



BOARD OF APPEAL

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

KATHARINE E. TOY, CLERK  
TELEPHONE  
235-1664

Petition of Richard G. Jensen

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 8:15 p.m. on March 20, 1969, on the petition of Richard G. Jensen, requesting a special exception from the terms of Section XIX of the Zoning By-law which will permit the construction of a shed dormer across the rear of the house at 37 Beechwood Road with a side yard less than the required twenty feet.

On February 24, 1969, the petitioner requested a hearing before this Board and thereafter due notice of the hearing was given by mailing and publication.

The petitioner spoke in support of the petition at the hearing.

Statement of Facts

The house involved was built prior to the enactment of Section XIX of the Zoning By-law and is located within a single-residence district requiring a minimum lot area of 10,000 square feet.

The petitioner seeks permission to construct a shed dormer on the rear of his dwelling to provide an additional bedroom. The house is a one and one-half story dwelling located 16' from the lot line on the easterly side, and the proposed dormer window will extend to the line of the exterior side walls on both sides. There is ample space on the westerly side. It was pointed out that the house is in need of repair and the proposed addition together with other improvements should greatly improve the appearance of the house as well as provide needed space for the petitioner's family.

A plot plan was submitted, drawn by Everett M. Brooks, C. E., Newtonville, which showed the location of the dwelling on the lot.

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 the Zoning By-law. The house was built prior to the enactment of the side yard requirement of twenty feet and was held of record on April 1, 1940, under a separate and distinct ownership from adjacent lots. While the lot is rectangular in shape, it is narrow, and the house is so situated on the lot, that a dormer could not be constructed on the rear without encroaching into the easterly side yard. The Board feels that as there will be no increase in the encroachment in the side yard that the proposed dormer window will not prove detrimental to the public good nor derogate from the intent and purpose of the by-law.

It is, therefore, the unanimous opinion of this Board that the requested exception may be granted for the proposed construction of a shed dormer as shown on the plan submitted and on file with this Board, and the Building Inspector is hereby authorized to issue a permit for such construction.

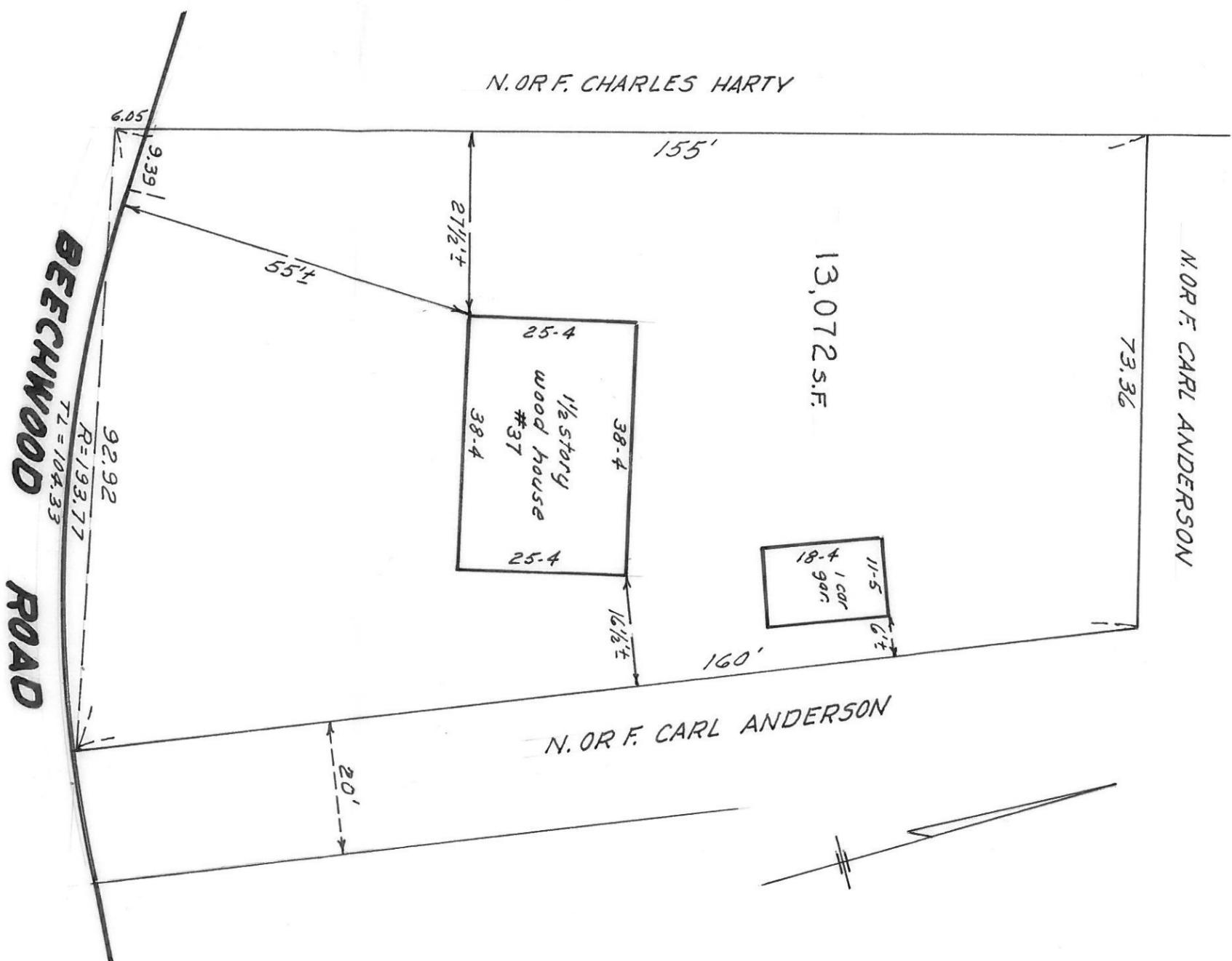
*Philip H. Cahill*  
Philip H. R. Cahill

*Dana T. Lowell*  
Dana T. Lowell

*F. Lester Fraser*  
F. Lester Fraser

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

1980 MAY 5 PM 5 Y/11 0091  
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PLOT PLAN OF LAND  
IN  
**WELLESLEY • MASS.**



SCALE: 1IN.=20FT.      JAN. 24, 1969  
 EVERETT M. BROOKS CO.      CIVIL ENGRS.  
 NEWTONVILLE • WAYLAND • W. ACTON ~ MASS.