



BOARD OF APPEAL

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

KATHARINE E. TOY, CLERK
TELEPHONE
235-1664

Petition of Robert G. and Ruth C. McGowan

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 June 6, 1968, on the petition of Robert G. and Ruth C. McGowan, requesting a special exception and variance from the terms of Section XIX of the Zoning By-law which will permit the construction of an addition on the side of their dwelling at 4 Ingersoll Road with a side yard less than the required twenty feet. Said request was made under the provisions of Section XIX of the Zoning By-law and Chapter 40A, Section 15, of the General Laws.

On April 30, 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.

Robert G. McGowan spoke in support of the petition at the hearing.

A letter favoring the granting of the request was received from Edward N. and Barbara V. Railsback, 8 Ingersoll Road, abutting property owners.

Statement of Facts

The house involved was built in 1940 on a lot of land which adjoined other land of the same owner on April 1, 1940. It is located within a Single-residence District requiring a minimum lot area of 10,000 square feet.

The petitioners seek permission to enlarge and enclose an existing breezeway in order to provide an additional room. It is proposed to construct an addition 6' x 11' on the northerly side of the breezeway in order to provide closet space and a room of more usable size. Mr. McGowan's mother, who has been ill, is coming to live with the petitioners and the proposed enlargement of the breezeway will provide a first-floor bedroom for her. It was pointed out that the proposed addition, if built, will continue the line of the existing attached garage and will not encroach into the side yard to any greater extent.

A plot plan was submitted, drawn by Gleason Engineering Company, dated April 22, 1968, which showed the existing dwelling and garage on the lot as well as the proposed addition. Said plan showed the existing garage to be thirteen (13) feet from the lot line on the northerly side and the proposed addition continuing the same line a distance of eleven (11) feet.

Decision

The Board has studied all the facts in this case and has taken a view of the locus. In its opinion a real need exists for the proposed addition, which will provide a first-floor bedroom for Mr. McGowan's mother. The Board agrees with the petitioners' contention that it would not be practical to enclose the existing breezeway which is only 8' x 12', and feels that the addition is necessary to provide a room of suitable size as well as closet space.

PLAN OF LAND
IN
WELLESLEY, MASS.
ROBERT G. & RUTH C. MCGOWAN
SCALE 40 FEET TO AN INCH
APRIL 22, 1968.
GLEASON ENGINEERING COMPANY

