



BOARD OF APPEAL

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

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 TELEPHONE
 235-1664

Petition of Denise Bacon
 Council 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 October 30, 1969, on the petition of Denise Bacon/Council for Public Schools, requesting permission to use the premises, owned by Eleanor Lubin, at 525 Washington Street, as a Kodaly musical training center, under the provisions of Section II 8 (b) of the Zoning By-law.

On October 3, 1969, 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 petition at the hearing.

Zoltan Tomory, Administrative Director of the Center also spoke in support of the request.

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 now as a single-family dwelling.

It was stated at the hearing that the Council for Public Schools, Inc. recently received a grant from the Ford Foundation for a one-year period beginning September 1, 1969, for the development of a Kodaly musical training center in the United States. It is intended to form a Kodaly Institute, the purpose of which will be to develop for American use the system of music education developed by the late Hungarian composer, Zoltan Kodaly.

The Center seeks permission to use the building involved as its headquarters for at least one year on a trial basis and possibly longer. It is intended to train four or five teachers intensively in the Kodaly method. This will require a staff of six people, four Directors and two secretaries. There will be no structural changes made to the house and it is possible that one of the Directors and his wife may live on the premises. It was pointed out that the house involved is ideally suited for the proposed use of the Center because of its size, location and attractiveness.

Except for occasional receptions and visitors, there should be no more than ten people in the building at a time.

Denise Bacon, Director of the Kodaly Center, was formerly Director of Dana School of Music in Wellesley and Chairman of the Music Development of Dana Hall School. She has spent two years studying and testing the Kodaly method in this country and one year at the Liszt Academy in Budapest. The Council will be the lessee and the Center the occupant of the premises.

It is the contention of the petitioner that the proposed use of the property will not prove detrimental to the neighborhood nor create any noise or unusual traffic congestion.

Decision

It is the opinion of this Board that the proposed non-conforming use of the property, subject to the conditions hereinafter set forth, will not substantially reduce the value of any property within the district, and will not otherwise be injurious, obnoxious, or offensive to the neighborhood.

The proposed use should not create added traffic to any extent as it is not anticipated that more than ten cars will be at the premises at any one time, except when there is an occasional reception or visitors. The proposed use should not create any noise in the neighborhood as all training will be done within the building and is of an educational nature.

The Board, therefore, grants the desired permission under the provisions of Section II 8 (b) and XXIV D. of the Zoning By-law, subject to the following conditions:

1. Not more than twelve cars shall be parked on the premises at any one time, except for occasional receptions.
2. That professional and clerical staffs shall not exceed six in aggregate.
3. No signs or displays shall be exhibited on the property.
4. Not more than five persons shall be trained during any one day.
5. No structural or other alteration shall be made in the exterior of the house.
6. The house and grounds shall be maintained in excellent condition as regards exterior repair and paint of the house and maintenance of lawns and shrubs.
7. The Board reserves the right to terminate this permission upon breach of any of the conditions hereof or in the event that the use of the premises becomes in any manner injurious, obnoxious or offensive to the neighborhood.
8. Said permit shall expire one year from this date. Leasing and occupancy shall be as represented.

Filed with Town Clerk _____

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