TOWN OF WELLESLEY MASSACHUSETTS

BURTIS S. BROWN, CHAIRMAN
THOMAS M. REYNOLDS
SHERMAN J. L. BROWN

BOARD OF APPEAL

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

Petition of Raymond Villa

Pursuant to due notice the Board of Appeal held a public hearing in the hearing room on the first floor of the Intermediate Building at 324 Washington Street at 8:10 p.m. on December 15, 1955 upon the petition of Raymond Villa for a special exception from the terms of Section 9-C of the Zoning By-law which would permit the erection of a dwelling at #64 Oak Street with a side yard less than the required twenty feet.

Statement of Facts

On November 30, 1955 the petitioner filed with this Board his written petition in connection with his request as provided under Section 9-C of the Zoning By-law and thereafter due notice of the hearing was given by mailing and publication.

At the hearing the petitioner appeared and submitted a plot plan, drawn by Gleason Engineering Company, dated November 18, 1955, which showed the proposed location of the house on the lot. Although the lot contains 13,863 square feet, it has a narrow frontage of only 69.29' and therefore it is difficult to locate a house on it and maintain the required twenty-foot side yards. The plan showed that the proposed dwelling, if constructed, will lie twenty feet from the lot line on the northwesterly side and 15.2' from the lot line on the southeasterly side. The petitioner stated that he has reduced his house plan to the minimun size, and unless a slight variance can be granted by this Board, he will not be able to build his home.

No objections were raised at the hearing to the granting of the requested variance.

The Planning Board offered no objection in its report.

Decision

Upon examination of a plan of the neighborhood, it appears that the neighborhood has been generally developed by the construction of houses with side yards less than the required twenty feet. The Board feels that the granting of the requested variance will not in any way prove detrimental to the appearance and character of the community and that no increased fire hazard will result.

The Board, therefore, unanimously finds that a literal enforcement of Section 9-C of the Zoning By-law would involve substantial hardship to the petitioner in this case and that a variance can be granted without substantial detriment to the public good and without derogating from the intent and purpose of said section.

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

B. S. Brown
Burtis S. Brown

T. M. Reynolds
Thomas M. Reynolds

Sherman J. L. Brown
Sherman J. L. Brown

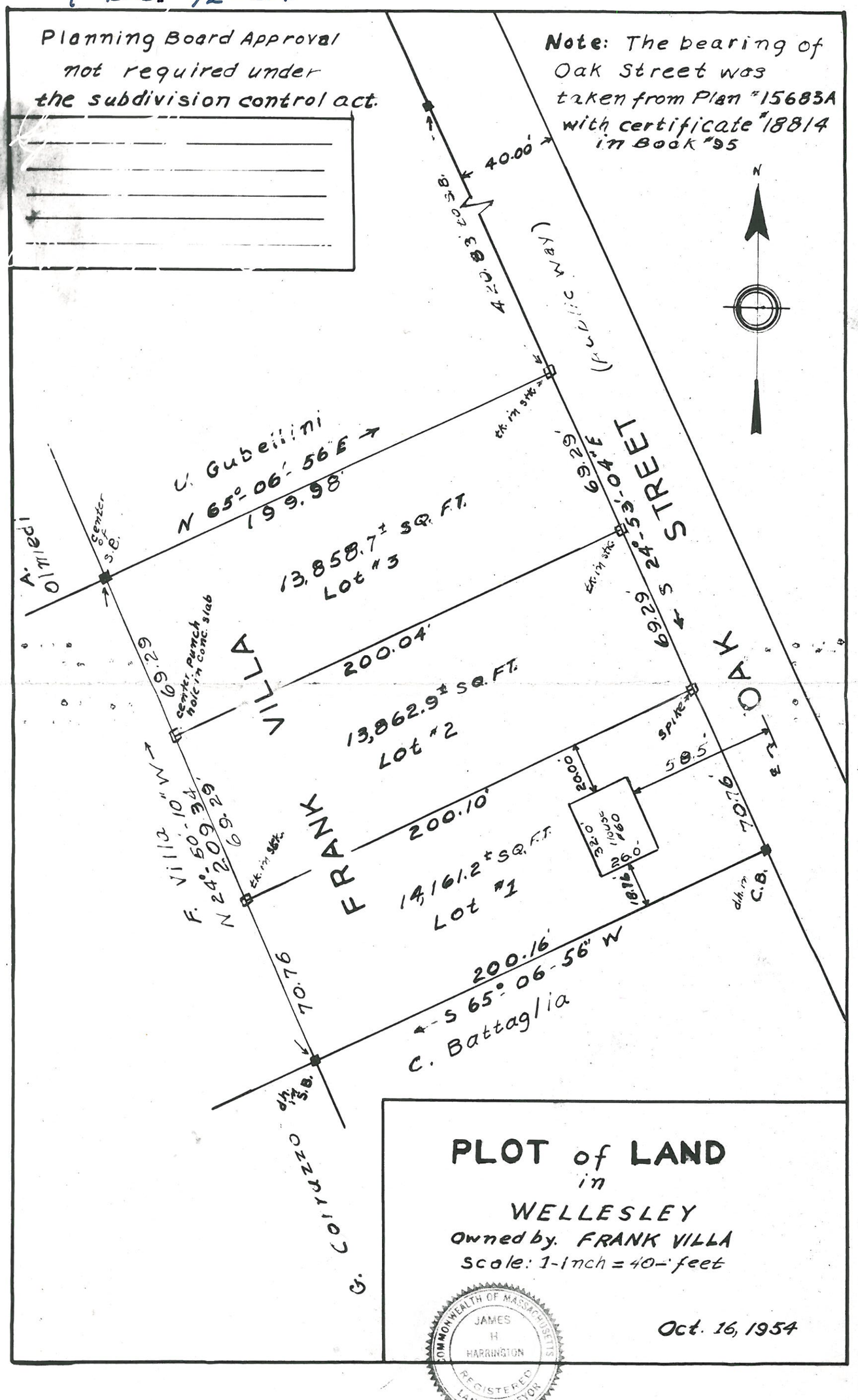
Filed with Town Clerk_____

LAND IN WELLESLEY
SCALE 40 FEET TO AN INCH
NOVEMBER 18, 1955
GLEASON ENGINEERING COMPANY

PBC. 92-54

Planning Board Approval
not required under
the subdivision control act.

Note: The bearing of Oak Street was taken from Plan #15683A with certificate #18814 in Book #95



PLOT of LAND
in
WELLESLEY
Owned by. FRANK VILLA
Scale: 1-inch = 40-feet

Oct. 16, 1954

COMMONWEALTH OF MASSACHUSETTS
JAMES H HARRINGTON
REGISTERED LAND SURVEYOR