

75-37

TOWN OF WELLESLEY



MASSACHUSETTS

BOARD OF APPEAL

THEODORE C. MERLO
F. LESTER FRASER
WILLIAM O. HEWETT

KATHARINE E. TOY
Administrative Secretary
Telephone
235-1664

Stanley L. Glod

Petition of Allan B. Jr. and
Mary Ellen Bush

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 8:25 p.m. on August 28, 1975, on the petition of Allan B. Jr. and Mary Ellen Bush, requesting a special exception from the terms of Section XIX of the Zoning By-law which will permit them to construct an addition on their dwelling at 42 Lincoln Street with a front yard less than the required thirty feet.

On August 2, 1975, the petitioners filed their request for a hearing before this Board and thereafter due notice of the hearing was given by mailing and publication.

Allan B. Bush, Jr. spoke in support of the request at the hearing.

Peter Schofield, 40 Water Street, So. Natick and James Coffin, 42 Water Street, So. Natick, both spoke in favor of the request.

A letter favoring the request was received from Bruce A. and Jean Carson, 42 Lincoln Street, So. Natick.

Statement of Facts

The house involved is located within a Single Residence District requiring a minimum lot area of 15,000 square feet and is situated on a parcel of land made up of two lots, one containing 11,300 square feet which lies entirely within the Town of Wellesley and the other containing 2,770 square feet which lies entirely within the Town of Natick. The Town of Natick line bisects the parcel, Lot 1 and Lot 2, which contains a total area of 14,070 square feet.

A plot plan was submitted, drawn by MacCarthy & Syllivan Engineering, Inc., Natick, Mass., which showed the existing dwelling on the lot as well as the proposed addition. Said plan showed the proposed addition to be 24' x 26', located at the rear of the dwelling 20.9' from the southerly side line and 16.4' from the Town line rather than the required thirty feet.

It was pointed out at the hearing that while the proposed addition, if built, will be less than the required thirty feet from the Town line, it will be approximately forty-five feet from the street line. It was further explained that the petitioners have four children and urgently need additional bedroom and living space which the proposed addition will provide. It was also pointed out that an addition cannot be constructed on the dwelling which would comply with the requirements of the Zoning By-law due to the Town line bisecting the lot.

Decision

It is the opinion of this Board that the requested exception will not change the character or appearance of the neighborhood or prove detrimental

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to or reduce the value of neighboring properties. The proposed location of the addition is substantially farther from the street line than is required by the by-law and the intersecting Town line, it is felt, will not affect adversely the appearance of the dwelling, nor will it be contrary to the intent and purpose of the by-law.

Accordingly, it is the opinion of this Board that due to the location of the Town of Natick line, and the location of the existing dwelling on the lot within the Town of Wellesley, the requested exception can be 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 L. Glod
Stanley L. Glod

Filed with Town Clerk _____

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CHARLES RIVER

BRUCE A. & MARTHA J. CARSON

GLENN E. CASWELL

WELLESLEY NATICK TOWN & COUNTY LINE

LOT 1 11,300±
TOTAL AREA LOTS 1 & 2 = 14,070±

LOT 2 2770±

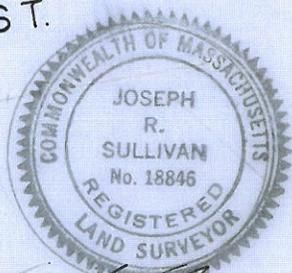
PROPOSED ADDITION

EX. HSE.

LINCOLN (PUBLIC - 40' WIDE) ST.

WELLESLEY BOARD OF APPEALS

DATE: _____



Joseph R. Sullivan
JOSEPH R. SULLIVAN
REGISTERED LAND SURVEYOR

PLAN OF LAND IN NATICK & WELLESLEY, MASS.

OWNED BY: ALLEN B. JR. & MARYELLEN BUSH.

SCALE: 1" = 40'

JUNE 3, 1975

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