



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

BOARD OF APPEAL

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

Petition of Chester F. Augustin, Jr.

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 October 17, 1963, on the petition of Chester F. Augustin, Jr. requesting a special 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 9 Garrison Road with a side yard less than the required twenty feet.

The petitioner appeared at the hearing in support of his request.

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

Ferdinand E. Becker, 15 Garrison Road, approved the request.

On September 26, 1963, the petitioner filed his 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 1937, 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 September 18, 1963, was submitted which showed the existing dwelling on the property as well as the proposed addition.

The petitioner seeks permission to build an addition on the rear of his attached garage approximately 3.5' x 12.6' for the purpose of providing space for children's bicycles, garden equipment, etc. The addition, if built, will continue the existing line of the attached garage which is ten feet from the lot line on the easterly side. The proposed addition will not prove detrimental to the appearance of the house.

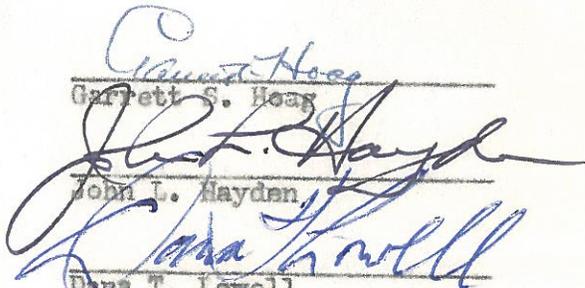
The facts in this case satisfy the conditions set forth in Section XIX of the Zoning By-law on which the Board's authority depends to grant a special exception from the application of the side yard restrictions of that section. While the lot contains 11,670 square feet, the house was built only ten feet from the lot side line prior to the present twenty-foot restriction.

Decision

The proposed location for the small addition appears to be the only practical place for it. Compliance, therefore, with the requirements of Section XIX of the Zoning By-law is impractical because of the width, depth and shape of the lot which was held of record on April 1, 1940 under a separate and distinct ownership from adjacent lots.

It is, therefore, the opinion of this Board that the requested exception to construct the proposed addition will not injure the neighborhood and permission is granted for the addition as shown on the plan submitted.

Accordingly, an exception is authorized and the issuance of a permit for the proposed addition by the Inspector of Buildings as described above, is hereby directed.


Garrett S. Hoag

John L. Hayden

Dana T. Lowell

Filed with Town Clerk 11/8/63

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PLAN OF LAND
IN
WELLESLEY, MASS.
OWNED BY
CHESTER F. JR. & JEANNETTE E. AUGUSTIN
SCALE 40 FEET TO AN INCH
SEPTEMBER 18, 1963.
GLEASON ENGINEERING COMPANY

