

TOWN OF WELLESLEY



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75-40

BOARD OF APPEAL

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FRANCIS L. SWIFT
HENRY H. THAYER

KATHARINE E. TOY
Administrative Secretary
Telephone
235-1664

Petition of
David A. Watts

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 8:10 p.m. on October 9, 1975, on the petition of David A. Watts, requesting permission to use a portion of the dwelling owned by Anne T. Watts at 34 1/2 Linden Street as an office in connection with his Vintage Rolls-Royce Brokerage business, as provided under Section XXIV-E of the Zoning By-law.

On August 20, 1975, the petitioner filed his 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.

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 his home as a business address in connection with his Vintage Rolls-Royce brokerage business. He stated that he does not have sufficient volume of business to warrant an office at this time. At this time he locates automobiles, appraises them, acts as an agent for the purchaser and arranges for delivery of the car. At no time are any vehicles on the premises and at no time is his home address given in any advertisement. The service itself is advertised only in the publication of the Rolls-Royce Owners' Club, Inc., of which he is a member and officer.

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:

1. That no vehicles shall be parked on the premises involved incidental to the petitioner's business.
2. That no signs advertising or incidental to the business be displayed on the premises.

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
Francis L. Swift
F. Lester Fraser
F. Lester Fraser
William O. Hewett
William O. Hewett

Filed with Town Clerk 12/1/25

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