

TOWN OF WELLESLEY



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MASSACHUSETTS

BOARD OF APPEAL

FEB 5 10 31 AM '72

72-65

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

KATHARINE E. TOY, CLERK
TELEPHONE
235-1664

Petition of Dennis H. Pruslin

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 8:35 p.m. on December 7, 1972, on the petition of Dennis H. Pruslin, requesting a variance from the terms of Section XIX of the Zoning By-law which would permit the construction of an addition on the rear of his dwelling at 20 Madison Road, with a side yard less than the required twenty feet. Said petition was made under the provisions of Chapter 40A, Section 15, of the General Laws.

On November 16, 1972, the petitioner filed his request for 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.

Letters favoring the request were submitted from the following: Douglas E. Crawford, 22 Madison Road, Ann M. Briley, M. D., 16 Madison Road, and Mrs. Richard Bambrick, 19 Madison Road.

Statement of Facts

The dwelling involved, which was built in 1940, is located within a Single-residence District requiring a minimum lot area of 15,000 square feet.

The petitioner seeks permission to construct an addition approximately 17' x 18.3' on the rear of his dwelling to provide a dining area as well as a combination porch and family room. It was stated that there is minimal eating space in the kitchen now and the addition will alleviate this situation as well as provide a porch for outside living.

It was further stated that the proposed addition, if built, will be well back from both side lot lines, but will be only eleven feet from a detached garage on the property rather than twenty feet, as required. The petitioner feels that his situation is unique because his property is the only one within the immediate area which has a detached garage; the other houses have garages attached. The proposed location, it was stated, appears to be the most feasible as any other location would involve costly construction inside the house in order to create access. The addition has been designed to be attractive and it is felt will not prove detrimental to surrounding properties.

A plot plan was submitted, drawn by Alexander Crucioli, Land Surveyor, Chelsea, Mass., dated October 7, 1972, which showed the dwelling and proposed addition on the lot as well as the detached garage. Architectural plans of the proposed addition were also submitted.

Decision

The Board has made a careful study of the facts in this case and while

they do not satisfy the conditions set forth in Section XIX of the Zoning By-law, as the lot was not held under a separate and distinct ownership from adjacent lots on April 1, 1940, this Board, however, considered the petition under the provisions of Chapter 40A, Section 15, of the General Laws.

