

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 Isabel S. Priest

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 8:45 p.m. on May 17, 1956 on the petition of Isabel S. Priest for permission to alter her non-conforming dwelling at 646 Worcester Street.

Statement of Facts

On May 8, 1956 the petitioner filed a written request for a hearing with this Board as provided under Section 7-B of the Zoning By-law and thereafter due notice of the hearing was given by mailing and publication.

The non-conforming dwelling involved is located within a single residence zone which restricts the use of dwellings to single-family occupancy. The house involved, however, was occupied by two families prior to the enactment of the Zoning By-law in 1925 and such use has continued since that time. Before any addition, extension or alteration can be made to a non-conforming building, it is necessary to obtain permission from the Board of Appeal.

At the hearing the petitioner was represented by G. R. Leroux who has occupied the house for a number of years. Mr. Leroux stated that the property has been owned and occupied by the petitioner since 1918 and it has been used as a two-family dwelling during that entire time.

The existing porch is unsafe and badly in need of repair, stated Mr. Leroux, and it is the desire of the petitioner to replace it and to construct a second story addition above. The addition, if built, will be the same size as the existing porch 7' x 16' and will provide additional space for the kitchen on the second floor which is now very small. The lines of the house will not be changed to any extent and the proposed alteration should improve the appearance of the dwelling.

A plan drawn by Wilford P. Hooper, Architect, was submitted showing the existing house and the proposed addition.

Benjamin S. Bean, 77 Donazette St., stated that he had no objections to the proposed work being done.

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

The Planning Board offered no objection in its report.

Decision

The Board feels that a real need exists for the proposed alteration and that a literal enforcement of the Zoning By-law in this instance would

involve substantial hardship to the petitioner. There will be no greater encroachment into the yards and the house will not be enlarged to any great extent. The construction will improve an unsafe condition which now exists and will provide additional space which is needed on the second floor.

In the opinion of the Board permission can be granted without substantial detriment to the public good and without derogating from the intent and purpose of the by-law.

Accordingly, the requested permission is granted and the issuance of a permit for the proposed alteration is hereby directed in accordance with the application on file and the plan submitted.

B. S. Brown
Burtis S. Brown

T. M. Reynolds
Thomas M. Reynolds

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

Filed with Town Clerk

6/18/56