



~~STANLEY W. LEIGHTON, CHAIRMAN~~
BURTIS S. BROWN
THOMAS M. REYNOLDS

BOARD OF APPEAL

KATHARINE E. TOY, CLERK
TELEPHONE
WE. 5-1664

Sherman J. L. Brown

Petition of Mary Doherty

Pursuant to due notice the Board of Appeal held a public hearing in the Upper Town Hall at 8:10 p.m. on September 18, 1952 on the petition of Mary Doherty for a variance from Section 9-A, Area Regulations, of the Zoning By-law. This variance would permit the erection of a dwelling on each of the following lots, namely, lot numbered 50 Prospect Street and lot numbered 52 Prospect Street, each of which contains less than the required 10,000 square feet.

Statement of Facts

Said Section 9-A requires a lot area of at least 10,000 square feet for residences in the district here involved.

On August 18, 1952 the petitioner filed with this Board her written request for a hearing, and thereafter due notice was given by mailing and publication.

At the hearing the petitioner was represented by Patrick J. Doherty who submitted a plan, drawn by the Gleason Engineering Co., dated September 5, 1952, showing the areas of the two lots in question. This plan showed lot numbered 50 as containing 8,764 square feet and lot numbered 52 containing 8,814 square feet. Mr. Doherty stated that the lots in question have been owned by the petitioner's family for a number of years and it is her desire now to sell them as house lots. In his opinion, he felt that the construction of two houses on these lots will increase the value of surrounding property in the neighborhood.

Felix Juliani, Chairman of the Planning Board appeared and stated that the Planning Board had no objections to the granting of the requested variance.

No objections were made at the hearing.

Decision

Upon examination of a plan of the neighborhood, it appeared that the neighborhood is generally developed by the construction of houses on lots smaller than is prescribed for this district by the Zoning By-law.

It is the unanimous opinion of the Board that compliance with the requirements of Section 9-A of the Zoning By-law would involve substantial hardship to the petitioner, and that the granting of a variance in this case will not prove a substantial detriment to the public good and will not substantially derogate from the intent and purpose of said Section.

Accordingly, a variance is authorized and granted and the Inspector of Buildings is authorized to issue a permit for the construction of a dwelling on each of said lots numbered 50 and 54 Prospect Street.

B. S. Brown

Burtis S. Brown

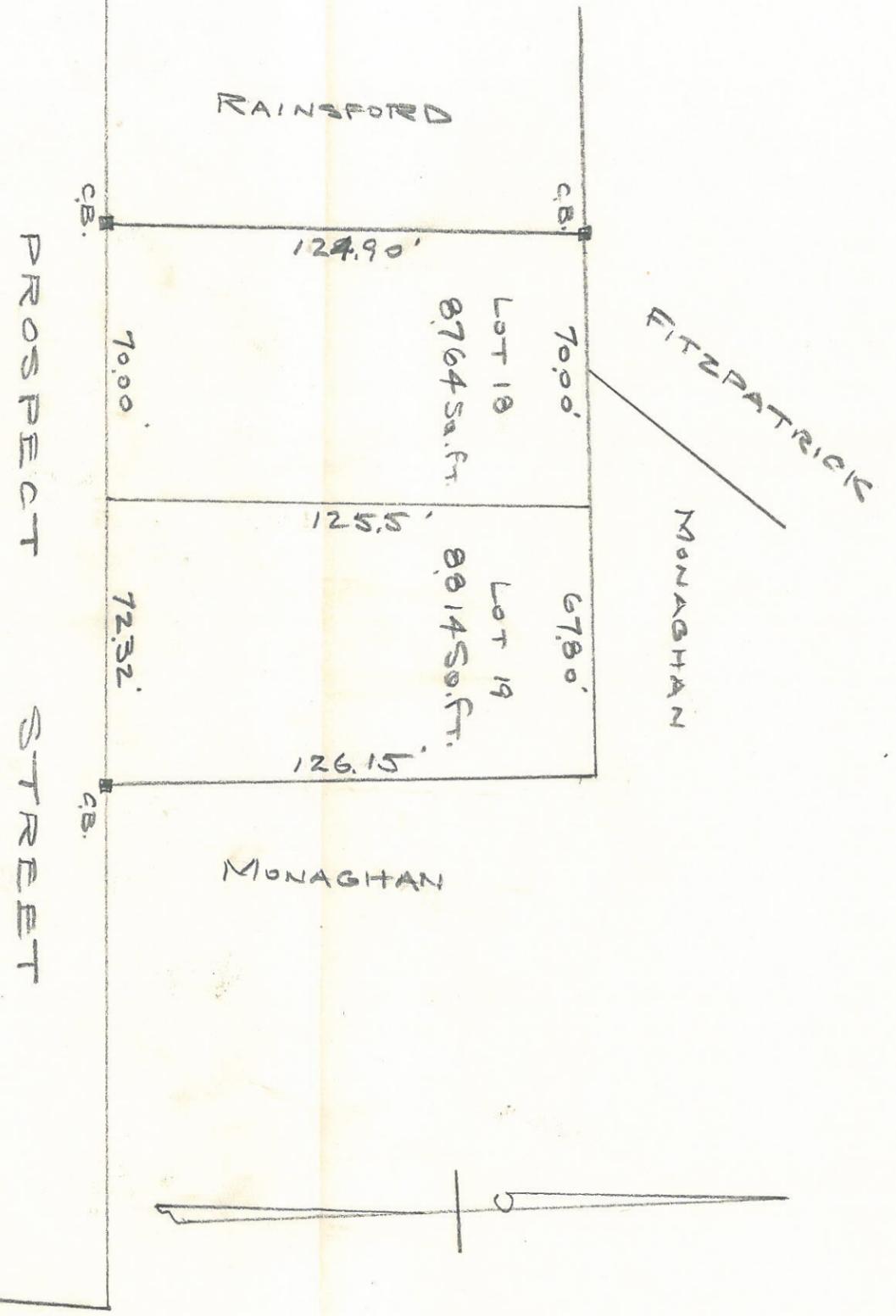
T. M. Reynolds

Thomas M. Reynolds

Sherman J. L. Brown

Sherman J. L. Brown

October 1, 1952.



LAND IN WELLESLEY
OWNED BY
MARY DOHERTY
SCALE 40 FEET TO AN INCH
SEPTEMBER 5, 1952
GLEASON ENGINEERING CO.