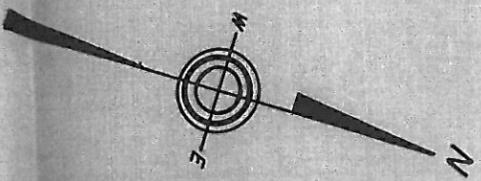
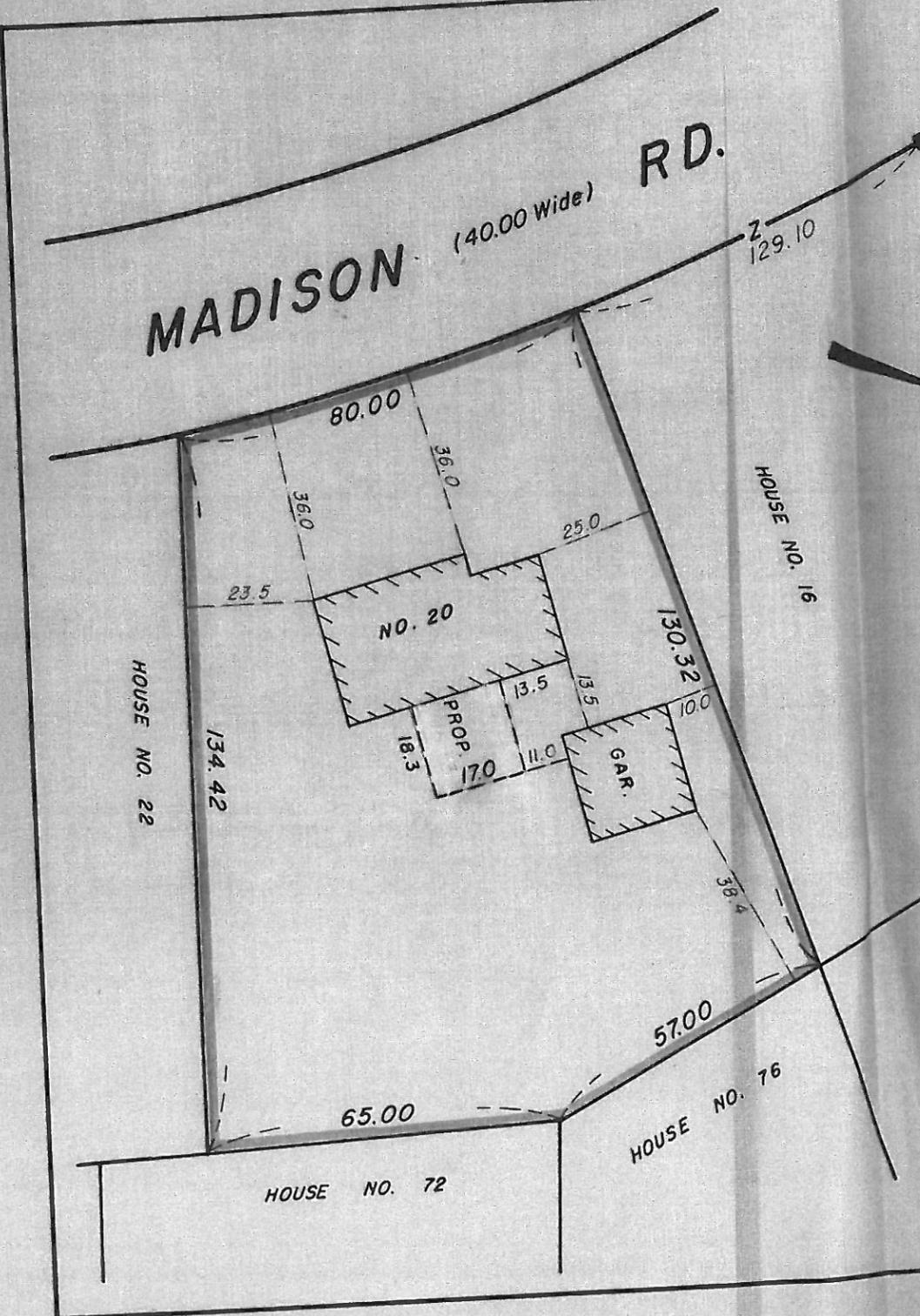
It is the unanimous opinion of the Board that the granting of the requested variance and exception in this case will not in any way prove detrimental to the character of the immediate neighborhood nor should the proposed addition create a fire hazard. It is the feeling of the Board that there is a real need for the proposed addition which will provide needed living space for the petitioner and his family, and because of the shape of the lot and the room arrangement of the dwelling, a literal enforcement of the provisions of Section XIX of the Zoning By-law would involve substantial hardship. Desirable relief, therefore, may be granted without substantial detriment to the public good and without nullifying or substantially derogating from the intent and purpose of such by-law.

Accordingly, the requested variance is authorized and granted and the issuance of the permit for the proposed addition is hereby authorized in accordance with the plan submitted and on file with this Board.

Richard O. Aldrich
Richard O. Aldrich
Dana T. Lowell
Dana T. Lowell
F. Lester Fraser
F. Lester Fraser

Filed with Town Clerk _____

APR 5 10 14 AM '43
MILLS
TOWN CLERK'S OFFICE
MILLS



PLAN OF LAND
IN
WELLESLEY - MASS.
Belonging To
DENNIS H. PRUSLIN
Scale: 1" = 30'
SURVEYOR
October 7, 1972
Alex Crucioili
57 Winthrop Rd.
Chelsea, Mass.



Alexander Crucioili