

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 Kodaly Musical Training Institute, Inc.

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 8:05 p.m. on May 10, 1973, 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 March 26, 1973, 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.

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 three years ago as a single-family dwelling.

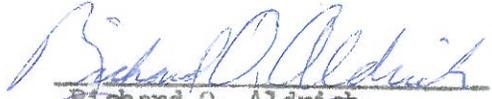
The petitioner seeks a renewal of the permit which has been granted by this Board for the past three years to use the dwelling involved as a Musical Training Institute. It was stated at the hearing that, at no cost to the Town, the Kodaly classes have been implemented into the first grades of the Upham and Hunnewell Schools, and it is the opinion of the petitioner that the Institute will continue to benefit the community and that its continued occupation of the premises involved will not in any way prove detrimental to the neighborhood. It was further stated that provisions were made during the past year to provide ample off-street parking space to take care of all cars incidental to the Institute.

Decision

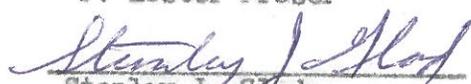
The Board feels that there is still a real need for the requested non-conforming use of the dwelling involved and there is a foreseeable end to the need for that use, which in the opinion of the Board, will not substantially reduce the value of any property within the district or otherwise injure the 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.

235-1660

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.


Richard O. Aldrich


F. Lester Fraser


Stanley J. Glod

Filed with Town Clerk _____

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