

TOWN OF WELLESLEY



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WELLESLEY, MASS.

BOARD OF APPEAL

1964 JUN 3 AM 11:56

64-21

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

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

Petition of Edward J. and Annette P. McCabe

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 21, 1964, on the petition of Edward J. and Annette P. McCabe, requesting an exception from the terms of Section XIX, Yard Regulations, of the Zoning By-law which will permit them to enclose an existing porch on the side of their dwelling at 3 Beverly Road with a side yard less than the required twenty feet.

Edward J. McCabe spoke in support of the petition at the hearing.

The Planning Board opposed the granting of this request, in its report, because in their opinion the enclosing of the porch would be tantamount to the construction of a substantial addition, which would create a crowded effect and would substantially derogate from the intent of the By-law.

Statement of Facts

On May 6, 1964, the petitioners filed their request for a hearing before this Board and thereafter due notice of the hearing was given by mailing and publication.

The dwelling involved is located within a single-residence district requiring a minimum lot area of 10,000 square feet. It was built in 1935 prior to the enactment of Section XIX of the Zoning By-law requiring a minimum twenty-foot side yard.

The petitioners seek permission to enclose an existing porch on the westerly side of their dwelling in order to provide a small den or study. The porch is approximately 10' x 15' and lies 13.1' from the westerly lot side line. The house is small for the petitioners' family and due to the location of the house on the lot, it would not be possible to expand and comply with the Zoning By-law. A plot plan was submitted which showed the existing dwelling and porch, drawn by Gleason Engineering Company, dated May 1, 1964.

Decision

The Board has made a careful study of the evidence submitted and has taken a view of the locus. It is the opinion of this Board that a real need exists for an additional room which the proposed porch enclosure will provide, and that a denial of a permit to enclose the porch would involve a substantial hardship to the petitioners. Such an alteration will not involve any detriment to the public good, nor will it derogate from the purpose of the Zoning By-law, reduce the value of any property within the district or otherwise injure the neighborhood.

Petition of Edward J. and
Annette P. McCabe

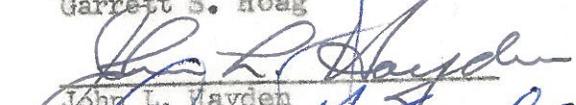
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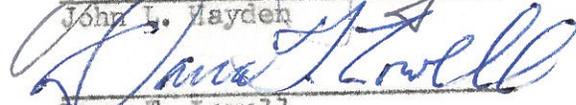
Accordingly, the requested exception is granted and the issuance of a permit for the proposed enclosure of the porch in accordance with the plan submitted and on file with this Board is hereby directed.



Garrett S. Hoag



John L. Hayden



Rena T. Lowell

Filed with Town Clerk _____

PLAN OF LAND
IN

WELLESLEY, MASS.

OWNED BY

EDWARD J. & ANNETTE P. McCABE

SCALE 40 FEET TO AN INCH

MAY 1, 1964.

GLEASON ENGINEERING COMPANY



ROAD

BEVERLY ROAD

WESTON

