

TOWN OF WELLESLEY



RECEIVED  
CLERK'S OFFICE  
WELLESLEY MASSACHUSETTS

66-21

BOARD OF APPEAL

1966 JUL 2

PM 1:55

GARRETT S. HOAG  
DANA T. LOWELL  
F. LESTER FRASER

KATHARINE E. TOY, CLERK  
TELEPHONE  
235-1664

Petition of Helen Temple Cooke Trust

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 8:30 p.m. on May 19, 1966, on the petition of Helen Temple Cooke Trust, 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 front of an existing detached garage located at 629 Washington Street, which would reduce the existing side yard of the dwelling on the property to less than the required twenty feet.

On April 21, 1966, the petitioner requested a hearing before this Board and thereafter due notice of the hearing was given by mailing and publication.

The petitioner was represented at the hearing by Edmund R. Dewing, attorney and Trustee for the petitioner.

Peteris R. Bite, owner of the property at 14 Weston Road, spoke in favor of the petition.

Statement of Facts

The property involved is located within a single-residence district requiring a minimum lot area of 10,000 square feet.

A plot plan was submitted, drawn by Gleason Engineering Company, and dated April 11, 1966, which showed the existing dwelling on the property and the garage in question.

The petitioner seeks permission to construct an addition 2.6' x 18.6' on the front of the existing detached stucco garage in order to lengthen it to accommodate the modern cars. The proposed addition would extend partially into the twenty-foot side yard of the dwelling and, if built, would lie 2.7' from the dwelling on the lot and 2' from the northerly side line of the property. The addition will be constructed of concrete block and stucco, to match the existing building and the new doors will be of steel and will replace the present wooden doors.

It was pointed out that the garage will be more fire-resistant with the new steel doors and will provide space for two cars which now must be parked in the driveway due to the length of the present garage.

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.

Both the house and detached garage were built over fifty years ago, prior to the enactment of the present side yard restrictions. The garage is located 0.5' from the rear line and due to its location on the lot, compliance is impracticable because of the shape of the lot. The house was held of record on April 1, 1940 under a separate and distinct ownership.

It is, therefore, the unanimous opinion of this Board that the requested exception to construct the proposed addition will not injure the neighborhood nor result in any greater fire risk to the dwelling on the property or to surrounding properties. It will, however, provide space for two cars which the garage cannot accommodate now and will improve the appearance of the neighborhood. Therefore, the requested special exception is granted, and the Building Inspector is authorized to issue a permit to construct said addition in accordance with the plan submitted to and on file with this Board, drawn by Gleason Engineering Company, dated April 11, 1966, but subject to the condition that the new doors shall be made of steel.

*Richard O. Aldrich*  
Richard O. Aldrich

*Dana T. Lowell*  
Dana T. Lowell

*F. Lester Fraser*  
F. Lester Fraser

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

RECEIVED  
TOWN CLERK'S OFFICE  
WELLESLEY, MASS.  
1966 JUL 1 PM 1:56

PLAN OF LAND  
IN  
**WELLESLEY, MASS.**

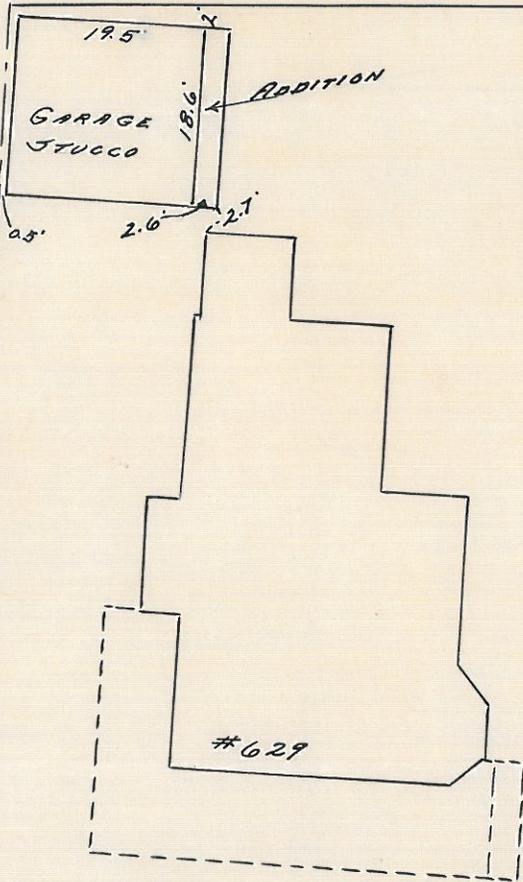
OWNED BY  
**EDMUND R. DEWING & FRANK C. BOYER, TRS.**

SCALE 20 FEET TO AN INCH

APRIL 11, 1966.

GLEASON ENGINEERING COMPANY

PETER R. & MARINA BITE



WELLESLEY COLLEGE

WOOD PICKET FENCE

WESTON ROAD

WASHINGTON

STREET