

TOWN OF WELLESLEY



MASSACHUSETTS

BOARD OF APPEALS

RECEIVED
TOWN CLERK'S OFFICE
WELLESLEY, MASSACHUSETTS

MAR 4 10 30 AM '76

KATHARINE E. TOY
Administrative Secretary
Telephone
235-1664

F. LESTER FRASER
STANLEY J. GLOD
WILLIAM O. HEWETT
FRANKLIN P. PARKER
FRANCIS L. SWIFT
HENRY H. THAYER

Petition of Irene G. Deyo

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 8:10 p.m. on February 19, 1976, on the petition of Irene G. Deyo, requesting an exception from the terms of Section XIX of the Zoning By-law which will allow the construction of an addition on the front of the attached garage at 6 Wilde Road with a side yard less than the required twenty feet.

On February 2, 1976, the petitioner filed her request for a hearing before this Board and thereafter due notice of the hearing was given by mailing and publication.

The petitioner spoke in support of the request at the hearing.

Statement of Facts

The house involved was built in 1928, prior to the enactment of Section XIX of the Zoning By-law requiring a minimum twenty-foot side yard, and is located within a Single Residence District requiring a minimum lot area of 10,000 square feet.

The petitioner seeks permission to construct an addition 1'10" x 11.6' on the front of her attached garage in order to widen and lengthen the garage to accommodate her car. It is proposed to install a wider door and at the same time add 1'10" to the front of the garage. The present garage, it was stated, is not large enough for a modern car and in order to utilize it, the proposed addition is necessary. The proposed addition, if built, will be 13' from the lot line on the northerly side and 43.8' from Wilde Road.

A plot plan was submitted, drawn by Alfred Gargaro, Land Surveyor, dated February 10, 1976, which showed the existing dwelling on the lot as well as the proposed addition.

Decision

It is the opinion of this Board that a real need exists for the proposed addition which will increase the size of the existing garage to accommodate a modern car. The lot has a width of only 78.00', with the attached garage only 13' from the side lot line. Because of this, it would not be possible to construct an addition on the garage and comply with the existing Zoning By-law. Compliance, therefore, with the requirements of Section XIX of the Zoning By-law is impracticable because of the width and 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. No further encroachment will result into the side yard, if the proposed addition is built, as it will continue

the line of the existing attached garage.

Accordingly, the requested exception is granted and the issuance of a permit for the proposed addition in accordance with the plan submitted and on file with this Board is hereby granted.

