



71-48

BOARD OF APPEAL

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

KATHARINE E. TOY, CLERK
TELEPHONE
235-1664

Petition of J. Brooks Fenno, 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 8:00 p.m. on August 26, 1971, on the petition of J. Brooks Fenno, Jr., requesting permission to have a business office in part of his dwelling at 17 Radcliffe Road as provided under Section XXIV-E of the Zoning By-law. Said office is to be used for consultation and marketing of the petitioner's business.

On August 3, 1971, the petitioner filed his request for a hearing before this Board and thereafter due notice of the hearing was given by mailing and publication.

Charles Fenno represented the petitioner at the hearing.

Paul L. Griffiths, Jr., 68 Brook Street, stated that he had no objections to the granting of the request.

The following persons spoke in opposition to the request: Dr. Donald E. Holdsworth, 24 Radcliffe Road, Ralph N. Johanson, 11 Radcliffe Road, and George A. Flett, 35 Radcliffe Road. In their opinion the proposed use of the property would establish a precedent in the neighborhood and they questioned the wisdom of allowing the proposed use which they felt could affect the value of other houses in the area. Dr. Holdsworth also questioned the need for a special permit for the proposed use of the property.

RECEIVED
OFFICE OF THE
CLERK
AUG 27 1971

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 a special permit is granted by this Board.

The petitioner seeks permission to use a part of his home as a business office. Under the name of "Salesmark", a one-man proprietorship, he is engaged in marketing consulting work for industry, especially with the problems of small business organizations. It was stated that he desires to have a desk, bookcase and telephone and that no products would be inventoried at the house, and no truck deliveries would be made. He expects to have from one to four clients a month call at the house. It was further stated that the reason the request is being made now is because of severe financial difficulties which require him to give up his present business office. He, therefore, requests permission to use a room in the basement of his house on a temporary basis until the volume of business increases to a point where he can again have an office in a business establishment.

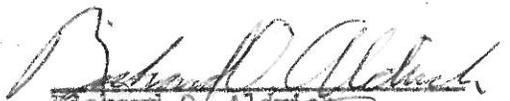
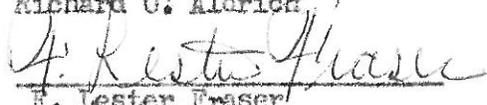
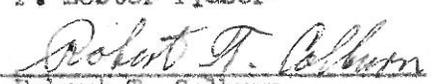
Decision

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, 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 no cars shall be parked on Radcliffe Road at any time incidental to the business involved.
2. That no trucks at any time deliver or pick up materials incidental to the business.
3. That no signs advertising or incidental to the business be displayed on the property.
4. That said permit shall remain valid only so long as the petitioner occupies the property.
5. That said permit shall expire one year from this date.
6. That no goods, wares or merchandise shall be kept on or sold from the premises.

201 51 4 07 PM '11
 RECEIVED
 TOWN CLERK'S OFFICE
 WETHERSFIELD, VT.


Richard O. Aldrich

F. Lester Fraser

Robert T. Colburn

Filed with Town Clerk _____