

TOWN OF WELLESLEY



MASSACHUSETTS

STANLEY W. LEIGHTON, CHAIRMAN  
~~ROBERT R. THURBER~~  
BURTIS S. BROWN

KATHARINE E. TOY, CLERK  
TELEPHONE  
WEL. 1664

BOARD OF APPEAL

Thomas M. Reynolds

November 18, 1946.

Stanley W. Leighton  
Burtis S. Brown  
Thomas M. Reynolds

Petition of Carolyn Arnold Trustee of the Arnold Trust

Pursuant to due notice the Board of Appeal held a public hearing in the Upper Town Hall on Wednesday, November 6, 1946 at 8:00 p.m. to consider the petition of Carolyn Arnold Trustee of the Arnold Trust for the granting of an exception to the terms of Section 9-A of the Zoning By-laws to permit the division of Lot "E", Eaton Court. Due notice of the hearing was given by mail and publication.

Statement of Facts

Said Section 9-A requires a lot area of at least 10,000 square feet for residences in the district here involved. Lot "E" as it now exists, without division, has an area of 14,965 square feet. On this lot there is a dwelling and a ten-car garage, both of which have been there for more than twenty years. These have been leased separately for a number of years, and it is now proposed to divide the lot into two lots to permit the present sale of the dwelling.

At the hearing a plan was submitted of the proposed division showing Lot E (1), the lot on which the dwelling exists, containing 5,145 square feet, and Lot E (2), the lot on which the ten-car garage exists, containing 9,820.

Mr. George Haynes, representing Carolyn Arnold Trustee of the Arnold Trust stated his case to the Board and there were no objections raised. Mr. Angus McNeil, Chairman of the Planning Board, spoke in favor of granting the petition, pointing out that in his opinion it would not violate the intent of said Section 9-A.

Decision

The Board of Appeal unanimously finds that the requested variance will not change the character and appearance of the immediate neighborhood and that it will not result in any change from the existing situation.



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Section 9-A authorizes the Board to make a special exception upon written request of the owner when after public hearing it shall find that:

- (1) the standard of the neighborhood so established does not reasonably require a subdivision to the applicant's land into lots as large as is hereby prescribed;
- (2) lots as large as is hereby prescribed would not be readily salable or economically or advantageously used for various reasons.

It is the opinion of the Board that the immediate neighborhood is of such character to warrant the special exception requested and further that the granting of a variance in this case will not prove a substantial detriment to the public good and will not substantially derogate from the intent and purpose of Section 9-A.

Accordingly, the requested variance is authorized and granted, and the petitioner authorized to divide the land in question into two parcels in accordance with the plan filed with this Board.

*S. W. Leighton*

Stanley W. Leighton

*Burtis S. Brown*

Burtis S. Brown

*T. M. Reynolds*

Thomas M. Reynolds

WASHINGTON STREET

PLAN OF LAND  
IN

WELLESLEY, MASS.

OWNED BY

ARNOLD TRUST

SCALE 40 FEET TO AN INCH

NOVEMBER 2, 1946

GLEASON ENGINEERING COMPANY



CHURCH, TR

98.88'

PERRIN

74.77'

993'

UNITARIAN SOCIETY  
OF  
WELLESLEY HILLS

31'

5'

195'

5,145 SQ. FT.

E(1)

74.10'

COHAN

69'

68.5'

701'

RIGHT OF WAY

106.5'

9,820 SQ. FT.

E(2)

E(2)

GODDARD

ARNOLD TRUST

EATON COURT

BARNICLE

EATON COURT