



BOARD OF APPEAL

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 FRANCIS L. SWIFT
 HENRY H. THAYER

KATHARINE E. TOY
 Administrative Secretary
 Telephone
 235-1664

Petition of Gloria Williams

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 8:10 p.m. on November 20, 1975, on the petition of Gloria Williams, requesting an exception from the terms of Section XIX of the Zoning By-law which will allow her to construct an addition on the side of her dwelling at 8 Pickerel Road, with a front yard less than the required thirty feet and a side yard less than the required twenty feet.

On November 6, 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.

The petitioner spoke in support of the request at the hearing.

Phyllis M. Butterman, 4 Pickerel Road, spoke in favor of the request; most of the other houses in the area, she stated, are too close to the lot lines and to the street.

Statement of Facts

The house involved was built in 1915, approximately, prior to the enactment of Section XIX of the Zoning By-law requiring a minimum twenty-foot side yard and a thirty-foot front yard, and is located within a Single Residence District requiring a minimum lot area of 10,000 square feet.

The petitioner seeks permission to construct an addition 20' x 25' on the westerly side of her dwelling, which if built, will provide a bedroom and a bathroom. She stated that her house is small and she presently has to sleep on the porch and the present bathroom is without heat. The addition is designed to continue the line of the existing house on the front and will set back twelve feet from Pickerel Road and 7.5' from Morses' Pond on the westerly side. It was pointed out that the proposed location is the most feasible place for the addition because of the contour of the land as well as the rocks on the other side of the house.

A plot plan was submitted which showed the existing house on the lot as well as the proposed addition. Said plan was drawn by William F. Drake, Land Surveyor, dated September 11, 1975.

Decision

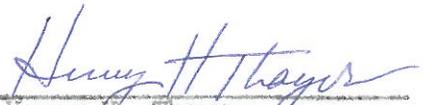
It is the opinion of this Board that a real need exists for the proposed addition which will provide a bedroom and a full bathroom. The lot is surrounded on three side by Morses Pond which limits the depth and width of usable land for any expansion of the house. Compliance, therefore, with

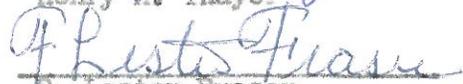
the requirements of Section XIX of the Zoning By-law is impracticable because of the width and shape of the lot which was held of record on April 1, 1940, under a separate and distinct ownership from adjacent lots. The facts, in this case, therefore, satisfy the conditions set forth in Section XIX of the Zoning By-law on which the Board's authority depends to grant a special exception from the application of the side and front yard restrictions of the Zoning By-law. No further encroachment will result to the front yard, if the proposed addition is built, as it will continue the line of the existing house, and while the addition will be only 7.5' from Morses Pond at the nearest point, it will not be near any other house in the area or result in overcrowding the neighborhood.

Upon an examination of a plan of the neighborhood, it appears that most of the houses on Pickerel Road are as close to the street as the house involved and some are closer.

For these reasons, it is the opinion of this Board that the requested exception can be granted and will not prove detrimental to the appearance and character of the neighborhood and that no increased fire hazard will result therefore.

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


Henry H. Thayer


F. Lester Fraser



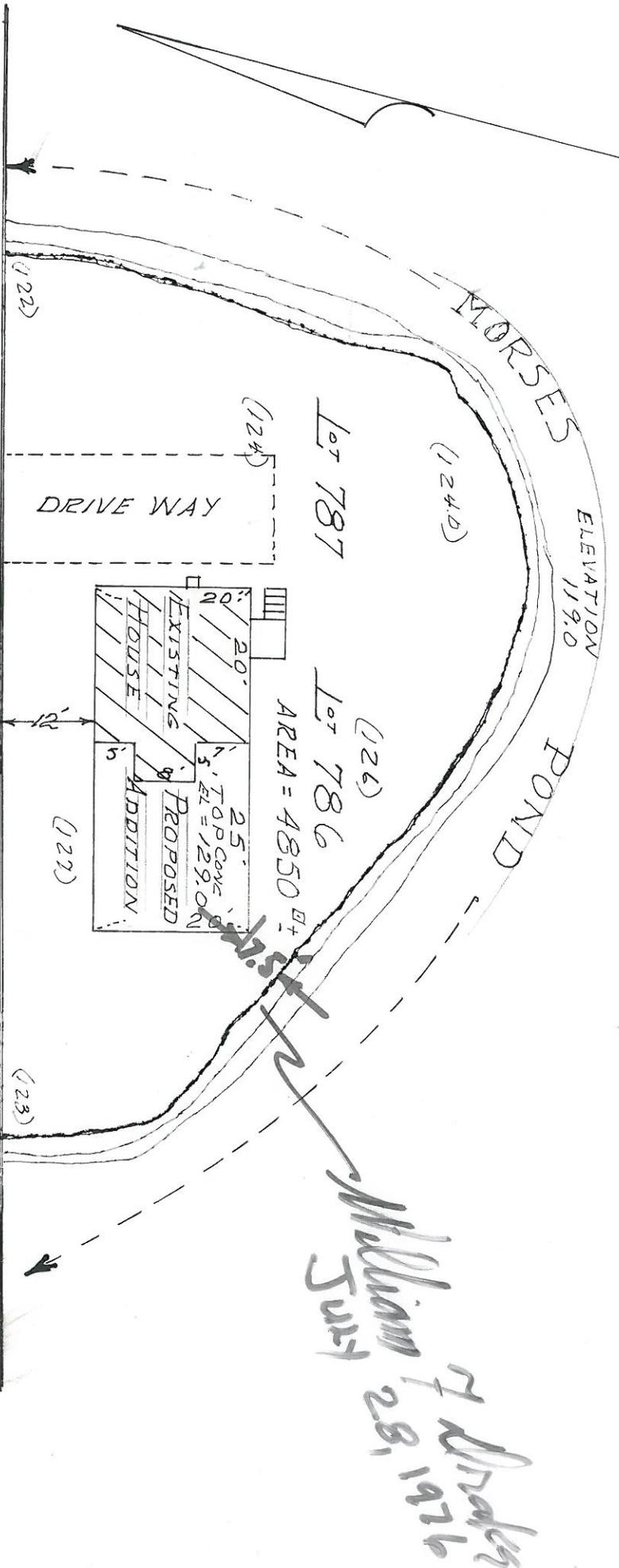
Filed with Town Clerk _____

DEC 12 3 57 PM '58

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TOWN CLERK'S OFFICE
DEC 12 1958



William F. Drake



PICKEREL ROAD
(PUBLIC 20' WIDE)

PLOT PLAN OF LAND
IN

WELLESLEY MASS.

PROPERTY OF GLORIA WILLIAMS

SCALE 1" = 20' SEPT 15, 1975

SURVEYED BY WILLIAM F. DRAKE

William F. Drake
Sept 28, 1976