

TOWN OF WELLESLEY



MASSACHUSETTS

63-16

GARRETT S. HOAG
JOHN L. HAYDEN
DANA T. LOWELL

BOARD OF APPEAL

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

1963 MAY 27 PM 4:37
WELLESLEY, MASS.
TOWN CLERK'S OFFICE

Petition of Walter J. Charow

Pursuant to due notice the Board of Appeal held a public hearing in the hearing room on the second floor of the Town Hall at 8:10 p.m. on May 9, 1963, on the petition of Walter J. Charow requesting an exception from the terms of Section XIX of the Zoning By-law which will permit him to construct an addition on the rear of his dwelling at 45 Woodlawn Avenue with a side yard less than the required twenty feet.

At the hearing the petitioner spoke in support of the petition.

The Planning Board offered no objection to the request in its report.

A letter favoring the request and signed by Stuart Alexander, 43 Woodlawn Avenue, and George F. Woodley, III, 49 Woodlawn Avenue was submitted.

On April 23, 1963, the petitioner filed his written request for a hearing before this Board and thereafter due notice of the hearing was given by mailing and publication.

Statement of Facts

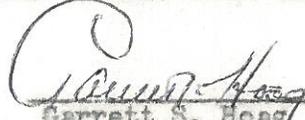
The house involved which was built in 1928 is located within a single-residence district requiring a minimum lot area of 15,000 square feet.

A plot plan drawn by Walter J. Charow, Registered Land Surveyor, dated April 25, 1963, was submitted which showed the existing dwelling on the property as well as the proposed addition.

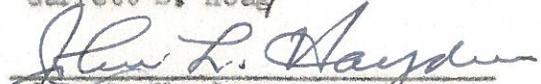
The petitioner seeks permission to construct a one-story addition approximately 12'4" x 36'4" on the rear of his dwelling which will provide an additional bedroom, a second bath room and an enlargement to the kitchen. The addition is designed to continue the existing line of the house which is 18.5' from the lot side line on the northerly side and 11.5' from the lot side line on the southerly side. The house was built prior to the enactment of the twenty-foot side yard requirement. The lot is 66' wide and 201' deep. Therefore compliance with the side yard restrictions is impracticable because of the width of the lot. The lot was held of record on April 1, 1940 under a separate and distinct ownership from adjacent lots. The petitioner has three children and the house presently has two full bedrooms and one small bedroom. The proposed addition will provide the needed additional living space for the petitioner's growing family.

Decision

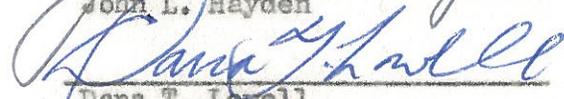
It is the opinion of this Board that the requested exception to construct the proposed addition will not injure the neighborhood or derogate from the purposes of the Zoning By-law. Permission is granted for the proposed addition in accordance with the plan submitted and on file with this Board.



Garrett S. Hoag



John L. Hayden

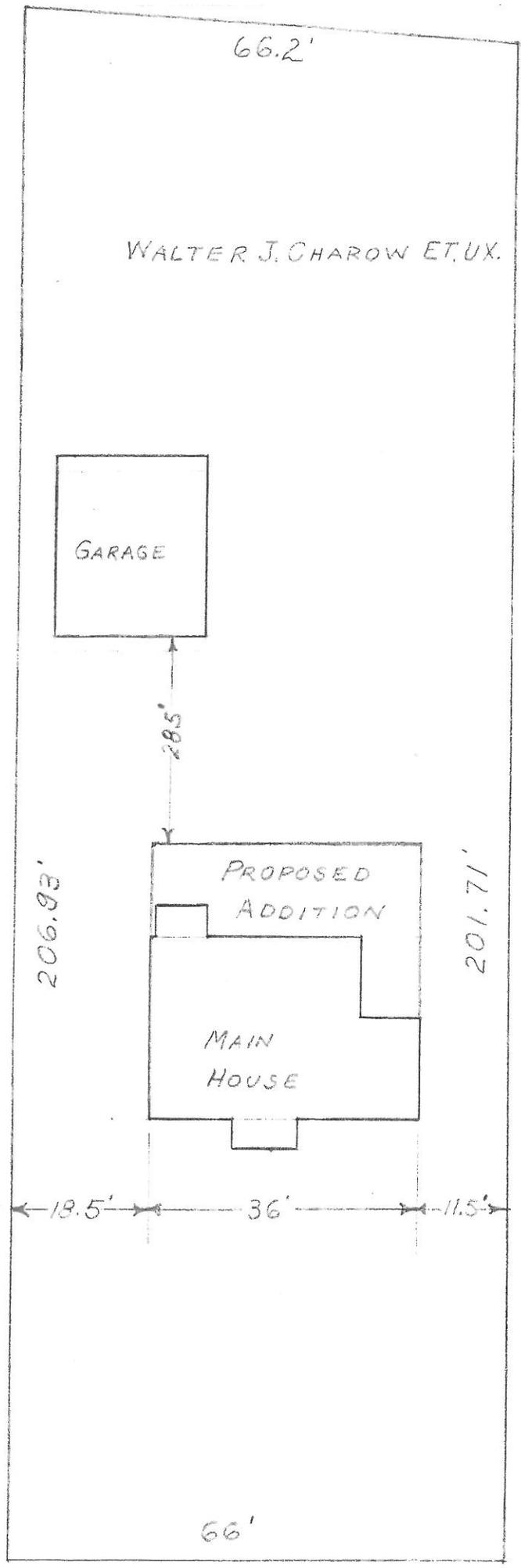


Dana T. Lowell

Filed with Town Clerk _____

REC'D IN THE TOWN CLERK'S OFFICE

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REGISTERED LAND SURVEYOR
 Walter J. Charow
 11856 APR 25 '63

SCALE
 1" = 20'