

TOWN OF WELLESLEY



MASSACHUSETTS

BOARD OF APPEAL

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

69-15
KATHARINE E. TOY, CLERK
TELEPHONE
235-1664

Petition of Frederick B. and Granthia L. Preston

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 March 20, 1969, on the petition of Frederick B. and Granthia L. Preston, requesting a special exception from the terms of Section XIX of the Zoning By-law which will permit them to construct an addition above the existing attached garage on their dwelling at 14 Pine Plain Road with a side yard less than the required twenty feet.

On February 21, 1969, the petitioners filed their request for a hearing before this Board and thereafter due notice of the hearing was given by mailing and publication.

Frederick B. Preston spoke in support of the petition at the hearing.

A petition favoring the request and signed by six nearby property owners was submitted at the hearing.

Statement of Facts

The house involved was built in 1937, prior to the enactment of Section XIX of the Zoning By-law requiring a minimum twenty-foot side yard, and is located within a Single-residence District requiring a minimum lot area of 10,000 square feet. The attached garage is thirteen feet from the lot line on the easterly side.

The petitioners seek permission to raise the roof of the attached garage in the rear and construct a bedroom above the garage. The house, which is Cape Cod style, has only two bedrooms on the second floor and the petitioners have need for an additional bedroom for their growing family. It was pointed out that the proposed construction will not encroach any nearer to the lot line than the existing building and should not in any way prove detrimental to the neighborhood.

A plot plan was submitted, drawn by Everett M. Brooks Co., Newtonville, dated February 4, 1969, 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 that section. The lot is narrow, 75' x 124' which makes compliance with the law impracticable if an appropriate addition is to be made to the house. Because of the room arrangement on the first floor, it would be impractical to construct an addition on the first floor. The Board, therefore, feels the only feasible way to provide an additional bedroom which can be used in conjunction with the remainder of the house is the proposed plan. The lot was

held under separate and distinct ownership from adjacent lots on April 1, 1940.

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


Philip H. R. Cahill


Dana T. Lowell

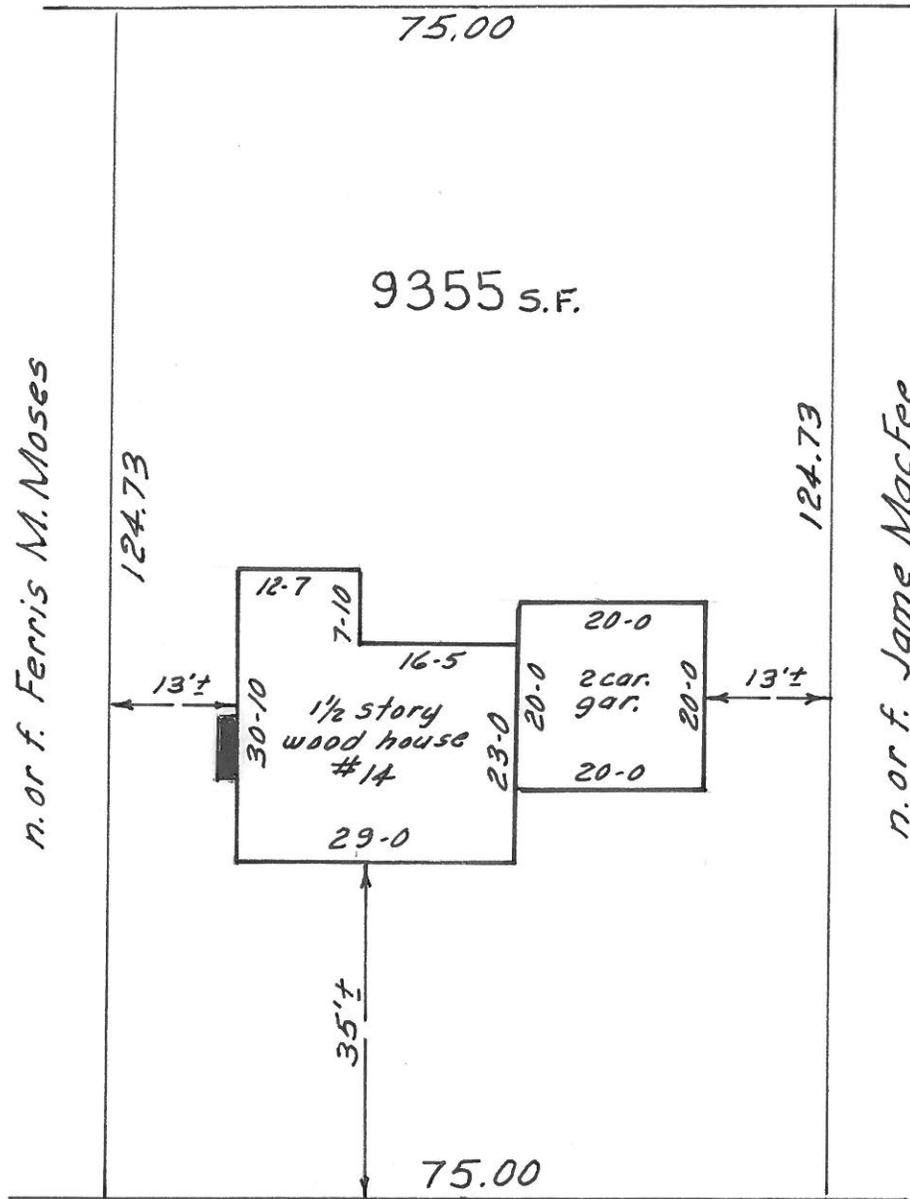

F. Lester Fraser

Filed with Town Clerk _____

1888 NVA 5 6M 1:42

REGISTERED MV22
TOWN CLERK'S OFFICE
RECEIVED

n. or f. Lillie P. Rich



PINE PLAIN RD.
PLOT PLAN OF LAND
 IN
WELLESLEY • MASS.



SCALE: 1 IN. = 20 FT.

FEB 4, 1969

EVERETT M. BROOKS CO. CIVIL ENG'RS.
 NEWTONVILLE • WAYLAND • W. ACTON ~ MASS.