

TOWN OF WELLESLEY



MASSACHUSETTS

BOARD OF APPEAL

RICHARD O. ALDRICH
DANA T. LOWELL
F. LESTER FRASER

KATHARINE E. TOY, CLERK
TELEPHONE
235-1664

Petition of Frances R. Luttman-Johnson

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 8:00 p.m. on November 9, 1966, on the petition of Frances R. Luttman-Johnson, requesting a special exception from the terms of Section XIX of the Zoning By-law which will permit her to construct an addition on the front of the dwelling at 71 Parker Road with a side yard less than the required twenty feet.

On October 27, 1966, the petitioner filed a request for a hearing before this Board and thereafter due notice of the hearing was given by mailing and publication.

The petitioner spoke in support of her petition at the hearing.

Statement of Facts

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The house involved was built in 1939 on a lot of land containing 13,290 square feet. It is located within a Single-residence District requiring a minimum lot area of 10,000 square feet.

The petitioner seeks permission to construct a bay window on the front of her dwelling which, if built, will lie only 12.5' from the westerly side lot line rather than the required twenty feet. It is proposed to convert the existing attached garage into a bedroom-living room combination, and in accomplishing this alteration, the garage door is to be removed and replaced by the proposed bay window. The petitioner stated that it has become necessary to bring her elderly mother to live with her and she will have to provide a sitting-room-bedroom combination and lavatory on the first floor. The proposed window will extend out only 24 inches and should greatly improve the appearance of the house. The existing dwelling is twelve feet from the westerly side line and the proposed window, if built, will be 12.5' from the same line. The present garage was said to have no value as a garage as it is too small to accommodate the petitioner's car, and she now has to leave it in the driveway. A plot plan was submitted drawn by Gleason Engineering Co., dated September 15, 1966, which showed the existing dwelling and the proposed bay window.

Decision

The Board finds that the facts in this case satisfy the conditions set forth in Section XIX of the Zoning By-law on which the Board's authority to grant a special exception to this by-law depends. The lot is a rectangular-shaped lot with a width of only 80' and the dwelling is located only twelve feet from the lot side line on the side where the bay window is to be constructed. Construction of accommodations of the type needed would not be practically feasible on the other side of the dwelling where there is a larger side yard. Compliance, therefore, with the side yard requirement of twenty feet is impracticable because of the shape of the remaining lot resulting from the construction of the dwelling in its present location thereon. The lot was held of

record on April 1, 1940 under a separate and distinct ownership from adjacent lots.

It is the unanimous opinion of this Board that the requested exception will not injure the neighborhood and permission is granted to construct the proposed bay window as shown on the plan submitted and on file with this Board and the Building Inspector is hereby authorized to issue a permit for the construction of such addition.

Richard O. Aldrich
Richard O. Aldrich

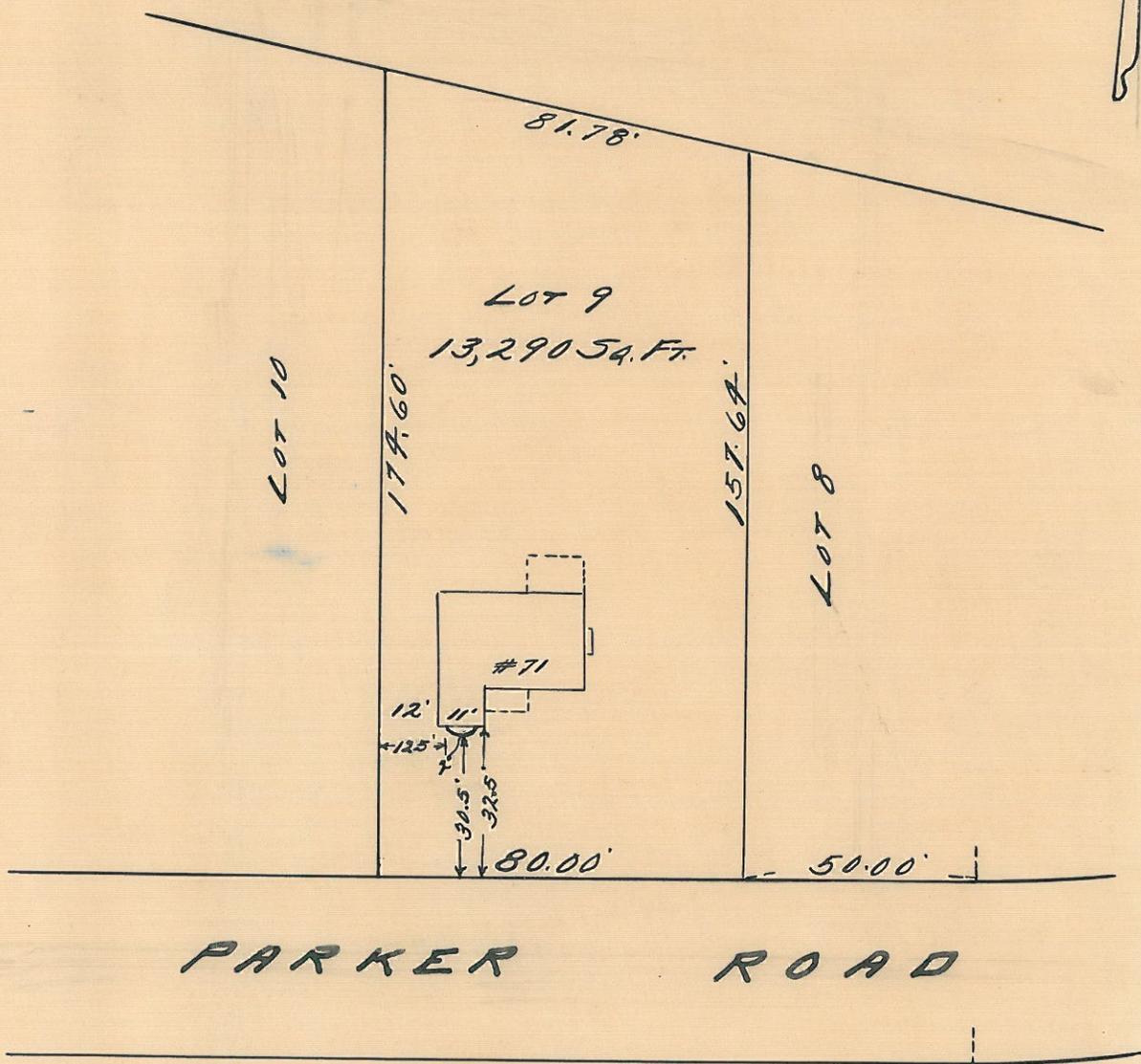
Dana T. Lowell
Dana T. Lowell

F. Lester Fraser
F. Lester Fraser

Filed with Town Clerk _____

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TOWN CLERK'S OFFICE
WELLESLEY, MASS.

PLAN OF LAND
IN
WELLESLEY, MASS.
OWNED BY
FRANCES R. LUTTMAN-JOHNSON
SCALE 40 FEET TO AN INCH
SEPTEMBER 15, 1964.
GLEASON ENGINEERING COMPANY



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