



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

BOARD OF APPEAL

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 TOWN CLERK'S OFFICE  
 WELLESLEY MASS.  
 Nov 16 4 26 PM '72

KATHARINE E. TOY, CLERK  
 TELEPHONE  
 235-1664

Petition of William J. Chaisson

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 September 28, 1972, on the petition of William J. Chaisson, requesting an exception from the terms of Section XIX of the Zoning By-law which will permit the construction of a room over the existing porch on the side of his dwelling at 26 Donazetti Street which is located less than the required twenty feet from the side lot line.

On September 8, 1972, the petitioner requested 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 was built prior to the enactment of the Zoning By-law requiring a twenty-foot side yard, and is located within a Single-residence District requiring a minimum lot area of 10,000 square feet.

The petitioner seeks permission to construct a bedroom above the existing porch which is located on the northerly side of the dwelling 19.6' from the lot line. The proposed addition, if built, will not extend any closer to the lot line than the existing porch, but will extend upward. The need for the additional bedroom was stressed for the petitioner's family, and it was felt, that the proposed addition would not prove detrimental in any way to the neighborhood.

A plot plan was submitted, drawn by R. J. Farnham, C. E., dated April 1923, which showed the existing dwelling on the lot.

Decision

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 restriction of the Zoning By-law.

The house was built prior to the enactment of the side yard requirement and was held of record on April 1, 1940, under a separate and distinct ownership from adjacent lots. The lot is narrow, its width being only 60', with the dwelling being located 15.0' from the southerly side line and 19.6' from the northerly side line. It would not be possible, therefore, to construct an addition on either side without encroaching into the side yards. Compliance, therefore, with the side yard restrictions is impracticable because of the width of the lot.

It is the feeling of this Board that there is a real need for the proposed bedroom which the addition will provide and that said addition will not prove detrimental to the property involved or the surrounding neighborhood.

Accordingly, the requested exception is granted and the Inspector of Buildings is authorized to issue a permit for the proposed addition as shown on the plan submitted and on file with this Board.

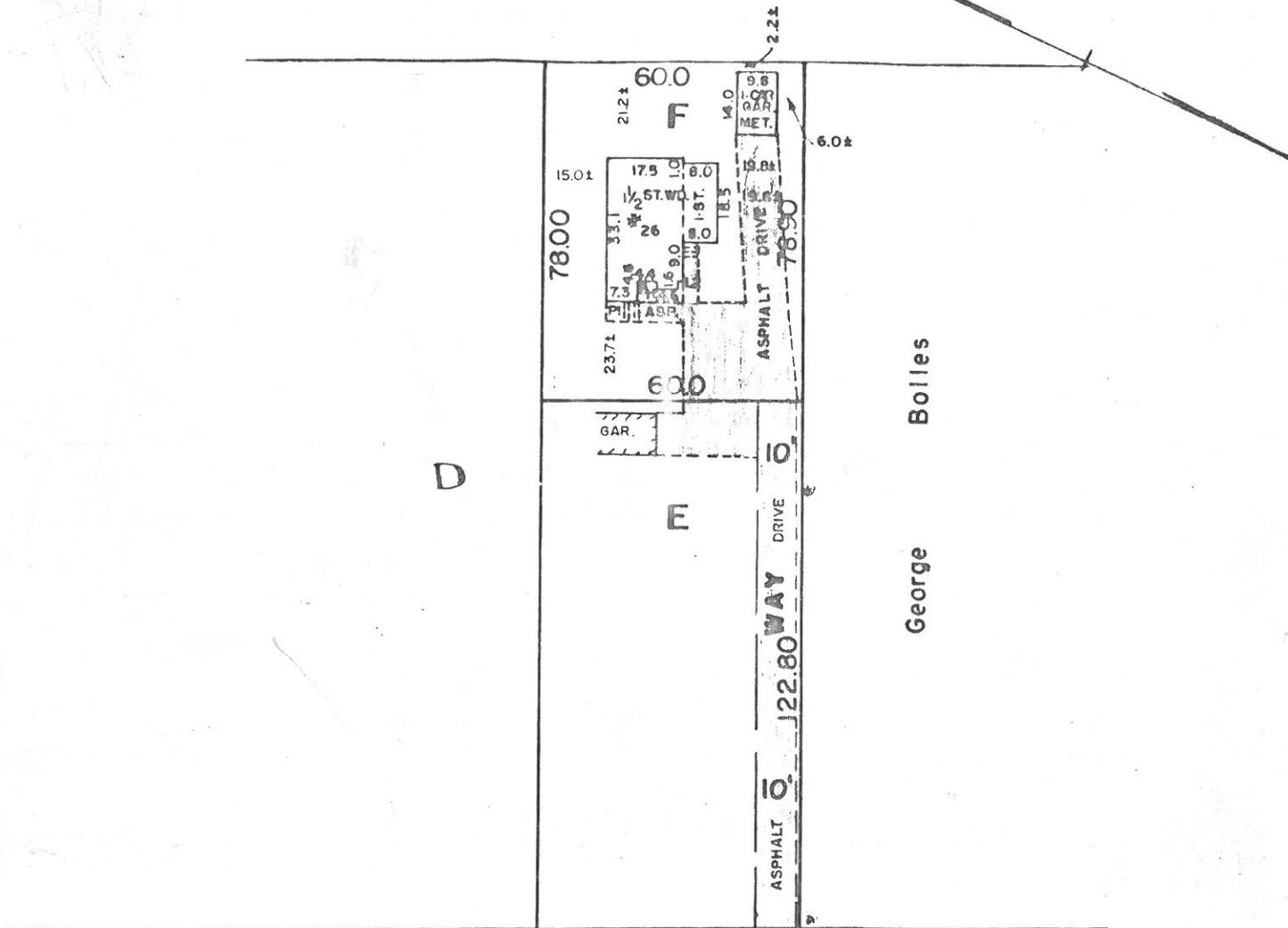
Richard O. Aldrich  
Richard O. Aldrich  
Dana T. Lowell  
Dana T. Lowell  
F. Lester Fraser  
F. Lester Fraser

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

APR 12 4 10 PM '15  
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Joseph

Tailby



← 860.± to LINDEN ST.

# DONAZETTI ST.

## MORTGAGE SURVEY PLAN

Location **WELLESLEY**

Scale 1 in. = 40 ft. Date Dec. 8, 1969

Plan reference: Being lot F on plan by  
 R. J. Farnham, C.E. dated April 1923.

Recorded in Land Court as Plan No.  
 1276<sup>C</sup>. Filed with Cert. No. 6560.

Vol. 33.

JOSEPH SELWYN, Civil Engineer  
 14 Linden Avenue, Belmont

I hereby certify that the building shown on this plan is located on the ground as shown thereon and that it conforms to the zoning and building laws of the town of Wellesley when constructed and to restrictions on record.

*Joseph Selwyn*

This plot plan was not made from an instrument survey and is drawn for the use of the mortgagee, for mortgage purposes only.