



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

BOARD OF APPEAL

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

Petition of Ernest Guigli

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 8:05 p.m. on February 24, 1956 on the petition of Ernest Guigli for an exception to Section 9-C of the Zoning By-law which would permit the erection of a dwelling on Lot #1, #240 Weston Road with a front yard less than the required thirty feet.

Statement of Facts

On February 6, 1956, the petitioner filed his written request for a hearing before the Board and thereafter due notice of the hearing was given by mailing and publication.

A plot plan was submitted at the hearing, drawn by Gleason Engineering Co., dated January 31, 1956, which showed one corner of the house to be located 22.5' from Bradley Avenue. The petitioner stated that because the lot is bounded by streets on three sides, it is difficult to place a house on it and maintain the required set-backs. The proposed house has been designed so that only one corner of the attached garage will encroach into the yard area approximately seven feet.

James R. Fitzgibbons, 239 Weston Road, stated that he objected to the projection of the attached garage as, in his opinion, the necessary view for traffic entering Turner Road would be blocked and the proposed location of the dwelling would be detrimental to surrounding properties.

The Planning Board offered no objection in its report to the granting of the requested variance.

Decision

The lot involved is one of the lots in the Veterans' Development, known as Wellesley Woodlands, and is the only remaining undeveloped lot in that area. All the houses on both Weston Road and Bradley Road, within the Woodlands, have been built at least thirty feet from the street line. If the desired variance were granted, it would result in an encroachment into the established setback of other houses on the street. A two-story dwelling can be located on the lot and comply with all setback requirements.

It is, therefore, the unanimous opinion of the Board that no substantial hardship will result to the petitioner as the house plans can be changed so that a dwelling can be located on the lot with no variance required.

The Board, therefore, cannot find that sufficient reasons exist for granting the requested variance and accordingly the petition is dismissed.

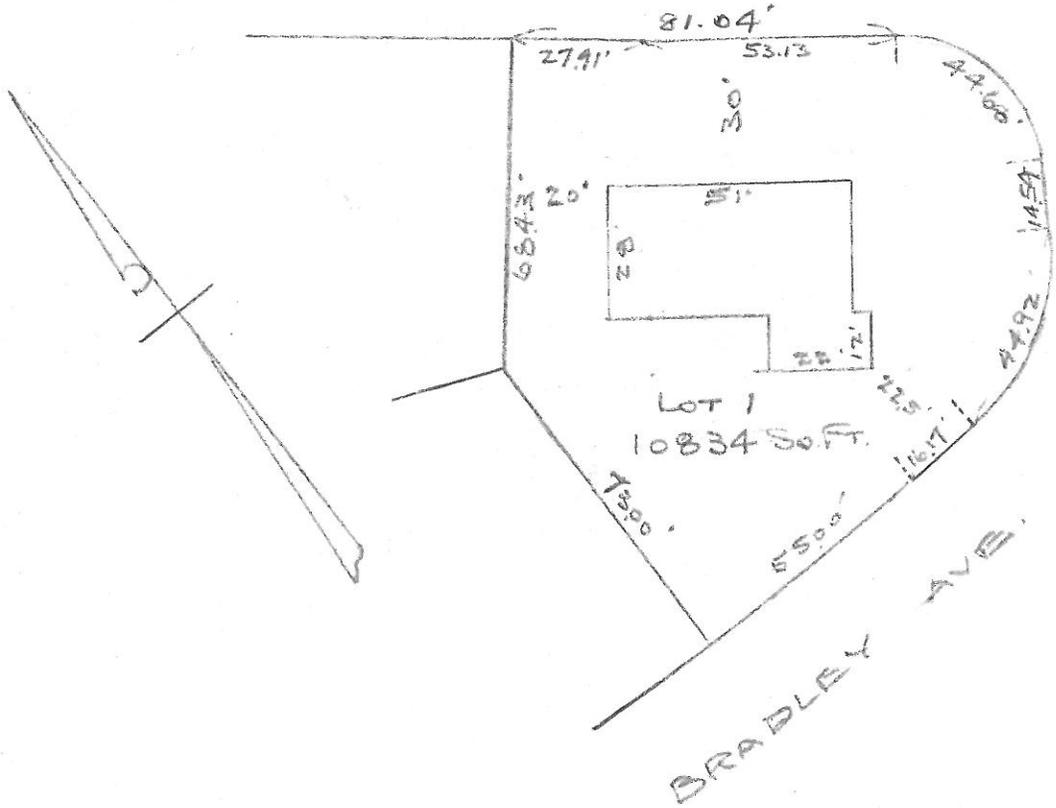
Burtis S. Brown
Burtis S. Brown

Irving P. Gramkow
Irving P. Gramkow

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

Filed with Town Clerk MAR 26 1956

WESTON ROAD



LOT 1
10834 SQ. FT.

BRADLEY AVE.

TURNER ROAD

LAND IN WELLESLEY
OWNED BY
ERNEST GUIGLI
SCALE 1"=40' JAN. 31, 1956
GLEASON ENGINEERING CO.