



## BOARD OF APPEAL

RICHARD O. ALDRICH  
DANA T. LOWELL  
F. LESTER FRASER

KATHARINE E. TOY, CLERK  
TELEPHONE  
235-1664

Petition of John S. and Evelyn M. Dale

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 September 26, 1968, on the petition of John S. and Evelyn M. Dale, requesting an exception from the terms of Section XIX, Yard Regulations, of the Zoning By-law, which will permit them to construct an addition on the rear of their dwelling at 50 Russell Road with a side yard less than the required twenty feet.

John S. Dale spoke in support of the request at the hearing.

On September 4, 1968, the petitioners filed their request for a hearing before this Board and thereafter due notice of the hearing was given by mailing and publication.

Statement of Facts

The house involved is located within a Single-residence District requiring a minimum lot area of 10,000 square feet.

A plot plan drawn by Gleason Engineering Company, dated August 22, 1968, was submitted which showed the existing dwelling on the property as well as the proposed addition.

The petitioners seek permission to construct a porch on the rear of their dwelling eleven feet from the southerly lot line rather than the required twenty feet. The proposed porch is to be 8' x 15' and is designed to continue the existing line of the house. Although the proposed porch will be slightly closer to the side lot line than the existing house, this is due to the lot line tapering out slightly. The petitioners explained that they have obtained a building permit to enlarge their kitchen, and the proposed porch will continue across the rear of the house, thus extending the line of the kitchen addition. It was pointed out that while the porch will be only eleven feet from the lot line, it abuts Town of Wellesley land which was formerly an Aqueduct and it is unlikely that it will be built upon.

Decision

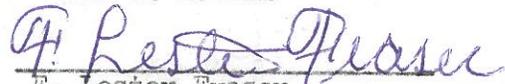
The facts satisfy the conditions set forth in Section XIX of the Zoning By-law on which the Board's authority to grant a special exception from the application of the side yard restrictions of that section depends. Compliance with the present side yard restrictions is impracticable because of the shape of the lot. The lot was held of record on April 1, 1940 under a separate and distinct ownership from adjacent lots.

It is the unanimous opinion of this Board that the requested exception to construct the proposed porch will not injure the neighborhood and

permission is granted for the proposed porch in accordance with the plan submitted and on file with this Board.

  
Richard C. Aldrich

  
Dana T. Lowell

  
F. Lester Fraser

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

FILED  
TOWN CLERK  
MAY 10 1917

PLAN OF LAND  
 IN  
**WELLESLEY, MASS.**  
 OWNED BY  
**JOHN S. & EVELYN M. DALE**  
 SCALE 30 FEET TO AN INCH  
 AUGUST 22, 1968.  
 GLEASON ENGINEERING COMPANY

