

71-18

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 Helen H. Savory

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 8:25 p.m. on March 25, 1971, on the petition of Helen H. Savory, requesting a special exception from the terms of Section XIX of the Zoning By-law which will permit her to enclose the existing porch on the side of her dwelling at 79 Whittier Road, which stands in violation of Section XIX of the Zoning By-law requiring a twenty-foot side yard.

On March 9, 1971, the petitioner filed her request for a hearing before this Board and thereafter due notice of the hearing was given by mailing and publication.

Richard E. Savory spoke in support of the request at the hearing.

No objections were made to the granting of the request.

Statement of Facts

The dwelling involved is located within a single-residence district, requiring a minimum lot area of 15,000 square feet. The house was built in 1932, prior to the effective date of the Zoning By-law requiring twenty-foot side yard.

The petitioner seeks permission to enclose an existing porch on the southerly side of her dwelling in order to make a year-round room. The porch at present is in need of repair and it is her desire to install sliding glass doors and windows on two sides; the front of the porch was fully enclosed when the house was built so that the only change necessary on the front will be to replace the existing triple window with a new unit.

The porch is approximately 10' x 17' and lies 15' from the lot line on the southerly side. A plot plan was submitted drawn by John Tulloch, Civil Engineer, Dedham, Mass., dated March 4, 1971, which showed the existing dwelling on the lot.

Decision

It is the opinion of this Board that a real need exists for the porch involved to be repaired and the proposed enclosure appears to be a feasible way in which to do it. Although the lot is rectangular in shape it is only 90' in width and due to the size of the house and its location on the lot, it would not be possible to construct an addition of any reasonable size elsewhere on the dwelling which would comply with the existing Zoning By-law and tie into the room arrangement of the house. Compliance, therefore, with the requirements of Section XIX of the Zoning By-law is impracticable because of the width and shape

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of the lot which was held of record on April 1, 1940, under a separate and distinct ownership from adjacent lots. The facts, in this case, therefore, 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 restriction of the Zoning By-law.

It is the further opinion of this Board that the proposed enclosure of the porch will improve the appearance of the property and enhance the neighborhood.

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

*Richard O. Aldrich*  
Richard O. Aldrich

*Sana T. Lowell*  
Sana T. Lowell

*F. Lester Fraser*  
F. Lester Fraser

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

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For lot See plan dated Oct. 23, 1931  
by Gleason Engineering Corp.  
LCC 7129<sup>F</sup>

John E. Bigelow  
Claudette R. Bigelow  
LOT 217

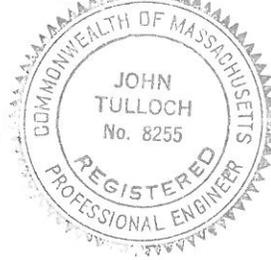
Helen H. Savory  
LOT 216

Barbara N. Richardson  
LOT 215



WHITTIER

RD



*John Tulloch*  
Civil Engineer and Land Surveyor

Plot Plan

WELLESLEY, MASS

PILLING ENGINEERING CO., INC.  
CONSULTING ENGINEERS  
26 NORFOLK ST., DEDHAM, MASS.

DATE March 4, 1971

SCALE 1" = 40'

ROLL NO. 31-17