



BOARD OF APPEAL

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

KATHARINE E. TOY, CLERK
 TELEPHONE
 235-1664

Petition of Joseph J. and Andrea Guarnieri

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 8:35 p.m. on September 28, 1972, on the petition of Joseph J. and Andrea Guarnieri requesting a special exception from the terms of Section XIX of the Zoning By-law which will allow them to construct an addition on the rear of their dwelling at 15 Oak Street with a side yard less than the required twenty feet. Said request was made under the provisions of Section XIX of the Zoning By-law.

On September 11, 1972, the petitioners requested a hearing before this Board and thereafter due notice of the hearing was given by mailing and publication.

Joseph J. Guarnieri spoke in support of the request at the hearing.

Statement of Facts

The house involved was built in 1953, under a special exception granted by the Board of Appeal allowing it to be constructed with a side yard of sixteen feet. It is located within a Single-residential District requiring a minimum lot area of 10,000 square feet.

The petitioners seek permission to construct an addition 13' x 24' on the rear of their dwelling which will provide a bedroom and family room. The house now has only two bedrooms on the second floor with three of the petitioners' children occupying one of the bedrooms. It is the desire of the petitioners to provide a separate bedroom for one of their children which the proposed addition will do if permission is granted. It was explained that due to the width of the lot it is not possible to construct an addition of practical size and comply with the Zoning By-law. It was further explained that the proposed addition, if built, will not encroach into the present side yard, but will continue the existing line of the house.

A plot plan was submitted drawn by Alexander Crucoli, Land Surveyor, dated September 9, 1972, which showed the existing dwelling on the lot as well as the proposed addition. A plan was also submitted which showed the elevations and floor layout of the proposed addition. Said plan was drawn by G. Joseph Grignaffini, Wellesley, dated September 25, 1972.

Decision

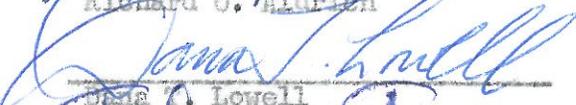
The Board has made a careful study of the facts in this case and has taken a view of the locus. It is the opinion of this Board that a real need exists for the additional space which the proposed addition will provide, and that the proposed construction will not reduce the value of any property within the district or otherwise injure the neighborhood.

The lot is narrow, having a width of only 60', which makes compliance with the requirement of Section XIX of the Zoning By-law impracticable because of its width and shape. It was held of record on April 1, 1940, under a separate and distinct ownership from adjacent lots. Therefore, the facts in this case

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


Richard O. Aldrich


Dana A. Lowell


F. Lester Fraser

Filed with Town Clerk _____

Oct 31 11 24 AM '35
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TOWN CLERK'S OFFICE
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PLAN OF LAND
IN
WELLESLEY — MASS

Belonging To

Joseph and Andrea Guarnieri

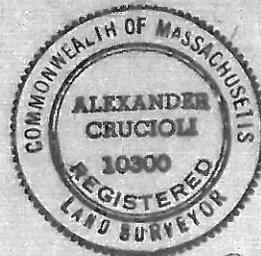
Scale: 1" = 40'

SURVEYOR

September 9, 1972.

Alex. Cruciole
57 Winthrop Rd.

Chelsea, Mass.



Alexander Cruciole

