

TOWN OF WELLESLEY



MASSACHUSETTS

BOARD OF APPEAL

GARRETT S. HOAG  
DANA T. LOWELL  
F. LESTER FRASER

KATHARINE E. TOY, CLERK  
TELEPHONE  
235-1664

RECEIVED 65-13  
TOWN CLERK'S OFFICE  
WELLESLEY, MASS.  
JUN 2 4 27 PM '65

Petition of Edward O. Jr. and Jean C. Proctor

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 8:00 p.m. on May 20, 1965, on the petition of Edward O. Jr. and Jean C. Proctor, requesting an exception from the terms of Section XIX of the Zoning By-law which will permit them to construct an addition on the side and rear of their attached garage at 18 Sumner Road with a side yard less than the required twenty feet.

Edward O. Proctor, Jr. spoke in support of the petition at the hearing.

On April 20, 1965, 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 1926 on a lot of land containing 13,030 square feet, is located within a single-residence district requiring a minimum lot area of 15,000 square feet.

The petitioners seek permission to extend their attached garage three feet in a westerly direction and two feet in a southerly direction. The garage at present is nine feet wide and eighteen feet two inches long and is too small to accommodate today's model of automobiles. A plot plan was submitted which showed the existing dwelling and attached garage on the property as well as the proposed addition. Said plan showed that the proposed addition, if built, would lie seventeen feet from the lot side line at the rear corner on the westerly side and twenty-five feet from the lot side line at the front corner.

Decision

The Board finds that a real need exists for the proposed addition and 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 has a frontage of 140.87' and narrows down to 54.08' in the rear which makes compliance with the requirements of the by-law impracticable because of the shape of the lot. The house was built prior to the enactment of the side yard requirement and was held of record on April 1, 1940 under a separate and distinct ownership from adjacent lots.

RECEIVED  
TOWN CLERK'S OFFICE  
WELLESLEY, MASS.

It is, therefore, the unanimous opinion of this Board that the requested exception to construct the proposed addition will not injure the neighborhood and permission is granted for the addition as shown on the plot plan submitted, taken from plan of property prepared by Everett M. Brooks Co., C. E., Newtonville, dated August 9, 1947.

Accordingly, an exception is authorized and the issuance of a permit for the proposed addition is hereby directed.

  
Garrett S. Hoag

  
Dana T. Lowell

  
F. Lester Fraser

Filed with Town Clerk \_\_\_\_\_

PROPOSED ADDITION TO GARAGE FOR MR. EDWARD O. PROCTOR JR.

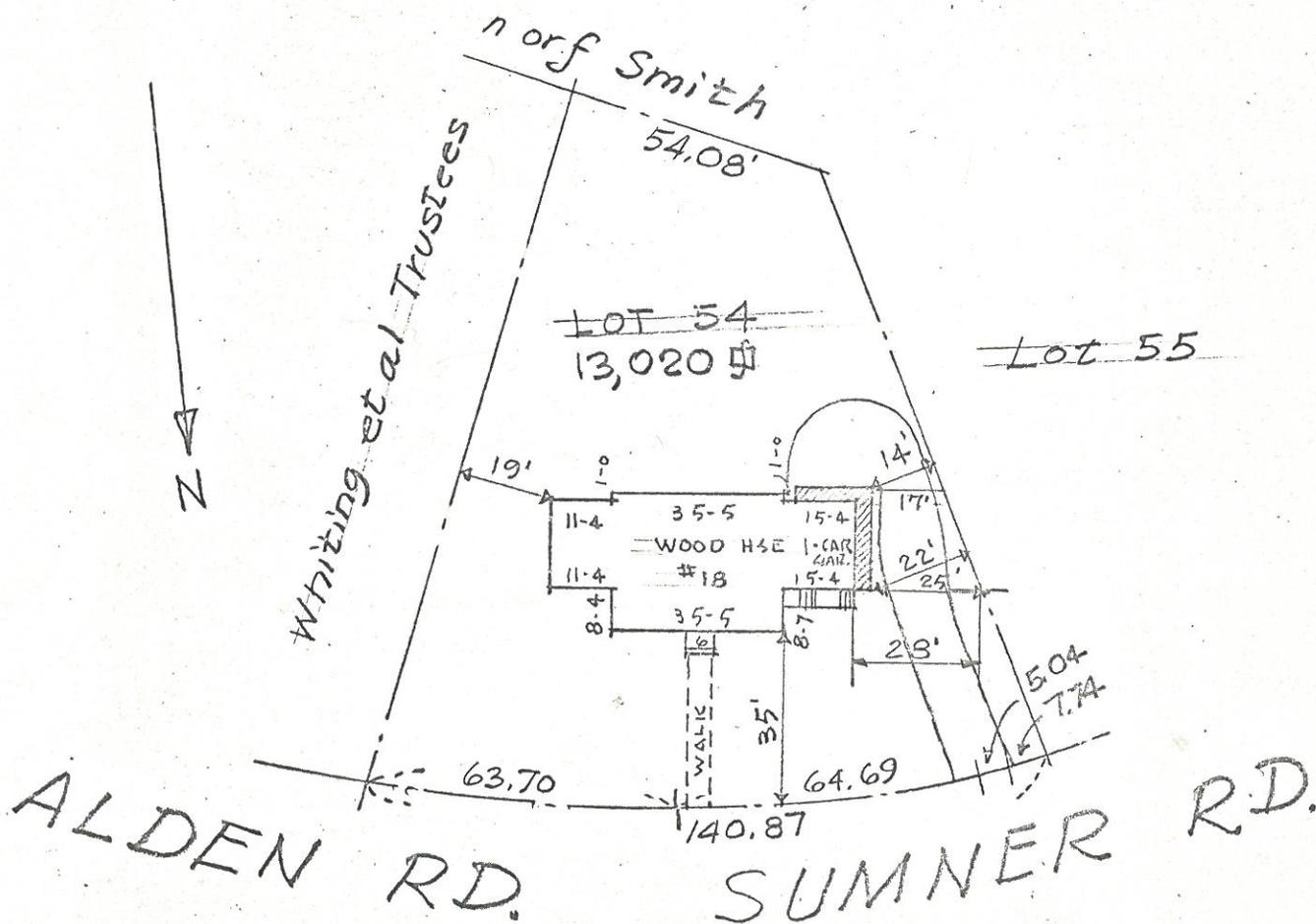
18 SUMNER ROAD, WELLESLEY HILLS, MASS.

BASTILLE-NEILEY ARCHITECTS  
120 TREMONT STREET, BOSTON 02108

PLOT PLAN 1" = 40'

DWG. NO. T 3.26.65

"A"



PLOT DIMENSIONS TAKEN FROM PLAN OF PROPERTY PREPARED BY  
EVERETT M. BROOKS CO., CIVIL ENGINEERS, NEWTONVILLE, MASS. 8.9.47