

TOWN OF WELLESLEY



MASSACHUSETTS

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BOARD OF APPEAL

XXXXXXXXXXXXXXXXXX
GARRETT S. HOAG

DANA T. LOWELL

F. LESTER FRASER
Richard O. Aldrich

KATHARINE E. TOY, CLERK

TELEPHONE

235-1664

Petition of J. Holmes Goddard, Jr., and Irene C. Goddard

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 8:20 p.m. on September 29, 1966, on the petition of J. Holmes Goddard, Jr. and Irene C. Goddard, requesting permission under the terms of Section XXIV of the Zoning By-law to use a portion of the premises located at 15 Eaton Court as an apartment with light housekeeping facilities.

On August 26, 1966, the petitioners filed an application with this Board requesting a hearing before the Board and thereafter due notice of the hearing was given by mailing and publication.

J. Holmes Goddard, Jr. represented the petitioners at the hearing.

Statement of Facts

The house involved is one of four contiguous single-family houses, located within a single-residence district requiring a minimum lot area of 10,000 square feet. It is approximately fifty years old and was built prior to the enactment of the Zoning By-law on a lot containing 2,700 square feet. The house has three rooms on the first floor, four rooms on the second floor and two rooms on the third. The petitioners seek permission to use the third floor as an apartment with light housekeeping facilities. It was stated that the petitioners' son plans to come to live with them in the near future and they would like to make the third floor available to him if permission is granted. It was pointed out that the house is too large for the petitioners and that due to its proximity to the business district and the fact that it is adjacent to a house being used entirely for business under a special permit granted by the Board of Appeal, the proposed use should not prove detrimental to the neighborhood.

Decision

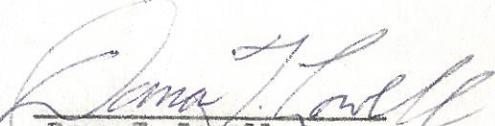
The house involved is one of four contiguous houses located within a court which has two units of four contiguous houses. Several of these are being used for non-conforming uses under special permits granted by the Board of Appeal. There is a shopping center and municipal parking lot close-by and the house adjacent to the one involved is used entirely for business purposes as it lies partially within a business zone and permission has been granted by the Board of Appeal to use the remaining portion for business purposes.

For these reasons, it is the opinion of this Board that the proposed use of the property will not substantially reduce the value of any property within the district, or otherwise injure the neighborhood. It is the further opinion of this Board that there is a real need for the proposed non-conforming use of the property.

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Accordingly, the Board grants the desired permission under Section XXIV of the Zoning By-law subject to the following conditions: 1966 NOV 12 PM 4:45

1. That all applicable laws and ordinances shall be complied with.
2. That no structural changes shall be made to the property without permission from the Board of Appeal.
3. That said permit shall expire one year from the date of this permit.


Dana T. Lowell


F. Lester Fraser


Richard O. Aldrich

Filed with Town Clerk _____