



BOARD OF APPEAL

RICHARD O. ALDRICH
F. LESTER FRASER
WILLIAM O. HEWETT

KATHARINE E. TOY, CLERK
TELEPHONE
235-1664

Petition of Donald J. and Audrey G. Allen

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 8:15 p.m. on October 4, 1974, on the petition of Donald J. and Audrey G. Allen, requesting a special exception from the terms of Section XIX of the Zoning By-law which will allow them to construct an addition on the rear of their dwelling at 19 Oak Street with a side yard less than the required twenty feet.

On September 25, 1973, the petitioners requested a hearing before this Board and thereafter due notice of the hearing was given by mailing and publication.

Donald J. Allen spoke in support of the request at the hearing.

Statement of Facts

The house involved, which was built in 1953, is located within a Single-Residence District requiring a minimum lot area of 10,000 square feet.

The petitioners seek permission to construct an addition on the rear of their dwelling 14' x 16' which will provide an additional bedroom. It was stated that the petitioners have three children, a boy and two girls, ages nine, ten and twelve. One of the children is on medication and needs extra sleep, therefore, it is now necessary to have one child retire to the petitioners' bedroom and later moved into another bedroom which she shares with her sister. The house has only three small bedrooms on the second floor and three rooms on the first floor, therefore, the proposed addition appears to be the only reasonable way to provide the additional bedroom needed. It was pointed out that while the proposed addition, if built, will be only 9'7" from the side lot line, it will continue the line of the existing house and will not encroach any closer to the line.

A plot plan was submitted, drawn by Alexander Crucioni, dated July 23, 1973, which showed the location of the existing dwelling on the lot with the proposed addition located on the northeasterly corner of the house 9.7' from the side boundary line.

Decision

It is the opinion of this Board that a real need exists for the proposed addition which will provide a needed bedroom for the petitioners' family. Due to the width of the lot which is only sixty feet, compliance with the side yard requirement of Section XIX of the Zoning By-law is impracticable. The lot was held of record on April 1, 1940, under separate and distinct ownership from adjacent lots. The facts, therefore, in this case, satisfy the conditions set forth in said section of the by-law on which the Board's authority depends to grant a special exception from the yard restriction.

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Decision

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

Theodore C. Merle

Theodore C. Merle

F. Lester Fraser

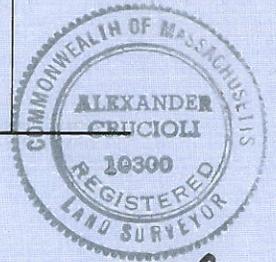
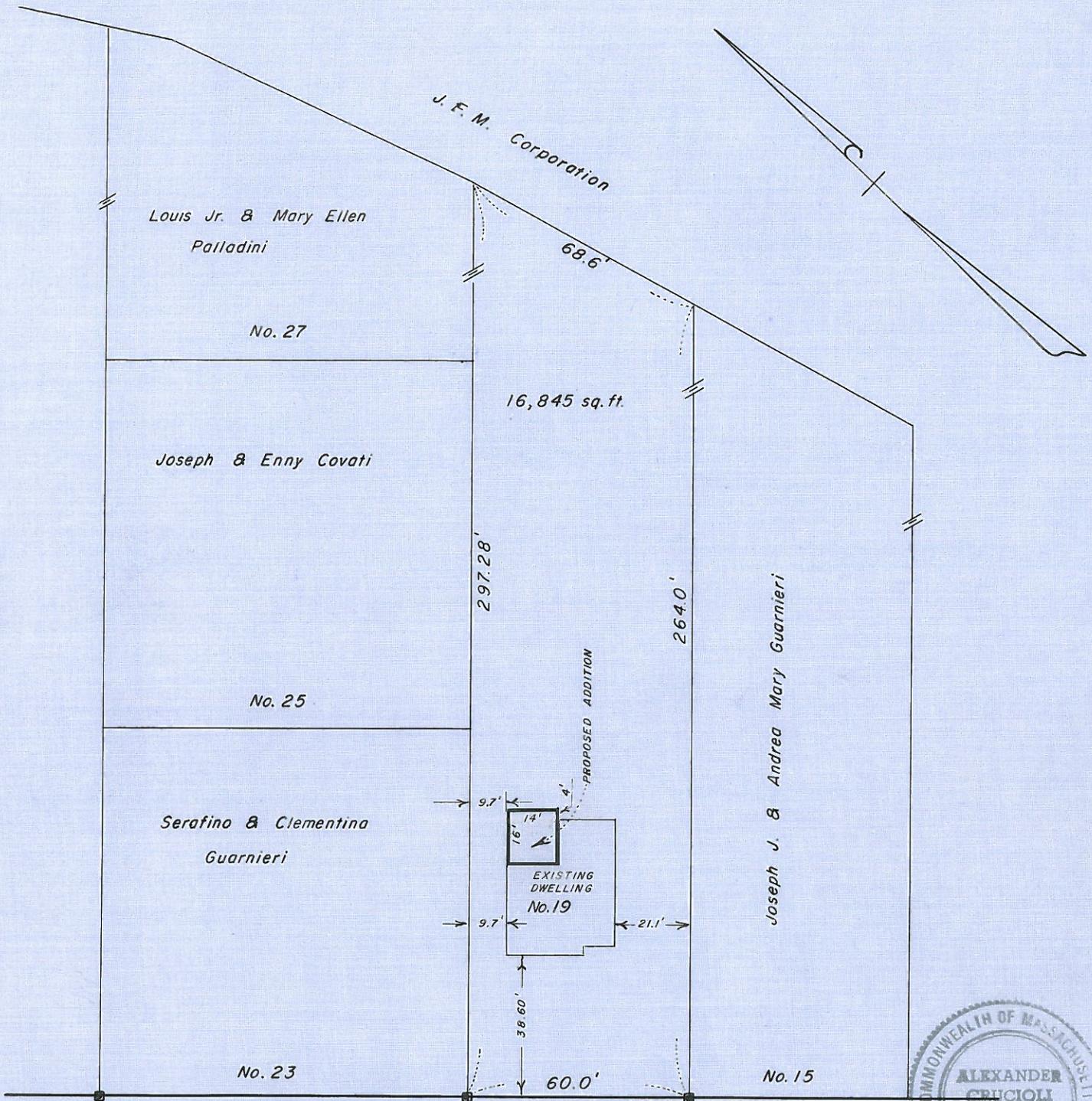
F. Lester Fraser

William O. Hewett

William O. Hewett

Filed with Town Clerk _____

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Alexander Crucoli

OAK STREET

PLAN OF LAND
IN
WELLESLEY, MASS.
OWNED BY

DONALD J. & AUDREY G. ALLEN

Scale 40 feet to an inch July 23, 1973

Alex Crucoli Surveyor
57 Winthrop Rd. Chelsea, Mass.