

TOWN OF WELLESLEY



MASSACHUSETTS

BOARD OF APPEAL

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

KATHARINE E. TOY, CLERK  
TELEPHONE  
235-1664

Petition of Allyn C. and Helen M. Woodward

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 8:35 p.m. on October 30, 1969, on the petition of Allyn C. and Helen M. Woodward requesting an exception from the terms of Section XIX of the Zoning By-law which will permit the construction of an addition on the rear of their attached garage at 67 Beechwood Road with a side yard less than the required twenty feet.

On October 14, 1969, the petitioners filed their request for a hearing before this Board and thereafter due notice of the hearing was given by mailing and publication.

Allyn C. Woodward spoke in support of the petition at the hearing.

A petition favoring the request was submitted which was signed by nine nearby property owners.

Statement of Facts

The house involved, which was built in 1936, prior to the enactment of the Zoning By-law requiring a twenty-foot side yard, is located within a Single-residence District requiring a minimum lot area of 10,000 square feet.

The petitioners seek permission to build an addition 10' x 10' on the rear of their attached garage in order to lengthen it to accommodate a modern automobile and provide space for storage of garden tools. The addition, if built, will continue the existing line of the attached garage which is ten feet from the boundary line on the westerly side. It was stated that the existing garage is only seventeen feet in length and inadequate for an average-sized automobile. At present there is a small unsightly addition at the rear which will be removed if the request is granted, and the proposed addition has been designed to match the present structure. This should enhance the property and eliminate the necessity of parking the automobile out of doors in the driveway as the petitioners now do.

A plot plan was submitted, drawn by Gleason Engineering Company, dated October 9, 1969, which showed the existing house and proposed addition.

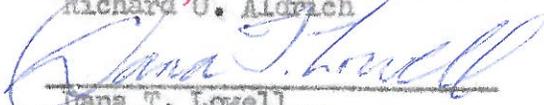
Decision

The Board has given careful study to the evidence submitted and has taken a view of the locus.

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 restrictions of this section.

The house involved was built only ten feet from the lot side line prior to the enactment of the twenty-foot requirement and was held of record on April 1, 1940, under a separate and distinct ownership from adjacent lots. The lot is only seventy feet in width, therefore, compliance with the side yard requirement of twenty feet is virtually impossible because of the width and shape of the lot. The proposed addition will not encroach any closer to the side line than the existing house, therefore, it is the opinion of the Board that the proposed addition will not prove detrimental to surrounding properties nor derogate from the intent and purpose of the by-law.

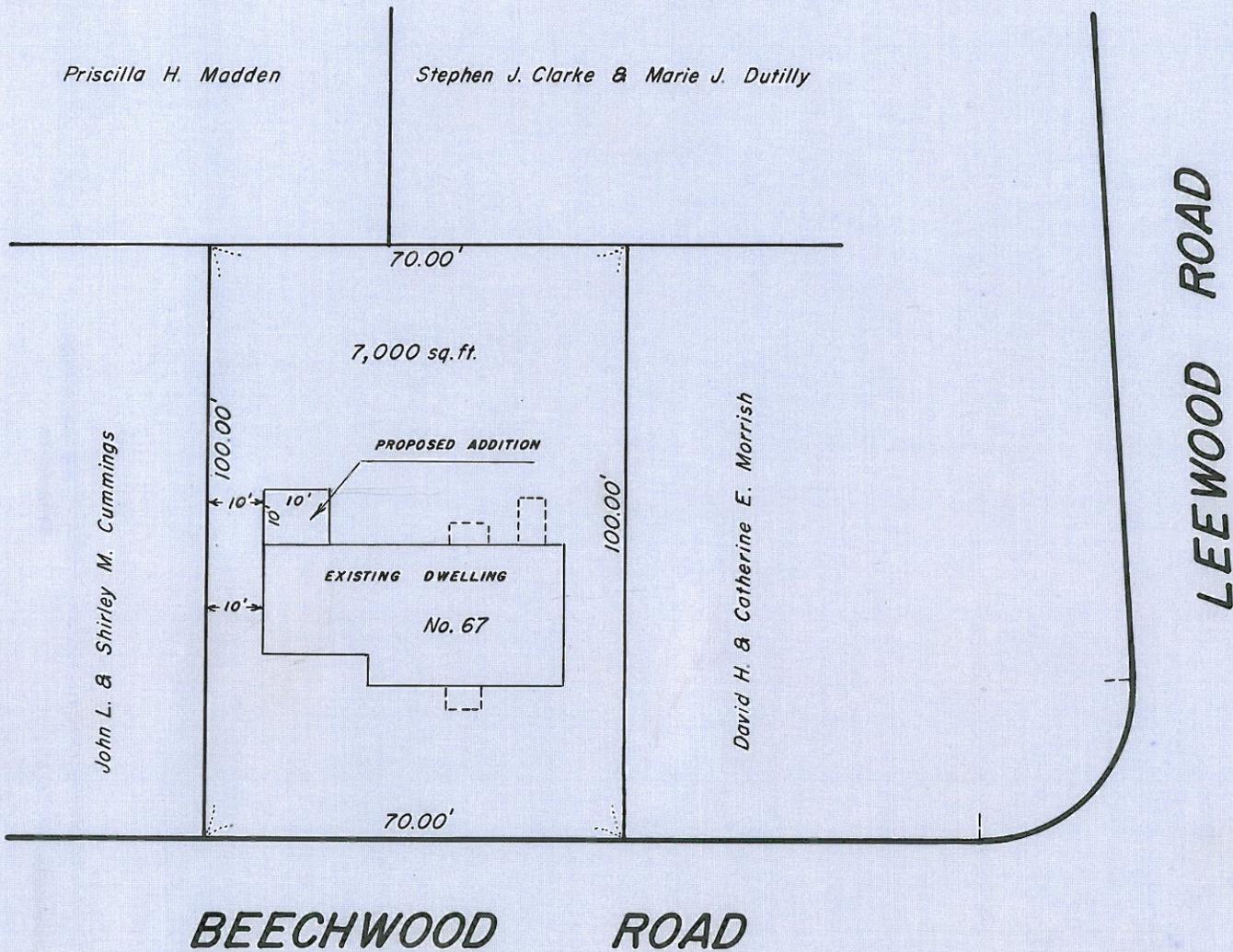
It is, therefore, the unanimous opinion of this Board that permission may be granted for the proposed construction of an addition on the rear of the existing attached garage as shown on the plan submitted and on file with this Board, and the Building Inspector is hereby authorized to issue a permit for such construction.

  
Richard O. Aldrich  
  
Dana T. Lowell  
  
F. Lester Fraser

Filed with Town Clerk \_\_\_\_\_

Priscilla H. Madden

Stephen J. Clarke & Marie J. Dutilly



PLAN OF LAND  
IN

WELLESLEY, MASS.

OWNED BY

ALYN C. & HELEN M. WOODWARD

Scale 30 feet to an inch

October 9, 1969

Gleason Engineering Company