

TOWN OF WELLESLEY



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WELLESLEY, MASS.

67-38

BOARD OF APPEAL

1967 JUL 31 AM 10:51

RICHARD O. ALDRICH
DANA T. LOWELL
F. LESTER FRASER

KATHARINE E. TOY, CLERK
TELEPHONE
235-1664

Petition of West Buick, Inc.

Pursuant to due notice the Board of Appeal held a public hearing in the hearing room on the second floor of the Town Hall at 8:50 p.m. on June 22, 1967, on the petition of West Buick, Inc., requesting an extension of a business use a distance of twenty feet across the zoning boundary line between the Extended Business Use District and the Single-residence District over property owned by it at 216 Worcester Street. Said extension bounded as follows: Northerly by a line parallel to and two hundred feet from the Southerly side line of Worcester Street; Easterly by land of Bruno and Gloria L. Borgatti, Southerly by land of West Buick, Inc., and Westerly by other land of West Buick, Inc. included in a Business "A" District, and to extend twenty feet more or less Southerly therefrom as shown on a plan on file with the Board of Appeal. Said request was made under the provisions of Section XXIV E-2 of the Zoning By-law and Chapter 40A, Section 15, of the General Laws.

On June 5, 1967, the petitioner requested a hearing before this Board and thereafter due notice of the hearing was given by mailing and publication.

James G. Strathern, owner of West Buick, Inc., spoke in support of the petition at the hearing.

Statement of Facts

The property involved is on the Southerly side of Worcester Street (Route 9). The Northerly portion of the parcel is within a Business District and adjoins a fifty-foot strip now used for limited business purposes under a special permit granted by this Board in 1956. There is an existing building on the property in which the petitioner operates his automobile business. The front portion of the building is a showroom and the rear portion is a service department.

The petitioner now seeks an extension of a business use a distance of twenty feet across the zoning boundary line in order to construct a one-story addition on the rear of the building. The addition, if built, will be 48' x 72' and will extend twenty feet beyond the existing business use district. The proposed addition will provide additional service area as well as a paint shop. Both of these areas are now inadequate to meet the requirements of General Motors and the petitioner's increasing business demands. It was suggested at the hearing that while a two-story addition could be built within the allowable area zoned for business use, it would not be large enough to permit cars to turn around and would not be as attractive for the Town.

A plot plan was submitted, drawn by Gleason Engineering Company, dated June 1, 1967, which showed the existing building on the lot as well as the proposed addition. It also showed the existing zone lines as well as the proposed business use extension. Plans of the proposed addition were also submitted, drawn by William M. Hendrich, P. E.

Decision

This is a petition for an extension of a business use a distance of twenty feet into a restricted district, namely a Single-residence District, for the purpose of constructing an addition on an existing automobile sales and service building.

Section XXIV E-2 of the Zoning By-law permits this Board to alleviate within limits in specific cases, hardships which might otherwise result from literal application of restrictions on the extension or moving of buildings, structures, establishments or uses existing when the district boundary lines were established. The contour of the land in this lot tends to screen the proposed extended use from adjoining Single-residential areas. The Board feels that there is a need for the desired extension which will allow the petitioner to meet more adequately the requirements of an already existing business in which a substantial investment has been made without reducing the value of any property within the district or otherwise injuring the neighborhood. While the property involved adjoins land zoned for residential purposes on the Southerly side, and the Easterly side, it is pertinent that the large parcel on the Southerly side is owned by the petitioner, and that the subject of this petition is adjoined on its Westerly side by other land owned by the petitioner which is zoned for business purposes, thus leaving only a small parcel on the Easterly side which is not owned by the petitioner.

Accordingly, the permission to extend the business use of the property a distance of twenty feet specifically for the purpose of constructing an addition on the existing building, is hereby granted in accordance with the plan submitted and on file with this Board, drawn by Gleason Engineering Company, dated June 1, 1967, provided that the land in the Single-residence District to which the automobile sales and service uses are hereby extended shall be used only for the construction of an addition to the existing building on the property as shown on the plan submitted and on file, such addition to be used only for the aforesaid purposes.


