

65-30

TOWN OF WELLESLEY



MASSACHUSETTS

BOARD OF APPEAL

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

KATHARINE E. TOY, CLERK
TELEPHONE
235-1664

Petition of Harriet Small

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 8:10 p.m. on September 15, 1965, on the petition of Harriet Small, requesting a special exception from the terms of Section XIX of the Zoning By-law which would permit the construction of an addition on the rear of her dwelling at 81 1/2 Worcester Street with a side yard less than the required twenty feet.

Lawrence R. Small, husband of the petitioner, spoke in support of the petition at the hearing.

On August 26, 1965, the petitioner filed a request for a hearing before this Board and thereafter due notice of the hearing was given by mailing and publication.

Statement of Facts

The dwelling involved which was built in 1930, is located within a single-residence district requiring a minimum lot area of 10,000 square feet.

The petitioner seeks permission to construct a one-story addition 12' x 12' on the rear of her dwelling which will provide a dining room. The house is small and presently has no dining room. The petitioner recently purchased the property with the belief that a room could be added at the rear of the dwelling and comply with the Zoning By-law, however, it was discovered when the plans were drawn that this could not be accomplished without an exception granted by this Board.

The proposed addition is designed to continue the same line as the existing house and at the point of connection it will be 20.8' from the lot side line. However, due to the angle at which the house is placed on the lot, the rear corner of the proposed addition will be only 19' from the lot line at the nearest point on the westerly side.

A plot plan was submitted drawn by Robert H. Dunning, dated August 7, 1965, which showed the existing dwelling and the proposed addition.

Decision

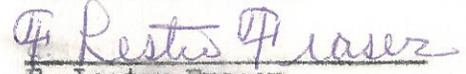
The Board finds that the facts in this case satisfy the conditions set forth in Section XIX of the Zoning By-law on which the Board's authority depends to grant a special exception from the application of the side yard restrictions of the Zoning By-law. Although the lot contains 17,510 square feet, it is narrow with a frontage of only 71' and a depth of 218', with the house centered between the two side lines. There appears to be no other suitable location for the proposed addition. The land slopes

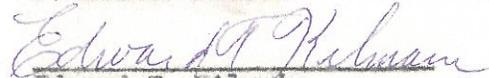
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sharply on the easterly side and due to the house layout, an addition could not be constructed on that side which would comply with the Zoning By-law. Compliance, therefore, is impracticable because of the width and shape of the lot which was held of record on April 1, 1940, under a separate and distinct ownership from adjacent lots. In the opinion of this Board the slight encroachment into the side yard resulting from the proposed addition will not prove detrimental to the neighborhood nor derogate from the intent and purpose of the By-law.

Accordingly, the requested exception is granted and the Inspector of Buildings authorized to issue a permit for the proposed addition in accordance with the plan submitted and on file with this Board.


Richard O. Aldrich


F. Lester Fraser


Edward T. Kilmain

Filed with Town Clerk _____

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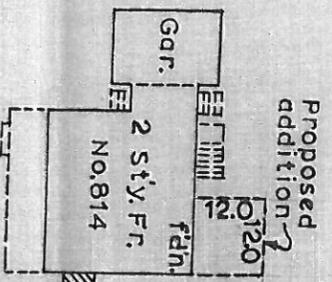
n. of f. William Diehl

92

17,510 S.F.

n. of f. Alfred Anderson

216.75



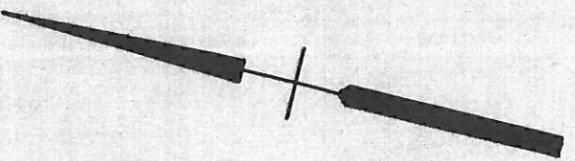
218.38

n. of f. Ada Heckman

71±

WORCESTER

STREET



PLAN
SHOWING
PROPOSED ADDITION
AT
814 WORCESTER STREET
WELLESLEY, MASS.
SCALE: 30' to 1" AUG. 7, 1965
Robert H. Dunning, Surveyor
Arlington