



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

BOARD OF APPEAL

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

Petition of Robert L. and Natalie K. McMillan

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 June 12, 1963 on the petition of Robert L. and Natalie K. McMillan requesting a special exception from the terms of Section XIX of the Zoning By-law which will permit them to construct an addition on the rear of their dwelling at 64 Whittier Road with a side yard less than the required twenty feet.

Robert L. McMillan spoke in support of the appeal.

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

On May 25, 1963, the petitioners filed their 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 is located within a single-residence district requiring a minimum lot area of 15,000 square feet. The house was built in 1937 on a lot of land containing 14,409 square feet prior to the enactment of the Zoning By-law requiring a twenty-foot side yard.

The petitioners seek permission to lengthen their attached garage approximately four feet by constructing an addition 3' x 11.9' on the rear. The purpose of the addition is to provide sufficient space for the modern car. A plot plan drawn by Gleason Engineering Company, dated May 20, 1963, was submitted which showed the existing dwelling with the attached garage as well as the proposed addition. Said plan showed that the proposed addition, if built, would lie nineteen feet from the lot side line and would continue the line of the existing attached garage.

Conclusion

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 the Zoning By-law.

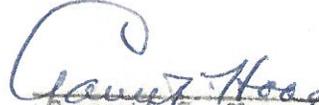
The house was built in 1937 prior to the enactment of the side yard requirement and was held of record on April 1, 1940 under a separate and distinct ownership from adjacent lots. The lot is peculiar in shape with a frontage of approximately 247' and a depth which narrows from 102.05' down to approximately ten feet. Compliance, therefore, with the side yard requirement

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Petition of Robert L. and
Natalie K. McMillan

of twenty feet is impractical because of the width, depth and shape of the lot.

Accordingly, the requested exception is granted and the issuance of a permit for the proposed addition in accordance with the plan submitted and on file with this Board is hereby directed.


Garrett S. Hoag


John L. Hayden


Dana T. Lowell

Filed with Town Clerk _____

SECRETARY
TOWN CLERK
REGISTERED

1900 JUL 1 11 15:30

PLAN OF LAND
IN
WELLESLEY, MASS.
OWNED BY
ROBERT L. & NATALIE K. McMILLAN
SCALE 40 FEET TO AN INCH
MAY 20, 1963.
GLEASON ENGINEERING COMPANY

