



ZONING BOARD OF APPEALS

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 FRANKLIN P. PARKER
 WILLIAM E. POLLETTA
 FRANCIS L. SWIFT
 HENRY H. THAYER

KATHARINE E. TOY
 Administrative Secretary
 Telephone
 235-1664

Petition of Carol S. Glenn

Pursuant to due notice, at 8:25 p.m. on Thursday, September 8, 1977, the Zoning Board of Appeals held a public hearing in the hearing room on the second floor of the Town Hall to hear the petition of Carol S. Glenn, requesting a variance from the terms of Section XIX of the Zoning By-law, which would allow the construction of an attached garage on the side of the dwelling at 10 Shadow Lane with a side yard less than the required twenty feet and the enclosure of the front entrance porch which stands less than the required thirty feet from the street line. Said request was made under the provisions of Section XXIV-D of the Zoning By-law.

STATEMENT OF FACTS

The property at 10 Shadow Lane lies within a 10,000 square foot minimum area zoning district. The Board has viewed the premises and the surrounding neighborhood. With respect to the type and size of the dwelling house and the shape and topography of the lot, the petitioner's property seems quite similar to others in the neighborhood.

The petitioner has been recently widowed. She owns two cars, of which one is a 1928 Ford which belonged to her late husband. Her house has a single-car garage. She keeps the antique car in the garage so as to protect it. Her regular car must, therefore, remain outside. If the garage is enlarged to accommodate both cars and the enlargement occurs on the side of the present garage, the resulting structure will be set back (according to the plan filed with the petition) an average of eleven feet from the lot sideline instead of the required twenty feet.

With respect to the proposed new front entrance, the Board finds from an examination of the plan filed with the petition that the present set-back of the front wall of the house from the sideline of Shadow Lane averages thirty feet, the required minimum. The proposed new front entrance is, according to the plan, an approximately 26-1/2 square foot addition which would extend to a line parallel and about 25 feet back (south) from the southerly sideline of Shadow Lane.

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Petitioner testified that the present front door opens directly onto the living room. There is no enclosed area in which deliveries may be left if the petitioner is not at home or, if at home, does not wish to admit the person making the delivery.

DECISION

We do not find that the inability to add on to the side of the garage (absent a variance) is a substantial hardship. There is room behind the existing garage to add an extension so that two cars could be parked in tandem. Admittedly, such an arrangement is not as convenient as a side-by-side garage. However, since the 1928 Ford is not routinely used for transportation, but is being preserved, it, rather than the regular family car, can be the vehicle parked in the innermost part of the garage.

Accordingly, the Board (William ^F Cullinane, William O. Hewett and Henry H. Thayer, all voting to deny) denies the petitioner's petition in so far as it relates to the proposed garage.

The proposed new front entrance embodies a requested variance of far smaller scale than that sought for the garage. Also, there is no feasible alternative for a covered entryway other than the building of one within the existing envelope of the house. From an exterior viewing, the house appears to be quite small. An interior entryway would not be feasible.

The Board (William ^F Cullinane, William O. Hewett and Henry H. Thayer, all voting in favor) hereby grants the petitioner's request to add onto the house the proposed addition within the shaded area designated "Prop. Addition 5.0' x 5.3'" on the plan filed with the petition. Minor lateral (east-west) variations from the shaded area shown on the plan are permitted. However, the north side of the exterior of the new entrance shall not be nearer than 24.8 feet from the southerly sideline of Shadow Lane.

