



BOARD OF APPEAL

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

KATHARINE E. TOY, CLERK
 TELEPHONE
 235-1664

Petition of Paul K. and Sally V. Belden

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 8:35 p.m. on March 19, 1970, on the petition of Paul K. and Sally V. Belden, requesting an exception from the terms of Section XIX of the Zoning By-law which will permit them to construct an addition on the side of their dwelling at 35 Boulevard Road with a side yard less than the required twenty feet.

On March 2, 1970, the petitioners requested a hearing before this Board and thereafter due notice of the hearing was given by mailing and publication.

Paul K. Belden spoke in support of the petition at the hearing.

Letters favoring the request were received from Charles R. and Marian B. Currier, 32 Boulevard Road and Miriam T. Fox, 33 Boulevard Road.

No objections were made to the request.

Statement of Facts

The house involved which was built in 1923, is located within a Single-residence District requiring a minimum lot area of 10,000 square feet.

The petitioners seek permission to construct a one-story addition 8' x 13' on the southwesterly corner of their dwelling to provide an additional bedroom. The petitioners have two children, a girl and a boy, ages six and eight with only two bedrooms in the house, one upstairs and one downstairs. The proposed addition, if built, will enlarge the existing sunroom on the side of the house and will lie twelve feet from the lot side line. It will not encroach any closer to the lot line than the existing house which is also twelve feet from the line. The existing sunroom and proposed addition combined will provide a much needed bedroom on the first floor for one of the children.

A plot plan was submitted, drawn by Gleason Engineering Company, dated March 1, 1970, which showed the existing dwelling and proposed addition 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 yard requirements and was held of record on April 1, 1940 under a separate and distinct ownership from adjacent lots. The lot contains only 6,080 square feet with a frontage of 60' tapering down to 55.81' in the rear.

It would not be possible, therefore, to construct an addition of practical size on the house without encroaching into the side yard. Compliance, therefore, with the yard restrictions is impracticable because of the width and shape of the lot and the location of the house on it.

The Board feels that there is a real need for the proposed addition which will provide a bedroom and that it will not prove detrimental to the neighborhood nor derogate from the intent and purpose of the by-law.

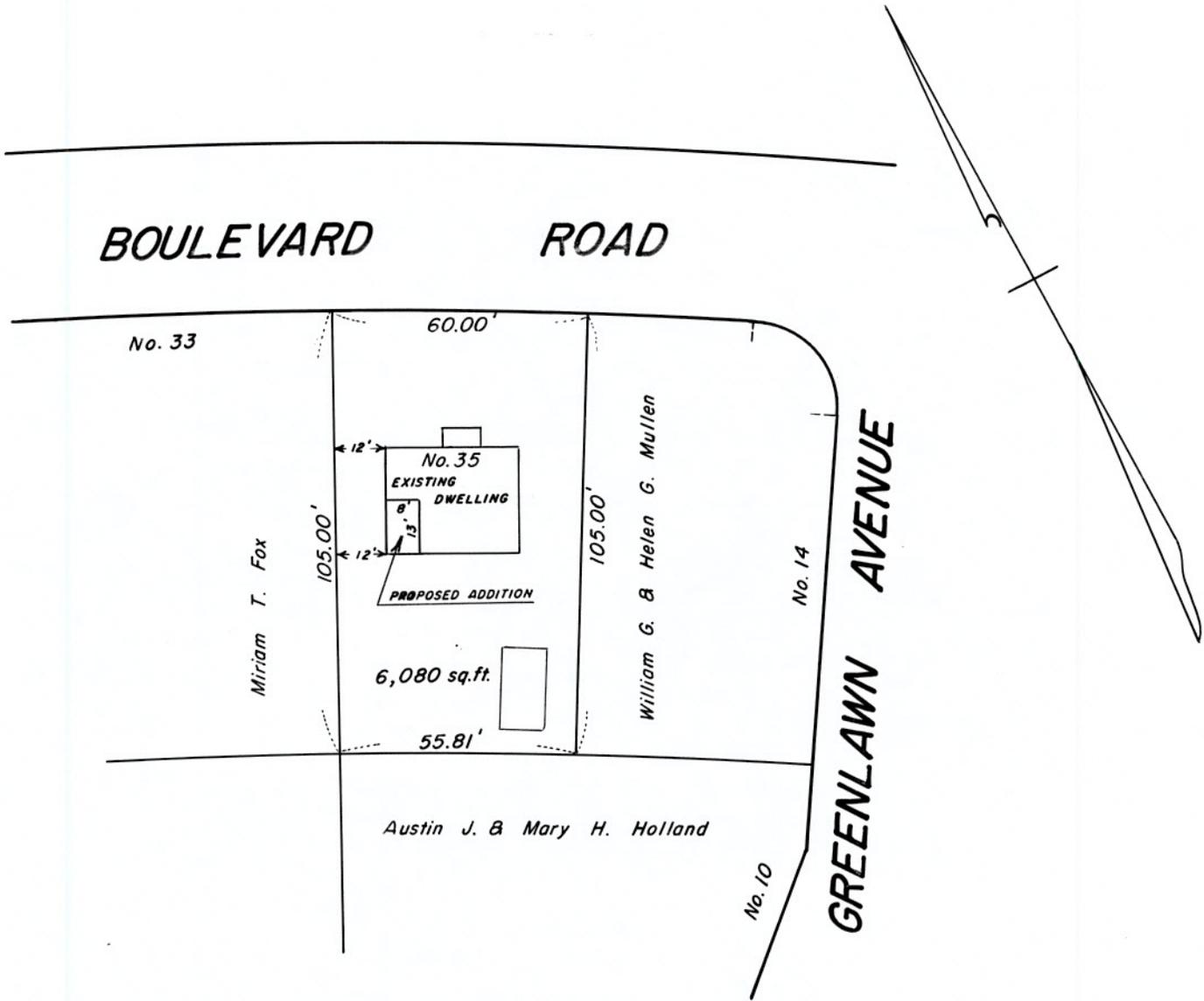
Accordingly, the requested exception is granted and the Inspector of Buildings is authorized to issue a permit for the proposed addition as shown on the plan submitted and on file with this Board.

