



BOARD OF APPEAL

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

KATHARINE E. TOY, CLERK
 TELEPHONE
 235-1664

Petition of G. Lane Johnson, Jr. and
 Ann G. Johnson

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 8:00 p.m. on December 28, 1971, on the petition of G. Lane Johnson, Jr. and Ann G. Johnson, requesting an exception from the terms of Section XIX of the Zoning By-law which will allow them to replace the existing attached garage and construct a room above it, on the side of their dwelling at 81 Parker Road, with a side yard less than the required twenty feet.

On November 18, 1971, the petitioners requested a hearing before this Board and thereafter due notice of the hearing was given by mailing and publication.

G. Lane Johnson, Jr. spoke in support of the petition at the hearing.

Statement of Facts

The house involved was built in 1939, prior to the enactment of the Zoning By-law requiring a twenty-foot side yard, on a lot containing 16,451 square feet and is located within a Single-residence District requiring a minimum lot area of 10,000 square feet.

The petitioner seeks permission to remove the existing attached garage and replace it with a wider garage and a master bedroom with an adjoining full bath over. The existing garage is only 9.6' wide and will not accommodate a modern automobile. If allowed, the garage will be 2½' wider and an additional bedroom can be provided for the petitioners' three children. It was pointed out that it would not be possible to construct an addition of practical size and utility on the rear of the dwelling without encroaching into the side yards.

A plot plan was submitted, drawn by Donald S. Fox, dated November 15, 1971, which showed the proposed addition to be 12' x 32' and located 15' from the lot line on the westerly side.

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 restriction of the Zoning By-law.

The house was built in 1939, 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 is narrow, being 80' wide and 207' deep, with the house approximately centered between the two side lines.

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

The proposed construction will not only provide a wider garage which will accommodate a modern car, but will also provide more adequate bedroom space for the petitioners and their three children. The house presently has only three bedrooms and the addition over the garage will provide an additional bedroom and bathroom.

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.

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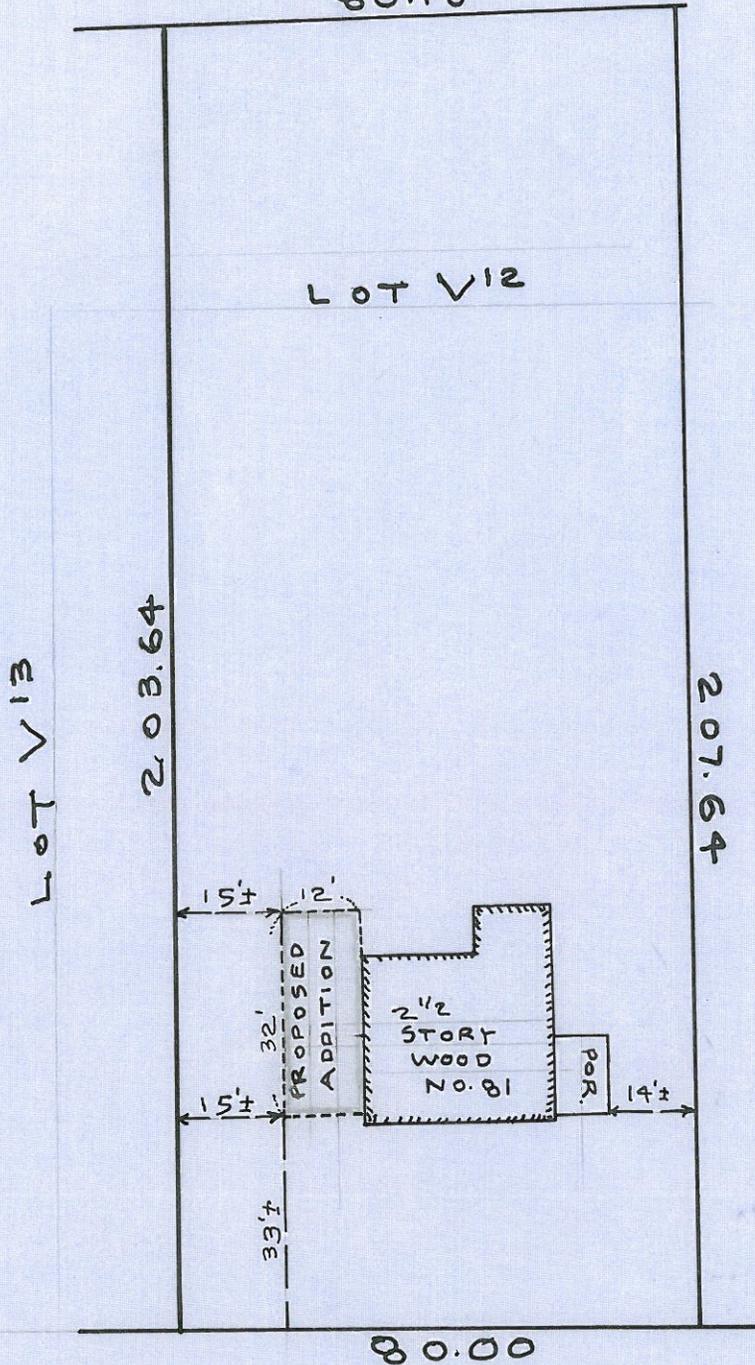

Richard O. Aldrich


Edward T. Kilmain


Robert T. Colburn

Filed with Town Clerk _____

N. of F.
Frederick Reed
80.10



NOTES:

1. FIELD OFFSETS OF "PROPOSED CONSTRUCTION" WILL BE CERTIFIED AFTER FOUNDATION IS BUILT.
2. "PROPOSED ADDITION" CONSISTS OF A BEDROOM & BATH OVER A GARAGE AND "SHOP".



PARKER ROAD

Plot Plan
 81 PARKER ROAD - WELLESLEY, MASS.
 SHOWING PROPOSED ADDITION TO RESIDENCE OF
 MR. & MRS. G. L. JOHNSON

Donald S. Fox R.L.S.
 Scale: 1" = 30'

CARLISLE, MASS.
 Nov. 15, 1971.