



FRANCIS L. SWIFT, Chairman
 WILLIAM O. HEWETT
 WILLIAM E. POLLETTA
 WILLIAM F. CULLINANE
 FRANKLIN P. PARKER
 JOHN A. DONOVAN, Jr.

ZONING BOARD OF APPEALS

KATHARINE E. TOY
 Administrative Secretary
 Telephone
 235-1664

Petition of William F. Murphy

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 8:20 p.m. on October 26, 1978, on the petition of William F. Murphy, requesting a variance from the terms of Section XIX of the Zoning By-law, which will allow the construction of an addition on the side of the dwelling at 15 Chapel Place, with a side yard less than the required twenty feet.

On October 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.

Letters favoring the request were received from the following: Human Relations Service, Inc., 11 Chapel Place, Wellesley Chapter, American Red Cross, 211 Washington Street, and Edmund J. B. Doherty and Harriett J. Doherty, 32 Woodlawn Avenue.

Statement of Facts

The property involved is located within a Single Residence District requiring a minimum lot area of 10,000 square feet. The house, which is over fifty years old, was built prior to the twenty-foot side yard requirement, on a lot containing 19,007 square feet.

It was stated at the hearing that the petitioner purchased the property involved in 1970. At that time the house was in extreme disrepair having been neglected for many years. There was a porch on the west side of the house which was ready to collapse and had to be removed.

The petitioner now seeks permission to construct an addition in its place which, if allowed, will provide a much needed family room. It was explained that the existing house is very small, consisting of a kitchen, dining room, living room and a 9' x 9' room off the dining room on the first floor. The size of the house, it is felt, is not adequate to accommodate the needs of the petitioner, his wife and two children. It is therefore proposed to construct an addition 12' x 17' in approximately the same location as the old porch. However, to build a family room only seven feet in width, which was the width of the old porch, would not be of practical size, it was felt. The petitioner, therefore seeks a variance which will allow the addition to be 16.49' from the side lot line, rather than the required twenty feet.

The addition would be constructed to follow the design of the old porch so as to integrate into the original lines of the house. Due to the unusual shape of the lot, which is extremely narrow, approximately 60' x 300', a variance would be required to construct an addition to any

DEC 11 1978
 RECEIVED
 TOWN ENGINEER
 JOHN A. DONOVAN, JR.

part of the house, therefore, it is felt that the proposed addition in the location desired is the only practical solution to the problem.

A plot plan was submitted, drawn by Alexander Crucioli, Land Surveyor, dated June 14, 1978, which showed the existing house on the lot as well as the proposed addition. Said plan showed the proposed addition to be 12' x 17', located on the southwesterly side of the house, and set back from the side lot line 16.49' at the nearest point.

Decision

It is the opinion of this Authority, after making a careful study of the evidence submitted and viewing the locus, that a real need exists for the proposed addition, and the location appears to be the most practical and feasible place for it.

Due to the shape of the lot, which is long and narrow, with a width of only sixty feet, there is no space available to construct an addition which will conform to the setback requirements of the Zoning By-law.

Therefore, it is the unanimous opinion of this Authority that owing to circumstances relating to the shape of the lot involved, a literal enforcement of the provisions of Section XIX of the Zoning By-law would involve substantial hardship to the petitioner and his family. It is the further opinion of this Authority that desirable relief may be granted without substantial detriment to the public good and without nullifying or substantially derogating from the intent or purpose of the Zoning By-law.

Accordingly, the requested variance is granted and the Building Inspector is authorized to issue a permit for the proposed addition as shown on the plan submitted and on file with this Authority, drawn by Alexander Crucioli, Landsurveyor, dated June 14, 1978.

DEC 13 11 08 AM '78
METEOROLOGICAL
TOWN CLERK'S OFFICE
RECEIVED

Filed with Town Clerk _____

Francis L. Swift
Francis L. Swift

William F. Cullinane
William F. Cullinane

William O. Hewett
William O. Hewett

Copies of the decision and all plans referred to in this decision have been filed with the Planning Board and with the Town Clerk.

RECEIVED
TOWN CLERK'S OFFICE
WELLESLEY MASS.

OCT 11 3 40 PM '78

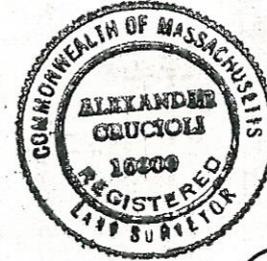
PLAN OF LAND
IN

WELLESLEY — MASS.

Scale: 1" = 40' JUNE 14, 1978.

SURVEYOR Alexander Crucioi
ACRES-ENGINEERS, SURVEYORS, INC.

57 Winthrop Road
Chelsea, Mass.



Alexander Crucioi

