

TOWN OF WELLESLEY



MASSACHUSETTS

63-18

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

BOARD OF APPEAL

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

1003 MAY 27 11 4 38

Petition of Angelo Mastrogicamo

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 8:20 p.m. on May 9, 1963 on the petition of Angelo Mastrogicamo 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 41 Oak Street with a side yard less than the required twenty feet.

Manuel Indresano, 33 Linden Street, Wellesley, represented the petitioner at the hearing.

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

On May 1, 1963, the petitioner filed a request for a hearing before the Board and thereafter due notice of the hearing was given by mailing and publication.

Statement of Facts

The house involved which was built in 1922 is located within a single-residence district requiring a minimum lot area of 10,000 square feet.

A plot plan drawn by Gleason Engineering Company, dated April 22, 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 14' x 25' on the rear of his dwelling which will provide two additional rooms. The addition is designed to continue the existing line of the house which is twelve feet 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 petitioner and his wife have their daughter and her children living with them and have need for additional living space. The proposed addition, if built, will provide an additional bedroom and family room. It is intended that both families will eat together with no additional kitchen facilities to be installed. The addition will provide the additional living space which is presently needed.

The Board finds that a real need exists for the proposed addition and the facts in this case satisfy the conditions set forth in Section XIX of the Zoning By-law on which the Board's authority depends to grant a special exception from the application of the side yard restrictions of that section. The lot is relatively narrow with a frontage of only eighty-five feet, with the house presently located only twelve feet from the side lot line. Therefore, compliance with said 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.

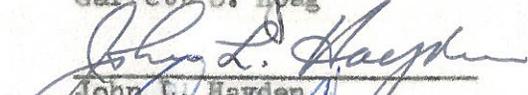
Decision

It is, therefore, the unanimous opinion of this Board that the requested exception to construct the proposed addition, which will not encroach into the existing side yard, will not injure the neighborhood.

Accordingly, permission is granted for the proposed addition in accordance with the plan submitted and on file with this Board.



Garrett S. Hoag



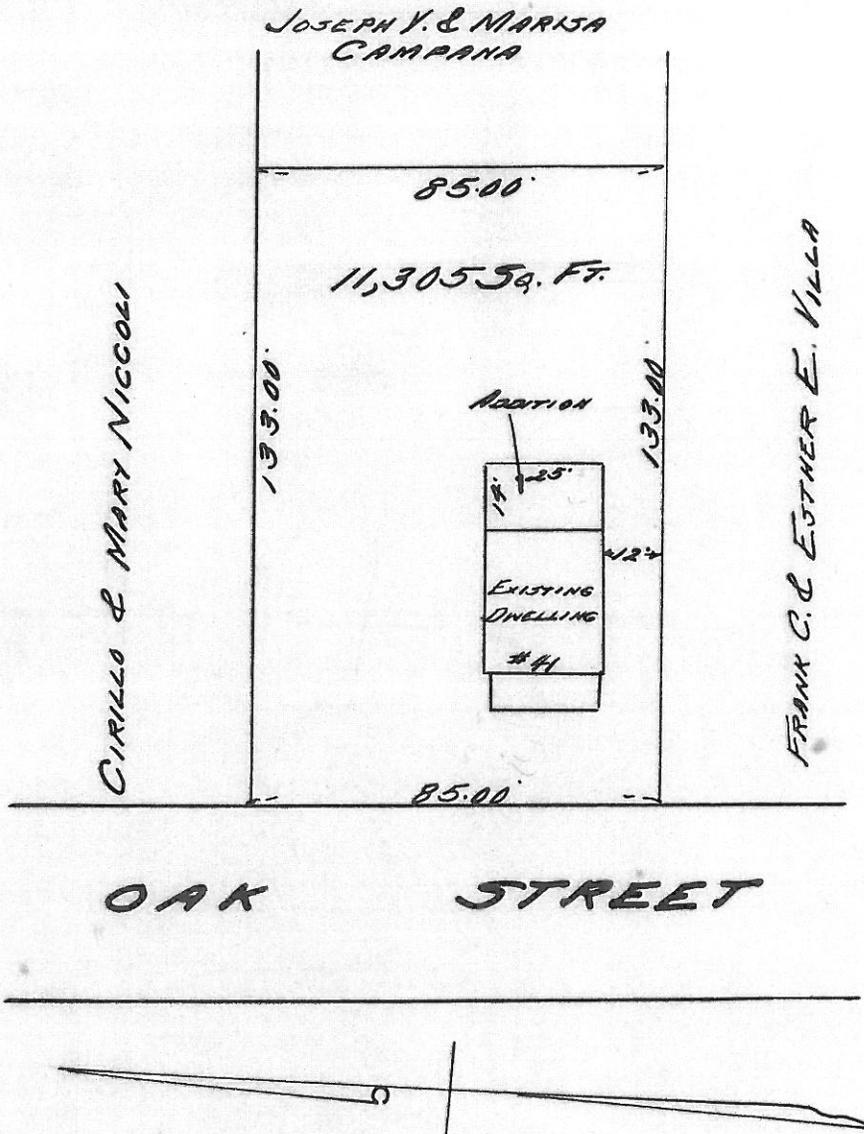
John L. Hayden



Dana T. Lowell

Filed with Town Clerk _____

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PLAN OF LAND
 IN
WELLESLEY, MASS.
 OWNED BY
ANGELO MASTROGICAMO
 SCALE 40 FEET TO AN INCH
 APRIL 22, 1963.
 GLEASON ENGINEERING COMPANY