

TOWN OF WELLESLEY



64-10
MASSACHUSETTS

BOARD OF APPEAL

GARRETT S. HOAG
JOHN L. HAYDEN
DANA T. LOWELL

1964 APR 17 PM 2:35
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WELLESLEY, MASS.
KATHARINE E. TOY, CLERK
TELEPHONE
OE. 5-1664

Appeal of St. Andrew's Church of Wellesley

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 March 4, 1964, on the appeal of St. Andrew's Church in Wellesley from the refusal of the Inspector of Buildings to issue a permit for the construction of an addition to its church at the corner of Washington Street and Denton Road West. The reason for such refusal was that said addition would violate Chapter IV, Sections 1 (b) and 1 (c) of the Building Code which require that an addition of this type of construction shall be placed at least fifteen feet from a Type V building on the property; and the roof of which shall be constructed of masonry.

John R. Quarles, 121 Glen Road, Wellesley, represented St. Andrew's Church at the hearing.

Robert C. Dean, Architect, explained in detail the need for the proposed addition as well as the design and its proposed use.

John R. Davis, 24 Windemere Road, Chairman of the Building Committee, spoke in favor of the request.

Ernest J. Moorhead, 5 Ingraham Road, also spoke in favor of granting the request.

A letter was received favoring the granting of the variance from Edmund R. Dewing Trustee, Helen Temple Cooke Trust and Trustee, Shamballah Associates Trust.

On February 17, 1964, the Inspector of Buildings notified the appellant in writing that a permit for the proposed alteration could not be granted because of the above-mentioned reasons and on the same date the appellant took an appeal in writing from such refusal. Thereafter due notice of the hearing was given by mailing and publication.

Statement of Facts

The appellant seeks permission to construct an addition approximately 78.2' x 33.6' on the northerly side of the existing church which will lie ten feet from a Type V building on the property on the easterly side and 13.7' from a Type V building on the westerly side. It is proposed to construct the addition with walls of concrete and stucco with a slate roof and a shed dormer with slate covering.

Section 1 (b) of Chapter IV of the Code would require that the exterior walls of the proposed addition (being at least partially of Type V construction but covered with incombustible material) be at least fifteen feet from the other buildings on the same lot whose exterior walls are not so covered. Section 1 (c) requires that walls and roofs of such a Type V building, if ten feet or less from another Type V building on the same property,

be constructed of masonry and that the openings of such walls shall be filled with metal or metal covered frames and doors or windows wherein the glass shall be wire glass. The proposed addition will have concrete block walls covered with stucco up to a shed dormer which will be wood frame covered with slate with a slate covered pitched roof above.

It was pointed out at the hearing that additional space is urgently needed in the church due to the recent increase in its membership from 1,100 to 1,350 and the number of children from 603 to 934. Because of the size and shape of the lot and the location of the structures thereon, there appears to be no satisfactory alternative to construction of an addition to the existing church as planned which will accommodate adequately the present and possible increased membership. The buildings on the lot other than the church proper are also owned and used by the church.

Decision

The Board finds that the church has a real need for additional space and is of the opinion that the proposed plan for new accommodations offers an acceptable way of satisfying said need. The circumstances in this case do not appear to have been within the contemplation of the Code provisions in question as enacted, and denial of the appeal would result in manifest injustice to the appellant. Moreover, the plan's departures from the express requirements of the Code are not major or extensive and in the opinion of the Board do not involve any significant safety hazard.

Accordingly, the requested variance from the Building Code is granted and the issuance of a permit by the Building Inspector for the proposed addition in accordance with the plan on file with the Board is authorized subject to compliance by the appellant with all lawful requirements not hereby expressly waived, of the Building Inspector, the Chief of the Fire Department and the Department of Public Safety.

R. O. Aldrich
Richard O. Aldrich

F. Lester Fraser
F. Lester Fraser

Dana T. Lowell
Dana T. Lowell

Filed with Town Clerk _____

APR 17 PM 2:26

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REVISED PLAN OF LAND
IN

WELLESLEY, MASS.

