75-2

TOWN OF WELLESLEY MASSACHUSETTS

BOARD OF APPEAL

THEODORE C. MERLO
F. LESTER FRASER
WILLIAM O. HEWETT

KATHARINE E. TOY
Administrative Secretary
Telephone
235-1664

Petition of Irene F. Hedges

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 January 23, 1975, on the petition of Irene F. Hedges, requesting permission to continue to use a portion of the dwelling located at 16 Eaton Court, for a Telephone Answering Service as provided under Section XXIV-E of the Zoning By-law.

On January 8, 1975, the petitioner filed a request for a hearing with the Board of Appeal and thereafter due notice of the hearing was given by mailing and publication.

The petitioner appeared at the hearing in support of her petition.

Stephen A. Rabin, 30 Eaton Court, spoke in opposition to the request. He stated that while he was not opposed specifically to the Answering Service, he did feel that any business encroachment into a residential district will lower the values of neighboring properties, and if this type of business is allowed to continue, it will prove detrimental to the neighborhood.

Statement of Facts

The house involved is located within a Single-residence District in which the above-mentioned use is not one permitted unless permission has been obtained from the Board of Appeal

For a number of years, permission has been granted annually by this Board to use a portion of the property involved as a Telephone Answering Service on a temporary and conditional basis. The petitioner now requests permission to continue to use it in the same manner for another year. It was stated by the petitioner that her conditions have not changed since a year ago and that she is complying with the conditions imposed in her permit.

Decision

The circumstances have not changed in this case, therefore, it is the opinion of the Board that a real need exists for the continued use of the property as a Telephone Answering Service and that such use of the property will not substantially reduce the value of any property within the District or otherwise injure the neighborhood.

Accordingly, the requested permission is granted to use the premises for the specific use requested in the petitioner's application on file upon the condition that:

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1. That all calls and messages shall be conveyed by telephone.

2. That the petitioner shall not employ more than three employees in addition to herself.

3. That no portion of said building shall be let or sublet.

4. That said premises shall not be used as a mail-drop, a telephone listing address, or as an address by any person or business other than the petitioner.

5. That said permit shall expire one year from the expiration of the permit for which this is a renewal.

Henry H. Thayer

Henry H. Thayer

F. Lester Fraser

F. Lester Fraser

William O. Hewett

William O. Hewett

Filed with Town Clerk _____

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