



BOARD OF APPEAL

F. LESTER FRASER
 STANLEY J. GLOD
 WILLIAM O. HEWETT
 FRANKLIN P. PARKER
 FRANCIS L. SWIFT
 HENRY H. THAYER

KATHARINE E. TOY
 Administrative Secretary
 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 8:40 p.m. on June 17, 1976, 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 May 28, 1976, the petitioner requested a hearing before this Board and thereafter due notice of the hearing was given by mailing and publication.

Bodie Miller, Business Administrator of the Institute, spoke in support of the request at the hearing.

Robert L. Ries, 18 Edmunds Road and Coyt C. Tillman, Jr., 10 Edmunds Road, both complained about the upkeep of the property and felt that it should be brought up to the standard of other properties in the area. Joan Gebron, 529 Worcester St., questioned the number of cars being parked on the premises.

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 five 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 five years to use the dwelling involved as a Musical Training Institute. It was stated that the staff and equipment are the same as a year ago, seven full-time teachers and one part-time teacher, with people coming from all over the country to the Wellesley school. It is the desire of the petitioner to continue to school for another year on the same basis as it has been for the past five years.

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, subject to the imposed conditions, 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, except for the maintenance of the property, 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 to the above-mentioned conditions, this permit is subject to the following conditions:

Accordingly, the Board grants the requested permission under the provisions of Section II 8 (b) subject to the following conditions as well as those imposed in the Board's decision, "Petition of Denise Bacon Council for Public Schools", filed with the Town Clerk on November 14, 1969.

1. That the house and grounds shall be maintained in excellent condition as regards exterior repair and paint of the house and maintenance of lawns and shrubs, as required under Condition No. 6 of the original permit, in a manner satisfactory to the Board of Appeal.
2. That said permit shall expire one year from this date or may be revoked at any time, if there is a breach of any of the conditions imposed.


Francis L. Swift

F. Lester Fraser

William O. Hewett

Filed with Town Clerk 2/17/76

RECEIVED
TOWN CLERK'S OFFICE
MAY 11 11 54 AM '76