

69-61

TOWN OF WELLESLEY



MASSACHUSETTS

BOARD OF APPEAL

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

KATHARINE E. TOY, CLERK  
TELEPHONE  
235-1664

Petition of Eleanore L. Billings

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 8:10 p.m. on October 30, 1969, on the petition of Eleanore L. Billings requesting permission to use her premises at 15 Redwing Road as a Guest House for two persons as provided under Section XXIV-E of the Zoning By-law.

On September 26, 1969, the petitioner filed her request for a hearing before this Board and thereafter due notice of the hearing was given by mailing and publication.

The petitioner spoke in support of her petition at the hearing.

A petition signed by five nearby property owners was submitted which favored granting the request.

Statement of Facts

The house involved is a single-family dwelling located within a Single-family District, a district in which the desired use of the property is not permitted unless special permission is granted by the Board of Appeal.

The petitioner seeks permission to provide a home for two elderly people by renting two rooms in her dwelling. It was alleged at the hearing that the proposed non-conforming use of the property will provide income necessary for the petitioner to maintain her property and will provide a home for two needy people. It was stated that the proposed use of the property should not prove detrimental to the neighborhood as there will be no increase in traffic and no noise resulting from the use of the property.

Decision

It is the opinion of this Board that a real need exists for the proposed non-conforming use of the property and subject to the conditions hereinafter set forth, will not substantially reduce the value of any property within the district and will not otherwise injure the neighborhood.

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

1. That not more than two roomers shall occupy the premises in addition to the petitioner and her family.
2. That said permit shall remain valid only so long as the petitioner occupies the property.

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*  
Richard O. Aldrich

*Dana T. Lowell*  
Dana T. Lowell

*F. Lester Fraser*  
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Filed with Town Clerk \_\_\_\_\_