



BOARD OF APPEAL

RICHARD O. ALDRICH
F. LESTER FRASER
WILLIAM O. HEWETT

73-53
KATHARINE E. TOY, CLERK
TELEPHONE
235-1664

Petition of Marialisa Schwarz

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 8:30 p.m. on November 29, 1973, on the petition of Marialisa Schwarz, requesting permission to install a pullman kitchen on the third floor of her dwelling at 7 Cottage Street. Said request was made under the provisions of Section XXIV-E of the Zoning By-law.

On October 12, 1973, 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 request at the hearing.

Statement of Facts

The house involved, which was built approximately 100 years ago, is located within a single-residence district, requiring a minimum lot area of 10,000 square feet.

The petitioner seeks permission to install a pullman kitchen in the third floor of her home. She stated that she purchased the house involved in 1945 when she had need for all the rooms the house contained. In 1970 her husband died and her children are now grown and have left home. She is now alone in the house and feels a need to have some one sharing the house with her. There are two rooms and a bath on the third floor which appear to have been rented prior to her purchasing the house. It is her desire to have a single student or a young faculty member of Wellesley College occupy the third floor and to provide a pullman kitchen unit consisting of a small sink, stove and refrigerator. There is a fixed steel fire ladder from the third floor which leads to the second floor as well as a main stairway leading from the second floor to the third floor. It is the opinion of the petitioner, that the proposed arrangement will not only provide comfortable accommodations for some one, but will make it possible for some one to share her home which is now too large for her, and which she now does not like to occupy alone.

Decision

After careful consideration the Board finds that there is a real need for the requested non-conforming use of the house. The house is too large for the petitioner's needs, and it is the opinion of this Board, that a substantial hardship will result if the requested permit is not granted.

For these reasons, it is the unanimous opinion of the Board that the proposed use will not substantially reduce the value of any property within the district and will not otherwise be injurious, obnoxious or offensive to the neighborhood.

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Accordingly, the Board grants the requested permit pursuant to the provisions of Section XXIV-B of the Zoning By-law, subject to the following conditions:

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1. That said permit shall remain valid only so long as the petitioner occupies the premises.
2. That said permit shall expire one year from this date.
3. That the petitioner shall comply with all requirements and recommendations made by the Fire Chief.
4. That when this permit expires under the term of the first condition or by its terms and is not renewed, the second stove, sink and refrigerator to be installed pursuant to this permit shall be removed.

Theodore C. Merlo

F. Fraser

F. Lester Fraser

Filed with Town Clerk _____

William O. Hewett