



BOARD OF APPEAL

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

KATHARINE E. TOY, CLERK
 TELEPHONE
 235-1664

Petition of Hope C. Jackson

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 8:15 p.m. on August 17, 1967, on the petition of Hope C. Jackson, requesting a special exception from the terms of Section XIX of the Zoning By-law which would allow her to construct an addition across the front of her attached garage at 9 Whiting Road with a side yard less than the required twenty feet.

On July 31, 1967, the petitioner requested a hearing before this Board and thereafter due notice of the hearing was given by mailing and publication.

Albert P. Dankens, proposed contractor, represented the petitioner at the hearing.

Statement of Facts

The house involved is located in a Single-residence District requiring a minimum lot area of 20,000 square feet. It was constructed in 1929 prior to the enactment of the Zoning By-law requiring a twenty-foot side yard, and was held of record under separate and distinct ownership from adjacent lots on April 1, 1940. The lot contains 23, 377 square feet.

The petitioner seeks permission to extend the roof of the garage three and one-half feet toward the street and twenty-four feet in length to provide a covered passage from the garage to the back steps of the house. The garage has a slate roof and the rear entry area is sharply pitched which causes a large volume of snow and ice to accumulate during winter storms. In the course of an extended snow fall, ice and snow slide off with great force. The roof extension is designed to prevent the possibility of persons being struck by ice, broken slates or masses of snow falling from considerable height.

A plot plan drawn by Gleason Engineering Company, dated July 20, 1967, was submitted which showed the location of the existing dwelling on the lot and the proposed extension. Said extension is to continue to the edge of the house line and if built, will be approximately twelve feet from the lot line on the northerly side and fifty-five feet from the street line.

Decision

The Board finds that a real need exists for the proposed addition and the facts in this case satisfy the conditions set forth in Section XIX of the Zoning By-law on which the Board's authority depends to grant a special exception from the application of the side yard restriction of the Zoning By-law.

Compliance with the side yard requirement of twenty^{feet} is impractical because of the width and shape of the lot as well as the location of the dwelling

on the lot. In the opinion of the Board a denial of the request to improve a dangerous situation would be contrary to the intention of the Zoning By-law.

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

Philip H. R. Cahill
Philip H. R. Cahill

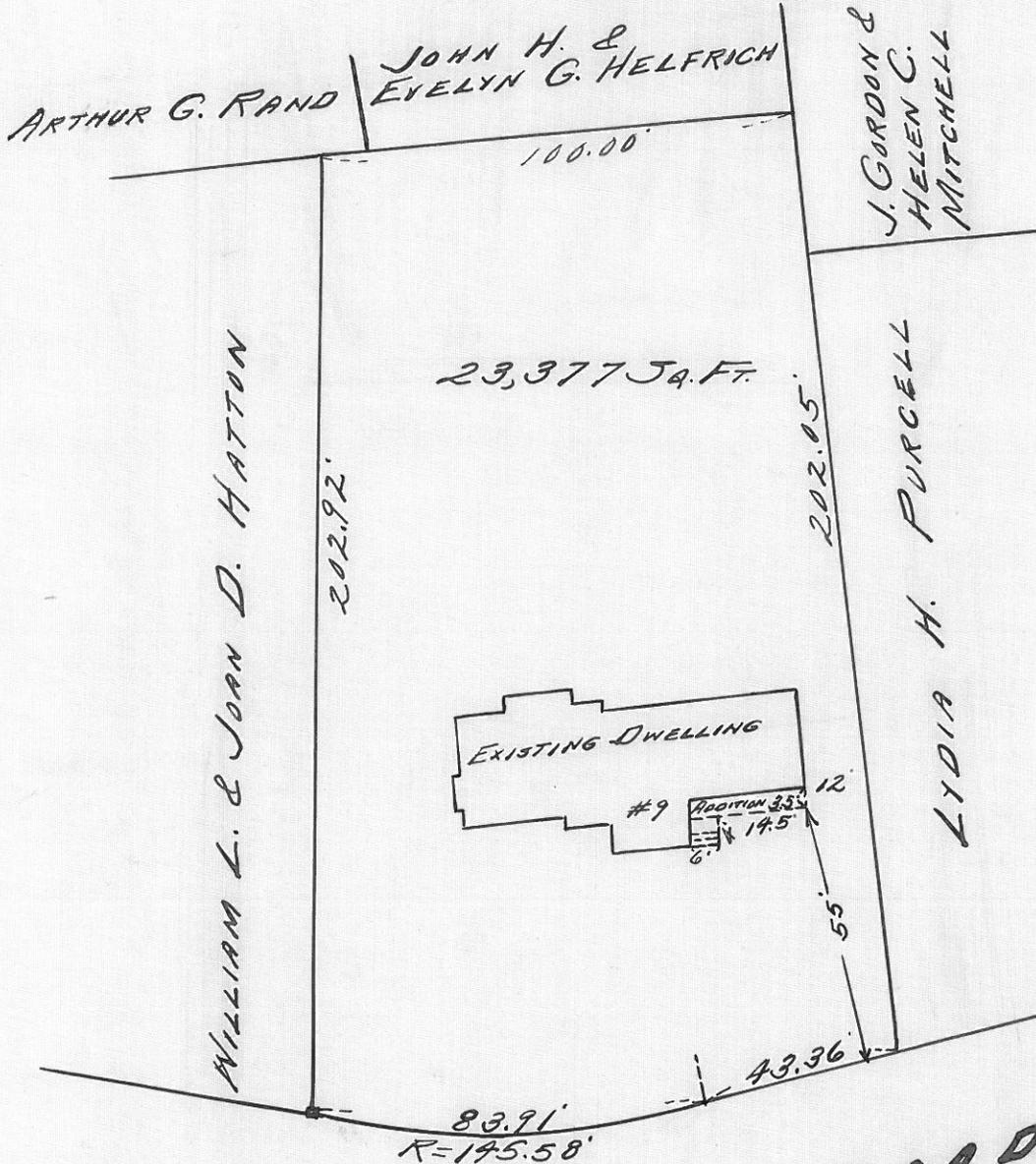
Dana T. Howell
Dana T. Howell

F. Lester Fraser
F. Lester Fraser

Filed with Town Clerk _____

RECEIVED
TOWN CLERK
MAY 10 1961
10:30 AM

PLAN OF LAND
IN
WELLESLEY, MASS.
OWNED BY
HOPE C. JACKSON
SCALE 40 FEET TO AN INCH
JULY 20, 1967.
GLEASON ENGINEERING COMPANY



WHITING ROAD

ALLEN ROAD

LYDIA H. PURCELL

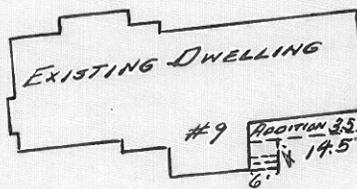
ARTHUR G. RAND

JOHN H. &
EVELYN G. HELFRICH

J. GORDON &
HELEN C. MITCHELL

WILLIAM L. & JOAN D. HATTON

23,377 SQ. FT.



83.91'
R=195.58'

43.36'

202.05'

202.92'

100.00'