

TOWN OF WELLESLEY



MASSACHUSETTS

BOARD OF APPEAL

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

KATHARINE E. TOY, CLERK
TELEPHONE
235-1664

Appeal of Heather H. Dahlberg

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 8:05 p.m. on March 25, 1971, on the appeal of Heather H. Dahlberg, from the refusal of the Inspector of Buildings to issue a permit to her to construct an addition on the side of her dwelling at 323 Worcester Street. The reason for such refusal was that said addition would violate Section XIX of the Zoning By-law which requires that there shall be provided for all such buildings side yards not less than twenty feet in width.

On March 8, 1971, the Inspector of Buildings notified the appellant in writing that a permit for the proposed construction could not be issued for the above-mentioned reasons. On March 9, 1971, the appellant took an appeal from such refusal and thereafter due notice of the hearing was given by mailing and publication.

Daniel O'Neill, 22 Patton Road, Wellesley, spoke for the appellant and read a letter from the appellant.

Statement of Facts

The house involved is located within a Single-residence District requiring a minimum lot area of 15,000 square feet. It is located on a lot of land containing 32,440 square feet and was remodeled from a stable in 1948.

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The appellant seeks permission to complete the reconstruction and enclosure of a porch on the northeasterly corner of the dwelling. Work has already been started on the enlargement of the porch as the appellant was unaware that a permit was required. The enclosure will provide a room adequate in area for the appellant's children to use year round and a portion can be used as a screen porch for summer living. It was pointed out that the proposed addition will not encroach any nearer to the side lot line than the existing house which is ten feet from the lot line, and will fill in a corner of the house which is now open.

A plot plan was submitted, drawn by Alexander Crucioli, Land Surveyor, Chelsea, Mass., which showed the dwelling on the lot as well as the proposed enclosure. Said plan showed the enclosure to be 9.5' x 15.0' on the northeasterly corner of the house ten feet from the lot line on the northerly side.

Decision

It is the unanimous opinion of this Board after viewing the premises that the requested exception should be granted. The Board feels that a real need exists for the proposed enclosure which will provide an additional room and that such enclosure will not involve any detriment to the neighborhood nor derogate from the intent or purpose of the by-laws. While the lot is large in area, it is peculiar in shape with a frontage of only 66.6' and a width of only approximately 85' at the point where the house

is located. Therefore, compliance 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 on April 1, 1940 under a separate and distinct ownership from adjacent lots. The Board further feels that said enclosure will improve the appearance of the house as it will fill in a corner which is now open.

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

Richard G. Aldrich
Richard G. Aldrich

Dana T. Lowell
Dana T. Lowell

F. Lester Fraser
F. Lester Fraser

Filed with Town Clerk _____

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PLAN OF LAND
IN

WELLESLEY-MASS.

Scale: 1" = 40'
Alex Crucioi
57 Winthrop Rd.
Chelsea, Mass.

Feb. 12, 1971.
SURVEYOR

