



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

BOARD OF APPEAL

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

Petition of Ruth B. Shepardson

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 June 12, 1963 on the petition of Ruth B. Shepardson requesting an exception from the terms of Section XVIII, Area Regulations, of the Zoning By-law which would permit the construction of a dwelling on Lot "B", corner of Arlington Road and Franklin Road, containing less than the required 20,000 square feet.

At the hearing the petitioner was represented by Philip O'Brien, her attorney.

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

On May 24, 1963, the petitioner filed her request for a hearing before this Board and thereafter due notice of the hearing was given by mailing and publication.

Statement of Facts

The petitioner seeks a special exception which will permit her to construct a dwelling on the property involved which contains 15,042 square feet, and is located within a single-residence district requiring a minimum lot area of 20,000 square feet.

A plan of the lot was submitted, drawn by MacCarthy Engineering Company, dated May 24, 1963.

The petitioner purchased the lot in 1952. It was alleged that prior to that time it had been held under separate ownership since February 29, 1940, when the property at 37 Livermore Road was divided into two parcels. It was pointed out that a number of houses within the neighborhood were built on lots containing less than the required area and in some cases less than the lot involved. A plan was submitted which indicated the specific house lots containing less than the required area.

Conclusion

The Board has made a careful study of all pertinent facts in this case, has examined the plans submitted and has taken a view of the locus.

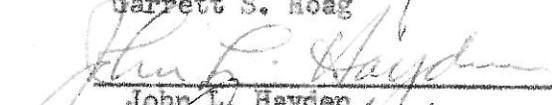
Section XVIII of the Zoning By-law provides, so far as pertinent to this case, that the Board of Appeal may make special exceptions to the provisions of said section when after a public hearing it shall find that adjoining areas have previously been generally developed by the construction of houses on lots generally smaller than is prescribed by said section.

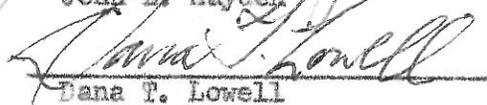
The Board finds that a number of houses in the neighborhood contain less than the prescribed area and some with areas less than the lot here involved.

Because of these facts, it is the opinion of this Board that an exception should be granted.

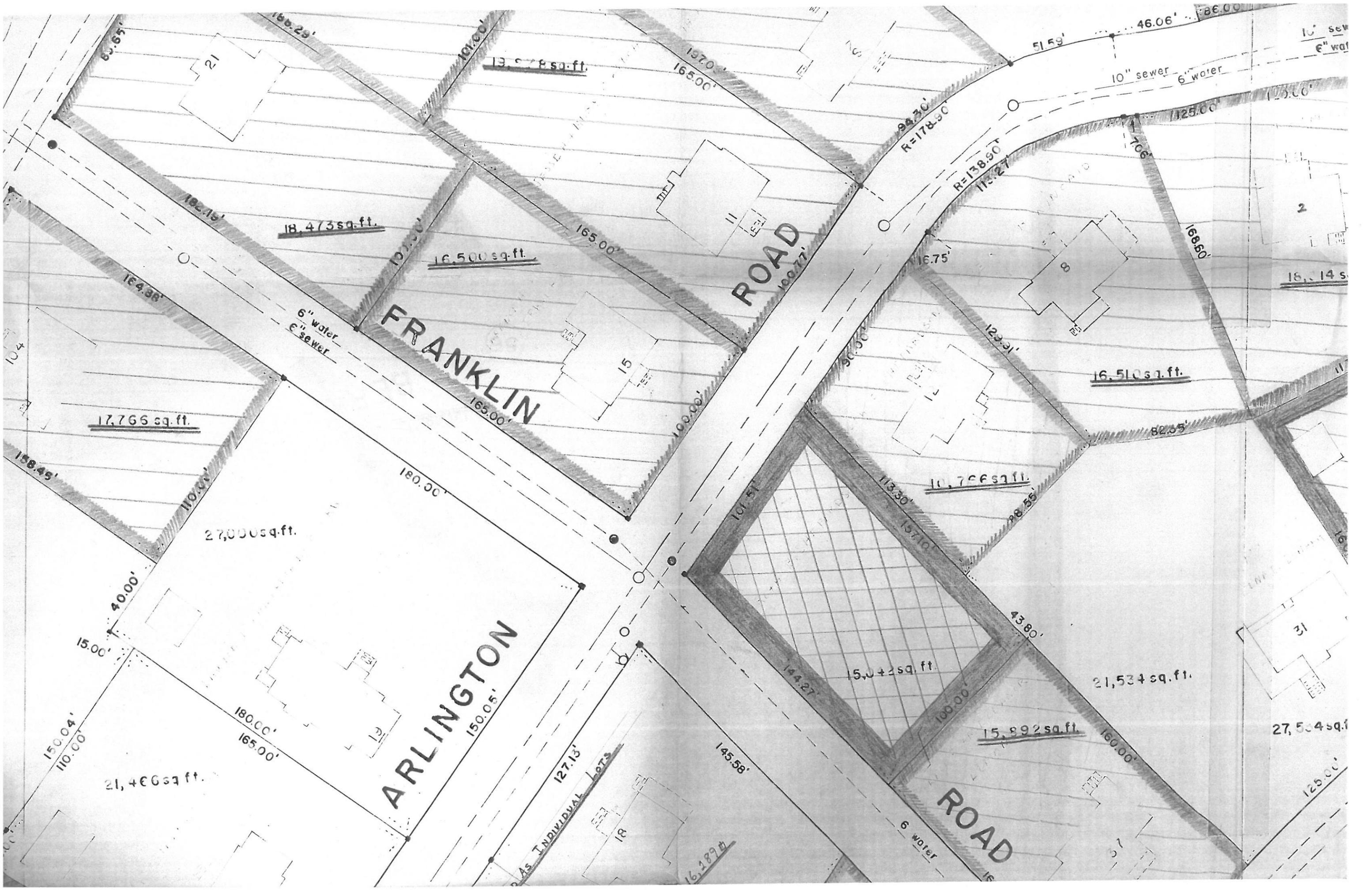
Accordingly, the requested special exception is granted and the Inspector of Buildings is hereby authorized to issue a permit for the erection of a dwelling on Lot B as shown on the plan submitted and on file.

  
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Garrett S. Hoag

  
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John L. Hayden

  
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Dana T. Lowell

Filed with Town Clerk \_\_\_\_\_



FRANKLIN ROAD

FRANKLIN

ARLINGTON ROAD

ROAD

As Individual Lots

27,000 sq. ft.

17,766 sq. ft.

18,473 sq. ft.

16,500 sq. ft.

13,578 sq. ft.

10,706 sq. ft.

16,510 sq. ft.

15,042 sq. ft.

21,534 sq. ft.

15,892 sq. ft.

27,534 sq. ft.

150.04'

15.00'

40.00'

158.45'

110.00'

180.00'

150.05'

127.13'

145.58'

101.51'

113.30'

98.55'

43.80'

100.00'

160.00'

125.00'

82.55'

168.60'

170.6'

1125.00'

10" sewer 6" water

51.59'

46.06'

86.00'

10" sewer 6" water

R=178.90

R=138.90

16,14 sq. ft.

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