

TOWN OF WELLESLEY



MASSACHUSETTS

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THOMAS M. REYNOLDS

BOARD OF APPEAL

KATHARINE E. TOY, CLERK
TELEPHONE
WE. 5-1664

Petition of Raymond McCabe

Pursuant to due notice the Board of Appeal held a public hearing in the Upper Town Hall at 8:20 p.m. on June 27, 1951 to consider the petition of Raymond McCabe for a variance from the terms of Section 9-A of the Zoning By-law which would permit the subdivision of the lot on which houses #6 and #6A Fife Road are located.

Statement of Facts

Said Section 9-A requires a lot area of at least 10,000 square feet for residences in the district here involved.

The lot in question as it now exists, without division, has an area of approximately 9,270 square feet. On this lot there are two separate houses and two detached garages. The houses are approximately fifty feet apart and have been built for about twenty years. At the time of their construction there were no requirements of separate lots or minimum lot areas. It is now proposed to subdivide the lot into two lots to permit the sale of these two houses.

At the hearing the petitioner appeared and submitted a plan of the proposed division showing house #6 with a lot containing 5,030 square feet, and house #6A with a lot containing 4,240 square feet, with the division line between the two garages. This plan also showed a right-of-way 8' x 76.02 to be used as an approach for house #6A. Mr. McCabe explained that he originally built the two houses over twenty years ago, and has been renting them since that time. He now desires to sell them separately and urged the Board to grant the requested variance.

There were no objections made to the granting of the requested variance.

Decision

It is the unanimous opinion of the Board that the requested variance in this case will not in any way prove detrimental to the character of the immediate neighborhood. In fact, the granting of the requested variance will not result in any real change in the existing situation.

It is the unanimous opinion of the Board that a literal enforcement of Section 9-A of the Zoning By-law would involve substantial hardship to the petitioner and that a variance can be granted without substantial detriment to the public good and without substantially derogating from the intent and purpose of said Section.

Accordingly, the requested variance is authorized and granted and the petitioner is authorized to divide the land in question into two lots in accordance with the plan filed with this Board, dated April 23, 1951, and drawn by MacCarthy Engineering Company.

B. S. Brown
B. S. Brown

S. H. Babcock
S. H. Babcock

R. A. Sherwin
R. A. Sherwin

August 8, 1951.

