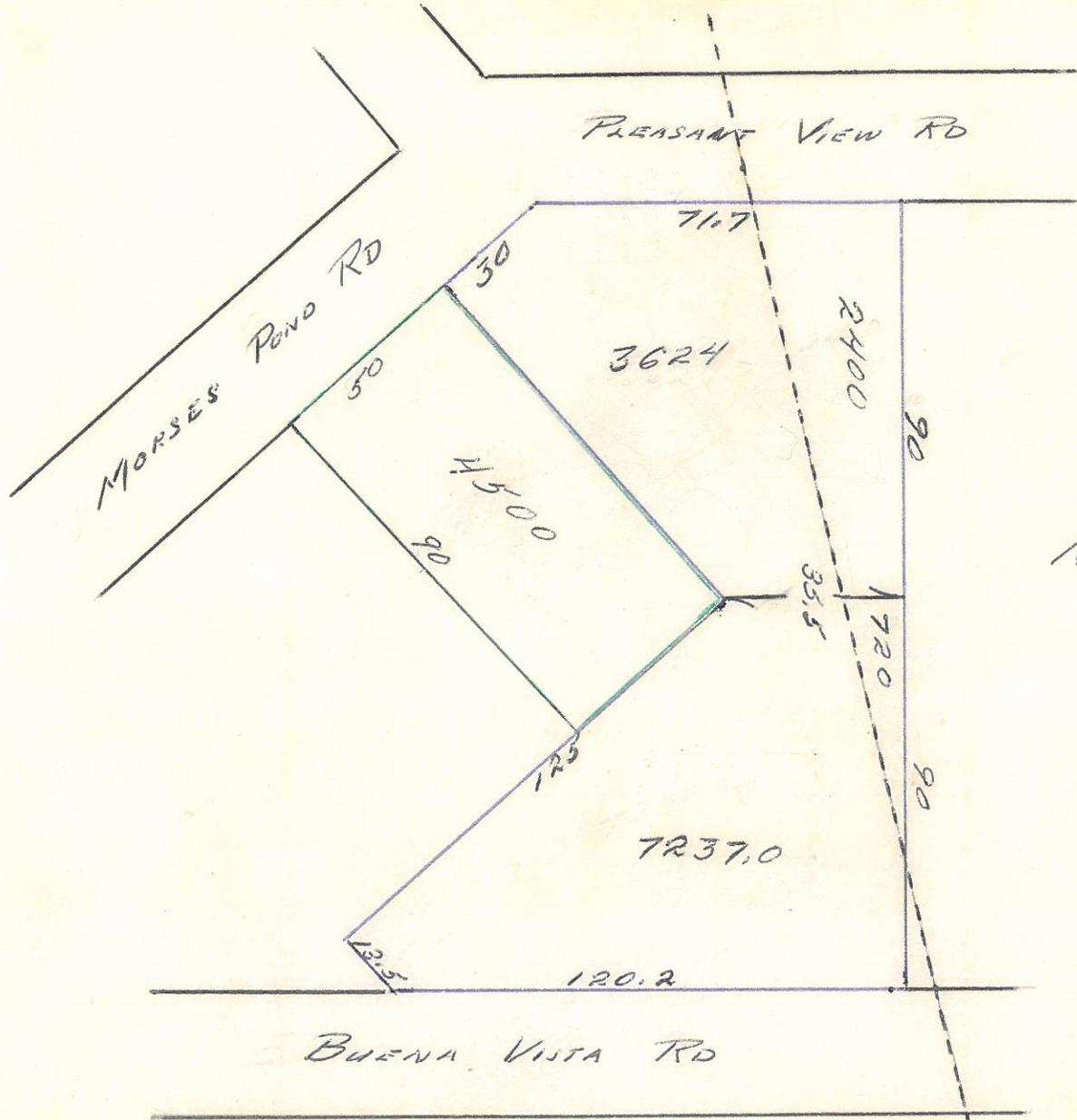
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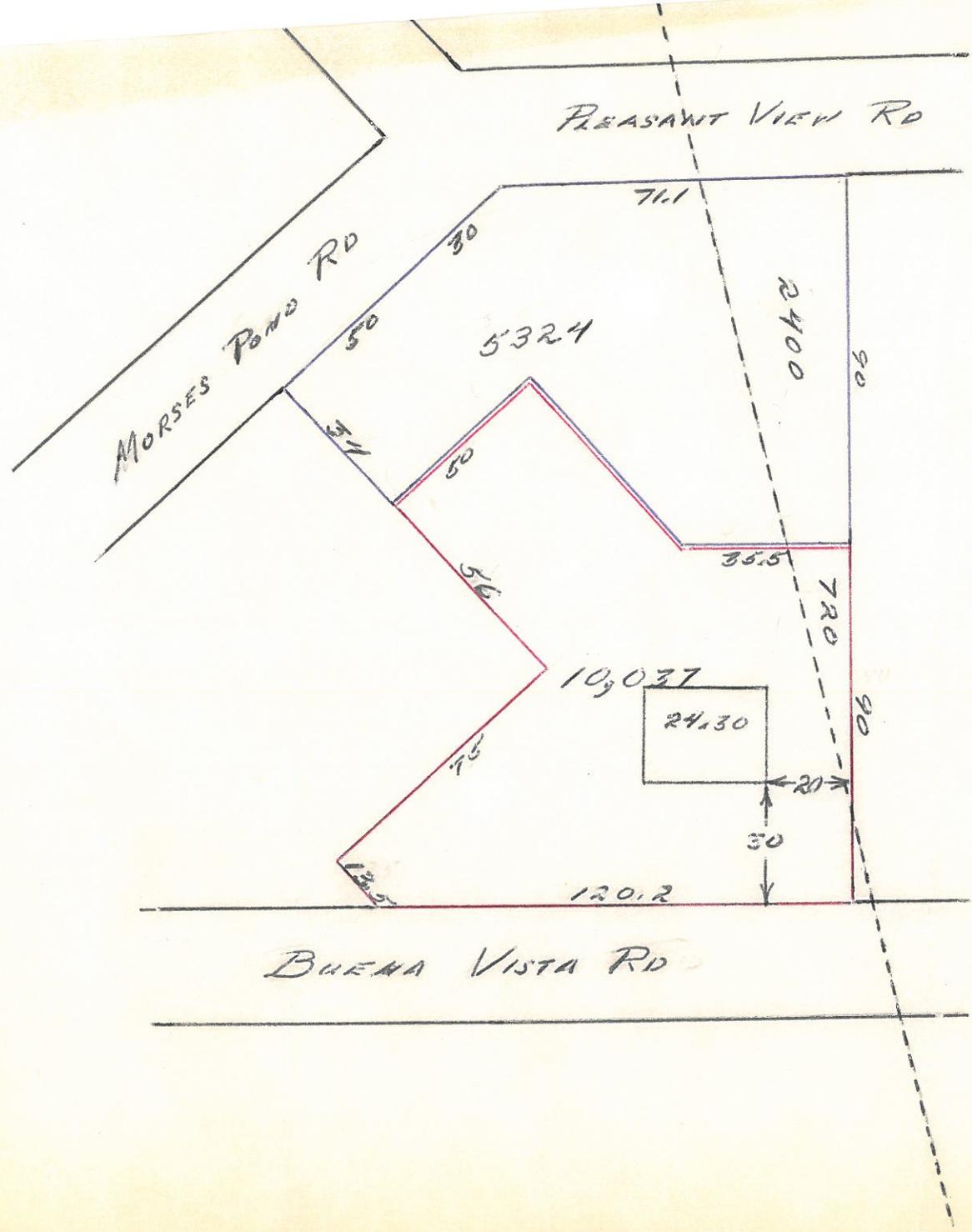
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Filed with Town Clerk _____



