



property as well as the proposed addition.

Decision

The Board finds that the facts in this case satisfy the conditions set forth in Section XIX of the Zoning By-law and Chapter I, Section 10 of the Building Code on which the Board's authority to grant a special exception from the application of the side yard restrictions of the Zoning By-law and the setback restrictions of the Building Code depends. The lot is narrow, with a width of only eighty feet from the house presently located 9.7' from the lot side line. Therefore, compliance is impractical because of the width and shape of the lot and the lot was held of record on April 1, 1940 under a separate and distinct ownership from adjacent lots. It is the opinion of the Board that the provisions of the Building Code do not contemplate the circumstances of this specific case. The house which is approximately fifty years old is within an older neighborhood where the houses have been generally built with side yards less than the required twenty feet. In the opinion of this Board the proposed addition will not prove detrimental to the neighborhood nor derogate from the intent and purpose of the by-laws.

It is, therefore, the unanimous opinion of this Board that the requested exception to construct the proposed addition will not injure the neighborhood and permission is granted for the proposed addition in accordance with the plans submitted and on file with this Board.

*Garrett Hoag*  
Garrett S. Hoag

*John L. Hayden*  
John L. Hayden

*David C. Wiswall*  
David C. Wiswall

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

4:52

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PLAN OF LAND  
IN  
**WELLESLEY, MASS.**  
OWNED BY  
**JOHN & ALICE E. GUARNIERI**  
SCALE 40 FEET TO AN INCH  
OCTOBER 29, 1963.  
GLEASON ENGINEERING COMPANY

ANTONIO & LOUISE CAMPANA

