



BURTIS S. BROWN, CHAIRMAN
THOMAS M. REYNOLDS
SHERMAN J. L. BROWN

BOARD OF APPEAL

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

Petition of Emma Poluzzi

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 8:30 p.m., on September 22, 1955 on the petition of Emma Poluzzi for permission to rent part of her dwelling at 52 Atwood Street with light housekeeping privileges as provided under Sections 2 B 7 (a) or 7-C of the Zoning By-law.

Statement of Facts

On September 12, 1955 the petitioner made application to the Board of Appeal for a hearing and thereafter due notice of the hearing was given by mailing and publication.

The house involved is located within a single-residence zone wherein no building may be used for more than single-family occupancy unless a permit is obtained from the Board of Appeal.

At the hearing the petitioner's son stated that the house involved is too large for his parents who occupy the house alone. It is the desire of the petitioner to rent two or three rooms on the second floor and to continue to occupy the remainder of the house with her husband. No structural changes would be made to the house, the only change would be the installation of a sink and stove on the second floor.

It was pointed out that several other houses in the immediate neighborhood are being occupied by more than one family and the house involved is one of the few remaining single-family dwellings in that area.

No objections were raised at the hearing to the granting of the requested permit.

The Planning Board in its report stated that it did not have sufficient information to comment on the request.

Decision

The Board has examined the neighborhood with respect to the number of houses being occupied by more than one family and finds that a number of houses have multi-family occupancy. While the house is located within a single-residence zone, it adjoins a general residence zone in the rear and is within a few hundred feet of a business zone and shopping center.

The Board feels that there is a real need for the

requested non-conforming use and it is the opinion of the Board that by granting the requested permission it will not prove detrimental to the character of the neighborhood or reduce the value of any surrounding property. No objections were raised at the hearing to the granting of the requested permit and to deny this request, in the opinion of the Board, would involve substantial hardship to the petitioner.

Accordingly, the requested permit is granted under Section 2 B 7 of the Zoning By-law subject to the following restrictions: that the permit shall remain valid only during the ownership and occupancy of the house by its present owner and that the house be occupied by not more than two families.

B. S. Brown
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T. M. Reynolds
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Sherman J. L. Brown
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Filed with Town Clerk _____