

TOWN OF WELLESLEY



MASSACHUSETTS

BOARD OF APPEAL

~~SARRETT S. HOAG~~
DANA T. LOWELL
F. LESTER FRASER

66-47
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SEP 29 1966
KATHARINE E. TOY, CLERK
TELEPHONE
235-1664

Richard O. Aldrich

Petition of Mary C. Anderson

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 September 29, 1966, on the petition of Mary C. Anderson requesting permission to continue to use the premises at 617 Washington Street for the purpose of conducting a lodging house as provided under Section II 8 (a) and XXIV of the Zoning By-law.

The petitioner spoke in favor of the petition at the hearing.

Herbert S. Austin, owner of property at 619 Washington Street spoke in favor of the request.

On August 24, 1966, the petitioner made application to the Board of Appeal for a hearing and thereafter due notice of the hearing was given by mailing and publication.

Statement of Facts

The dwelling involved is located within a single-residence district requiring a minimum lot area of 10,000 square feet. It is a four-story brick, stone and frame building built over sixty years ago and has been used as a sanatorium, mental hospital, Wellesley College dormitory and convalescent and nursing home. It has nineteen rooms, four bedrooms and three baths on the first floor, six bedrooms, one bath, one lavatory on the second floor, six bedrooms, one double bath on the third floor and three rooms and one bath on the fourth floor.

A year ago this Board granted the petitioner permission to convert the house involved into a boarding or lodging house with no meals to be served to the lodgers. She now seeks permission to continue the present non-conforming use for another year. Conditions have not changed since a year ago and it is her desire to continue the operation as allowed by the Board of Appeal with the same conditions as imposed in the original permit.

Decision

The Board feels, from the evidence submitted, that there is a real need for the required permit to be granted for another year and that a substantial hardship will result to the petitioner if the requested permit is not granted.

Accordingly, the requested permission is granted under the provisions of Section XXIV of the Zoning By-law allowing the petitioner to continue to use the dwelling involved as a boarding or lodging house, subject

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to the following conditions:

1. That all applicable laws shall be complied with as required by the Inspector of Buildings and Chief Engineer of the Fire Department as well as State requirements and that all necessary permits and licenses shall be obtained.
2. That not more than nineteen persons shall occupy the premises at any one time and that lodgers shall occupy rooms on the first, second and third floors only.
3. That no meals shall be served to lodgers and that lodgers are not to be allowed to remain there if ill or in need of nursing care or prolonged medical care.
4. That no stoves, hot plates or refrigerators shall be installed or permitted in any lodger's room or elsewhere on the premises where it is available for use by lodgers.
5. That adequate parking space shall be provided in the rear of the dwelling for all occupants of the house and that no cars of the occupants shall be parked on Washington Street.
6. That the owners or parties operating the lodging house only shall occupy the fourth floor rooms, with no additional facilities added without first obtaining permission from the Board of Appeal.
7. That said permission shall expire one year from this date or in the event that any of the above-mentioned conditions are not or cease to be complied with.

Dana T. Lowell

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F. Lester Fraser

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Filed with Town Clerk _____