



BOARD OF APPEAL

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

KATHARINE E. TOY, CLERK  
TELEPHONE  
235-1664

Petition of Doris L. Williams

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 March 23, 1972, on the petition of Doris L. Williams, requesting an exception or variance from the terms of Section XVIIIIA, Area Regulations, of the Zoning By-law, which will permit the division of the land appurtenant to the house at 90 Longfellow Road Extension into two lots, namely, Lot "A" and Lot "B" and to permit the construction of a dwelling house on Lot "B" which contains less than the required 15,000 square feet. Said request was made under the provisions of Section XVIIIIA of the Zoning By-law and Chapter 40A, Section 15, of the General Laws.

On January 25, 1972, the petitioner filed her request for a hearing before this Board and thereafter due notice of the hearing was given by mailing and publication.

William D. White, attorney, represented the petitioner at the hearing.

Thomas F. O'Donnell, Jr., 16 Carver Road, opposed the granting of the request. In his opinion, an injustice would be done if the request were granted; he purchased his property recently and one of the important factors was the privacy in the rear which he thought would remain and that the property could never be built upon. He felt that such development of the property would not maintain the intent of the Zoning By-law and would force conversion of open spaces to more intensive use.

The Planning Board, in its report, suggested that the use of an exception be discouraged as it appeared possible for the petitioner to achieve the requested result by making a subdivision of the land area involved and presenting such plan to the Planning Board.

Statement of Facts

The property involved is located within a Single-residence District requiring a minimum lot area of 15,000 square feet.

The petitioner seeks permission to divide the property involved into two lots; namely Lot "A", which would contain 15,300 square feet with a dwelling thereon, and Lot "B", a vacant lot, which would contain 11,220 square feet, and requested a special exception from the terms of Section XVIII of the Zoning By-law which would allow the construction of a dwelling on Lot "B" with an area less than the required 15,000 square feet.

It was stated at the hearing that the majority of the houses in the immediate neighborhood are built on lots containing less than the required area and some on less than the proposed lot. It was further pointed out that due to the heavy traffic on Route 9, lots as large as is prescribed would not be readily salable or economically or advantageously used for building purposes.

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A plot plan was submitted, drawn by John J. Regan, C. E., dated January 10, 1972, which should the proposed division of the property.

Decision

The Board has made a careful study of all pertinent facts in this case, has examined the plans submitted and has taken a view of the locus.

Section XVIII of the Zoning By-law provides, so far as pertinent to this case, that the Board of Appeal may make special exceptions to the provisions of said section when after a public hearing it shall find that adjoining areas have previously been generally developed by the construction of houses on lots generally smaller than is prescribed by this section, or that lots as large as is hereby prescribed would not be readily salable or economically or advantageously used for building purposes because of the proximity of the land to through ways bearing heavy traffic or to a railroad or because of other physical conditions or characteristics affecting it but not affecting generally the zoning district in which the land lies.

The Board finds that with the exception of two lots, all the remaining houses in the neighborhood are on lots containing approximately the same area or less than the lot involved. The Board further finds that due to the proximity of the lot involved to Route 9, a heavily traveled highway, that lots as large as is hereby prescribed would not be readily salable. It appears, therefore, to the Board that the conditions prescribed under the by-law for the granting of an exception to the 15,000 square foot requirement have been met in this case, and the Board is of the opinion that such an exception should be granted.

Accordingly, the requested special exception is granted and the Inspector of Buildings is hereby authorized to issue a permit for the erection of a dwelling on the lot involved, namely Lot "B", which contains 11,220 square feet as shown on the plan submitted and on file with this Board.

