



BOARD OF APPEAL

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

KATHARINE E. TOY, CLERK
 TELEPHONE
 235-1664

Petition of Charles G. and Jane H. Carleton

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 8:20 p.m. on February 11, 1971, on the petition of Charles G. and Jane H. Carleton, requesting an exception from the terms of Section XIX of the Zoning By-law which will allow them to enclose the porch on the side of their dwelling at 9 Summer Road, with a side yard less than the required twenty feet.

On January 22, 1971, the petitioners filed their request for a hearing before this Board and thereafter due notice of the hearing was given by mailing and publication.

Charles G. Carleton spoke in support of the request at the hearing.

No objections were made to the granting of the request.

Statement of Facts

The dwelling involved is located within a single-residence district, requiring a minimum lot area of 20,000 square feet. The house was built prior to the enactment of the Zoning By-law requiring a twenty-foot side yard.

The petitioners seek permission to enclose an existing porch on the northerly side of their dwelling in order to provide an additional room which is urgently needed by their family at this time.

The porch is approximately 10' x 22' and lies 17' from the northerly side lot line at the nearest point. A plot plan was submitted, drawn by Gleason Engineering Company, dated December 1970, 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 27,940 square feet, because of the location of the dwelling on it, it would not be possible to construct an addition elsewhere on the dwelling which would comply with the existing Zoning By-law and tie into the room arrangement of the house. Compliance, therefore, with the requirements of Section XIX of the Zoning By-law is impracticable because of the 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

J. Lester Fraser

Filed with Town Clerk 3/11/21

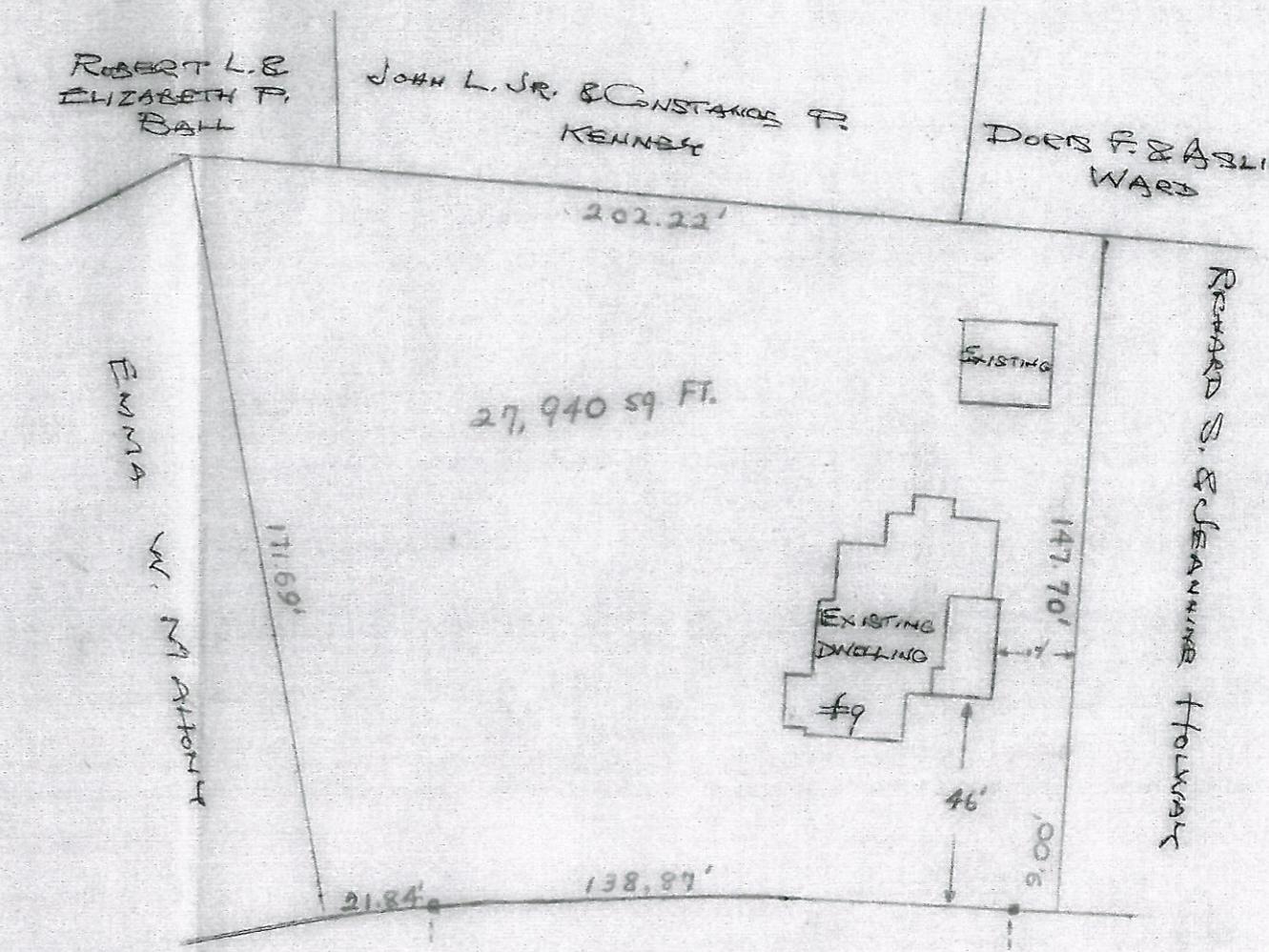
APR 11 5 42 PM '21
RECEIVED
TOWN ENGINEER'S OFFICE

PLAN OF LAND
IN WELLESLEY MASS.
OWNED BY
CHARLES G. & JANE H. CARLETON
SCALE 1" = 40' DEC. 1970
GLEASON ENGINEERING COMPANY
Wellesley

ROBERT L. &
ELIZABETH F.
BALL

JOHN L. JR. & CONSTANCE F.
KENNEY

DOES F. & ASLINE
WARD



REAR D. S. & JEANNE FLOWERS

SUMNER ROAD