

TOWN OF WELLESLEY



MASSACHUSETTS

BOARD OF APPEAL

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

KATHARINE E. TOY, CLERK
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235-1664

Petition of Kodaly Musical Training Institute
for Public Schools

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 8:00 p.m. on November 30, 1970, on the petition of Kodaly Musical Training Institute for Public Schools, requesting permission to continue to use the premises, owned by Eleanor Lubin, at 525 Worcester Street, as a private school, under the provisions of Section II, 8 (b) of the Zoning By-law.

On November 2, 1970, the petitioner requested a hearing before this Board and thereafter due notice of the hearing was given by mailing and publication.

Denise Bacon, Director of the Kodaly Musical Training Center, spoke in support of the request at the hearing.

Statement of Facts

The property involved is on a lot containing approximately 32,500 square feet. The house, which contains fifteen rooms, was built approximately fifty years ago and has been used until a year ago as a single-family dwelling.

It was stated at the hearing that the school for which the Board granted permission a year ago, has been in operation since last November and it is the desire of the petitioner to continue for another year or at least until next August. It was pointed out that the house has proved very suitable for the school and to the petitioner's knowledge, there have been no complaints made in the neighborhood relative to its operation. No changes are anticipated for the coming year.

Decision

The Board feels that there is still a real need for the requested non-conforming use of the dwelling involved and there is a foreseeable end to the need for that use which, in the opinion of the Board, will not substantially reduce the value of any property within the district or otherwise injure the neighborhood. The situation has not changed during the past year and the request is to continue under the same conditions set forth in the Board's decision a year ago.

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Accordingly, the requested permission is granted on the terms and subject to the conditions set forth in the Board's decision on "Petition of Denise Bacon Council for Public Schools" filed with the Town Clerk

on November 14, 1970, except that the same shall terminate one year
from the expiration of the current permit.

Richard O. Aldrich
Richard O. Aldrich

Dana T. Lowell
Dana T. Lowell

F. Lester Fraser
F. Lester Fraser

Filed with Town Clerk _____

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