Richard O. Aldrich


Dana T. Lowell

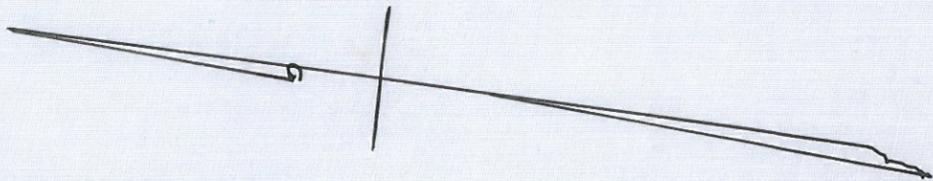
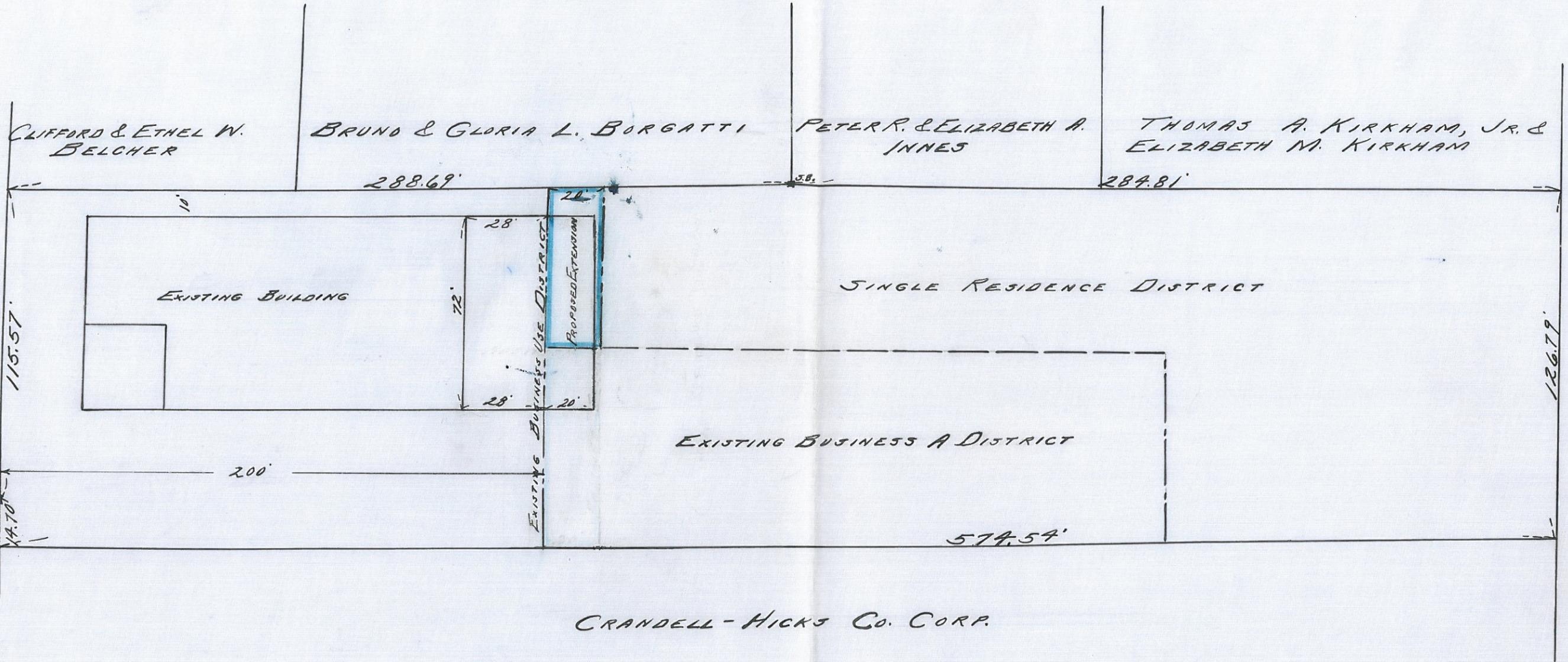

F. Lester Fraser

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WORCESTER STREET

TOWN OF WELLESLEY



PLAN OF LAND
 IN
WELLESLEY, MASS.
 SCALE 40 FEET TO AN INCH
 JUNE 1, 1967.
 GLEASON ENGINEERING COMPANY