

TOWN OF WELLESLEY



MASSACHUSETTS

BOARD OF APPEAL

THEODORE C. MERLO
F. LESTER FRASER
WILLIAM O. HEWETT

KATHARINE E. TOY
Administrative Secretary
Telephone
235-1664

Petition of Clifton N. and Stella Smith

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 8:05 p.m. on August 22, 1974, on the petition of Clifton N. and Stella Smith, requesting a special exception from the terms of Section XIX of the Zoning By-law which will permit them to construct a porch on the rear of their dwelling at 7 Fife Road, with a side yard less than the required twenty feet.

On August 1, 1974, the petitioners filed their request for a hearing before this Board and thereafter due notice of the hearing was given by mailing and publication.

Clifton N. Smith spoke in support of the request at the hearing.

A letter favoring the request was submitted which was signed by three abutting property owners, George R. Eccles, 11 Fife Road, Lorraine Rolman, 5 Fife Road and F. Nicholas Corvinus, 24 Dunedin Road.

Statement of Facts

The dwelling involved is located within a Single-residence District requiring a minimum lot area of 10,000 square feet. It was built prior to the enactment of the By-law requiring a twenty-foot side yard on a lot containing 10,872 square feet.

The petitioners seek permission to replace their present porch, which has rotted, with a porch 10' x 16', slightly larger than the existing porch. The proposed porch will be 16.06' from the lot line on the northerly side and 39.49' from the rear lot line. It was pointed out that the existing house is only 15.37' from the northerly side line and the proposed porch, if built, will be set back approximately one foot.

A plot plan was submitted, drawn by Alexander Crucioni, Land Surveyor, dated June 25, 1974, which showed the existing house and the proposed porch.

Decision

It is the unanimous opinion of this Board, after viewing the premises, that the requested special exception may be granted. The Board feels that the proposed porch will not only prove beneficial to the petitioners, but will improve the property.

Due to the slope 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. The lot was held of record on April 1, 1940, under a separate and distinct ownership from adjacent lots. Therefore, the facts in this case satisfy the conditions set forth in Section XIX of the Zoning By-law in which the Board's authority depends to vary the requirements of the side yard

881-3 5 30 67.34
METT 22E1W22
CEBRTS DECISE
SMAED

restrictions of the Zoning By-law. It is the further opinion of the Board that there is a real need for the replacement of the existing porch and that proposed porch, which will not encroach into the side yard any more than the existing house, will not prove detrimental to the public good nor derogate from the intent and purpose of the by-law.

It is, therefore, the unanimous opinion of this Board that the requested exception may be granted for the proposed porch as shown on the plan submitted and on file with this Board, and that the Building Inspector is hereby authorized to issue a permit for such construction.


Henry H. Thayer


William O. Hewett


Franklin P. Parker

Filed with Town Clerk 10/3/24

OCT 3 5 38 PM '24
TOWN CLERK'S OFFICE
RECEIVED

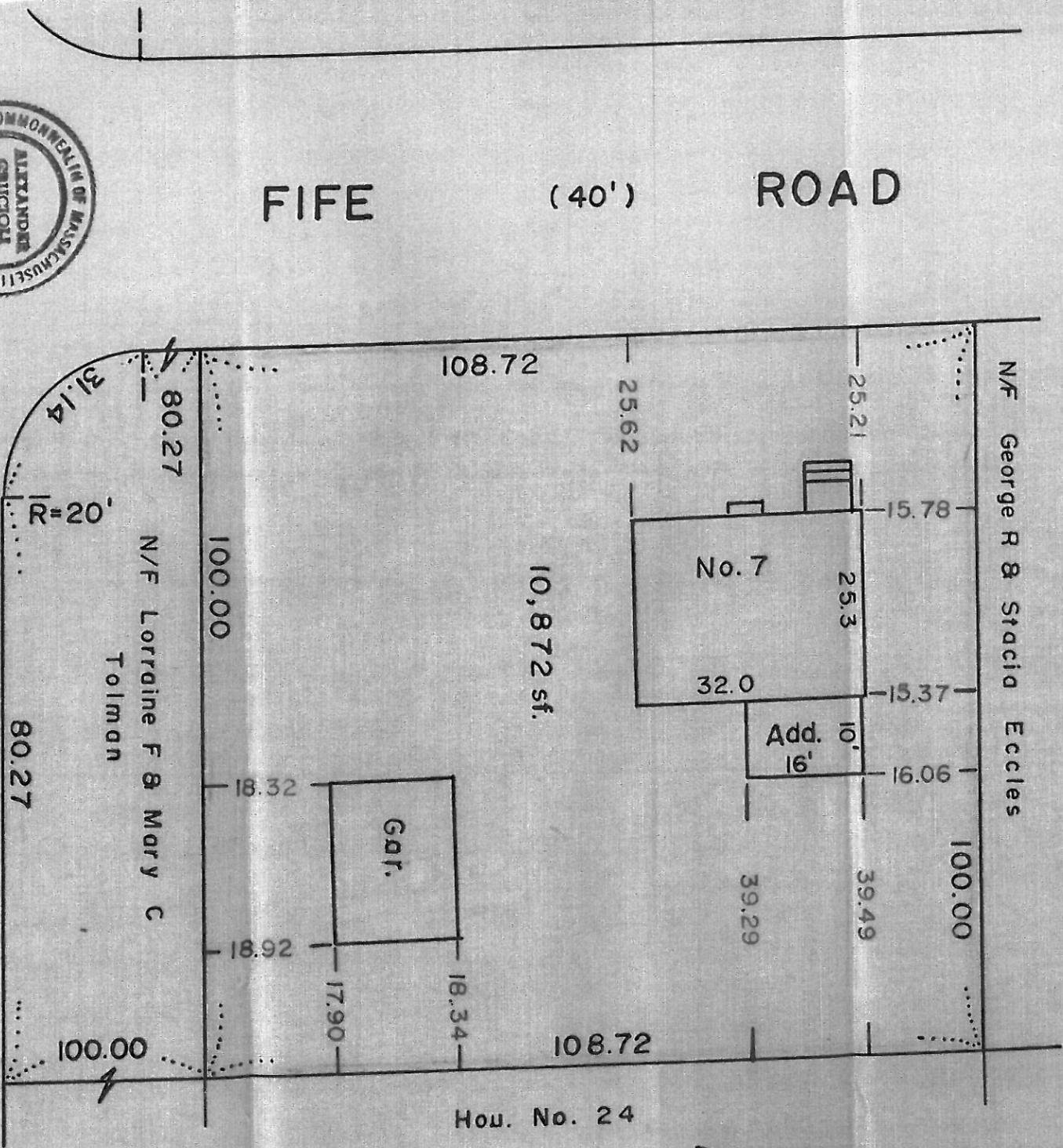
PLAN OF LAND
IN

WELLESLEY - MASS.

Scale: 1" = 20' JUNE 25, 1974.

SURVEYOR

Alex. Crucio II
ACRES-ENGINEERS - SURVEYORS, INC.
6 Abbott Road
Wellesley, Mass.



Alexander Crucio II

DUNEDIN ROAD