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TOWN OF WELLESLEY MASSACHUSETTS

BOARD OF APPEAL

GARRETT S. HOAG
JOHN L. HAYDEN
DANA T. LOWELL

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

Petition of Robert N. and Jean D. Sluyter

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 8:20 p.m. on September 17, 1964, on the petition of Robert N. and Jean D. Sluyter requesting a special exception from the terms of Section XIX of the Zoning By-law which would permit the construction of an addition above the existing attached garage on their dwelling at 32 Tennyson Road which has a side yard less than the required twenty feet.

Jean D. Sluyter represented the petitioners at the hearing.

William H. Hewett, builder for the petitioners outlined the proposed construction.

On August 28, 1964, the petitioners filed their request for a hearing before this Board and thereafter due notice of the hearing was given by mailing and publication.

Statement of Facts

The house involved, which was built in 1937, prior to the enactment of Section XIX of the Zoning By-law requiring a minimum twenty-foot side yard, is located within a single residence district requiring a minimum lot area of 15,000 square feet. The attached garage is sixteen feet from the northwesterly lot side line.

The petitioners seek permission to raise the roof of the attached garage so that a new stairway may be installed and access to the second floor can be provided for the room above the garage. The garage is below the level of the house and the only access to the room now is by a set of stairs off the kitchen. The petitioners have four children and have need for an additional bedroom, as their mother-in-law visits with them five or six months during the year. The proposed alteration will provide a room 20' x 20' which will take care of the petitioners needs.

A plot plan was submitted drawn by Gleason Engineering Company, dated August 28, 1964, which showed the location of the dwelling on the lot.

Decision

The facts in this case satisfy the conditions set forth in Section XIX of the Zoning By-law on which the Board's authority depends to grant a special exception from the application of the side yard restrictions of that section. The lot is irregular in shape with a depth of only 68.71' on one side which makes compliance with the law impracticable if an appropriate addition is to be made to the house. The Board feels the only practical way to provide an additional room which can be used in conjunction with the remainder of the house is the proposed plan. The lot was held under separate and distinct ownership from adjacent lots on April 1, 1940.

It is the unanimous opinion of this Board that the requested exception will not injure the neighborhood and permission is granted to raise the roof above the attached garage as shown on the plan submitted and on file with this Board and the Building Inspector is hereby authorized to issue a permit to construct such addition.

John L. Hayden

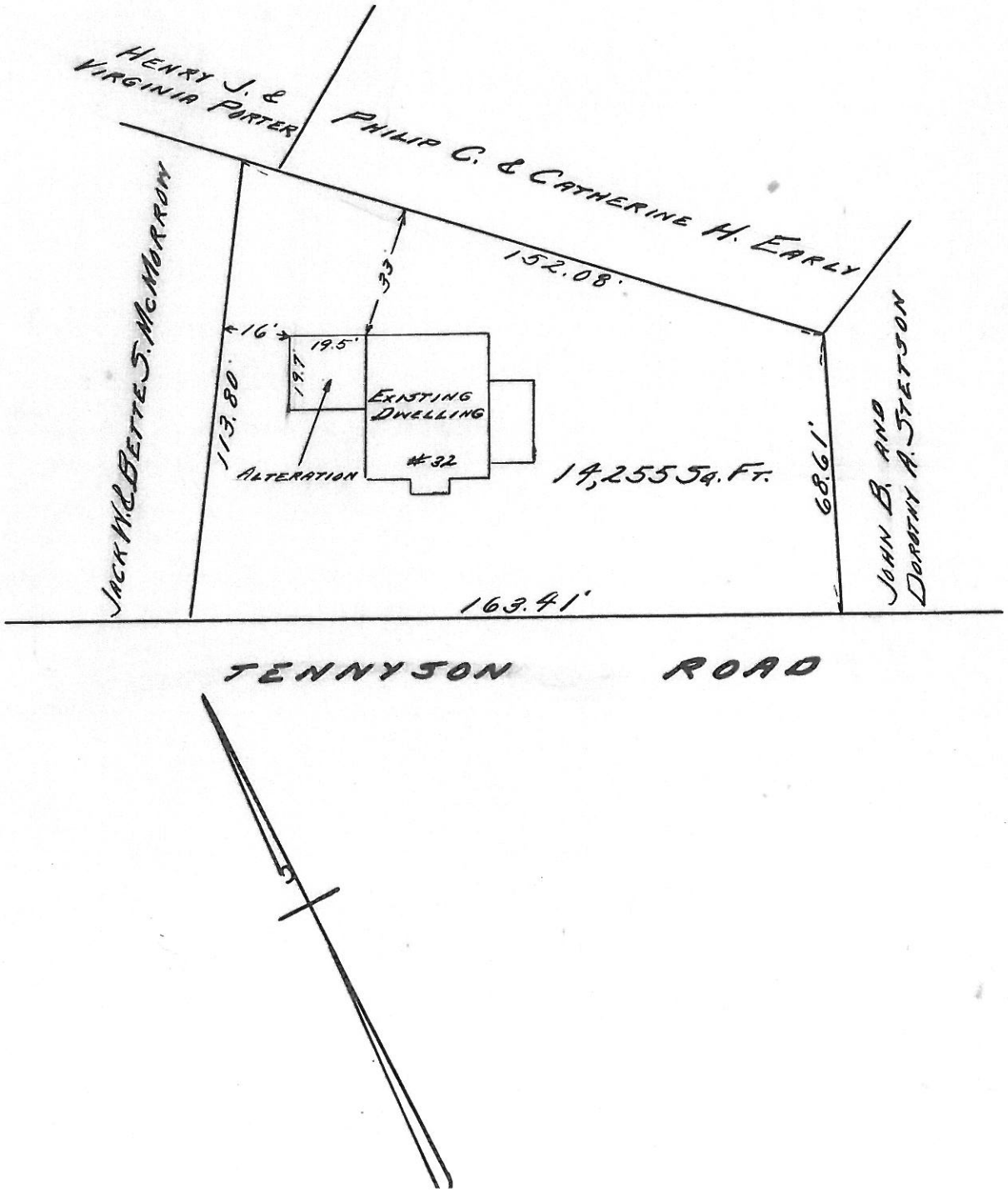
John L. Hayden

R C Aldrich

Richard C. Aldrich

G Arnold Haynes

G. Arnold Haynes

Filed with Town Clerk_____

PLAN OF LAND
IN
WELLESLEY, MASS.
OWNED BY
ROBERT N. & JEAN D. SLUYTER
SCALE 40 FEET TO AN INCH
AUGUST 28, 1964
GLEASON ENGINEERING COMPANY