72-47

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 Hannah F. Embree

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 8:05 p.m. on September 28, 1972, on the petition of Hannah F. Embree, requesting permission to use part of her dwelling at 11 Great Plain Avenue as separate living quarters for her sister. Said request was made under the provisions of Section XXIV-E of the Zoning By-law.

On August 10, 1972, 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 the petition at the hearing.

Statement of Facts

The property involved is located within a Single-residence District, a district in which the proposed non-conforming use is not permitted unless a special permit is granted by this Board.

The petitioner seeks permission to provide separate living quarters for her sister who desires to come and live with her. The petitioner stated that her sister is now living alone elsewhere in Wellesley and she is going to have to move shortly. The petitioner also lives alone, but cannot continue to remain in her family home, which has been in her family for 350 years, unless she has someone to share the expenses. She further requested permission to construct an additional room which would have a stove and sink so that the petitioner's sister could prepare her meals separately. There is ample space for the proposed room to be constructed, it was stated, and it was felt that architecturally the appearance of the house would be improved.

Decision

The Board has made a careful study of the facts submitted and is of the opinion that a real need exists for the proposed use of the property. It is the further opinion of the Board that subject to the conditions herein imposed that the proposed non-conforming use will not substantially reduce the value of any property within the district or otherwise injure the neighborhood.

Accordingly, the requested permit for the use stated is granted subject to the following conditions:

1. That said permit shall remain valid only so long as the petitioner and her sister occupy the premises.

2. That when this permit expires under the term of the first condition or by its terms and is not renewed, the second stove, sink and refrigerator to be installed pursuant to this permit shall be removed.

3. That said permit shall expire one year from this date.

Richard O. Aldrich

F. Lester Fraser

Dana T. Lowell

Filed with Town Clerk _____