



## BOARD OF APPEAL

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

KATHARINE E. TOY, CLERK  
TELEPHONE  
235-1664

Petition of Charles T. and Beverly Griffiths

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 8:10 p.m. on April 25, 1968, on the petition of Charles T. and Beverly Griffiths, requesting an exception from the terms of Section XIX, Yard Regulations, of the Zoning By-law, which will permit them to construct an addition on the side of their dwelling at 26 Tenmyson Road with a side yard less than the required twenty feet.

On April 3, 1968, the petitioners requested a hearing before this Board and thereafter due notice of the hearing was given by mailing and publication.

Charles T. Griffiths spoke in support of the petition at the hearing.

Statement of Facts

The property involved is located within a Single-residence District requiring a minimum lot area of 15,000 square feet. The house was built on a lot containing 14,345 square feet in 1931, prior to the present side yard requirement of twenty feet, and prior to the present area requirement. It has a one-car garage attached to the northeasterly side of the house and the petitioners seek permission to construct an addition on the side of the garage in order to widen it to accommodate two cars. The proposed garage will be approximately 21' x 23'6".

It was stated at the hearing that the existing one-car garage is narrow and does not accommodate a modern car. The petitioner is a physician and needs to have relatively easy egress from his parking area under all weather conditions. Adequate garaging is equally important. Due to the grade of the existing driveway, it is not possible to use it for parking purposes during the winter months.

It was pointed out that the proposed addition is so designed that only a corner of it will extend into the side yard. An area of twelve square feet will project into the side yard and will be sixteen feet from the lot side line at the nearest point.

A plot plan was submitted, drawn by Gleason Engineering Company, dated April 4, 1968, which showed the existing dwelling and attached garage as well as the proposed addition.

Decision

Upon examination of a plan of the neighborhood involved and an inspection of the locus by this Board, it was found that several of the houses in the neighborhood are located closer than the required twenty feet from the lot line. The lot is relatively small considering the size of the existing house,

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which makes compliance with the side yard requirement of Section XIX of the Zoning By-law impracticable because of its size and shape. The lot was held of record on April 1, 1940 under separate and distinct ownership from adjacent lots. The Board further finds that there is a need for the proposed addition which, in its opinion, will not prove detrimental to the neighborhood.

It is, therefore, the unanimous opinion of this Board that the requested exception can be granted and the Inspector of Buildings is authorized to issue a permit for the proposed addition in accordance with the plans submitted and on file with this Board.

  
Philip H. R. Casey  
  
Dana T. Lowell  
  
F. Lester Fraser

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

PLAN OF LAND  
OWNED BY  
**CHARLES THOMAS & BEVERLY DIANE GRIFFITHS**  
IN  
**WELLESLEY, MASS.**

SCALE 40 FEET TO AN INCH  
APRIL 4, 1968.  
GLEASON ENGINEERING COMPANY



CHARLES J. &  
BARBARA L. CROSBY

HENRY J. & VIRGINIA N.  
PORTER

HAROLD A. & DORIS E. GARABEDIAN

107.50'

14,375 Sq. Ft.

PROPOSED ADDITION

EXISTING DWELLING  
#26

ROBERT N. & JEAN D.  
SLUYTER

141.21'

113.80'

39.3'

41.14'

60.40'

17.27'

TENNYSON

ROAD