



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

BOARD OF APPEAL

KATHARINE E. TOY, CLERK
 TELEPHONE
 235-1664

Petition of Alfred J. Perani, Jr.

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 August 17, 1972, on the petition of Alfred J. Perani, Jr., requesting a special exception from the terms of Section XIX of the Zoning By-law which will allow him to construct an addition on the rear of his dwelling at 68 Martin Road with side yards less than the required twenty feet.

On August 1, 1972, the petitioner requested a hearing before this Board and thereafter due notice of the hearing was given by mailing and publication.

The petitioner spoke in support of the request at the hearing.

John M. Beggs, 23 Pilgrim Road, spoke in favor of the request.

Statement of Facts

The house involved is located within a Single-residence District requiring a minimum lot area of 10,000 square feet.

The petitioner seeks permission to convert the porch on the south-westerly corner of the dwelling into a room and to construct an open porch 9.3' x 14.8' adjacent to the existing porch which will fill in the south-easterly corner. He further desires to construct a room 9.3' x 29' above which, if built, will provide a bedroom. The proposed addition will not encroach any nearer to the side line than the existing house which lies 17' from the lot line on the northerly side. The room above will not extend any nearer to the lot lines than the existing house and, if built, will be 17' from the northerly lot line and 14.30' from the southerly lot line.

The petitioner explained that he urgently needs additional bedroom space and the proposed additions appear to be the most practical manner in which to accomplish this. The additions will be at the rear of the house, and should not in any way, it was alleged, prove detrimental to the appearance of the dwelling. It was further pointed out that due to the narrow width of the lot, it would not be possible to construct an addition on the side of the dwelling and comply with the requirements of the Zoning By-law.

A plot plan was submitted, drawn by Alexander Crucicli, Chelsea, Mass., dated July 29, 1972, which showed the existing dwelling on the lot as well as the proposed additions.

Decision

It is the opinion of this Board that a real need exists for the proposed additions which will provide needed space for the petitioner's family. In its opinion, due to the size of the lot, especially its width which is only sixty feet, and the location of the dwelling on it, compliance with the side yard requirement of Section XIX of the Zoning By-law is impracticable. The lot was held of record on April 1, 1940, under separate

and distinct ownership from adjacent lots. The facts, therefore, in this case, satisfy the conditions set forth in said section on which the Board's authority depends to grant a special exception from the application of the yard restriction.

Accordingly, the requested exception is granted and the Inspector of Buildings is authorized to issue a permit for the proposed additions in accordance with the plans submitted and on file with this Board.

Richard Aldrich
 Richard C. Aldrich

Dana T. Lowell
 Dana T. Lowell

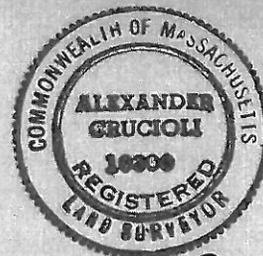
F. Lester Fraser
 F. Lester Fraser

Filed with Town Clerk _____

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PLAN OF LAND
IN
WELLESLEY—MASS.

Scale: 1" = 20' July 29, 1972.
SURVEYOR Alex Crucioli
57 Winthrop Rd
Chelsea, Mass.



Alexander Crucioli

