

69-4

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 John P. and Janice F. Salvi

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 8:15 p.m. on January 30, 1969, on the petition of John P. and Janice F. Salvi, requesting a special exception from the terms of Section XIX of the Zoning By-law which will permit them to construct an addition on the side of their dwelling at 4 Strathmore Road with a side yard less than the required twenty feet.

On January 15, 1969, the petitioners filed their request for a hearing before this Board and thereafter due notice of the hearing was given by mailing and publication.

C. Joseph Grignaffini, 16 Fells Circle, spoke for the petitioners and explained the need for their request.

A letter favoring the request was received from John T. Gorman, 255 Weston Road.

Statement of Facts

The house involved was built in 1930, prior to the enactment of Section XIX of the Zoning By-law requiring a minimum twenty-foot side yard and is located within a single-residence district requiring a minimum lot area of 10,000 square feet.

The petitioners seek permission to construct an addition on the easterly side of their dwelling which will provide a mud room, lavatory, laundry and one-car garage. It is to be 24' x 25' and, if built, will lie 13' from the lot side line at the nearest point. A plot plan drawn by Gleason Engineering Company, dated December 3, 1968, was submitted at the hearing.

It was explained that the petitioners now have a detached garage which is too small to accommodate a modern automobile. If permission is granted for the proposed addition, the existing garage will be removed. The easterly lot line abuts a thirty-foot right-of-way so that there will be considerable space between the proposed addition and the dwelling on the next lot. The petitioners feel that there is a real need for the proposed addition which should be attractive and an improvement to the neighborhood.

Decision

The Board has carefully studied the plans submitted and has taken a view of the locus.

In its opinion the proposed addition will not prove detrimental to the neighborhood, nor create any crowded or congested appearance as the

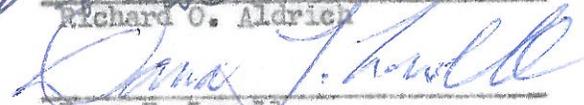
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petitioners' easterly side line abuts a right-of-way which will provide ample open space between the two dwellings.

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 is narrow with a width of only eighty feet, which makes compliance with the Law impracticable if an appropriate addition is to be made to the house. The lot was held under separate and distinct ownership from adjacent lots on April 1, 1940.

For these reasons, the Board grants the requested exception which will permit the construction of the proposed addition as shown on the plan submitted and on file with this Board and the Inspector of Buildings is hereby authorized to issue a permit for the construction of such addition.


Richard O. Aldrey


Dana T. Lowell


F. Lester Fraser

Filed with Town Clerk _____

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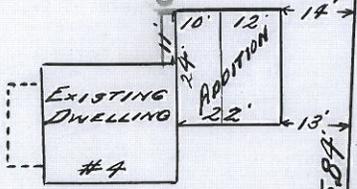
PLAN OF LAND
 IN
WELLESLEY, MASS.
 OWNED BY
JOHN P. & JANICE F. SALVI
 SCALE 40 FEET TO AN INCH
 DECEMBER 3, 1968.
 GLEASON ENGINEERING COMPANY



RUTH K. MURRAY

EDWIN & SABINA NURCZYNSKI

HERBERT A. & MARY I. TEMPONE

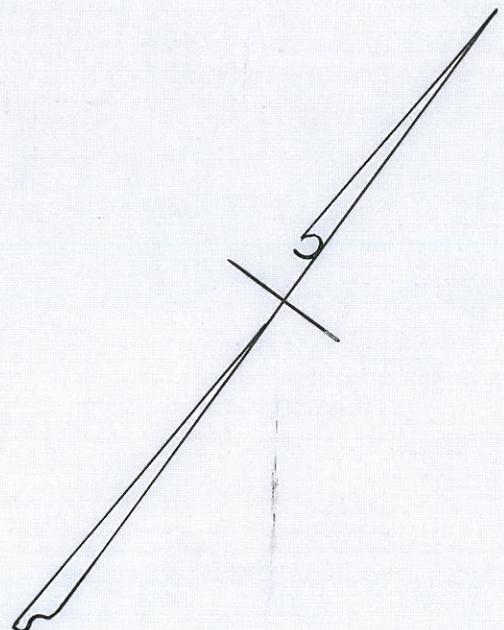


WILLIAM L. & BEVERLY J. MURPHY

LILLIANA & JOAN E. GOLDSBERRY

WESTON ROAD

STRATHMORE ROAD



25.06' 78.01' 91.68' 72.42' 95.89' 30.19' 80.00' R=424.23'