77-61

TOWN OF WELLESLEY MASSACHUSETTS

ZONING BOARD OF APPEALS

FRANCIS L. SWIFT, Chairman
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Administrative Secretary
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235-1664

Petition of Calla Jean Schaefer

Pursuant to due notice the Permit Granting Authority held a public hearing in the hearing room on the second floor of the Town Hall at 8:15 p.m. on December 15, 1977, on the petition of Calla Jean Schaefer, requesting a variance from the terms of Section XIX of the Zoning By-law which will allow the construction of an addition on the rear of the dwelling at 229 Weston Road with a side yard less than the required twenty feet. Said request was made under the provisions of Section XXIV-D of the Zoning By-law.

On November 30, 1977, the petitioner filed her request for a hearing before this Board and thereafter due notice of the hearing was given by mailing and publication.

The petitioner was represented at the hearing by Claude P. Gentilhomme, brother of the petitioner.

Rodger E. Longley, 65 Leighton Road, favor the granting of the request at the hearing. He felt that the proposed addition would not change the appearance of the house; it would improve the neighborhood as well as be beneficial to the owner.

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Statement of Facts

The house involved is located within a Single Residence District, requiring a minimum lot area of 10,000 square feet. It was built in 1925, on a lot containing 9,428.5 square feet.

The petitioner seeks a variance to construct an addition 8.1' x 16.3', on the rear of her dwelling which, if built, will extend approximately three feet into the restricted side yard area.

It was stated that the proposed addition will provide an eating area in the kitchen, which is now very small, as well as a family room. It was further stated that a permit has been obtained from the Building Inspector to construct the addition to within three feet of the northerly corner of the house, and if the requested variance is granted, the addition can be extended to the end of the house. This will allow for a single roof line across the rear of the house, which it is felt, will not only improve the appearance of the house, but will provide the space needed within the kitchen. The proposed addition, if allowed, will continue the existing line of the house and will be set back 17.1' from the lot line on the northerly side, rather than the required twenty feet.

A plot plan was submitted, drawn by Carmelo Frazetti, Land Surveyor, dated November 10, 1977, which showed the existing house on the lot as well as the proposed addition.

Decision

After a careful study of the plans submitted and a view of the locus, it is the opinion of this Board, that there is a real need for the additional space which the proposed addition will provide and the proposed location appears to be the most practical and feasible way it can be constructed.

The lot is narrow and the house was built on the lot, prior to the enactment of the twenty-foot side yard requirement, only 16.5' from the northerly lot line. Although the proposed addition will continue the line of the house, it will set back approximately one foot due to the angle of the house on the lot.

It is, therefore, the unanimous opinion of this Board that owing to circumstances relating to the width and shape of the lot involved, a literal enforcement of the provisions of Section XIX of the Zoning By-law would involve substantial hardship to the petitioner. It is the further opinion of this Board that desirable relief may be granted without substantial detriment to the public good and without nullifying or substantially derogating from the intent or purpose of the Zoning By-law.

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

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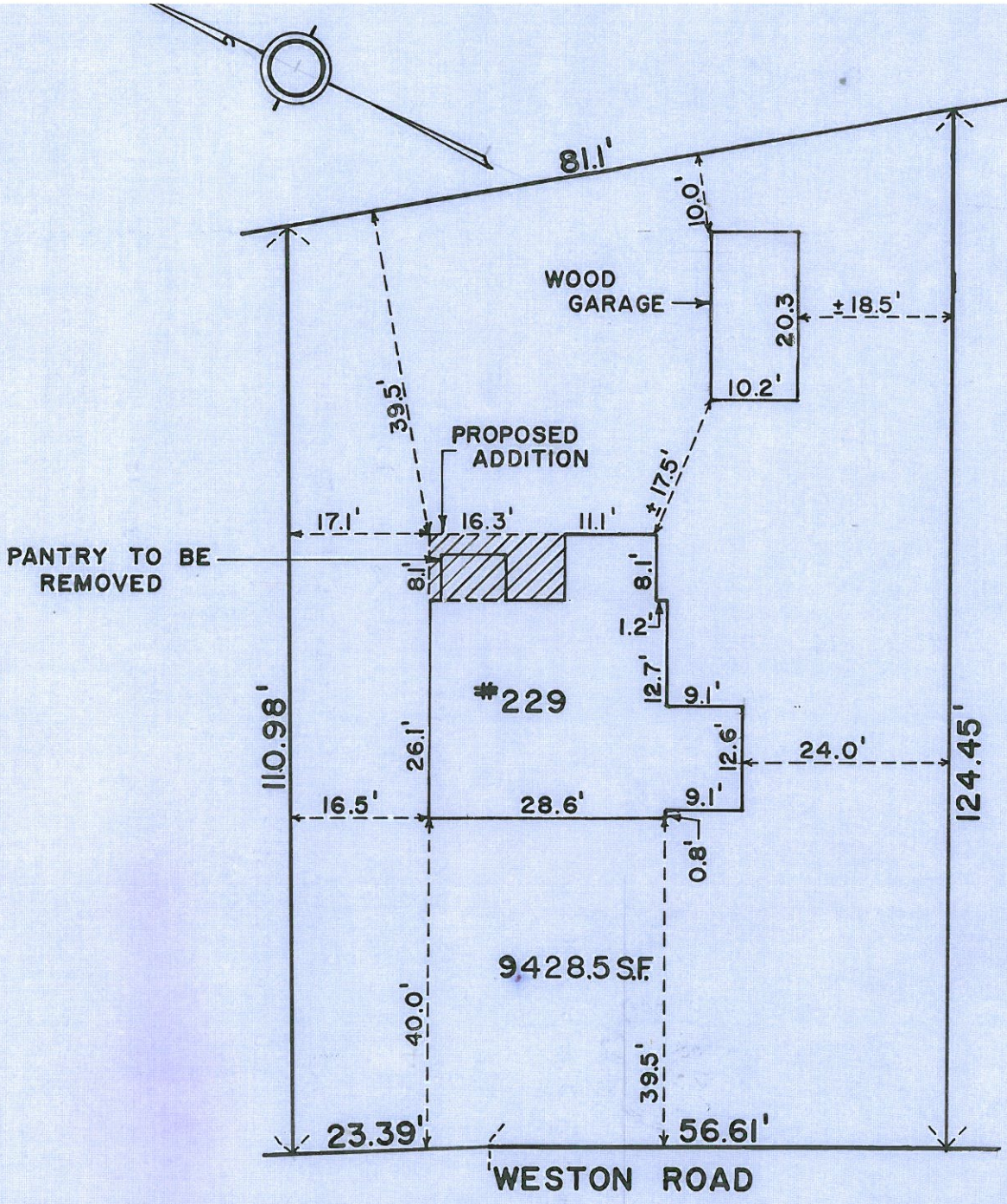
Francis L. Swift

William O. Hewett

William F. Cullinane

Filed with Town Clerk _____

Copies of the decision and all plans referred to in the decision have been filed with the Planning Board and with the Town Clerk.



PLAN of LAND
in
WELLESLEY, MASSACHUSETTS
at
No. 231 WESTON ROAD
owned by
Calla Jean Schaefer
PROPOSED HOUSE ADDITION

November 10, 1977

Carmelo Frazetti

COMMONWEALTH OF MASSACHUSETTS
CARMELO FRAZETTI
No. 8078
REGISTERED
LAND SURVEYOR

Scale 1" = 20'

Land Surveyor