



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 Richard M. Tucker

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 8:30 p.m. on December 12, 1974, on the petition of Richard M. Tucker, requesting a special exception from the terms of Section XIX of the Zoning By-law which will permit him to construct an addition on the rear of his dwelling at 27 Pine Plain Road, with a side yard less than the required twenty feet.

Richard M. Tucker spoke in support of the request at the hearing.

Statement of Facts

The house involved is located within a single-residence district requiring a minimum lot area of 10,000 square feet, and was constructed in 1934, prior to the enactment of the side yard requirement of twenty feet.

Mr. Tucker stated at the hearing that at present he has a porch 7' x 11' on the rear of his dwelling which is in very poor condition and has to be completely rebuilt. He desires to extend its dimensions to 12' x 12', thus making it a more usable porch. To rebuild the porch with its present dimensions, it was stated, would be an expensive project with little benefit. It was pointed out that the proposed porch will continue the line of the existing house which is 10' from the lot line on the easterly side, and will not encroach any nearer to the lot line.

A plot plan was submitted, drawn by Jon Wintermeyer, dated November 15, 1974, which showed the existing dwelling on the lot as well as the proposed porch.

Decision

The Board has made a careful study of the facts in this case and has taken a view of the locus. In its opinion, there is a real need for the proposed porch and the slight increase in its size will not reduce the value of any property within the district or otherwise injure the neighborhood.

The lot is narrow, approximately 60' x 180', with the house located only ten feet from the easterly side lot line, which makes compliance with the requirements of Section XIX of the Zoning By-law impracticable because of its width and shape. It was held of record on April 1, 1940, under a separate and distinct ownership from adjacent lots, therefore, the facts in this case meet the criteria required for this Board to find under the provisions of Section XIX of Zoning By-law.

Petition of Richard M. Tucker

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 the Building Inspector is hereby authorized to issue a permit for such construction.

FEB 12 3 58 PM '27

Theodore C. Merlo

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F. Lester Fraser

F. Lester Fraser

William O. Hewett

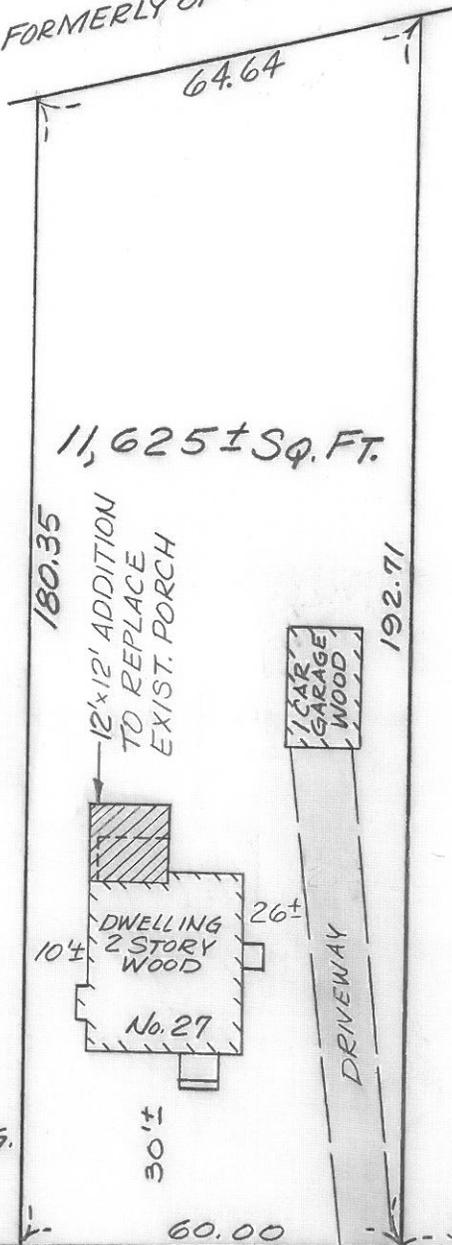
William O. Hewett

Filed with Town Clerk _____

NOW OR FORMERLY OF L. P. RICH

NOW OR FORMERLY OF M. L. CAVANAUGH

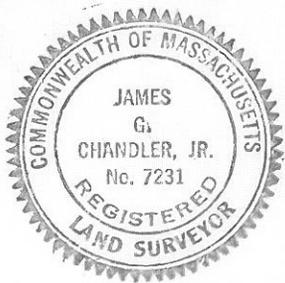
FORMERLY OF M. L. CAVANAUGH
NOW OR FORMERLY OF ROLLIE H. & ELLA M. CLARK



11,625 ± SQ. FT.

ALSO SEE PLAN IN
BOOK 1923, PAGE 381
BY: A. STEWART CASSIDY, ENG.
DATED: FEB. 2, 1931

PINE PLAIN ROAD



PLAN OF PROPERTY IN
WELLESLEY, MASS.
OWNED BY

RICHARD M. TUCKER ET UX
SCALE: 1"=30' Nov. 15, 1974

I HEREBY CERTIFY
THAT THE DWELLING
SHOWN ON THIS PLAN
IS ON THE GROUND
AS SHOWN.

James G. Chandler, Jr.
REG. LAND SURVEYOR
Jon Wintermeyer
ENG. - DESIGNER

THIS PLAN WAS DRAWN BY JON WINTERMEYER FROM INF. BELOW:

COUNTY: NORFOLK
PLAN: IN BOOK 2009, PAGE 399

PLAN BY: PHILIP A. PLAISTED, ENG.
DATE OF PLAN: OCT. 27, 1933