



ZONING BOARD OF APPEALS
TOWN HALL WELLESLEY, MA 02181

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Petition of Jane P. Greene

Pursuant to due notice, the Special Permit Granting Authority held a public hearing in the second floor hearing room of the Town Hall on Thursday, September 17, 1981 at 8 p.m. on the Petition of Jane P. Greene, requesting a Special Permit which will allow her to continue to use the premises at 37 Pond Road as a residence for not more than two families. Said request is made under the provisions of Section II 8 (a) and Section XXV of the Zoning Bylaw.

On August 24, 1981 the petitioner filed a request for a hearing before this Authority and thereafter due notice of the hearing was given by mailing and publication.

John Walsh, 37 Pond Road, son-in-law of Jane Greene, spoke in support of the request at the hearing and explained the need for the continuation of the two family use of the property. Present at the hearing in support of the petitioner were Elizabeth Greene, Riverdale Road, daughter of Jane Greene, and Mary Feiffer, 95 Pond Road. Jane P. Greene was unable to attend the hearing because of illness, and resides in Connecticut.

Statement of Facts

The house involved is located within a Single Residence District requiring a minimum lot area of 40,000 square feet.

The petitioner seeks permission to continue the present non-conforming use of the above-mentioned property for another year under the same conditions as outlined in this Authority's decision of one year ago. The house contains 35 rooms, and cannot be used economically now as a one-family dwelling. Mrs. John Walsh, daughter of Jane P. Greene, lives in half the house where she has resided for the past ten years. Jane P. Greene presently lives in Guilford, Connecticut.

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Decision

This year the owner of the property does not reside at the residence. The Board has been reticent to approve Special Permits for non-resident owners. In this case, however, Mrs. Green's daughter, Mr. John Walsh, resides at the residence and plans to reside there in the future.

It is the opinion of this Authority that the continued use of the dwelling as a two-family dwelling, with the owner's daughter as a resident, will not substantially reduce the value of any property within the district and will not otherwise injure the value of any property within the neighborhood.

Accordingly, a Special Permit is granted under the provisions of Section XXV of the Zoning Bylaw for one year from the date of this decision, subject to the following conditions:

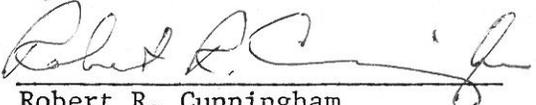
That said dwelling shall not be occupied by more than two families at any one time.



Stephen S. Porter, Chairman



John A. Donovan, Jr.



Robert R. Cunningham

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