



BOARD OF APPEAL

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MAY 22 1972

Petition of Kodaly Musical Training Institute, Inc.

The Board of Appeal held a public hearing in the hearing room on the second floor of the Town Hall at 8:05 p.m. on March 23, 1972, on the petition of Kodaly Musical Training Institute, Inc., requesting permission to continue to use the premises, owned by Eleanor Lubin, at 525 Worcester Street, as a private school, under the provisions of Section II. 8 (b) of the Zoning By-law.

On February 22, 1972, the petitioner requested a hearing before this Board and thereafter due notice of the hearing was given by mailing and publication.

Norman C. Gold, Assistant Treasurer, spoke in support of the request at the hearing.

Anthony J. Frascatore, 515 Worcester Street, stated that cars have been parking on the grass strip on Edmunds Road, and upon speaking to some of the occupants, found that about five were from the Kodaly Institute. He felt that the petitioner should find a temporary parking area for its students and staff so that it would not be necessary to park cars on Edmunds Road.

No other objections were made to the granting of the request.

Statement of Facts

The property involved is on a lot containing approximately 32,500 square feet. The house, which contains fifteen rooms, was built approximately fifty years ago and has been used until two years ago as a single-family dwelling.

It was stated at the hearing that in 1969 and again in 1970, the Board of Appeal granted permission which enabled the Institute to operate at the address involved. During that time the Institute has successfully developed its program, and requests permission to continue for another year. In its opinion, the Institute continues to benefit the community and the continued occupation of the premises will not prove detrimental to the neighborhood in any manner.

Decision

The Board feels that there is still a real need for the requested non-conforming use of the dwelling involved and there is a foreseeable end to the need for that use which, in the opinion of the Board, will not substantially reduce the value of any property within the district or otherwise injure the neighborhood. The situation has not changed during the past year and the request is to continue under the same conditions set forth in the Board's decision "Petition of Denise Bacon Council for Public Schools", filed with the Town Clerk on November 14, 1969. In addition, as stated in petitioner's letter of March 24, 1972, the staff and students at the Kodaly Musical Training Institute shall

refrain from parking vehicles on the public streets and ways in the neighborhood.

Accordingly, the Board grants the requested permission under the provisions of Section II 8 (b), subject to the conditions above mentioned. Said permission shall expire one year from this date.

Phillip H. R. Cahill
 Phillip H. R. Cahill
Dana T. Lowell
 Dana T. Lowell
F. Lester Fraser
 F. Lester Fraser

Filed with Town Clerk _____

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