



BOARD OF APPEAL

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

KATHARINE E. TOY, CLERK
TELEPHONE
235-1664

Petition of William C. Kohlbrenner

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 8:20 p.m. on October 30, 1969, on the petition of William C. Kohlbrenner, requesting an exception from the terms of Section XIX of the Zoning By-law which will permit the construction of an addition on the rear of the dwelling at 9 Fuller Road with a side yard less than the required twenty feet.

On October 4, 1969, the petitioner filed his 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 the request at the hearing.

Statement of Facts

The house involved which was built in 1932, prior to the enactment of the Zoning By-law requiring a twenty-foot side yard, is located within a Single-residence District requiring a minimum lot area of 10,000 square feet.

The petitioner seeks permission to construct a one-story addition approximately 12' x 22' on the rear of his dwelling which is designed to provide an entranceway, mudroom and family room. It was alleged the proposed mudroom will reduce the traffic through the house and the family room will provide the additional space needed by the petitioner's growing family. The addition cannot be moved away from the lot line any farther, it was stated, without blocking the living room window and thus losing light from the room. It appears, therefore, because of the plan of the house and the shape of the lot it is not feasible to construct the desired addition in any other economic and practical manner.

The proposed addition, if built, will lie ten feet from the boundary line on the easterly side; it will set back two feet from the rear corner of the house which is also ten feet from the boundary line at the nearest point.

A plot plan was submitted, drawn by Gleason Engineering Company, dated September 5, 1969, which showed the existing dwelling on the lot and the proposed addition.

Decision

The Board finds that a real need exists for the proposed addition and that the facts 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.

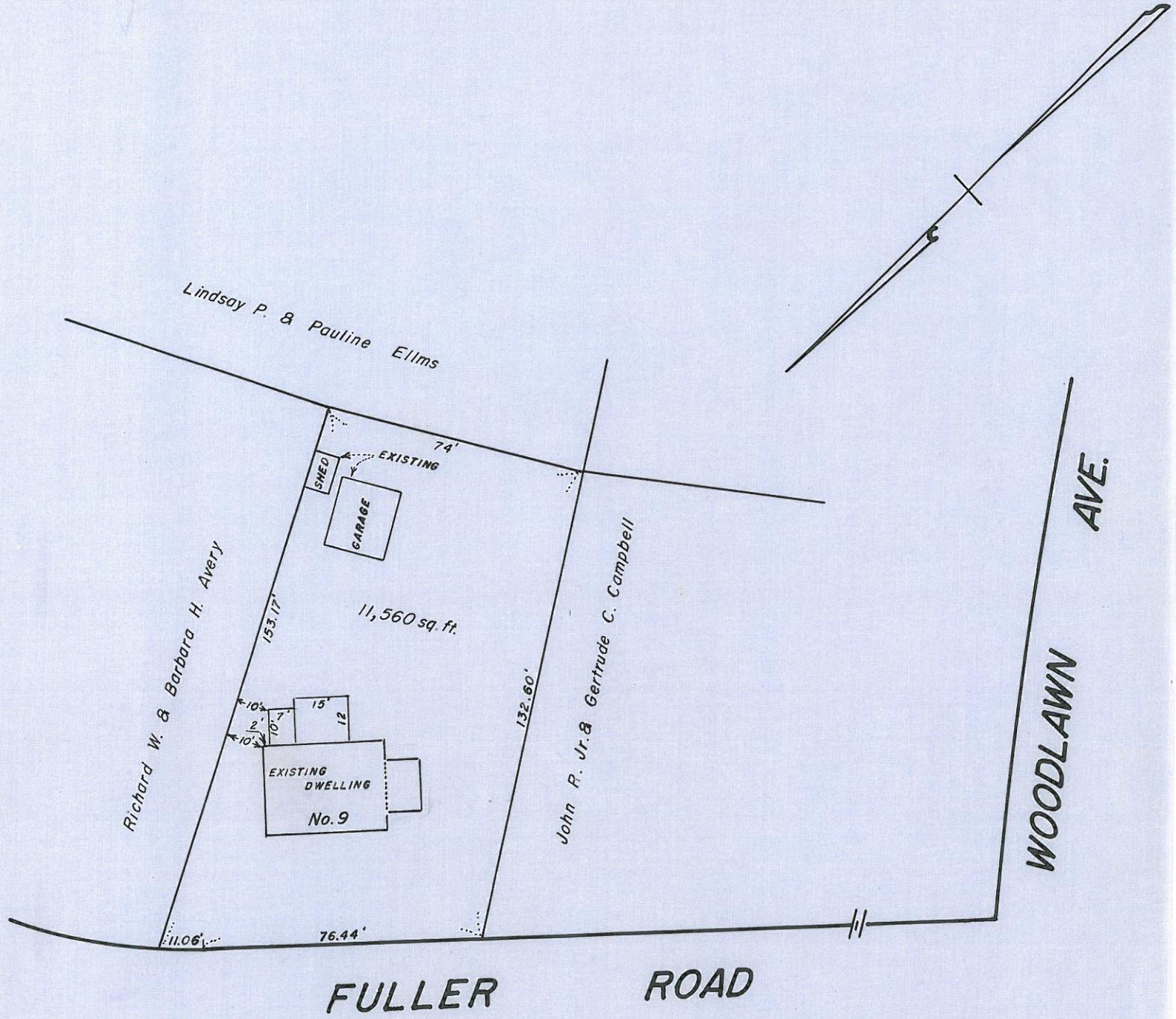
While the lot contains 11,560 square feet, it is narrow and the house is so situated on it that compliance with the law is impracticable if an appropriate addition is to be made to the house. The lot was held under separate and distinct ownership from adjacent lots on April 1, 1940. The house on the adjoining lot on the easterly side is approximately thirty-eight feet from the boundary line, therefore, it is the opinion of this Board that the proposed addition will not prove detrimental to the neighborhood or substantially derogate from the intent or purpose of the by-law.

Accordingly, the requested exception is granted for the proposed addition in accordance with the plan submitted and on file with this Board.

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
SPRINGFIELD
JAN DEC 1 AM 3:12



PLAN OF LAND
 IN
WELLESLEY, MASS.
 OWNED BY
WILLIAM C. KONLBRENNER

Scale 40 feet to an inch
 September 5, 1969
 Gleason Engineering Company