

TOWN OF WELLESLEY



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WELLESLEY, MASS.  
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JOHN L. HAYDEN  
GARRETT S. HOAG  
DANA T. LOWELL

BOARD OF APPEAL

KATHARINE E. TOY, CLERK  
TELEPHONE  
CE. 5-1664

1961 AUG 14 PM 4:14

Petition of Gloria E. Roper

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 8:05 p.m. on June 29, 1961 on the petition of Gloria E. Roper requesting a special exception from the terms of Section 9-C of the Zoning By-law which will permit the construction of an addition on the side of her dwelling at 11 Pickerel Road with a front yard less than the required thirty feet.

At the hearing the petitioner was represented by Hilton O. Roper, husband of the petitioner.

Charles A. Kent, 26 Pickerel Terrace, spoke in favor of the petition.

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 constructed prior to the enactment of the Zoning By-law requiring a thirty-foot front yard and is located within an older neighborhood which has been generally developed by the construction of houses with front yards less than the required thirty feet. The petitioner seeks permission to construct an addition approximately 12' x 27' on the easterly side of her dwelling in order to enlarge an existing bedroom and provide an additional bedroom. The proposed addition, if built, will continue the present line of the front of the building and will lie eighteen feet from Pickerel Road at the nearest point and twenty-two feet from the lot side line. While the proposed addition will continue the present building line, it will be slightly nearer to Pickerel Road than the existing house because of a slight angle of the house to the road. It was pointed out at the hearing that because of the rather steep slope in the rear of the house and the location of the cesspool, it would not be possible to locate the proposed addition in the rear. The house is located only eleven feet from the westerly lot side line, so that the addition could not be located on the opposite side.

A plot plan, drawn by MacCarthy Engineer Service, was submitted, which showed the existing house and proposed addition.

Conclusion

The facts of this case satisfy the conditions set forth in Section 9-C of the Zoning By-law on which the Board's authority to grant a special exception from the application of the front yard restrictions of that section depends. The lot is narrow with a frontage of only 75' and therefore compliance with the requirements of said section is impracticable because of the width, depth and shape of the lot; the house was built approximately forty years ago and the lot was held of record on April 1, 1939 under a separate and distinct ownership from adjacent lots.

In our opinion the requested exception will not injure the neighborhood, therefore, the requested exception is authorized and the issuance of a permit for the proposed addition in accordance with the plan submitted and on file with this Board is hereby directed.

*Garrett S. Hoag*  
Garrett S. Hoag

*Dana T. Lowell*  
Dana T. Lowell

*F. Lester Fraser*  
F. Lester Fraser

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

JAN 14 1961

WELLESLEY MASS.  
TOWN CLERK'S OFFICE  
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Address: 11 PICKEREL RD

Permit Number: 14208

Date: 8/15/1961

back scan image

**SURVEY RECORD**

Permit No. 14208

Street PICKEREL ROAD No. 11

Builder KOPER

Address PICKEREL RD.

Owner KOPER

Address PICKEREL RD.

Building dimensions 23'-6" x 27'-0"

Distances:

Adjoining Bldgs.....

Center of street 30'

Front Yard 20' Rear Yard.....

Side Yard 11' Side Yard.....

Area of Lot 7292 sq ft

COMPLETE INSTRUCTIONS ON REVERSE SIDE  
OF DUPLICATE COPY

ORIGINAL

Signed By R. E. McCarthy  
Registered Engineer or Surveyor

Date 9/5/61 Address No York

**PLOT PLAN**

OK  
8/11  
H.T.B.

200' TO PICKEREL RD.

PICKEREL ROAD

MORSE'S POND

LOT # 125

LOT # 126, 127 & 128  
7090 sq ft

EXIST. BLDG.  
27'-0" x 23'-6"

LOT # 129

42.4'

716'

22'

18'

30'

75.0'

99.6'

28.4'

11'

20'

11'

23'-6"

27'-0"

ROBERT  
McKENNETH  
REGISTERED  
ENGINEER & SURVEYOR  
#2132