

65-45

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 Stanley and Rose T. Rimmer

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 8:25 p.m. on October 28, 1965, on the petition of Stanley and Rose T. Rimmer requesting a special exception from the terms of Section XIX of the Zoning By-law which will permit the construction of an addition on the rear of their dwelling at 15 Bryn Mawr Road with a side yard less than the required twenty feet.

On October 5, 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.

The petitioners both spoke in support of their petition at the hearing.

A petition favoring the request and signed by four nearby neighbors was submitted at the hearing.

Statement of Facts

The house involved, which was built in 1926, 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 10,000 square feet.

The petitioners seek permission to construct a one-story addition 12' x 18.5' at the rear of their dwelling which will provide a room and bath for Mr. Rimmer's widowed mother who now lives alone and must make her home with the petitioners. The house is small and contains a kitchen, dining room, living room and small den on the first floor with two bedrooms and bath on the second floor. The petitioners have three children and, therefore, have a real need for an additional bedroom which the proposed addition will provide, if permission is granted. It was pointed out that while the proposed addition, if built, will lie only 18.5' from the lot side line on the westerly side, it will not be as close to the lot line as the existing house which is only twelve feet at the nearest point. There is an existing detached garage presently on the property which will be removed if the requested exception is granted.

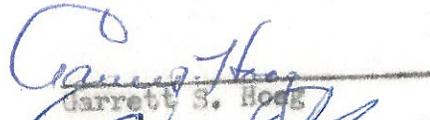
A plot plan was submitted drawn by Gleason Engineering Company, dated September 27, 1965, which showed the location of the dwelling and the proposed addition.

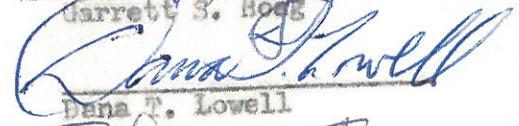
Decision

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 narrow with a width of only fifty feet

and a depth of approximately one hundred feet, which makes compliance with the law impracticable if an appropriate addition is to be made to the house. The Board feels that the only practical way to provide an additional bedroom, which the petitioners need, is the proposed plan. The lot was held under separate and distinct ownership from adjacent lots on April 1, 1940.

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

  
Garrett S. Hoag

  
Dana T. Lowell

  
V. Lester Fraser

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

1962 NOV 28 PM 15:03  
WELLESLEY MASS.  
TOWN CLERK'S OFFICE  
RECORD



PLAN OF LAND  
IN  
**WELLESLEY, MASS.**  
OWNED BY  
**STANLEY & ROSE T. RIMMER**  
SCALE 40 FEET TO AN INCH  
SEPTEMBER 27, 1965.  
GLEASON ENGINEERING COMPANY

