



FRANCIS L. SWIFT, Chairman  
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 WILLIAM E. POLLETTA  
 WILLIAM F. CULLINANE  
 FRANKLIN P. PARKER  
 JOHN A. DONOVAN, Jr.

## ZONING BOARD OF APPEALS

KATHARINE E. TOY  
 Administrative Secretary  
 Telephone  
 235-1664

Petition of Rudolph and Betty Peterson

Pursuant to due notice the Permit Granting Authority held a public hearing in the hearing room on the second floor of the Town Hall at 8:05 p.m. on June 28, 1979, on the petition of Rudolph and Betty Peterson, requesting a variance from the terms of Section XIX of the Zoning By-law which will allow the construction of an addition on the side of the dwelling at 11 Wilde Road, with a side yard less than the required twenty feet. Said request was made under the provisions of Section XXIV-D of the Zoning By-law.

On June 13, 1979, the petitioners requested a hearing before this Authority and thereafter due notice of the hearing was given by mailing and publication.

Rudolph Peterson spoke in support of the request at the hearing.

Statement of Facts

The house involved is located within a Single Residence requiring a minimum lot area of 10,000 square feet. The house was built in 1937, prior to the enactment of the Zoning By-law requiring a twenty-foot side yard, on a lot containing 8,400 square feet.

The petitioners seek a variance to construct a two-story addition on the northerly side of their dwelling which will provide a two-foot widening of their attached garage, and a family room approximately 12' x 17' on the first floor and a bedroom and bath above.

It was explained at the hearing that the proposed additions will not only provide adequate space for their car but also will provide an additional bedroom for the petitioners' maturing four children and a family room which is greatly needed at this time. The garage side of the house lends itself best for the addition, it was stated, not only for economic reasons but functional use of the existing structure. The staircase to the second floor is against the outside wall which will provide access to the proposed bedroom directly from the second-floor landing. Plumbing and electrical services are located on that side of the house offering easier connections.

It was further explained that to construct an addition on the opposite side of the house would cause the loss of three windows used for light and ventilation in two bedrooms and a dining room and would require breaking up the foundation for both a doorway and sewer line. Financial hardship, therefore, it is felt, would result due to the altering of the structure's topography.

A plot plan was submitted, drawn by MacCarthy & Sullivan Engineering, Inc. Natick, which showed the existing dwelling on the lot as well as the proposed addition.

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Decision

The Authority has made a careful study of the evidence submitted and has taken a view of the locus.

In its opinion, there is a real need for the proposed additions which will not only provide the petitioners with a garage adequate in size to accommodate their car, but will provide additional living space for their growing family. The proposed location of the addition appears to be the only practical and feasible place for it to be constructed; it will encroach only two feet closer to the side lot line than the existing house, and in the opinion of this Authority, will not prove detrimental to the area. Due to the topography of the house and the shape of the remaining lot, it is the opinion of this Authority that excessive expense would be incurred to construct the proposed addition elsewhere on the house.

Therefore, it is the unanimous opinion of this Authority that owing to circumstances relating to the topography of the house and the shape of the lot, a literal enforcement of the provisions of Section XIX of the Zoning By-law would involve substantial hardship to the petitioners. It is the further opinion of the Authority that desirable relief may be granted without substantial detriment to the public good and without nullifying or substantially derogating from the intent and purpose of the Zoning By-law. It is also felt that the slight encroachment into the side yard will not prove detrimental to the neighborhood.

Accordingly, the requested variance is granted and the Building Inspector is authorized to issue a permit for the proposed addition as shown on the plan submitted and on file with this Authority.

