

TOWN OF WELLESLEY



MASSACHUSETTS

72-48

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

BOARD OF APPEAL

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KATHARINE E. TOY, CLERK
TELEPHONE
235-1664

Petition of Dorothy C. and George S. Davenport

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 September 28, 1972, on the petition of Dorothy C. and George S. Davenport, requesting permission to rent one room on their dwelling at 4 Pine Ridge Road as provided under Section XXIV-E of the Zoning By-law.

Dorothy C. Davenport spoke in support of the petition at the hearing.

Dr. and Mrs. John C. Shershow, 3 Pine Ridge Road and Michael Davenport, 4 Pine Ridge Road, stated that they had no objections to the requested permission being granted. Anne L. Rogers, 13 Pine Ridge Road and John O'Rourke, 11 Riverdale Road, stated that they had no objections providing the permit is restricted to one person.

Statement of Facts

The house involved is a single-family dwelling located within a Single-residence 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 petitioners seek permission to rent one room in order to supplement their income and maintain their property. It was stated that Mrs. Davenport has worked six days a week for the past six years in order to have an income sufficient to maintain her home. The house contains four bedrooms and the family consists of three adults. The petitioners have two cars and have a garage as well as a long driveway; therefore, adequate off-street parking facilities can be provided to accommodate an additional car. Mrs. Davenport pointed out that her mother, prior to her death, had two or three patients in her home for many years with no complaints in the neighborhood. In her opinion, the proposed use of the property would be quiet and not disturbing or detrimental to the neighbors.

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 no more than one roomer shall occupy the premises in addition to the petitioners and their family .

2. That off-street parking space shall be provided for at least one car in addition to the petitioners' cars.
3. That said permit shall expire one year from this date or in the event of a breach of any of these conditions.

Richard C. Aldrich
Richard C. Aldrich
Dana T. Lowell
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F. Lester Fraser
F. Lester Fraser

Filed with Town Clerk _____

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