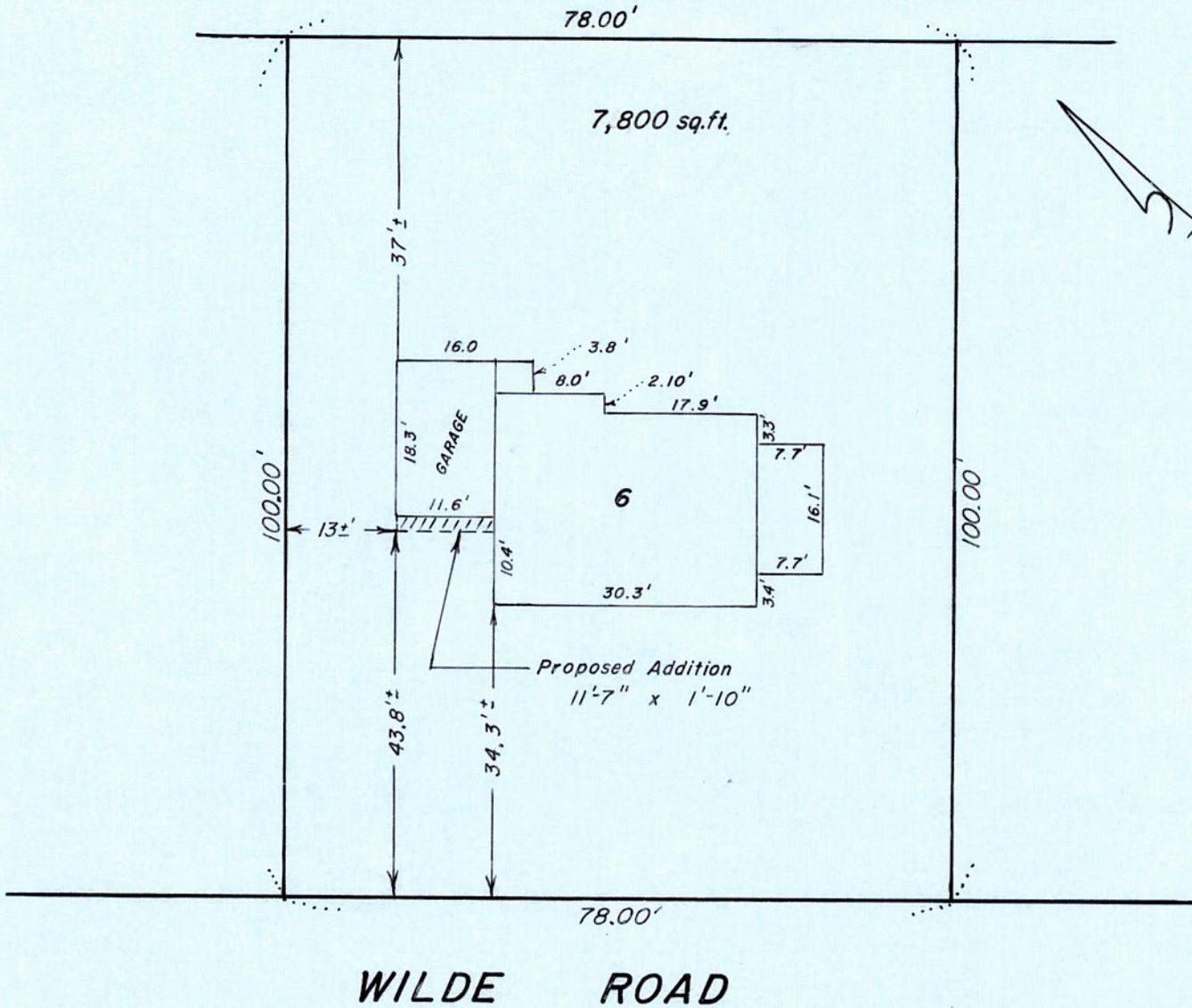
Francis L. Swift
Francis L. Swift

F. Lester Fraser
F. Lester Fraser

William O. Hewett
William O. Hewett

Filed with Town Clerk _____

NOV 4 10 30 AM '32
RECEIVED
TOWN CLERK'S OFFICE

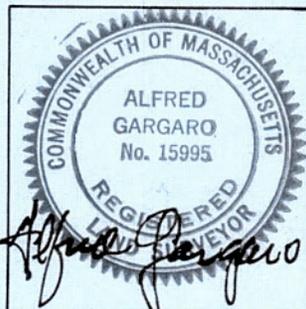


PLAN of LAND
in
WELLESLEY, MASSACHUSETTS
at

No 6 Wilde Road
owned by
IRENE G. DEYO
Proposed Garage Addition

February 10, 1976

Alfred Gargaro



Scale: 1" = 20'

Land Surveyor

Address: 6 WILDE RD

Permit Number: 17784

Date: 4/21/1976

front scan image

Board of Appeal 76-3 Permit expired

Permit

St. WILDE Rd. No. 6 Lot

No 17784

Date April 21, 1976

Owner Donald Deyo
has permission to ~~alter, extend or increase~~

Address 6 WILDE Rd.

Type of Building DWELLING

Dimensions 11'7" x 11'10"

Description Extension of Garage Forward 1'10" with
9' garage door

Area of Lot

Builder Barry MacKaster

Address 88 Crest Road, Wellesley

Architect

Address

Estimated Cost \$ 1,200.

Plumbing 13240

Insp.

Address

Address

Heating 13240

Insp.

Address

Address

Gasfitting 13240

Insp.

Address

Address

Writing

Insp.

Address

Address

Cesspool

Insp.

Address

Address

Occupancy

Address

Address

Fee Paid \$ 3.00