

TOWN OF WELLESLEY



75-41  
MASSACHUSETTS

BOARD OF APPEAL

F. LESTER FRASER  
STANLEY J. GLOD  
WILLIAM O. HEWETT  
FRANKLIN P. PARKER  
FRANCIS L. SWIFT  
HENRY H. THAYER

KATHARINE E. TOY  
Administrative Secretary  
Telephone  
235-1664

Petition of Edward G. Morrison, Jr.

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 October 9, 1975, on the petition of Edward G. Morrison, Jr., requesting permission to use the premises at 3 Rockland Street, as an office in connection with his construction business as well as the storage of materials in the garage and one pick-up truck, as provided under Section XXIV-E of the Zoning By-law.

On September 15, 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.

Samuel Mandell, 9 Rockland Street, endorsed the petition at the hearing but stated that it should be restricted to the uses requested.

Albert Miller, representing the Christian Science Church on Rockland Street, stated that the Church was not opposed to the operations as proposed, but would be opposed to any additional cars or trucks to be parked on the premises or any additional business materials to be stored on the premises.

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.

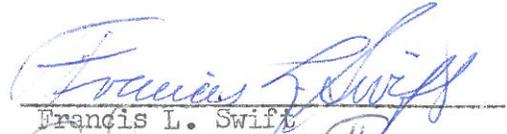
The petitioner seeks permission to use his residence as a mailing address for his light construction and remodeling business as well as permission to store some materials used in his business in the garage and basement of his house. He also desires to park one pick-up truck on the premises. He explained that he was requesting this special permit for a temporary period until he can establish his business to a point where he can have a business office in a business district.

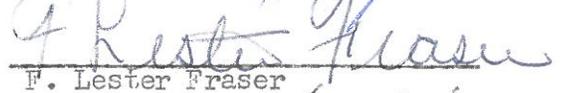
Decision

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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 of the premises, 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 not more than one pick-up truck may be parked on the premises, incidental to the petitioner's business.
2. That no signs advertising or incidental to the business to be displayed on the premises.
3. That no business operations shall be conducted on the premises other than outlined in the petitioner's application on file with this Board.
4. That said permit shall expire one year from the effective date of this permit or upon this Board finding that this permit has been violated whichever shall first occur.

  
Francis L. Swift

  
F. Lester Fraser

  
William O. Hewett

Filed with Town Clerk \_\_\_\_\_

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