



BURTIS S. BROWN, CHAIRMAN
THOMAS M. REYNOLDS
SHERMAN J. L. BROWN

BOARD OF APPEAL

KATHARINE E. TOY, CLERK
TELEPHONE
WE. 5-1664

Petition of Alfred A. Fraser

Pursuant to due notice the Board of Appeal held a public hearing in the hearing room on the first floor of the Intermediate Building at 324 Washington Street at 9:00 p.m. on April 21, 1955 on the petition of Alfred A. Fraser requesting an extension of the business zone at the rear of properties at 328-330-336 Washington Street; said extension to continue across the present established boundary line of the business zone into a more restricted district southerly a distance of approximately forty-seven feet, starting at Abbott Road and continuing easterly to the property lines of Lillian M. Meslis and Gene and Alphena A. Paltrineri.

Statement of Facts

On April 12, 1955 the petitioner filed his written request as provided under Section 7-D of the Zoning By-law for the above-mentioned permission and thereafter due notice of the hearing was given by mailing and publication.

A plot plan was submitted, drawn by James Dunne, dated April 15, 1955, which showed the area involved with the present and proposed business district boundary lines indicated.

The petitioner stated that he requests the extension of the business use into a more restricted district for two purposes: During the past fourteen years he has carried on a florist business at 330 Washington Street, the rear of which adjoins a portion of the property involved. He maintains a parking lot at the rear which extends along the rear of the professional building at 328 Washington Street which is also owned by him. This parking lot serves the petitioner's customers as well as the Wellesley National Bank and the patients of the twenty-four doctors in the professional building. Approximately one-half of the parking area is zoned for business purposes and the other half is zoned for single residence purposes and there is a question as to whether the cars can be parked legally on the entire lot. For this reason it is the desire of the petitioner to have the business zone extended to include the entire lot.

The house numbered 6 Abbott Road, located at the rear of the property at 336 Washington Street, was recently purchased by the petitioner. Approximately one-third of the house is within the business zone while the remainder of it lies within the single residence zone. It is the desire of the petitioner to convert the house into professional offices and to provide a larger parking area. For these two purposes the petitioner urged the Board to grant the desired extension of the business zone approximately forty-eight feet.

The Planning Board in its report offered no objections to the granting of the requested extension.

Decision

This is a petition for the extension of the business zone a distance of approximately forty-eight feet for the purpose of providing additional parking space for customers and occupants of the petitioner's buildings, and to use the parking area in its entirety; also to convert the existing dwelling, which is now partially in the business zone, into professional offices.

The Board has given the matter careful consideration and feels that as the existing boundary line between the business zone and the residential zone bisects the dwelling involved as well as the parking area, a real need exists for granting the requested extension. Additional off-street parking will be provided which, in the opinion of the Board, will eliminate to some extent the present congestion in that area.

The house involved has been used as a lodging house for a number of years and a portion of it can be used for business purposes without any permission from this Board. The Board feels that it will be to the advantage of the Town to have the entire house zoned for business purposes; otherwise there will be a question as to the degree of business which may be carried on within the house.

The Board, unanimously finds, therefore, that the requested extension is reasonably necessary and will not substantially reduce the value of any property within the district or otherwise injure the neighborhood.

Accordingly, the requested permission is granted and the Business Zone extended a distance of approximately forty-eight feet as shown on the plan submitted and on file, drawn by James Dunne, Engineer, dated April 15, 1955, subject to the condition that the existing dwelling shall not be extended and the area designated shall be used solely for parking purposes.

B. S. Brauers
Burtis S. Brown

J. M. Reynolds
Thomas M. Reynolds

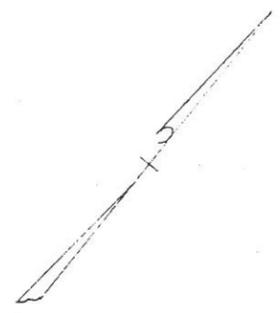
Sherman J. L. Brown
Sherman J. L. Brown

Filed with Town Clerk May 25 '55

APPROVED BY BOARD OF APPEAL

DATE _____

PLAN OF LAND
IN
WELLESLEY, MASS.
OWNED BY
ALFRED A. FRASER
SCALE 20 FEET TO AN INCH
APRIL 15, 1955
JAMES P. DUNNE, CIVIL ENGINEER



WASHINGTON STREET

