



BOARD OF APPEAL

GARRETT S. HOAG
JOHN L. HAYDEN
DANA T. LOWELL

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

Petition of Wellesley Driving School
(Wellesley Post No. 72 American Legion)

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 April 15, 1964, to consider the petition of the Wellesley Driving School requesting permission, under the provisions of Section II 8. (b) of the Zoning By-law, to use part of the premises located at 496 Washington Street, owned by the Wellesley Post No. 72 American Legion, as a class room for Driver Education.

Syd Martyn appeared at the hearing for the petition and spoke in support of the petition.

William L. Thibodeau, 20 Atwood Street and Mary G. Frangoulis, 22 Atwood Street, stated that they would object to the proposed use of the building if it would involve any additional traffic.

The Planning Board suggested in its report that the permit be granted under the provisions of Section XXIV E rather than Section II 8 (b), as in its opinion the use may be more commercial than educational.

On March 26, 1964, the petitioner filed its request for a hearing before this Board and thereafter due notice of the hearing was given by mailing and publication.

Statement of Facts

The property involved on which the American Legion House stands, is located within a General Residence District. The house has been used for many years as a meeting place for the American Legion and other Town organizations and functions.

The petitioner seeks permission to use a portion of it for a driver-education course for "under twenty-five year old drivers to be." Said course will, upon completion, allow students a commensurate reduction of insurance premium. Classes will comprise both male and female students and will number between twelve and fifteen students per course. A course of instructions is thirty classroom hours, to be given either two or three evenings a week, approximately five to seven weeks duration per course. There will be two hours of instructions per night, between 6:30 p.m. to 8:30 p.m. The approximate area of the first floor premises measure 31½' long by 21' wide.

The Driving school has been operating in the Town of Wellesley since May, 1956, when it first inaugurated the driving school and are now located permanently at 44 Washington Street which is the commercial outlet of the school and located within a Business District.

The location for the driver-education course has been submitted to the Registry of Motor Vehicles and to the Department of Public Safety and has been approved satisfactory to both, pending the decision of this Board.

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Decision

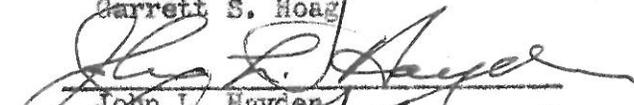
The house involved is a large older type building located on Washington Street a main thoroughfare in the Town. In the opinion of this Board, the house is adapted for the proposed use because of its size and location. As outlined by the petitioner, the proposed use should not create added traffic as there will be no driving classes operating from the property. There will be no noise resulting from the classes involved, other than the students entering and leaving. The house is used presently and has been for many years by the American Legion Post No. 72 for its meetings and other functions.

It is, therefore, the opinion of this Board that the proposed use of the property will not substantially reduce the value of any property within the district and will not otherwise be injurious, obnoxious or offensive to the neighborhood.

Accordingly, the Board grants the desired permission under Section II 8 (b) of the Zoning By-law, subject to the following conditions:

1. That classes shall comprise not more than fifteen students per course.
2. That said classes shall not meet more than four evenings a week.
3. That said permit shall expire one year from this date or may be terminated by this Board without notice or hearing in the event of the breach of any condition hereof.


Garrett S. Hoag


John L. Hayden


Diana T. Lowell

Filed with Town Clerk _____

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