

TOWN OF WELLESLEY



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WELLESLEY, MASS.

67-34

BOARD OF APPEAL

1967 AUG 15 PM 4:35

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

KATHARINE E. TOY, CLERK  
TELEPHONE  
235-1664

Petition of Joseph P. and Dierdre M. Herlihy

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 June 22, 1967, on the petition of Joseph P. and Dierdre M. Herlihy, requesting an exception from the terms of Section XIX, Yard Regulations, of the Zoning By-law, which will permit them to enclose and extend an existing porch on the side of their dwelling at 59 Windsor Road with a side yard less than the required twenty feet.

On June 1, 1967, the petitioners filed their request for a hearing before this Board and thereafter due notice of the hearing was given by mailing and publication.

Joseph P. Herlihy spoke in favor of the request at the hearing.

Statement of Facts

The dwelling involved is located within a Single-residence District requiring a minimum lot area of 20,000 square feet and was built in 1928, prior to the enactment of the by-law requiring a twenty-foot side yard.

The petitioners seek permission to enclose the existing porch on the side of their dwelling and to construct an addition 5' x 8' at the rear of the porch. The existing porch is 8' x 13' and lies 14' from the westerly lot side line and the proposed addition, if built, will not encroach any closer to the line than the existing porch. It was explained that the rooms in the house are small and the petitioners have a need for an additional room for the children which the proposed enclosure will provide.

A plot plan was submitted which showed the existing dwelling as well as the proposed addition. Said plan was drawn by Gleason Engineering Company and dated May 25, 1967.

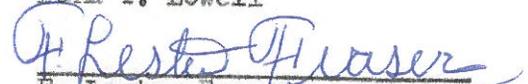
Decision

The Board has taken a view of the locus, and in its opinion, the proposed porch enclosure and addition will not prove detrimental to the public good nor derogate from the intent or purpose of the by-laws. The lot is narrow having a width of only 75' which makes compliance with the requirements of Section XIX of the Zoning By-law impracticable because of the width and shape of the lot, which was held of record on April 1, 1940 under a separate and distinct ownership from adjacent lots. It is the feeling of this Board that there is a real need for the proposed room which the enclosure and addition will provide and that said enclosure will improve the appearance of the house.

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

  
Richard O. Aldrich

  
Dana T. Lowell

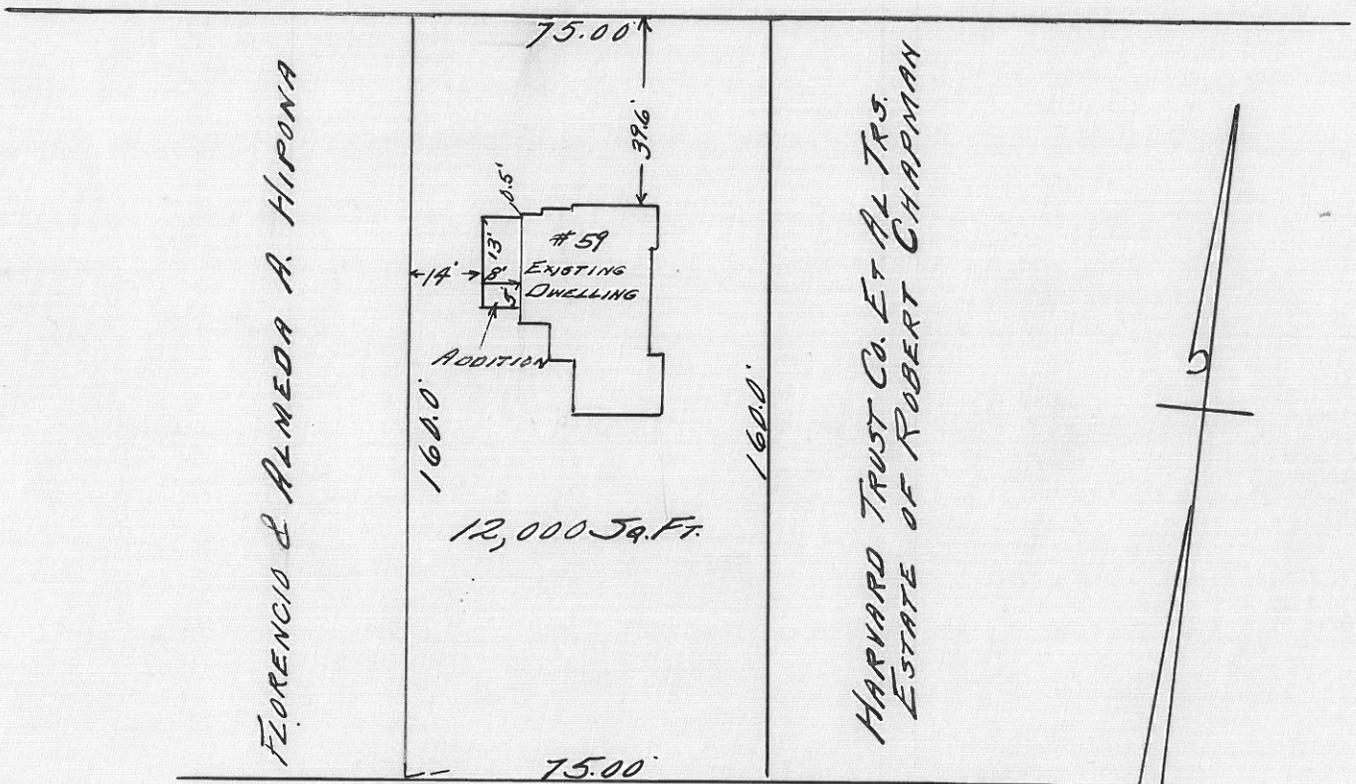
  
F. Lester Fraser

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

1987 AUG 15 PM 4:35  
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PLAN OF LAND  
IN  
**WELLESLEY, MASS.**  
OWNED BY  
**JOSEPH P. & DEIRDRE M. HERLIHY**  
SCALE 40 FEET TO AN INCH  
MAY 25, 1967.  
GLEASON ENGINEERING COMPANY

**WINDSOR ROAD**



TOWN OF WELLESLEY