

TOWN OF WELLESLEY



MASSACHUSETTS

BOARD OF APPEAL

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72-46

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

KATHARINE E. TOY, CLERK
TELEPHONE
235-1664

Petition of John C. and Marillyn Ann Zacharis

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 8:00 p.m. on September 28, 1972, on the petition of John C. and Marillyn Ann Zacharis, requesting a special exception from the terms of Section XIX of the Zoning By-law which will allow them to construct an addition on the rear of their dwelling at 75 Parker Road with a side yard less than the required twenty feet.

On September 11, 1972, the petitioners requested a hearing before this Board and thereafter due notice of the hearing was given by mailing and publication.

John C. Zacharis spoke in support of the petition at the hearing.

Letters favoring the request were received from John B. Watkins, 77 Parker Road, Frances Lutman-Johnson, 71 Parker Road, Helene A. Bossange, 67 Parker Road, Ann G. Johnson, 81 Parker Road, M. Margeret Crafts, 78 Parker Road, Eleanor B. Cochrons, 72 Parker Road and Allison H. Sheffield, 76 Parker Road, also Albert A. and Janet Q. Thompson.

Statement of Facts

The house involved, which was built in 1939, is located within a Single-residence District requiring a minimum lot area of 10,000 square feet.

The petitioners seek permission to construct an addition approximately 14' x 14', on the rear of their dwelling. It was stated that the request was being made for three reasons, to increase the functioning capacity of their present kitchen which is very small, to provide an area for family room activity and space for kitchen eating, and to create a back entry hall, thus eliminating the present necessity of opening the back door directly into the kitchen.

A plot plan was submitted, drawn by Alexander Cruciolli, dated July 10, 1972, which showed the location of the existing dwelling on the lot as well as the proposed addition. Said plan showed the house to be located 9.84' from the side line on the northerly side and the proposed addition to be located on the northwest corner of the house, 14.6' from the lot line on the northerly side.

Decision

It is the opinion of this Board that a real need exists for the proposed addition which will provide needed space for the petitioners' family. Due to the size of the lot, especially its width which is only eighty 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

yard restriction.

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

Richard O. Aldrich
Richard O. Aldrich

F. Lester Fraser
F. Lester Fraser

Edward T. Kilmain
Edward T. Kilmain

Filed with Town Clerk _____

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