

TOWN OF WELLESLEY



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BOARD OF APPEAL

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

KATHARINE E. TOY, CLERK
TELEPHONE
235-1664

Petition of James J. and Ruth B. Sidd

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 8:40 p.m. on March 20, 1969, on the petition of James J. and Ruth B. Sidd, requesting a special exception from the terms of Section XIX of the Zoning By-law which would permit them to enclose the existing porch on the side of their dwelling at 48 Thackeray Road with a side yard less than the required twenty feet.

On January 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.

James J. Sidd spoke in support of the request at the hearing.

Donald Ritchie, 46 Thackeray Road, recorded his support by letter.

Statement of Facts

The dwelling involved is located within a single-residence district, requiring a minimum lot area of 15,000 square feet. The house was built in 1939, prior to the enactment of the Zoning By-law requiring a twenty-foot set back.

The petitioners seek permission to enclose an existing porch on the westerly side of their dwelling in order to provide an additional room on the first floor. As Director of Cardiology at Newton-Wellesley Hospital, Mr. Sidd has need for a study to prepare for his teaching program and professional duties and the proposed enclosure could provide the needed space.

The porch is approximately 10' x 15.5' and lies 16' from the westerly side lot line at the nearest point. A plot plan was submitted, drawn by Gleason Engineering Company, dated March 1, 1969, which showed the existing dwelling on the lot.

Decision

It is the opinion of this Board that a real need exists for the additional room which the proposed enclosure will provide. While the lot contains 20,770 square feet, it is narrow with only a 90' frontage, with the house located only 16' from the side lot line on the westerly side and even closer on the easterly side. Because of this, and the shape of the lot, it would not be possible to construct an addition elsewhere on the dwelling which would comply with the existing Zoning By-law and tie in to the room arrangement of the house. Compliance, therefore, with the requirements of Section XIX of the Zoning By-law, is impracticable because of the width, depth and shape of the lot which was held of record on April 1, 1940, under a separate and distinct ownership from adjacent lots. The facts in this case, therefore, 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 restriction of the Zoning By-law.

It is the further opinion of this Board that the proposed enclosure of the porch will improve the appearance of the property and enhance the neighborhood.

Accordingly, the requested exception is granted and the Inspector of Buildings is authorized to issue a permit for the proposed enclosure of the porch in accordance with the plan submitted and on file with this Board.


Philip H. R. Cahill

Dana T. Lowell

F. Lester Fraser

Filed with Town Clerk _____

1600 MAY 5 PM 1:43
REGISTERED MAIL
CLERK OF COURTS OFFICE
MONTREAL

PLAN OF LAND
IN
WELLESLEY MASS.

OWNED BY
JAMES J. & RUTH B. SIDD

Scale 40 feet to an inch
March 1, 1969

Gleason Engineering Company