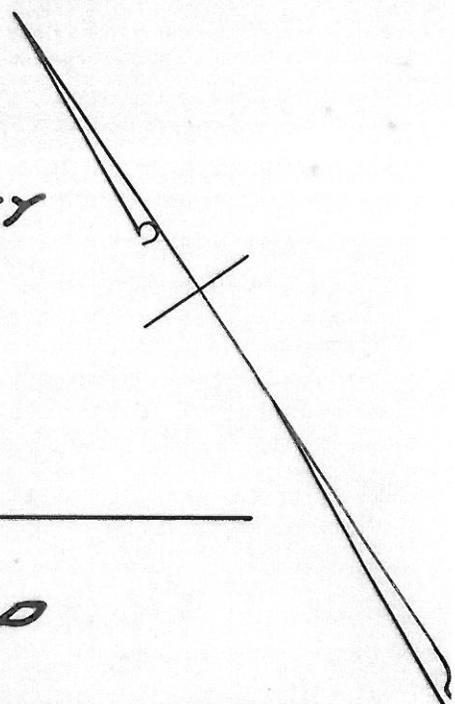
OWNED BY

ST. ANDREWS CHURCH IN WELLESLEY

SCALE 40 FEET TO AN INCH

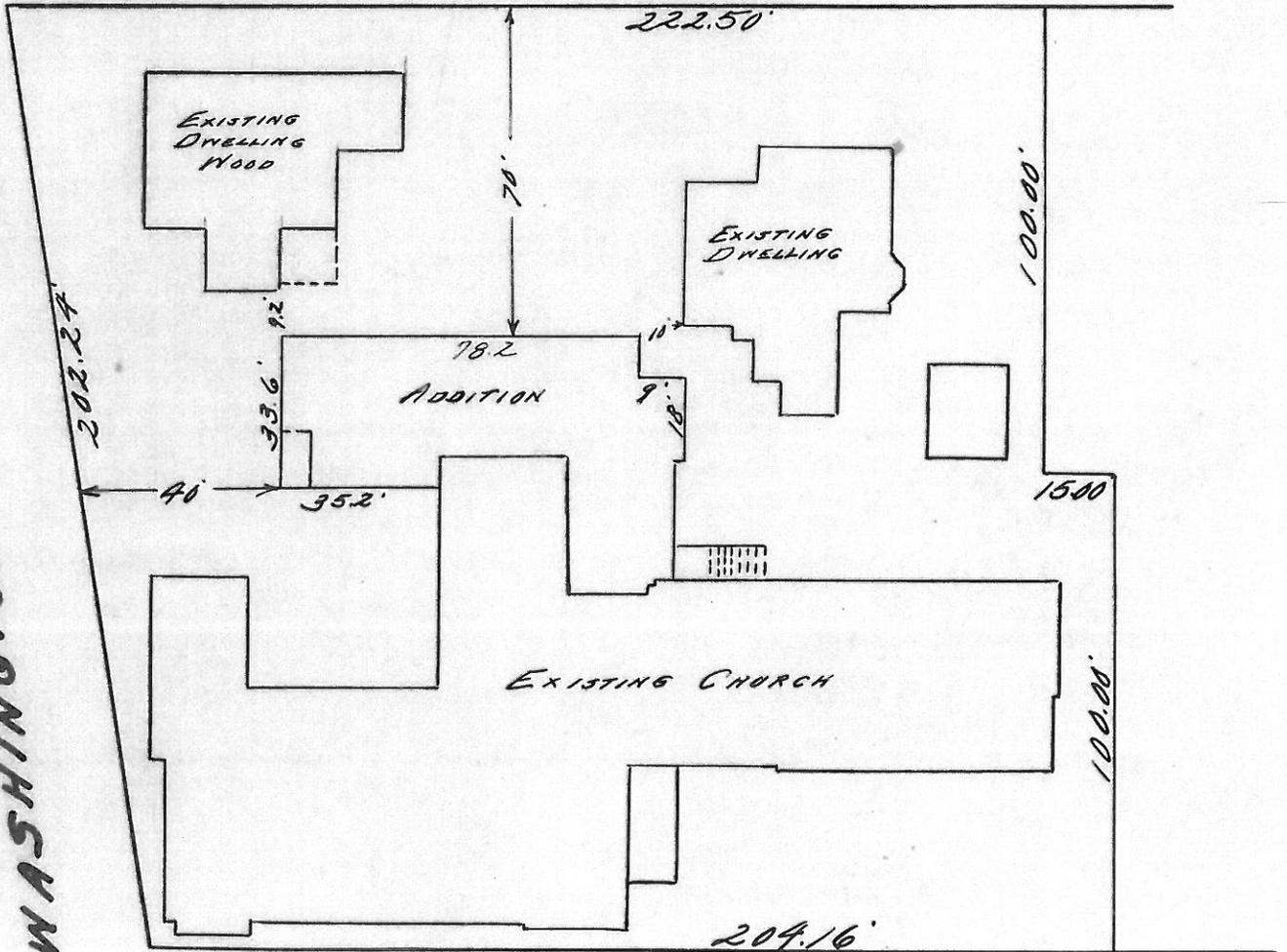
APRIL 27, 1964

GLEASON ENGINEERING COMPANY



DENTON ROAD

WASHINGTON STREET



DENTON ROAD WEST