

TOWN OF WELLESLEY



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WELLESLEY, MASS.

67-46

BOARD OF APPEAL

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

1967 OCT 26 PM 2:51

KATHARINE E. TOY, CLERK  
TELEPHONE  
235-1664

Petition of Stanley I. and Jacqueline C. Buchin

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 8:00 p.m. on October 5, 1967, on the petition of Stanley I. and Jacqueline C. Buchin requesting a special exception from the terms of Section XIX of the Zoning By-law which will permit the construction of a shed dormer across the front of the house at 50 Lincoln Road with a side yard less than the required twenty feet.

On September 8, 1967, the petitioners requested a hearing before this Board and thereafter due notice of the hearing was given by mailing and publication.

Robert E. Sullivan represented the petitioners at the hearing.

A letter favoring the granting of the request was received from Bruce E. Boorman, 46 Lincoln Road.

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 1928 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 19,022 square feet.

The petitioners seek permission to construct a shed dormer across the front of the house in order to expand the second floor. The house at present has only three bedrooms, and by the addition of the shed dormer, two additional bedrooms can be provided.

It was stated at the hearing that there is a need for the additional bedrooms and no further encroachment into the side yard will result from the proposed addition.

A plot plan drawn by Everett M. Brooks Co., C. E., Newtonville, Mass., dated March 16, 1964, was submitted which showed the location of the existing dwelling on the lot. Said plan showed the dwelling to be located thirty feet from the lot line on the easterly side and approximately fifteen feet from the lot line on the westerly side at the front corner of the house. Architectural plans were also submitted which showed the existing layout of the second floor as well as the proposed layout with the addition of the shed dormer.

Decision

The Board finds that a real need exists for the proposed dormer window which will provide two additional bedrooms. It further finds that 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

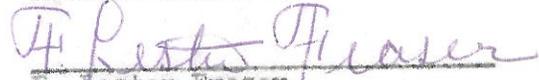
from the application of the side yard restriction of the Zoning By-law.

Due to the width of the lot and the location of the dwelling on it, compliance with the requirements of Section XIX of the Zoning By-law is impracticable. It was held of record on April 1, 1940, under a separate and distinct ownership from adjacent lot.

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

  
Richard O. Aldrich

  
Dana T. Lowell

  
F. Lester Fraser

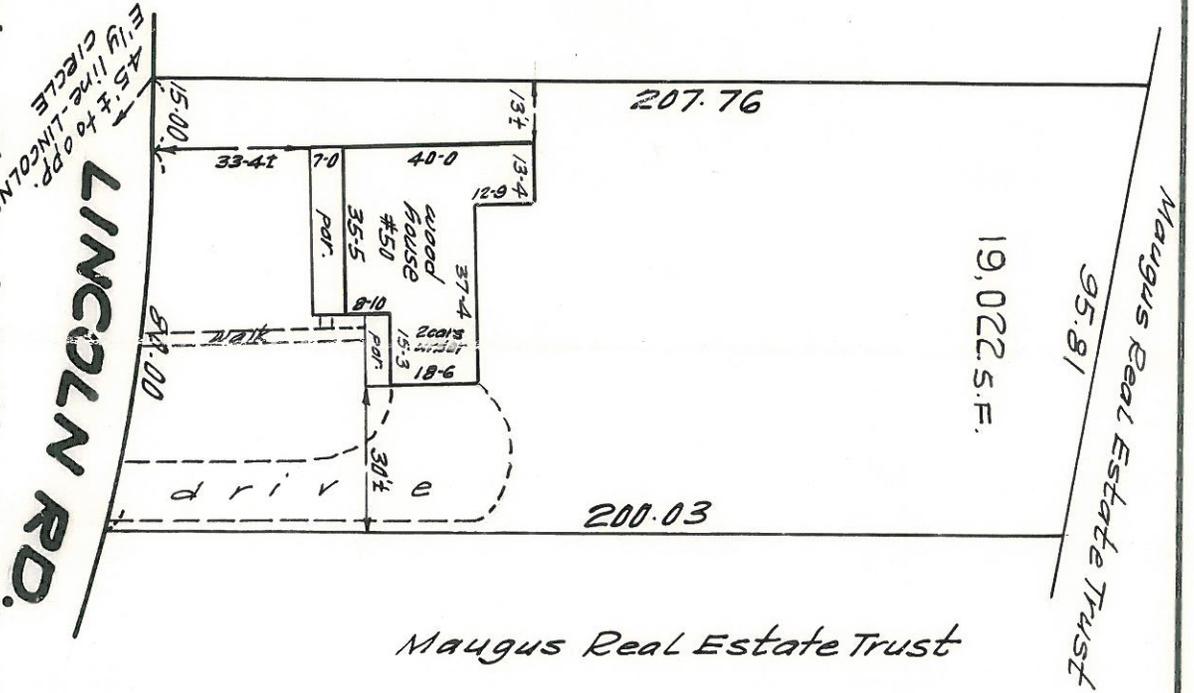
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1967 OCT 25 PM 2:52

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*Original*

*n. or f. Crafts*



I hereby certify that the buildings as shown on above plan complied with the zoning laws of the Town of Wellesley when constructed.

NOTE: This plan is not to be recorded.

*Maugus Real Estate Trust*



Lot designations refer to  
 Norfolk Registry or Deeds  
 Book 1809 Page 605  
 Plan By Gleason Eng. Corp.  
 Dated Aug. 1928.

THIS PLOT PLAN WAS NOT MADE FROM AN INSTRUMENT SURVEY AND IS FOR THE USE OF THE BANK ONLY. UNDER NO CIRCUMSTANCES ARE OFFSETS TO BE USED FOR FENCES, WALLS, HEDGES, ETC.

PLAN OF LAND  
 IN

WELLESLEY • MASS.

SCALE: 1 IN. = 40 FT. MAR. 16, 1964.  
 EVERETT M. BROOKS CO. — CIVIL ENGRS  
 NEWTONVILLE, MASS.

*Everett M. Brooks Co.*  
 Surveyor