



THOMAS M. REYNOLDS, CHAIRMAN  
SHERMAN J. L. BROWN  
JOHN L. HAYDEN

BOARD OF APPEAL

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

Petition of Virginia L. Murray

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 August 9, 1956 on the petition of Virginia L. Murray for a special exception from the terms of Section 9-C of the Zoning By-law which would permit the construction of an addition to her porch at 104 Fairbanks Avenue with a side yard less than the required twenty feet.

Statement of Facts

On July 26, 1956 the petitioner made application to the Board of Appeal for a hearing to consider the requested exception and thereafter due notice of the hearing was given by mailing and publication.

At the hearing the petitioner stated that it is her desire to enclose her existing porch and extend it approximately four feet. The proposed extension will not be any closer to the side lot line than the existing porch but will continue its present line. A plot plan was submitted, drawn by Gleason Engineering Company, dated July, 1956, which showed the existing dwelling and proposed addition. Said plan showed the existing porch to be 13.7' from the side lot line and the proposed addition continuing the same line. By enclosing the existing porch and extending it approximately four feet, an additional room can be provided which is urgently needed at this time by the petitioner. The exterior walls will be finished in the same manner as the house with clapboards and matching shingles.

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

The Planning Board offered no objection in its report.

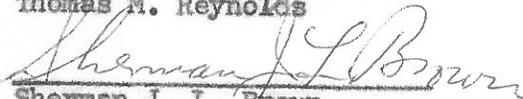
Decision

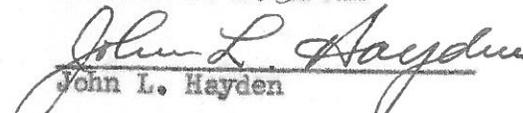
The Board feels that as there is to be no actual encroachment resulting upon the existing side yard from the proposed addition, that a variance may be granted without derogating from the intent and purpose of Section 9-C of the Zoning By-law. The addition will be in keeping with the appearance of the house and with the general character of other dwellings in the immediate neighborhood; the majority of the houses being built prior to the enactment of the 20-foot side yard requirement.

The Board, unanimously, finds therefore that sufficient reasons exist for determining that a literal enforcement of the Zoning By-law would involve substantial hardship to the petitioner who has need for an additional room at this time and that a variance can be granted without substantial detriment to the public good.

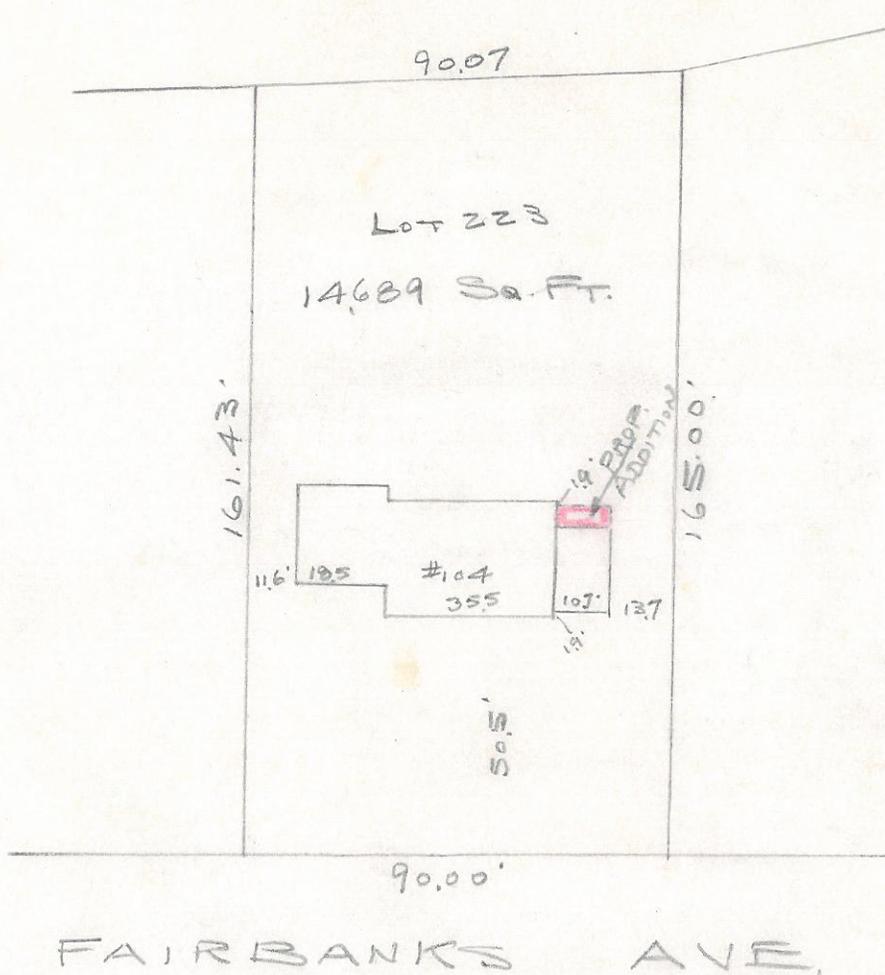
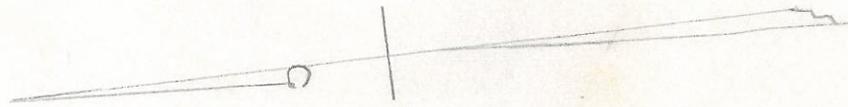
Accordingly, the requested variance is authorized and granted and the issuance of a permit for the proposed addition as shown on the plan submitted, is hereby directed.

  
Thomas M. Reynolds

  
Sherman J. L. Brown

  
John L. Hayden

Filed with Town Clerk \_\_\_\_\_



PLAN OF LAND  
IN  
WELLESLEY, MASS.  
OWNED BY  
VIRGINIA L. MURRAY  
SCALE 1" = 40' JULY, 1956  
GLEASON ENGINEERING COMPANY