Filed with Town Clerk \_\_\_\_\_

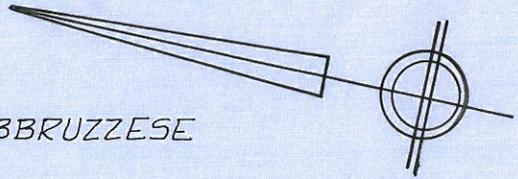
*Philip M. R. Cahill*  
 Philip M. R. Cahill

*Dana T. Lowell*  
 Dana T. Lowell

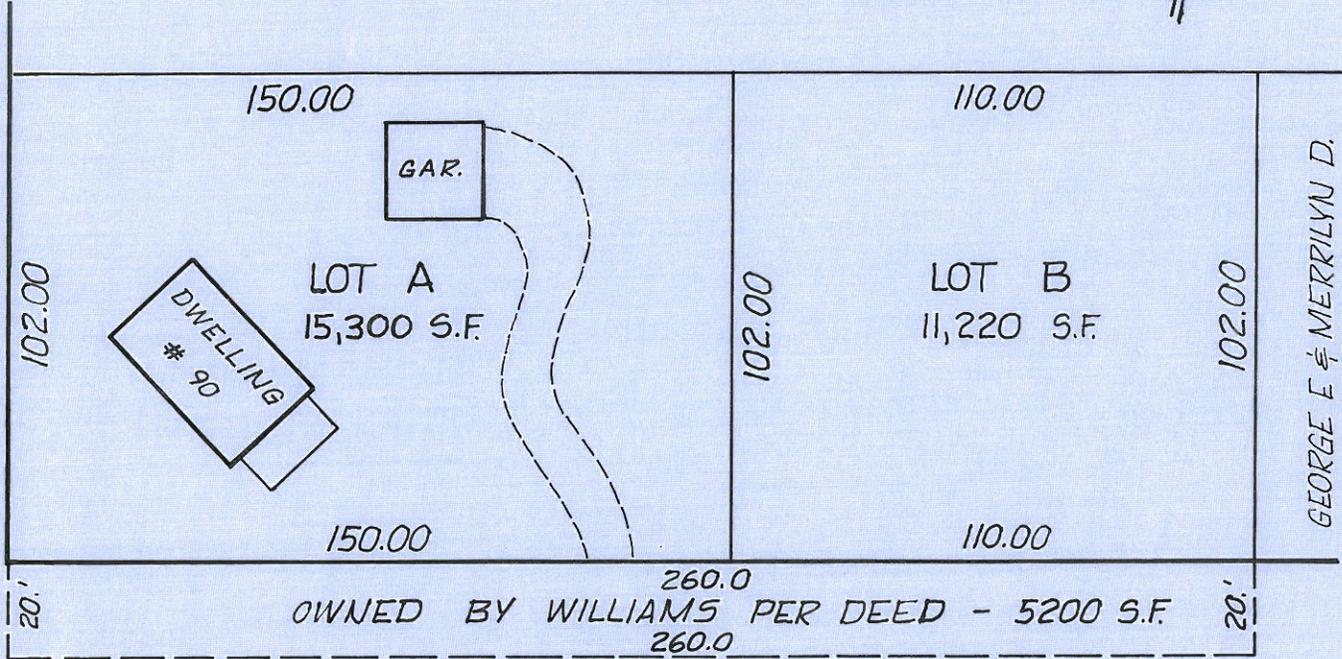
*F. Lester Fraser*  
 F. Lester Fraser

Stamp: BOARD OF APPEAL, METT...

ALBERT E. & IRENE D. ABBRUZZESE



WORCESTER STREET



GEORGE E. & MERRILYN D. MARSH

**LONGFELLOW ROAD EXTENSION**

WILLIAM H. & DOROTHY S. MULHERIN

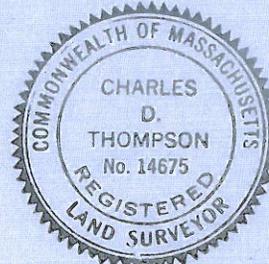
PLAN OF LAND  
IN  
**WELLESLEY MASS.**

TO ACCOMPANY THE PETITION OF  
DORIS L. WILLIAMS  
90 LONGFELLOW ROAD EXTENSION  
WELLESLEY MASS.

SCALE : 1 IN. = 40 FT.

JAN. 10, 1972

EVERETT M. BROOKS CO.  
NEWTONVILLE & WAYLAND



*Charles D. Thompson*

CIVIL ENGINEERS  
MASS.