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BOARD OF APPEAL

KATHARINE E. TOY, CLERK
 TELEPHONE
 WE. 5-1664

Petition of Charles S. Pollina (Margaret S. Hersey)

Pursuant to due notice the Board of Appeal held a public hearing in the hearing room on the first floor of the Intermediate Building at 324 Washington Street at 8:20 p.m. on June 17, 1954 on the petition of Charles S. Pollina for permission to alter the non-conforming dwelling owned by Margaret S. Hersey at 6 Wellesley Avenue.

Statement of Facts

On June 7, 1954 the petitioner made application to the Board of Appeal for a hearing upon the above-mentioned request and thereafter due notice of the hearing was given by mailing and publication.

Said property is located within a General Residence District where a professional man is permitted to maintain an office within his own residence.

At the hearing Aaron H. Sibley, representing the petitioner, stated that the petitioner has an agreement to purchase the property provided this Board grants permission for the proposed alterations. The petitioner desires to use the first floor of the house for his dental office and use the second floor for his living quarters. However, the proposed conversion will require certain changes to be made to the interior of the house. The work will consist of plumbing, electrical work and the installation of one partition as well as redecorating and general repairs.

The house is location^{ed} approximately eighteen feet from the side lot line and slightly less than the required thirty feet from the street line.

No objections were presented at the hearing to the granting of the requested permission.

Decision

The proposed alteration work will not further encroach upon the existing yard areas as there will be no changes made to the exterior of the house. The house was built many years prior to the enactment of the Zoning By-law and is located within a neighborhood which is generally developed with houses having side yards and front yards less than the required areas. The Board, therefore, feels that the granting of the requested permit will not in any way derogate from the intent and purpose of Section 9-C of the Zoning By-law.

Accordingly, the requested permit is authorized and granted and the Inspector of Buildings is hereby directed to issue a permit for the proposed alterations and repairs as requested.

B. S. Brown
 Burtis S. Brown

T. M. Reynolds
 Thomas M. Reynolds

JUL 13 1954