



BOARD OF APPEAL

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 HENRY H. THAYER

KATHARINE E. TOY
 Administrative Secretary
 Telephone
 235-1664

Petition of Trustees of Wellesley Green Management

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 8:45 p.m. on October 9, 1975, on the petition of the Trustees of Wellesley Green Management, requesting a special permit under the provisions of Section XXIV-E 1 of the Zoning By-law, which would allow them to use Unit 124, at Wellesley Green, Coolidge House, 75 Grove Street as a temporary model/sales office.

On September 8, 1975, the petitioner filed its request for a hearing before this Board and thereafter due notice of the hearing was given by mailing and publication.

Charles E. Wiggin, General Manager and Vice president of Spaulding and Slye, spoke in support of the request at the hearing.

Kathryn M. Hussfy, Unit 123, Coolidge House, stated that she was opposed to the unit involved being used as a sales office. She bought her home in a residential district and now finds that it is proposed to use the adjoining unit as a sales office. In her opinion, the proposed use of the unit, even though temporarily, would decrease the value of her apartment.

Statement of Facts

The property involved is located within a Limited Apartment District where three condominiums have been constructed recently. There are still approximately twenty units within the complex which have not as yet been sold.

The petitioner seeks permission to move the location of the present sales office from the wooden building on the property into Unit 124 in Coolidge House. The request is being made, it was stated, so that the two old wooden buildings may be removed as planned at the start of the project and in accordance with the Board of Appeal decision. The parking lot, which is also being requested, is to be located within the area of the buildings so that if allowed, the buildings will have to be removed before it can be started.

Decision

Under Section XXIV-E of the Zoning By-law, the Board of Appeal may grant temporary and conditional permits for non-conforming uses in any district in the Town for a period of not more than one year at a time when it finds that after a public hearing a real need exists, and that the proposed non-conforming use will not substantially reduce the value of any property within the district.

After hearing all the evidence presented, the Board cannot find

that a real need exists for the proposed use of unit 124. It is the opinion of this Board that the introduction of a business use within Coolidge House would reduce the value of other units in the complex, and it is the further opinion of this Board that the petitioner should find available space for its sales office within a Business District, if it becomes necessary to remove the building in which the sales office is now located.

Accordingly, the permission requested is denied and the case is dismissed.

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

Filed with Town Clerk _____

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