



BOARD OF APPEAL

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

KATHARINE E. TOY, CLERK
TELEPHONE
235-1664

Petition of Helen A. Howe

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 8:25 p.m. on March 23, 1972, on the petition of Helen A. Howe, requesting a special exception 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 22 Seaver Street with a side yard less than the required twenty feet.

On February 29, 1972, the petitioner filed her request for a hearing before this Board and thereafter due notice of the hearing was given by mailing and publication.

Arthur T. Howe, husband of the petitioner, spoke in support of the request at the hearing.

Alice Fitzpatrick, 30 Seaver Street, spoke in favor of the request. She stated that there is a great need for the proposed addition.

The Planning Board in its report suggested that the proposed addition could be constructed on the side of the dwelling adjoining the vacant lot and provide adequate side yard without approval of the Board of Appeal.

No objections were received to the granting of the request.

Statement of Facts

The house involved was built in 1924, prior to the enactment of the side yard requirement, on a lot containing 8,937 square feet, 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 one-story addition on the rear of her dwelling which will provide a lavatory. At present there is a small entrance leading into the rear of the house and it is the desire of the petitioner to construct an addition approximately 4' x 4' to the entrance porch. If built, the addition will extend 3.25' beyond the line of the house and 17.40' from the detached garage on the property rather than the required twenty feet. The entire enclosure will be approximately 9' x 9.75'.

It was stated at the hearing that there is an urgent need for a downstairs lavatory which the proposed addition will provide, as the petitioner, who is returning from a nursing home shortly, will be confined to the first floor of her home.

A plot plan was submitted, drawn by Alexander Crucoli, Surveyor, dated January 5, 1972, which showed the dwelling and garage on the lot as well as the proposed addition.

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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 that Section. The lot is small with a depth of only 75' on the northerly side and 100' on the southerly side, which makes compliance with the law impracticable if the addition is to be made in the location needed because of the shape of the lot and the location of the existing garage on the lot. The lot was held under separate and distinct ownership from adjacent lots on April 1, 1940.

The Board feels that there is a need for the proposed addition and the plan submitted appears to be the only practical way to take care of the petitioner's needs.

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

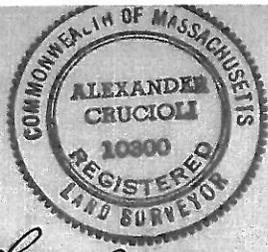
Philip H. R. Cahill
 Philip H. R. Cahill

Dana T. Lowell
 Dana T. Lowell

F. Lester Fraser
 F. Lester Fraser

Filed with Town Clerk _____

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PLAN OF LAND
IN
WELLESLEY-MASS.

Owned By
HELEN A HOWE

Scale: 1" = 40'
SURVEYOR

JAN. 5, 1972.
Alex. Crucoli
57 Winthrop Rd.
Chelsea, Mass.

Alexander Crucoli

SEAVER ST.

FRAMAR RD

