



BOARD OF APPEAL

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

KATHARINE E. TOY, CLERK
TELEPHONE
235-1664

Petition of Douglas F. Barrows

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 8:15 p.m. on November 7, 1968, on the petition of Douglas F. Barrows, requesting permission to rent two rooms in the dwelling owned by him at 33 Atwood Street as provided under Section XXIV-E of the Zoning By-law.

On October 14, 1968, the petitioner filed an application with this Board requesting a hearing and thereafter due notice of the hearing was given by mailing and publication.

The petitioner appeared at the hearing and spoke in support of the petition.

Alice W. Schlottenmier, 21 Morton Street, questioned whether the permit, if granted, would have to be renewed each year and if it could be transferred to another owner. She had objection to the petitioner obtaining his request.

Statement of Facts

The house involved is located within a Single-residence District requiring a minimum lot area of 10,000 square feet.

The petitioner seeks permission to rent two rooms in order to supplement his income and make it possible to make some necessary repairs to the house. Because of financial commitments a year ago, it was necessary for him to sell his home in Wellesley and lease a three-room apartment. However, he has a fourteen-year old daughter who resides with him the greater part of the time and for this reason he felt that he should purchase another house in order to give her a more normal home environment. He, therefore, purchased the house involved and not realizing that he could not have paying guests in his home, he rented a room to a school teacher in Newton and a student at Babson Institute.

The interior of the house was in fairly good condition, but the exterior was very much in need of repair. To improve its appearance, it was necessary to incur expense which he is not able to assume without assistance if he is to successfully get through the next few years financially and solvent. For this reason he desires to continue renting two rooms for at least another year.

Decision

After a careful study of the evidence submitted, it is the unanimous opinion of this Board that a real need exists and that substantial hardship will result to the petitioner if the requested permit is not granted.

The Board, therefore, finds that in this specific case, and

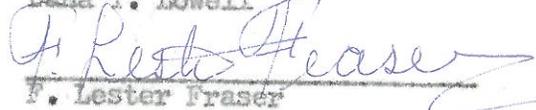
subject to the conditions hereinafter imposed, that the proposed non-conforming use will not substantially reduce the value of any property within the district or otherwise injure the neighborhood and that a temporary and conditional permit may be granted.

Accordingly, the request is granted under the provisions of Section XXIV-E of the Zoning By-law allowing the petitioner to rent two rooms subject to the following conditions:

1. That not more than two roomers shall occupy the premises in addition to the petitioner and his family.
2. That off-street parking space for at least two cars shall be provided, in addition to the garage.
3. That said permit shall expire one year from this date or in the event of a breach of any of these conditions.


Richard O. Aldrich


Dana F. Lowell


F. Lester Fraser

Filed with Town Clerk _____