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ZONING BOARD OF APPEALS

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KATHARINE E. TOY
 Administrative Secretary
 Telephone
 235-1664

Petition of Paul L. Russell

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 8:25 p.m. on July 27, 1978, on the petition of Paul L. Russell, requesting a variance from the terms of Section XIX of the Zoning By-law, which will allow the construction of an addition on the rear of the dwelling at 10 Pickeral 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 July 11, 1978, the petitioner filed his request for a hearing before this Authority and thereafter due notice of the hearing was given by mailing and publication.

The petitioner spoke in support of the request at the hearing.

Statement of Facts

The property involved is located within a Single Residence District, requiring a minimum lot area of 10,000 square feet. The dwelling involved was built prior to the enactment of Section XIX of the Zoning By-law requiring a minimum twenty-foot side yard and a thirty-foot front yard, and stands approximately five feet from the lot line on the easterly side and approximately ten feet back from Pickeral Road at the nearest point.

The petitioner seeks permission to construct an addition composed of two principal components; (1) an addition approximately 11' x 16' to fill in the "I" in the present house plan; and (2) a greenhouse approximately 10' x 16' which will be used principally as additional family room type space. The addition, if built, will be located at the rear right corner of the house.

The petitioner stated at the hearing that the Conservation Commission requires an alternative plan, so it is proposed to combine these two components into one. The projections of the alternative would be no greater than the greenhouse arrangement.

A plot plan was submitted, drawn by John J. Caffrey, Land Surveyor, dated May 1978, which showed the location of the house on the lot as well as the proposed addition. Said plan showed the addition to be 18' from the lot line on the easterly side and 52' from Morses Pond on the westerly side.

It was pointed out that due to the shape of the lot and the location of the house on the lot, it would be difficult to construct an addition of any size on the house which would comply with the Zoning By-laws.

Decision

It is the opinion of this Authority that a real need exists for the proposed addition which will provide additional living space for the

petitioner and his family, and a literal enforcement of the provisions of Section XIX of the Zoning By-law would involve substantial hardship, owing to the shape of the lot and its proximity to Morses Pond. The proposed addition, if built, will not be nearly as close to the lot line as the existing house which stands only five feet from the line.

Upon an examination of a plan of the neighborhood, it appears that most of the houses on Pickerel Road are closer to the side lot lines than the required twenty-foot setback, and the proposed location of the addition appears to be the most practical and feasible place for it to be constructed.

For these reasons, it is the opinion of this Authority that the requested variance can be granted and will not prove detrimental to the appearance and character of the neighborhood and that no increased fire hazard will result therefore.

Accordingly, the requested variance is granted and the issuance of a permit for the proposed addition in accordance with the drawing submitted, numbered S-1, and on file with this Authority, is hereby approved.

Francis L. Swift
Francis L. Swift

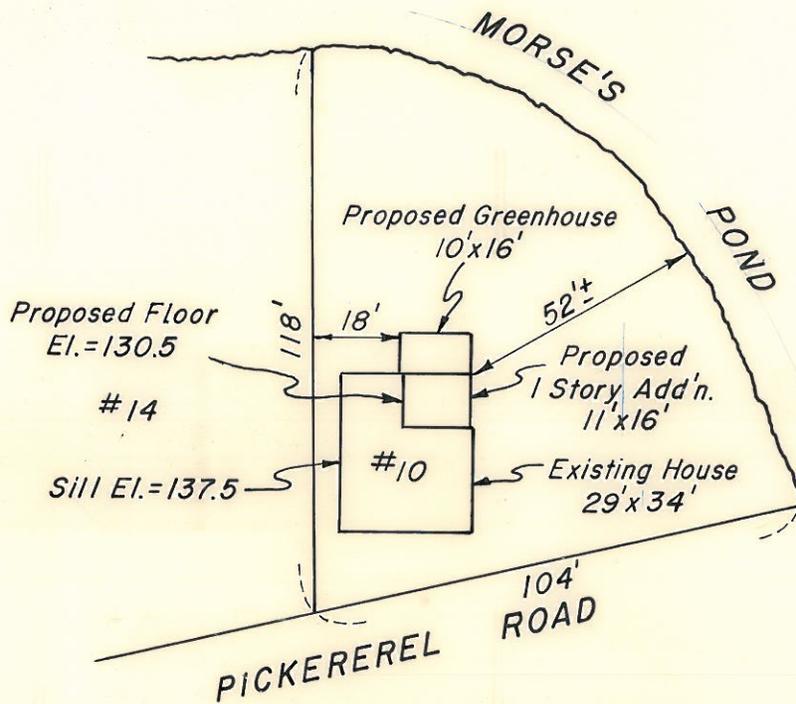
William O. Hewett
William O. Hewett

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.

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PLOT PLAN

10 PICKEREL ROAD, WELLESLEY, MASS.

SCALE 1" = 40'

MAY, 1978

JOHN J. CAFFREY, R.L.S. NEEDHAM, MASS.

OWNER
MR. PAUL L. RUSSELL

