

TOWN OF WELLESLEY



MASSACHUSETTS

BOARD OF APPEAL

RICHARD O. ALDRICH  
DANA T. LOWELL  
F. LESTER FRASER

KATHARINE E. TOY, CLERK  
TELEPHONE  
235-1664

Petition of Eleanore L. Billings

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 8:00 p.m. on June 25, 1970, on the petition of Eleanore L. Billings requesting an amendment to the permit granted to her by the Board of Appeal on December 1, 1969, allowing her to use her dwelling at 15 Redwing Road as a Guest Home for two persons. The petitioner now requests permission, under the provisions of Section XXIV-E of the Zoning By-law, to have three persons rather than two persons as specified in the original permit.

On May 4, 1970, the petitioner filed her 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 petition at the hearing.

Statement of Facts

The house involved is a single-family dwelling located within a Single-residence District, requiring a minimum lot area of 10,000 square feet.

The petitioner seeks permission to amend the permit granted to her on December 1, 1969, to use her dwelling as a Guest House for two elderly persons. She now finds that she can spare another bedroom and could accommodate one more person. In this way she could afford domestic help to assist her and have more free time for study. It was felt that by having one more person, no additional traffic would result and the operation would continue to be quiet and in no way detrimental to the neighborhood.

Decision

It is the opinion of this Board that a real need exists for the proposed amendment to the permit granted by this Board and filed with the Town Clerk on December 1, 1969. In its opinion the additional guest will not substantially reduce the value of any property within the district and will not otherwise injure the neighborhood.

It appears that the petitioner has conformed to all the conditions imposed by this Board and no complaints of any violations have been brought to the attention of the Inspector of Buildings or this Board.

Accordingly, the requested amendment is granted under the provisions of Section XXIV-E of the Zoning By-law, subject to the following conditions:

1. That not more than three roomers shall occupy the premises in addition to the petitioner and her family.
2. That said permit shall remain valid only so long as the petitioner occupies the property.
3. That said permit shall expire one year from this date or in the event of a breach of any of these conditions.

*Richard O. Aldrich*  
 Richard O. Aldrich  
*F. Lester Fraser*  
 F. Lester Fraser  
*Edward T. Kilmain*  
 Edward T. Kilmain

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

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