68-10

TOWN OF WELLESLEY MASSACHUSETTS

BOARD OF APPEAL

RICHARD O. ALDRICH
DANA T. LOWELL
F. LESTER FRASER

KATHARINE E. TOY, CLERK
TELEPHONE
235-1664

Petition of George F. and Jacqueline M. Carolan

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 8:05 p.m. on March 21, 1968, on the petition of George F. and Jacqueline M. Carolan, requesting a special exception from the terms of Section XIX of the Zoning By-law which will permit them to construct an addition on the rear of their dwelling at 33 Cavanagh Road with a side yard less than the required twenty feet.

On March 4, 1968, the petitioners filed their request for a hearing before this Board and thereafter due notice of the hearing was given by mailing and publication.

George F. Carolan spoke in support of the request at the hearing.

Statement of Facts

The house involved, which was built in 1927, prior to the enactment of Section XIX of the Zoning By-law requiring a minimum side yard, is located within a single-residence district requiring a minimum lot area of 10,000 square feet. On April 1, 1940, the lot was held of record under a separate and distinct ownership from adjacent lots.

The petitioners seek permission to construct a two-story addition 17.5' x 18' at the rear of their dwelling which will provide a bedroom and bath on the second floor and a family room below. The proposed addition, if built, will lie 18' from the lot line on the southerly side. It was pointed out that the existing porch on the house lies only thirteen feet from the same side line. The petitioners have four children with only three bedrooms. The proposed addition will enable the children to have more adequate living quarters, for which a real need exists.

A plot plan was submitted, drawn by Gleason Engineering Company, dated February 19, 1968, which showed the existing dwelling on the lot as well as 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 seventy feet and a depth of approximately 126', 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 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.

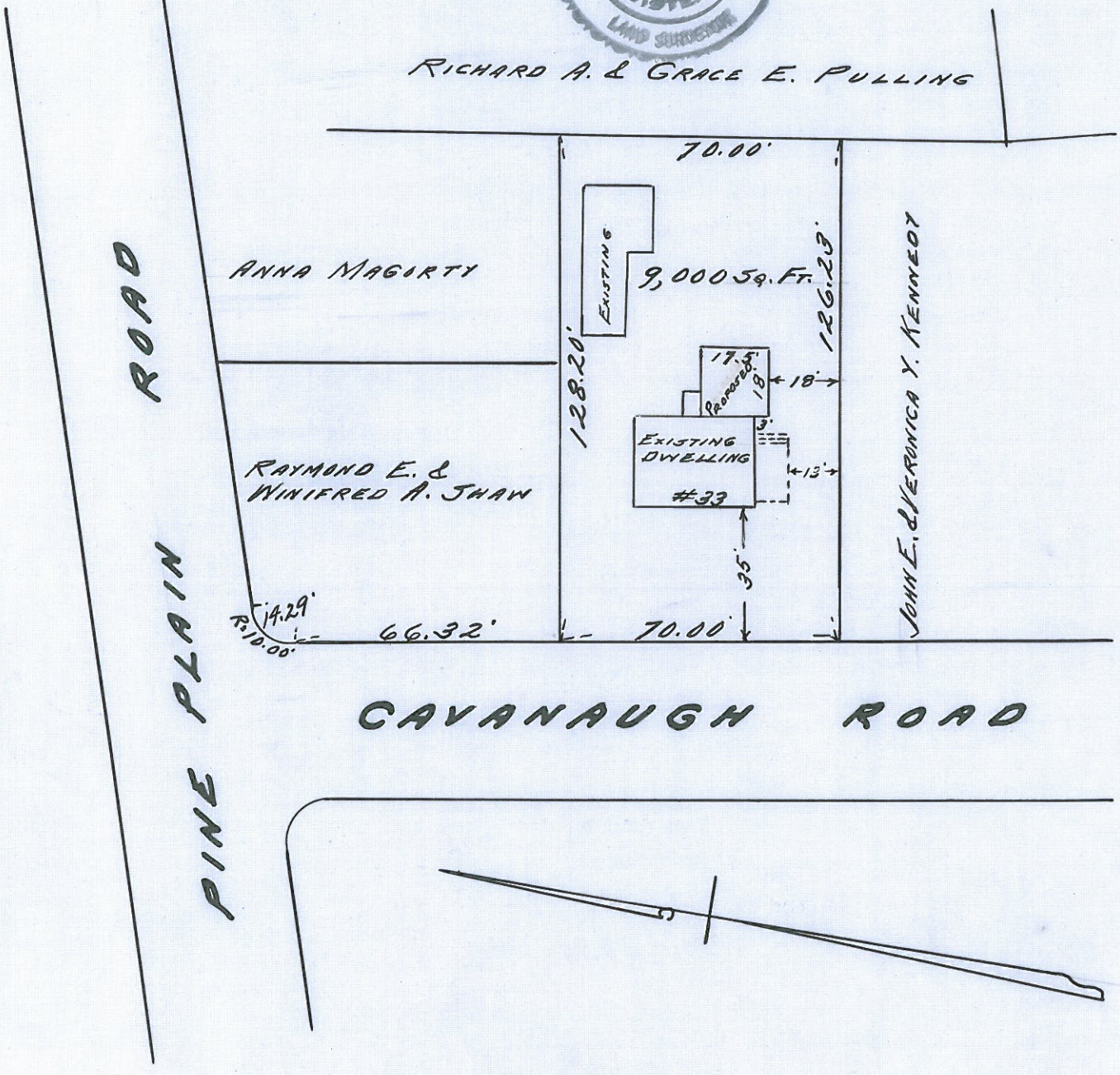
It is the opinion of this Board that the requested exception will not injure the neighborhood and permission is granted to construct the proposed addition as shown on the plan submitted and on file with this Board and the Building Inspector is hereby authorized to issue a permit for the construction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

Richard C. Aldrich

Dana T. Lowell

F. Lester Fraser

Filed with Town Clerk _____

PLAN OF LAND
IN
WELLESLEY, MASS.
OWNED BY
GEORGE F. & JACQUELINE M. CAROLAN
SCALE 40 FEET TO AN INCH
FEBRUARY 19, 1968.
GLEASON ENGINEERING COMPANY

COMMONWEALTH OF MASSACHUSETTS
WILLIAM H. GLEASON
5164
REGISTERED
LAND SURVEYOR