

TOWN OF WELLESLEY



MASSACHUSETTS

Francis L. Swift
~~THEODORE C. MERO~~
F. LESTER FRASER
WILLIAM O. HEWETT

BOARD OF APPEAL

KATHARINE E. TOY
Administrative Secretary
Telephone
235-1664

Petition of Myrna Kustin

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 8:15 p.m. on July 24, 1975, on the petition of Myrna Kustin, requesting permission to use a portion of her dwelling at 73 Cedar Street for business purposes, technical and commercial illustrating, as provided under Section XXIV-E of the Zoning By-law.

On July 8, 1975, 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 request at the hearing.

A letter opposing the request was received from Theodore A. Dada and Margaret E. Dada, 59 Cedar Street.

A letter was also received from Mondel Morrill, 65 Cedar Street, in which he stated that he would object to the granting of any variance which would visually affect the single-family residential character of the area.

Statement of Facts

The house involved is 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 petitioner seeks permission to use a portion of her dwelling for mail-order and billings in connection with her freelance artwork. The petitioner stated that most of her work is done at her office outside of the Town, but she does at times, find it necessary to do some of her work at home. She further stated that there would be no traffic to her home, as she would pick up and deliver all work; contacts will be made by telephone and there will be no advertising.

Decision

The Board has considered all the facts in this case and is of the opinion that a temporary need exists and that the proposed use, 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.

The Board, therefore, grants the desired permission under Section XXIV-E of the Zoning By-law, subject to the following conditions:

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1. That no cars shall be parked on Cedar Street incidental to the business involved, and that no trucks shall make any deliveries to the premises incidental to the business.
2. That no signs advertising or incidental to the business be displayed on the property.
3. That said permit shall remain valid only so long as the petitioner occupies the property.
4. That said permit shall expire one year from this date.

Francis L. Swift
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F. Lester Fraser
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William O. Hewett
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Filed with Town Clerk _____

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