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ZONING BOARD OF APPEALS

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 Administrative Secretary
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Petition of Jane Peele Greene

Pursuant to due notice the Permit Granting Authority held a public hearing in the hearing room on the second floor of the Town Hall at 8:10 p.m. on August 16, 1979, on the petition of Jane Peele Greene, requesting a variance which will allow her to continue to use the premises located at 37 Pond Road as a residence for not more than two families. Said request was made under the provisions of Section II. 8 (a) and Section XXIV-D 4, of the Zoning By-law.

On August 1, 1979, the petitioner requested a hearing before this Authority and thereafter due notice of the hearing was given by mailing and publication.

The petitioner spoke in support of the request at the hearing and explained the need for the continuation of the two-family use of the property.

Mary H. Fyffe, 99 Pond Road, also spoke in favor of the request.

Statement of Facts

The house involved is located within a Single Residence District requiring a minimum lot area of 40,000 square feet.

The petitioner seeks permission to continue the present non-conforming use of the above-mentioned property for another year under the same conditions as outlined in this Authority's decision a year ago.

It was stated at the hearing that the facts in connection with the request for a renewal of the variance are the same as stated in the original request, except for the change in a tenant. It was explained also that the house, which contains thirty-five rooms, was originally built with six or eight rooms for servants' quarters. Therefore, it cannot be used economically now as a one-family dwelling, particularly with the present heating situation and the maintenance of the house.

Decision

It is the opinion of this Authority that the continued use of the dwelling involved as a two-family dwelling, will not substantially reduce the value of any property within the district and will not otherwise injure the value of any property within the neighborhood. It is the further opinion of this Authority that there is still a real need for the continuance of the non-conforming use of the property for another year.

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Petition of Jane Peele Greene

Accordingly, a temporary variance is granted under the provisions of Section XXIV-D of the Zoning By-law for one year from the date of this decision, subject to the following condition: That said dwelling shall not be occupied by more than two families at any time.

Francis L. Swift
Francis L. Swift

William O. Hewett
William O. Hewett

William F. Cullinane
William F. Cullinane

Filed with Town Clerk _____

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