



BURTIS S. BROWN, CHAIRMAN
THOMAS M. REYNOLDS
SHERMAN J. L. BROWN

BOARD OF APPEAL

KATHARINE E. TOY, CLERK
TELEPHONE
WE. 5-1664

Appeal of Samuel H. and Sophie E. Mayes

Pursuant to due notice the Board of Appeal held a public hearing in the hearing room on the first floor of the Intermediate Building at 324 Washington Street at 8:20 p.m. on January 28, 1954 on the appeal of Samuel H. and Sophie E. Mayes from the refusal of the Inspector of Buildings to issue a permit to them to alter their non-conforming dwelling at 56 Sheridan Road.

Statement of facts

The Inspector of Buildings under the date of January 18, 1954 notified the appellants in writing that a permit to alter said non-conforming dwelling could not be granted because the building now stands in violation of Section 9-C of the Zoning By-law which requires a 20-foot side yard. On the same date the appellants took an appeal in writing, as provided under Section 7-E of the Zoning By-law, from such refusal and thereafter due notice of the hearing was given by mailing and publication.

At the hearing the appellants appeared and submitted a plot plan drawn by Gleason Engineering Co., and dated January 1954, which showed the dwelling and attached garage located on the lot as well as the detached garage in the rear of the house.

Mr. Mayes stated to the Board that it is his desire to convert his existing attached garage into a den and use the detached garage in the rear of his lot to garage his car. The additional room to be provided by the proposed conversion, Mr. Mayes continued, is urgently needed, and unless the desired variance is granted it will be necessary to purchase a larger house.

The plan submitted showed the existing attached garage to be 18' from the side lot line and no exterior changes to be made to the building.

Donald H. Gardner, 64 Sheridan Road and Burton Leslie, 61 Sheridan Road appeared and stated that, in their opinion, the proposed conversion will add to the attractiveness of the house and will be an improvement to the neighborhood.

Felix Juliani, Chairman of the Planning Board appeared and stated that the Planning Board had no objections to the granting of the requested exception.

Decision

The Board feels that a real need exists for the proposed conversion and that the granting of the requested variance in this case will not in any way prove detrimental to the character of the immediate neighborhood.

There will be no actual encroachment resulting from the proposed alteration upon the existing side yard area as there is to be no change made to the exterior of the house. The Board feels that by granting the requested variance there will be no derogation from the intent and purpose of Section 9-C of the Zoning By-law.

The Board, therefore, unanimously finds that sufficient reasons exist for determining that a literal enforcement of Section 9-C of the Zoning By-law would involve substantial hardship to the appellants and that desirable relief can be granted by the Board without detriment to the public good.

Accordingly, the requested variance is authorized and granted and the issuance of a permit for the alterations is hereby directed in accordance with the application and plan on file.

B. S. Brown

Burtis S. Brown

Irving R. Crankow

Irving R. Crankow

Sherman J. L. Brown

Sherman J. L. Brown

Filed with Town Clerk 9/10/59

LAND IN WELLESLEY
OWNED BY
SAMUEL H. & SOPHIE E. MAYES
SCALE 1"=40' JANUARY, 1954
GLEASON ENGINEERING CO.