William F. Cullinane

William ^F Cullinane

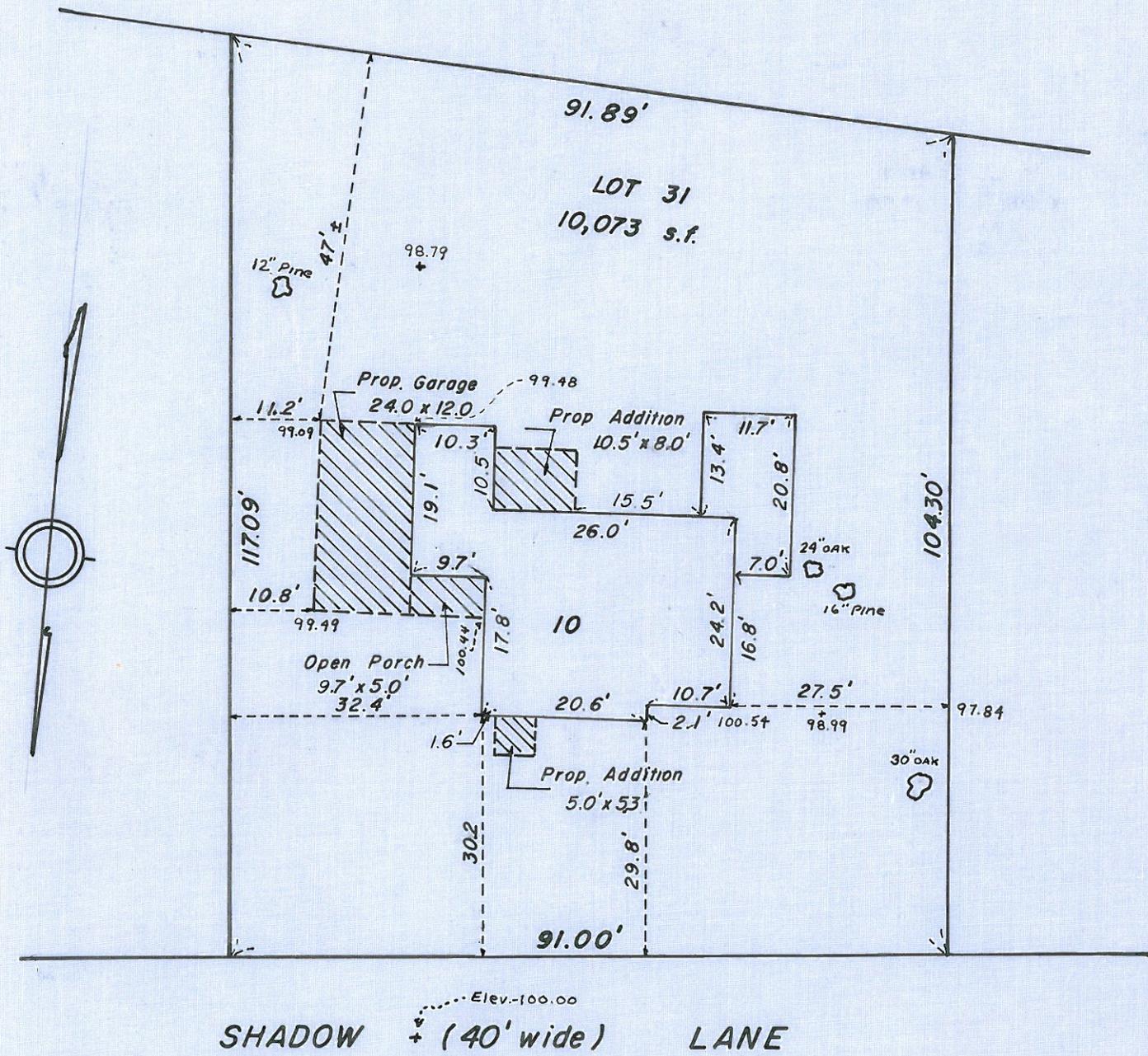
William O. Hewett

William O. Hewett

Henry H. Thayer

Henry H. Thayer

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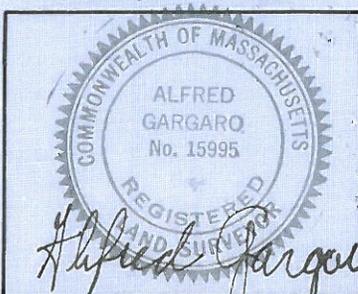


SHADOW + (40' wide) LANE

PLAN of LAND
 in
 WELLESLEY, MASSACHUSETTS
 of
 No. 10 SHADOW LANE
 owned by
 Carol Glenn
 Proposed Garage

August 1, 1977

Alfred Gargaro



Scale: 1" = 20'

Land Surveyor