78-6

TOWN OF WELLESLEY MASSACHUSETTS

ZONING BOARD OF APPEALS

F. LESTER FRASER
WILLIAM O. HEWETT
FRANKLIN P. PARKER
WILLIAM E. POLLETTA
FRANCIS L. SWIFT
HENRY H. THAYER

KATHARINE E. TOY
Administrative Secretary
Telephone
235-1664

Petition of Jane Peele Greene

Pursuant to due notice the Permit Granting Authority held a public hearing in the hearing room on the second floor of the Town Hall at 8:00 p.m. on June 8, 1978, on the petition of Jane Peele Greene, requesting a variance to continue to use the premises located at 37 Pond Road, owned by her, as a residence for not more than two families. Said request was made under the provisions of Section II. 8 (a) and Section XXIV-D of the Zoning By-law.

On May 23, 1978, the petitioner requested a hearing before this Board and thereafter due notice of the hearing was given by mailing and publication.

The petitioner was represented at the hearing by Nathanael Greene who spoke in support of the request.

WELLESLEY MASS.
TOWN CLERK'S OFFICE
RECEIVED
AUG 4 3 48 PM '78

Statement of Facts

The house involved is located within a Single Residence District requiring a minimum lot area of 40,000 square feet.

The petitioner seeks permission to continue for another year the present non-conforming use of the above-mentioned property for which a permit was granted by this Board a year ago.

It was stated that the facts in connection with the request for a renewal of the permit are the same as stated in the original request, except for the change of one tenant. It was explained that the house, which was built in 1873, contains thirty rooms and was set up for six or eight servants' quarters. Therefore, it cannot be used economically now as a one-family dwelling. The petitioner's daughter and her family and one tenant occupy the dwelling at this time.

Decision

It is the opinion of this Board that the continued use of the dwelling involved as a two-family dwelling, will not substantially reduce the value of any property within the district and will not otherwise injure the neighborhood. It is the further opinion of the Board that there is still a real need for the continuance of the non-conforming use for another year.

Accordingly, a temporary permit is granted under the provisions of Section XXIV-D of the Zoning By-law for one year from the date of this

Petition of Jane Peele Greene

permit, subject to the following condition: That said dwelling shall not be occupied by more than two families at any time.

Francis L. Swift

William O. Hewett

Franklin P. Parker

Filed with Town Clerk _____

RECEIVED
TOWN CLERK'S OFFICE
WELLESLEY MASS.
AUG 4 3 00 PM '58