



Francis L. Swift
 THEODORE C. MERLO
 F. LESTER FRASER
 WILLIAM O. HEWETT

BOARD OF APPEAL

KATHARINE E. TOY
 Administrative Secretary
 Telephone
 235-1664

Petition of Elizabeth A. Szabo

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 July 24, 1975, on the petition of Elizabeth A. Szabo, requesting an exception from the terms of Section XIX of the Zoning By-law which will allow her to construct an addition on the rear of her dwelling at 5 Bryn Mawr Road with a side yard less than the required twenty feet.

On July 8, 1975, 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 petition at the hearing.

Statement of Facts

The house involved was built in 1924, on a lot containing 9,975 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 across the rear of the house extending it 6.8' on one side and 12' on the other side, with a width of 24.4'. The addition, if built, will provide a bedroom which is needed for the petitioner's growing family. The house is small with only two bedrooms so that now the three boys are in the same sleeping quarters. It was stated that the proposed addition is the most practical and most economical way to provide the additional space needed at this time; to extend to the west would be extremely costly because the foundation would have to be deeper and the design would be more complex in order to be architecturally tied into the present roof construction. The proposed addition has been designed to continue the line of the existing house on both sides and, if built, will be 14' from the lot line on the easterly lot line and will not encroach any nearer to the lot line than the existing house on the westerly side.

A plot plan was submitted, drawn by Alfred Gargaro, Land Surveyor, which showed the existing house on the lot as well as the proposed addition.

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 the Zoning By-law.

The house was built in 1924, prior to the enactment of the side yard restriction and was held of record on April 1, 1940, under a separate and distinct ownership from adjacent lots. While the lot is regular in shape, due to the location of the house on the lot, it would be difficult and costly to construct

an addition which would be practical and in keeping with the architectural design of the house. Therefore, in the opinion of this Board, compliance with the side yard restriction is impracticable because of the width of the lot and the location of the dwelling on the lot.

It is the further opinion of the Board that there is a real need for the proposed addition which will provide more adequate sleeping quarters for the petitioner's children, and that said addition will not prove detrimental to the property involved or to the surrounding neighborhood.

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

Francis L. Swift

Francis L. Swift

F. Lester Fraser

F. Lester Fraser

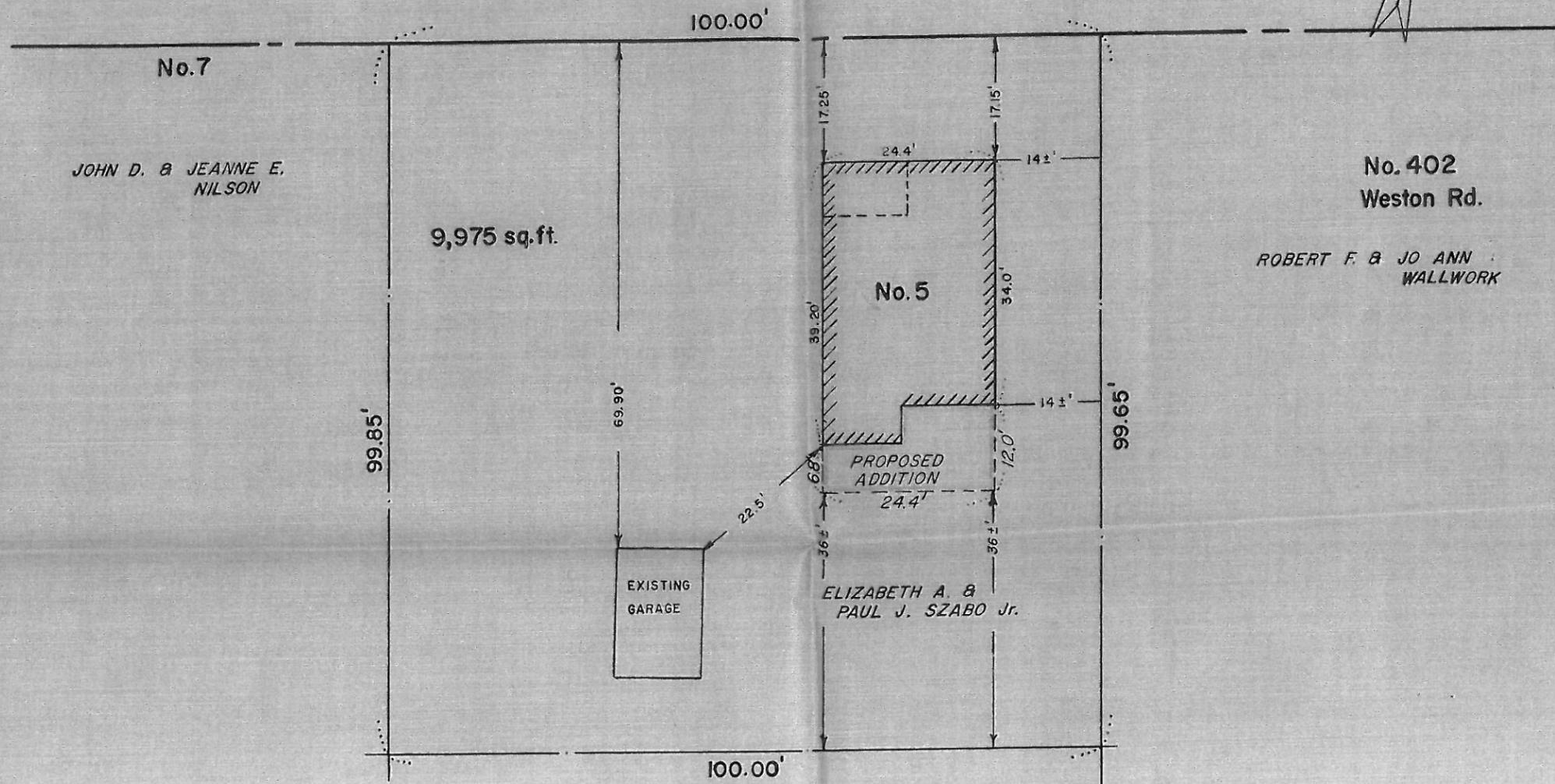
William O. Hewett

William O. Hewett

Filed with Town Clerk _____

REC'D FEB 22 1922
TOWN CLERK'S OFFICE
RECEIVED

BRYN MAWR ROAD



E. MURIEL LaBORNE
No. 5 Thomas Rd.

PLAN of LAND
in
WELLESLEY, MASSACHUSETTS
at

No. 5 BRYN MAWR ROAD
PROPOSED ADDITION

