



BOARD OF APPEAL

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

KATHARINE E. TOY, CLERK
TELEPHONE
CE 5-1664

Petition of Frederick R. and Mary F. Wegerdt

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 8:05 p.m. on May 19, 1966, on the petition of Frederick R. and Mary F. Wegerdt, requesting a special exception from the terms of Section XIX of the Zoning By-law which will permit the construction of an addition on the side of their dwelling at 185 Cedar Street with a side yard less than the required twenty feet.

Frederick R. Wegerdt represented the petitioners at the hearing.

A letter favoring the request was received from Albert C. and Olive C. Smith, 182 Cedar Street.

Stewart E. Kennedy, 189 Cedar Street, spoke in favor of granting the request at the hearing.

On April 15, 1966, the petitioners requested 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 1925, is located within a single-residence district requiring a minimum lot area of 15,000 square feet.

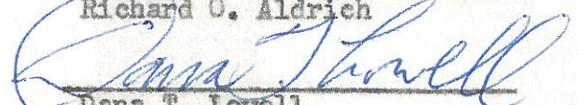
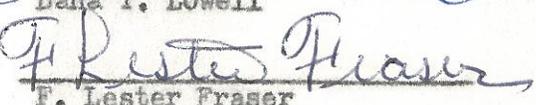
A plot plan drawn by Gleason Engineering Company, dated April 1, 1966, was submitted which showed the existing dwelling and the proposed addition.

The petitioners seek permission to construct a one-story addition 8.7' x 10.0' at the southwesterly corner of their dwelling which will provide a downstairs lavatory. The existing house lies 16.6' from the southerly side line at the front corner and the proposed addition, if built, will lie 13.1' from the same lot line. While it is designed to continue the line of the house, due to the angle of the house on the lot, it will be slightly closer to the line. It was stated at the hearing that due to the physical layout of the house, it would be impracticable to construct the proposed addition elsewhere. There is a small corner of the house which was not filled in when the house was originally constructed and the proposed addition will merely fill in this corner.

Decision

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 that section. The lot which contains 24,569 square feet with a dwelling thereon, has a frontage of 100', a depth of approximately 275' and rear of 84'. The shape of the lot, therefore, does not lend itself to the construction of an addition on the house where it would be practical and comply with the by-laws. It is, therefore, the opinion of this Board that compliance is impracticable because of the depth and shape of the lot. The dwelling involved was built in 1925 on a lot which was held of record on April 1, 1940, under a separate and distinct ownership from adjacent lots.

Accordingly, the requested exception is granted and the Inspector of Buildings authorized to issue a permit for the construction of the addition as shown on the plan submitted and on file with this Board.


Richard O. Aldrich

Dana T. Lowell

F. Lester Fraser

Filed with Town Clerk _____

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PLAN OF LAND
 IN
WELLESLEY, MASS.
 OWNED BY
FREDERICK R. JR. & MARY F. WEGERT
 SCALE 40 FEET TO AN INCH
 APRIL 15, 1966.
 GLEASON ENGINEERING COMPANY