Philip H. R. Cahill
Philip H. R. Cahill
Dana T. Lowell
Dana T. Lowell
F. Bester Fraser
F. Bester Fraser

Filed with Town Clerk 4/10/20

WELLESLEY MASS.
TOWN OFFICE
RECEIVED

1910 APR 10 AM 3:30



PLAN OF LAND
 IN
WELLESLEY, MASS.
 OWNED BY
PAUL K. & SALLY V. BELDEN

Scale 40 feet to an inch
 March 1, 1970
 Gleason Engineering Company

Address: 35 BOULEVARD RD

Permit Number: 1202

Date: 4/3/1923

front scan image

Date: April 3, 1923

Street: Boulevard R-4P No. 35 Precinct: 6 Permit No. 1202

Owner: Dwight Lempson Address: 10 Westville St., Dorchester

Architect: J. O. Spring Address: 2 Park St., Boston

Builder: John G. Haines Address: 45 Maple Rd., Melrose

Permit Granted: April 4, 1923 Area of Lot: 60 X 105

Dimensions: Est. Cost: \$ 2000.00

Date of Inspections		
Date of Inspections		
Date of Inspections		

Plumbing, No. of Baths, etc. Modern

Heating: Furnace

Remarks: Enrolling

Permit

Address: 35 BOULEVARD RD

Permit Number: 16396

Date: 4/29/1970

front scan image

Sheet of Approval
TO-26
Side Yard 12'

St. Boulevard Rd. No. 35 Lot

Permit NO 16396
Date April 29, 1970

Owner: Paul X. and Sally V. Belden
has permission received from: [unclear]

Type of Building: Dwelling

Description: Construct 9' x 12' addition at front
part of dwelling for bedroom - 1 story

Builder: Roger S. Tupper
Address: 160 Avenue St., Marlboro, Mass.

Estimated Cost \$ 2,100.

- Planning
 - Inspection
 - Permitting
 - Printing
 - Copying
 - Lettering
 - Post
- Fee Paid \$ 3.00

Address: 35 BOULEVARD RD

Permit Number: 16396

Date: 4/29/1970

back scan image



SURVEY RECORD

Permit No. _____

Street: BOULEVARD ROAD No. 35

Builder: _____

Address: _____

Owner: PAUL K. BELDON

Address: WELLSLEY

Building dimensions: 8' x 12' (APPROX)

Distances:

Adjoining Bldgs. _____

Center of street _____

Front Yard _____ Rear Yard _____

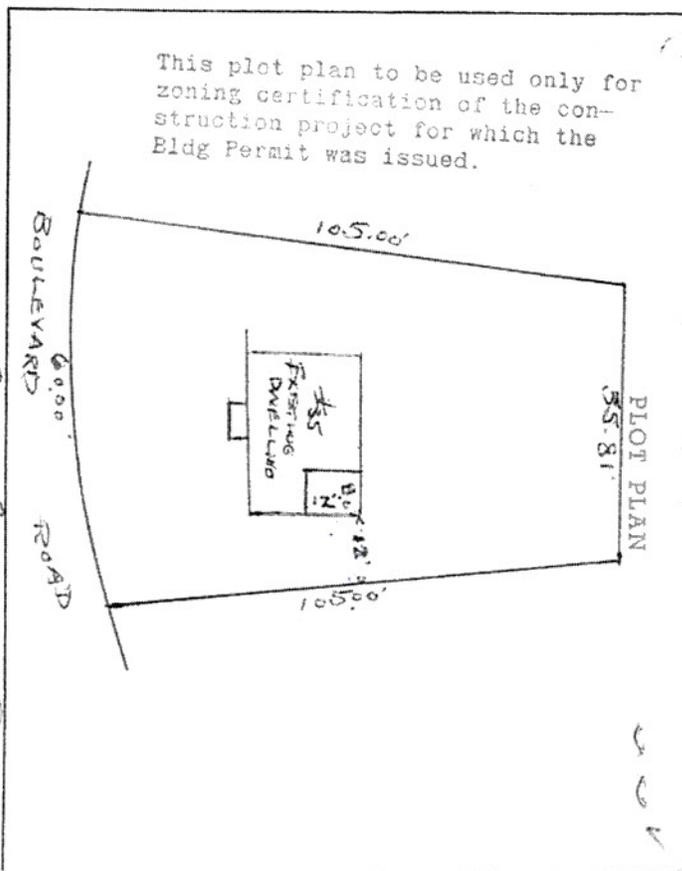
Side Yard _____ Side Yard 12'

Area of Lot 6080 SQ. FT.

COMPLETE INSTRUCTIONS ON REVERSE SIDE
OF DUPLICATE COPY

ORIGINAL

This plot plan to be used only for zoning certification of the construction project for which the Bldg Permit was issued.



Date: June 1, 1970

Address: WELLSLEY

Signed By: GLENN ENGINEERING CO.
W. J. [Signature]
Registered Engineer or Surveyor