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

SEP 11 4 30 PM '71

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 8:25 p.m. on August 26, 1971, on the petition of Eleanore L. Billings requesting permission to continue to use her premises at 15 Redwing Road as a Guest House for three persons as provided under the terms of Section XXIV-E of the Zoning By-law.

On June 10, 1971, 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 continue to use her dwelling as a Guest House for three elderly persons for another year. During the past year she has had no problems, she stated, and she feels that there is a great need to continue the non-conforming use for which the Board granted her permission a year ago. There has been no traffic problem resulting from the operation and it will continue to be quiet and in no way detrimental to the neighborhood she stated.

Decision

It is the opinion of this Board that there is a real need for the continuance of the requested non-conforming use of the dwelling involved. 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 permission 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.

Filed with Town Clerk

Robert T. Colburn
Robert T. Colburn

Richard O. Aldrich
Richard O. Aldrich
F. Lester Fraser
F. Lester Fraser