

TOWN OF WELLESLEY



MASSACHUSETTS

BOARD OF APPEAL

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

KATHARINE E. TOY, CLERK  
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235-1664

Harvey H. and Ethel M. Newhall

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 9:05 p.m. on May 10, 1973, on the petition of Harvey H. and Ethel M. Newhall, requesting permission to use one room of their dwelling at #1 Ivy Road as a handcraft studio for wholesale purposes, as provided under Section XXIV-E of the Zoning By-law.

On April 11, 1973, the petitioners filed their request for a hearing before this Board and thereafter due notice of the hearing was given by mailing and publication.

Harvey H. Newhall spoke in support of the request at the hearing.

Howard T. Dickson, 2 Ivy Road, stated that he had no objection to the requested permit being granted.

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 special permission is granted by this Board.

The petitioners seek permission to use one room on the second floor of their home as a studio to make handcrafted items for wholesale distribution. Custom made designs will be framed under glass and sold to gift shops where they will be sold at retail, with repeat orders received by mail. It was stated that the entire operation will be done by the petitioners, with no employees to work in the studio; all materials for the studio work will be purchased by the petitioners and brought home in their car, thereby having no trucks delivering merchandise; there will be no people coming to the house in connection with the operation and no signs will be displayed.

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 trucks at any time deliver or pick up materials incidental to the business, and that no customer call at the premises.

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Petition of Harvey H. and Ethel M. Newhall

- 2. That no signs advertising or incidental to the business be displayed on the premises.
- 3. That said permit shall remain valid only so long as the petitioners occupy the property.
- 4. That said permit shall expire one year from this date.

*Richard O. Aldrich*  
 Richard O. Aldrich

*F. Lester Fraser*  
 F. Lester Fraser

*Stanley J. Glod*  
 Stanley J. Glod

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

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 TOWN CLERK'S OFFICE  
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