



TOWN OF WELLESLEY

MASSACHUSETTS

Francis L. Swift
~~THEODORE CAMERON~~
F. LESTER FRASER
WILLIAM O. HEWETT

BOARD OF APPEAL

KATHARINE E. TOY
Administrative Secretary
Telephone
235-1664

Petition of E. Lorraine Batty

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 28, 1975, on the petition of E. Lorraine Batty, requesting a special exception from the terms of Section XIX of the Zoning By-law which will permit the construction of an addition on the side of the dwelling at 32 Curtis Road with a front yard less than the required thirty feet, and a side yard less than the required thirty feet.

On August 5, 1975, the petitioner filed her request for a hearing before this Board and thereafter due notice of the hearing was given by mailing and publication.

James M. Batty, spoke in support of the request at the hearing.

Statement of Facts

The petitioner seeks permission to construct an addition 20.0' x 26.6' on the northerly side of her dwelling which will provide a living room on the first floor and two bedrooms on the second floor. It was stated that the petitioner has three children as well as her mother living with her, and the extra space which the proposed addition will provide is very much needed. The proposed addition, if built, will continue the line of the existing house along the front and will not encroach any closer to the street line.

The house involved was built approximately fifty years ago, and is located within a Single Residence District requiring a minimum lot area of 15,000 square feet.

A plot plan was submitted, drawn by MacCarthy & Sullivan Engineering, Inc., Natick, Mass., which showed the existing dwelling on the lot as well as the proposed addition. Said plan showed the addition to be located on the northerly side of the house, 8.7' back from Curtis Street, and 60' from the northerly side line.

Decision

The Board has made a careful study of the facts in this case and has taken a view of the locus. It is the opinion of this Board that a real need exists for the additional space which the proposed addition will provide, and that the proposed construction will not reduce the value of any property within the district or otherwise injure the neighborhood.

Although the lot contains 14,700 square feet and is rectangular in shape, the house is so situated on the lot that it would not be possible to construct an addition anywhere on the property and comply with the setback requirements. It was held of record on April 1, 1940, under a separate and distinct ownership from adjacent lots. Therefore, the facts in this case meet the criteria necessary for this Board to grant an exception.

RECEIVED
TOWN ENGINEERING
OFFICE
3 11 75

Accordingly, the request is granted and the issuance of a permit for the proposed addition, as shown on the plan submitted, and on file with this Board, is hereby authorized.

F. Lester Fraser
F. Lester Fraser

William O. Hewett
William O. Hewett

Stanley J. Hod
Stanley J. Hod

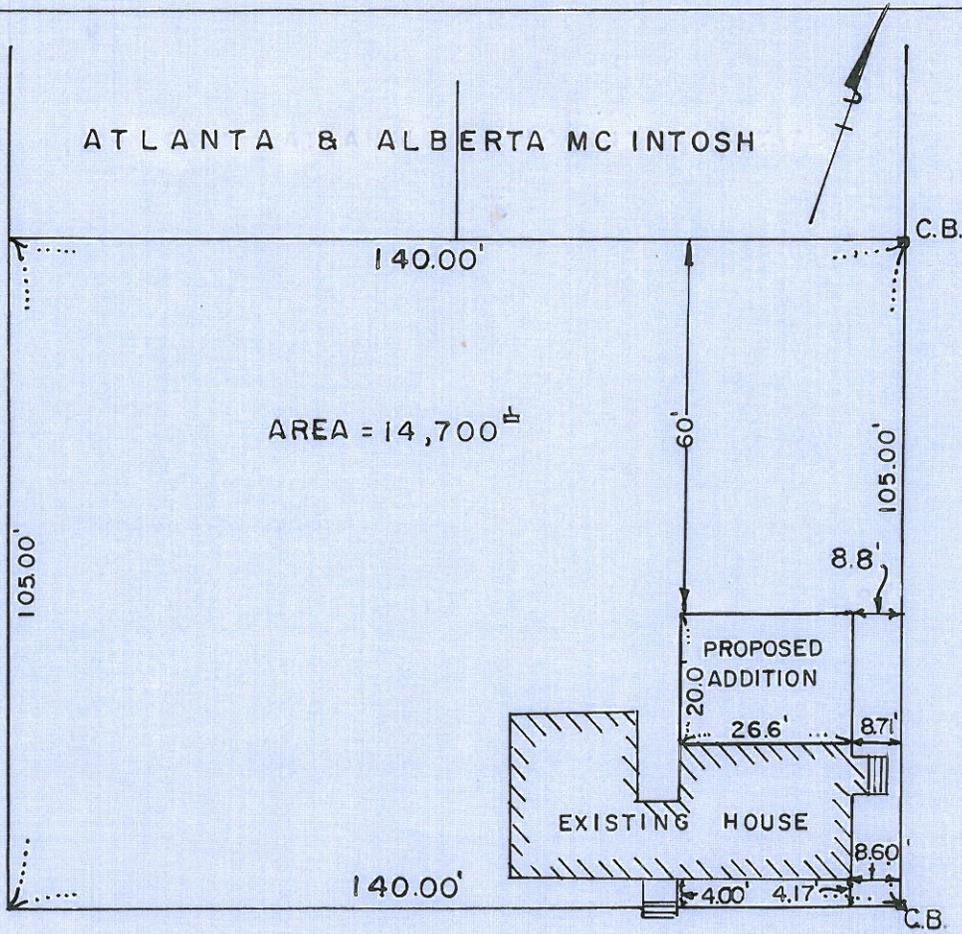
Filed with Town Clerk _____

DEC 31 3 46 PM '12
RECEIVED
TOWN CLERK'S OFFICE
MERRILL
MERRILL

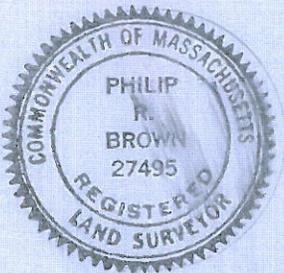
ECHO RD. (40' WIDE)

ATLANTA & ALBERTA MC INTOSH

CURTIS (PRIVATE - 40' WIDE) ST.



MC LEAN (PUBLIC) ST.



WELLESLEY BOARD OF APPEALS

DATE: _____

Philip R. Brown
 PHILIP R. BROWN
 REGISTERED LAND SURVEYOR

PLAN OF LAND IN WELLESLEY, MASS.

OWNED BY:

E. LORRAINE BATTY.

SCALE: 1" = 30'

JULY 14, 1975

PLAN BY: MAC CARTHY & SULLIVAN ENGINEERING INC.
 81 SPEEN ST., NATICK, MASS.

5833 ✓