

65-35

TOWN OF WELLESLEY



MASSACHUSETTS

BOARD OF APPEAL

GARRETT S. HOAG
DANA T. LOWELL
F. LESTER FRASER

KATHARINE E. TOY, CLERK
TELEPHONE
235-1664

Petition of
Doris E. MacFaden

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 8:35 p.m. on September 15, 1965, on the petition of Doris E. MacFaden requesting permission to use a portion of her dwelling at 11 Russell Road to give knitting lessons and to sell yarn as provided under Section XXIV of the Zoning By-law.

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

A letter favoring the granting of the request was received from George P. Reynolds, 17 Russell Road.

The Planning Board offered no objection to the continuation of the non-conforming use of the property in its report.

On August 27, 1965, the petitioner filed her request for a hearing before this Board and thereafter due notice of the hearing was given by mailing and publication.

Statement of Facts

The house involved is a single-family dwelling located within a single-family zone, a zone in which the desired use of the property is not permitted unless special permission is granted by the Board of Appeal.

The petitioner seeks a renewal of the permit granted by this Board a year ago to use one or two rooms in her home to give knitting lessons or knitting instructions and to sell yarn to her customers. Her situation has not changed from a year ago. She is a widow and has a hearing difficulty which interferes with her obtaining outside work. While it was her belief a year ago that this handicap would improve during the coming year, it has not improved to the extent that she can seek outside employment. She has complied with the conditions set forth in the permit and, to her knowledge, no complaints have been registered.

Decision

It is the opinion of this Board that a real need exists for the proposed non-conforming use of the property to continue, and 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 house is located adjacent to a large office building, across from a nursing home and approximately 250 feet from Route 9, a busy thoroughfare.

RECEIVED
TOWN CLERK'S OFFICE
MASS.
AUG 27 10:30 AM '65

The Board has not been informed that the non-conforming use during the past year has created added traffic and as stated very few cars are at the premises at any one time. There is no noise in connection with the work, and to deny the petitioner a renewal of her permit at this time would, in the opinion of this Board, result in undue hardship. She is still temporarily handicapped through her partial loss of hearing and would find it difficult to find outside employment.

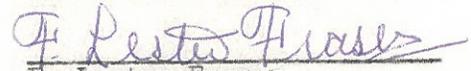
The Board, therefore, grants the desired permission under Section XXIV of the Zoning By-law, subject to the following conditions:

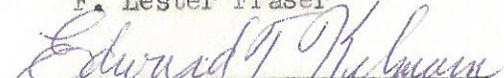
1. That not more than four cars shall be parked on the premises and/or on Russell Road at any one time incidental to the business involved. That whenever possible all cars shall be parked in the petitioner's driveway.
2. That no trucks at any time shall deliver or pick up materials incidental to the business.
3. That no signs advertising or incidental to the business shall be displayed on the property.
4. That said permission is limited to not more than eight customers at any one time.
5. That said permit shall remain valid only so long as the petitioner occupies the property.
6. That said permit shall expire one year from this date.
7. That no materials of any kind shall be sold to any person who is not at any time taking knitting lessons from the petitioner.

RECEIVED
TOWN CLERK'S OFFICE
MERRISTON, MASS.

OCT 7 10 34 AM '52


Richard O. Aldrich


F. Lester Fraser


Edward T. Kilmain

Filed with Town Clerk _____