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Francis L. Swift  
Francis L. Swift

William O. Hewett  
William O. Hewett

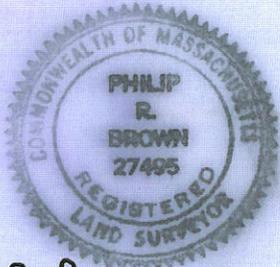
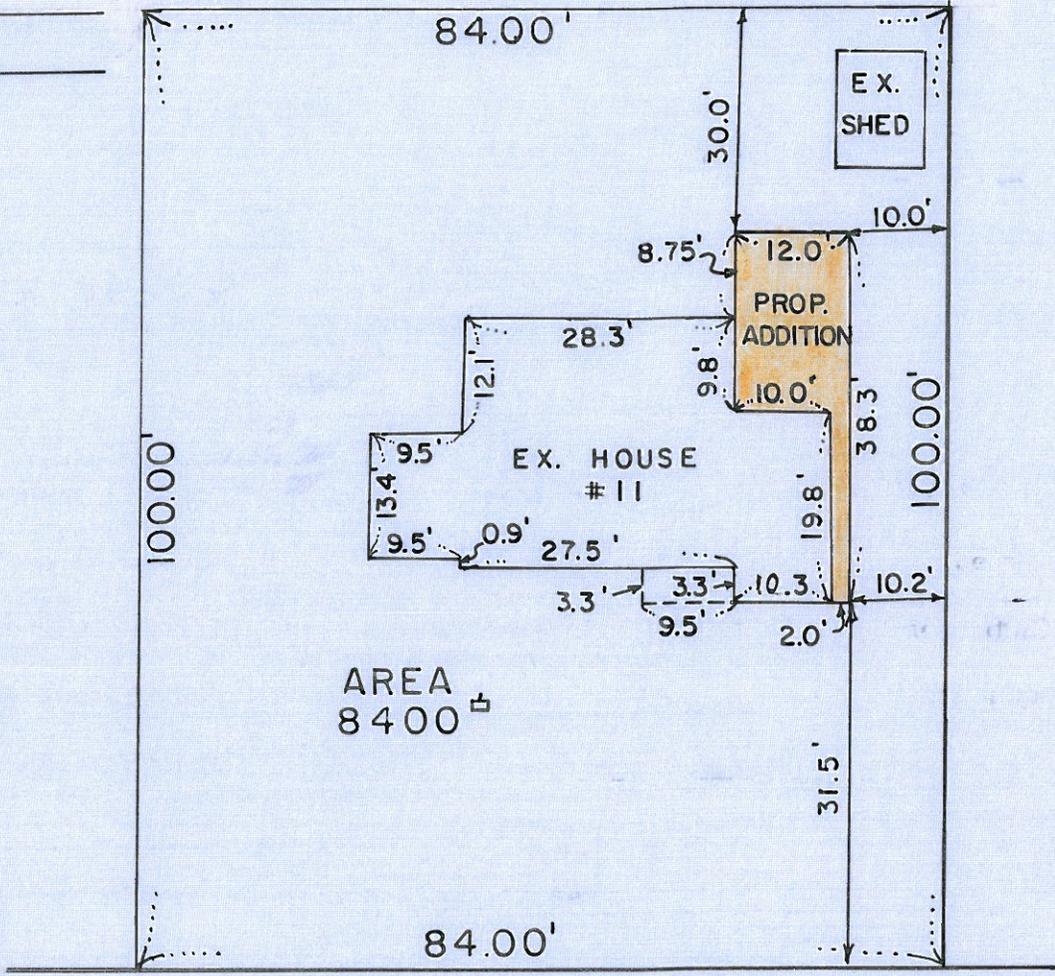
William F. Cullinane  
William F. Cullinane

Filed with Town Clerk \_\_\_\_\_

Copies of the decision and all plans referred to in the decision have been filed with the Planning Board and with the Town Clerk.

WELLESLEY  
BOARD OF APPEALS

DATE: \_\_\_\_\_



*Philip R. Brown*

PHILIP R. BROWN  
REG. LAND SURVEYOR

PLAN OF LAND IN WELLESLEY, MASS.

OWNED BY: RUDOLPH J. & BETTY LEE PETERSON.

SCALE: 1"=20'

MAY 9, 1979

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