



BOARD OF APPEAL

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

KATHARINE E. TOY, CLERK
TELEPHONE
235-1664

Petition of Frederic S. and Lois A. McIntyre

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 8:10 p.m. on June 30, 1966, on the petition of Frederic S. and Lois A. McIntyre, requesting a special exception from the terms of Section XIX of the Zoning By-law which would permit them to enclose their existing porch and construct an addition to said porch on the rear of their dwelling at 19 Garrison Road which now stands in violation of Section XIX of the Zoning By-law requiring a twenty-foot side yard.

On June 10, 1966, the petitioners filed their request for a hearing before this Board and thereafter due notice of the hearing was given by mailing and publication.

Frederic S. McIntyre represented the petitioners at the hearing and spoke in support of the request.

There was no opposition to the request.

Statement of Facts

The dwelling involved is located within a single-residence district requiring a minimum lot area of 10,000 square feet, and was built in 1937, 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 and to construct an addition to the porch which will increase its depth two feet and also construct a room adjacent to the porch which will conform with the by-laws.

A plot plan was submitted, drawn by MacCarthy Engineering Service, Inc., Natick, Mass., dated June 10, 1966, which showed the existing porch on the rear of the dwelling to be 19' from the lot line on the easterly side, and the two-foot addition to be 20.9' from the same lot line at the rear corner. The room addition was shown as 36' from the westerly side line. It was pointed out that the existing porch is 10' x 11'2" and in order to provide a more usable room, the petitioners desire to widen it two feet which will make the proposed room 12' x 11'2".

Decision

It is the unanimous opinion of this Board that a real need exists for the proposed addition which will provide a porch enclosure and an additional room, and such addition will not involve any detriment to the public good nor will it derogate from the intent or purpose of the Zoning By-law, reduce the value of any property within the district or otherwise injure the neighborhood.

Due to the shape of the lot and the location of the dwelling on it, compliance with the requirements of Section XIX of the Zoning By-law is impracticable. It was held of record on April 1, 1940, under a separate and distinct ownership from adjacent lots. Therefore, 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 vary the requirements of the side yard restrictions of the Zoning By-law.

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


Richard O. Aldrich


F. Lester Fraser

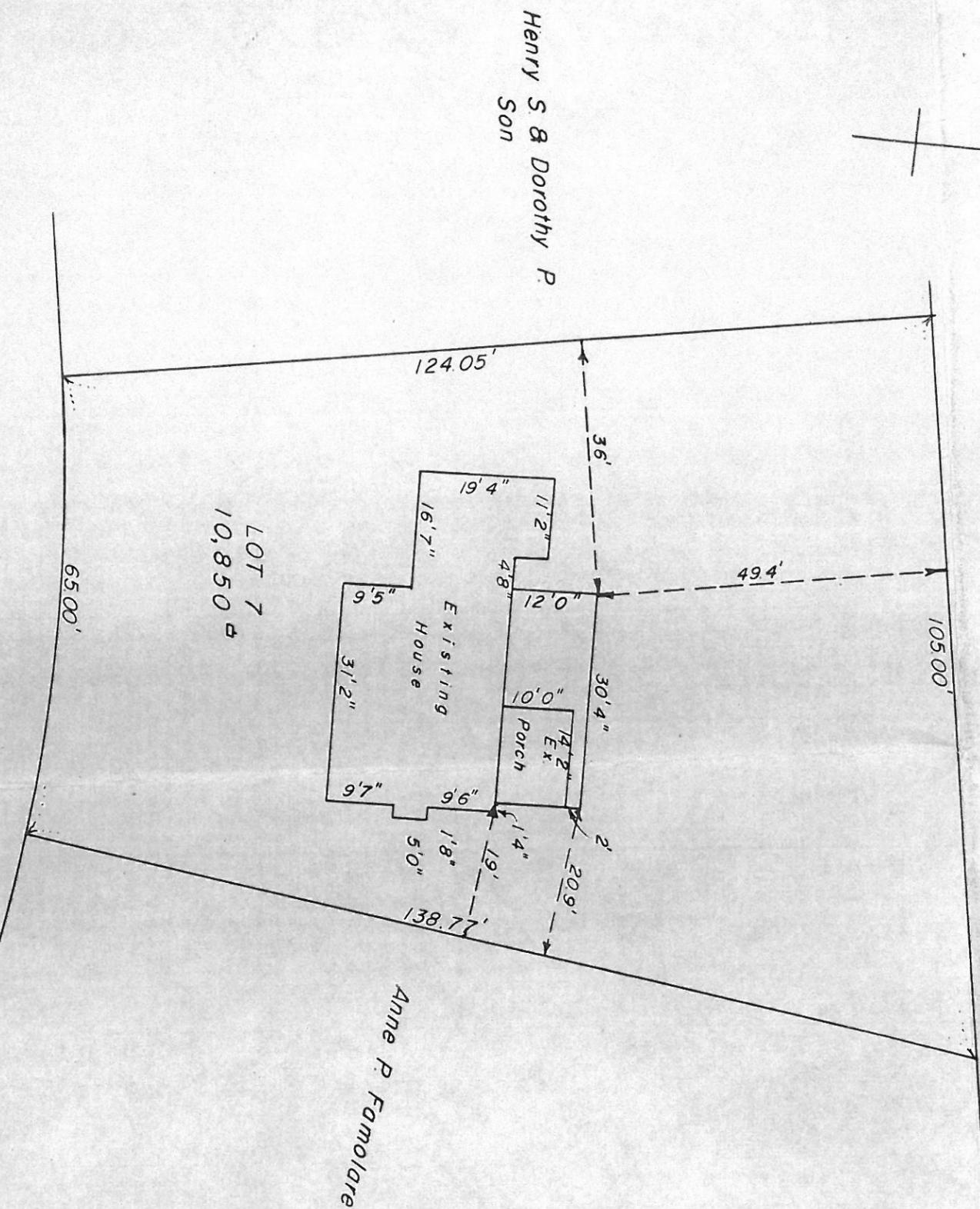

Edward T. Kilmain

Filed with Town Clerk 7/19/66



Robert C. & Ethel L.
Lucas

Edward P. & Violet I.
Loring



Henry S. & Dorothy P.
Son

Anne P. Famolare

GARRISON
ROAD

Approved by:
Wellesley Board of Appeals

Date: _____

Plan of Land in Wellesley, Mass.

Scale 1"=20'

June 10, 1966



Plan by

MaccCarthy Engineering Service Inc. Natick, Mass.