



ZONING BOARD OF APPEALS
TOWN HALL WELLESLEY, MA 02181

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82-35

Petition of Jane Peele Greene

Pursuant to due notice, the Special Permit Granting Authority held a Public Hearing in the second floor hearing room of the Town Hall on Thursday, September 16, 1982, at 8 p.m. on the petition of Jane Peele Greene, requesting a Special Permit under Section II 8 (a) of the Zoning Bylaw which will allow the premises at 37 Pond Road to continue to be used as a residence for not more than two families, said residence being in a Single Residence District. Said request is made pursuant to Section XXV of the Zoning Bylaw.

On August 27, 1982, the petitioner filed his request for a hearing before this Authority, and thereafter due notice of the hearing was given by mailing and publication.

Presenting the case was Jane Peele Greene, who stated that she lives in Guilford, Connecticut but that her daughter, Mrs. John Walsh, resides on the premises, a large house containing thirty-five rooms. Mrs. Greene stated that there have been no changes since last year's request.

Present and speaking in favor of the petition was Mary Fyffe, 99 Pond Road, sister of Jane Greene. Present also was Mrs. Greene's daughter, Mrs. John Walsh. No one was present opposing the request.

Statement of Facts

The house involved is located within a Single Residence District, containing 7.96 acres of land.

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 a year ago. The house contains thirty-five rooms and cannot be used economically as a one-family dwelling. Mrs. John Walsh, daughter of Jane P. Greene, lives in half the house where she has resided for the past eleven years. Jane Peele Greene resides in Guilford, Connecticut.

The Planning Board, at its regular meeting of September 14, 1982, voted to offer no comment on the petition.

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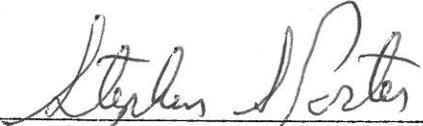
Decision

The owner of the property does not reside at the residence. The Board has been reticent to approve Special Permits for non-resident owners. In this case, however, Mrs. Greene's daughter, Mrs. John Walsh, resides at the residence and plans to live there in the future.

It is the opinion of this Authority that the continued use of the dwelling as a two-family dwelling, with the owner's daughter as a resident, will not substantially reduce the value of any property within the district and will not be injurious, obnoxious or offensive to the neighborhood.

Accordingly, a Special Permit is granted under the provisions of Section XXV of the Zoning Bylaw for one year from the date of this decision, subject to the following conditions:

That said dwelling shall not be occupied by more than two families at any one time.


Stephen S. Porter, Chairman


John A. Donovan, Jr.


Robert R. Cunningham

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