Town of NATICK

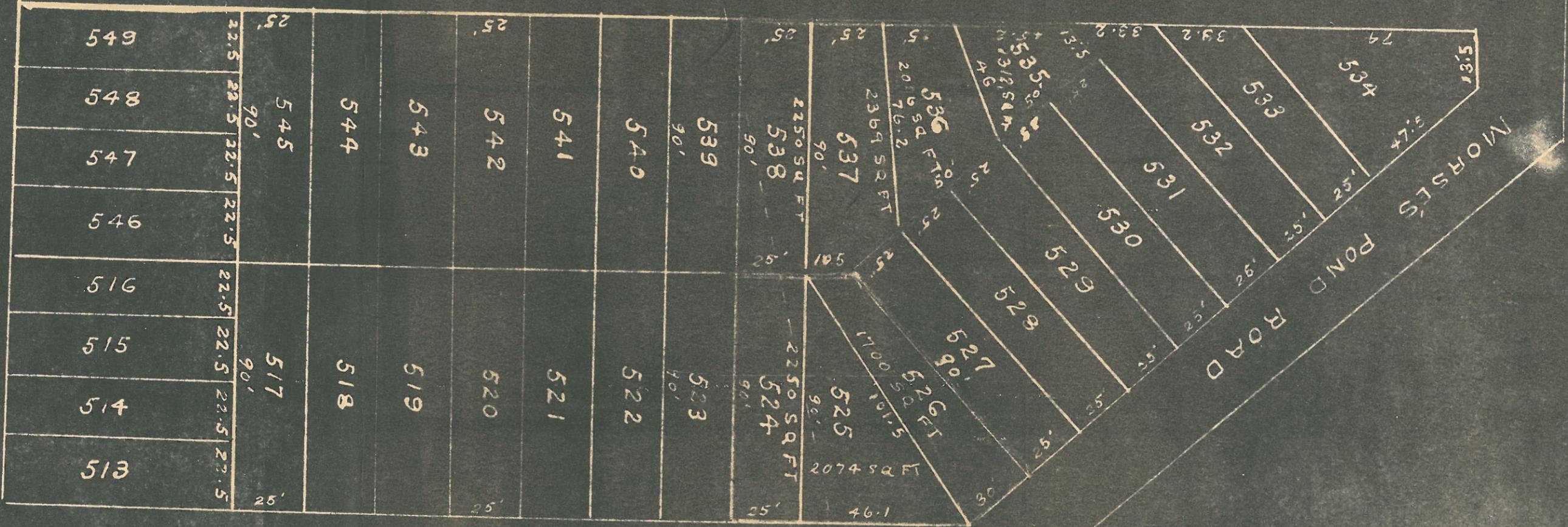
— LAND OWNED by Appellant
 — Land abutting Appellant.



Town
of
NATICK

WELLESLEY
NATICK

BRENA VISTA ROAD



PLESANT VIEW ROAD

RIGHT OF WAY

OVERLOOK ROAD

WELLESLEY
NATICK

GROVE ROAD