



THOMAS M. REYNOLDS, CHAIRMAN
SHERMAN J. L. BROWN
JOHN L. HAYDEN

BOARD OF APPEAL

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

Petition of Charles S. Pollina

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 32 1/2 Washington Street at 8:25 p.m. on June 6, 1957 upon the petition of Charles S. Pollina requesting permission to conduct his dentist practice in the dwelling owned by Charles S. and Kathryn C. Pollina at 6 Wellesley Avenue as provided under Section 7-C of the Zoning By-law.

Statement of Facts

On May 8, 1957 the petitioner filed an application with the Board of Appeal seeking permission to use said premises for the above-mentioned use and thereafter due notice of the hearing was given by mailing and publication.

At the hearing the petitioner was represented by Edmund M. Murray who stated that the property involved was purchased by the petitioner and his wife in 1954. At that time, stated Mr. Murray, Dr. Pollina planned to live on the second floor of the house and conduct his dentist practice on the first floor. After making a substantial expenditure to convert the first floor of the house into a dental office, he found it necessary to remain temporarily in the home of his mother who is ill and cannot go up and down stairs. He rented the apartment with the understanding that he would take occupancy of the house just as soon as possible and has been practicing dentistry on the first floor. It is the desire of the petitioner to obtain permission from this Board to continue his dentist practice on the first floor and to continue renting the apartment on the second floor for a temporary period until he and his wife and three children can take occupancy of the second floor apartment. Mr. Murray pointed out that the dwelling involved is located within a General Residence District and surrounded by two and three family dwellings. He further pointed out its proximity to Washington Street a main thoroughfare with heavy traffic and its proximity to St. Paul's Church and a proposed Methodist Church to be constructed directly across from it. Mr. Murray stated that, in his opinion, undue hardship will result to the petitioner if the requested permission is not granted and the continued use of the property should not in any way prove detrimental to surrounding properties.

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

The Planning Board opposed the granting of the permit in its report.

Decision

This is a petition to continue using the premises involved in the same manner it has been used for the past several years. Although the petitioner has been conducting his dentist practice without a permit, it is the opinion of the Board that the error was not intentional. No complaints have been received during this period and no objections were made at the hearing to the manner in which the property is being conducted. The petitioner provides ample space for

cars which are parked in connection with his practice so that no traffic congestion should be created.

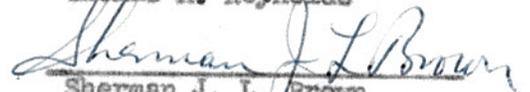
The petitioner plans to move into the dwelling at his first opportunity and continue his practice as permitted under the Zoning By-law and it is the unanimous opinion of the Board that substantial hardship would result to him if the requested permit is not granted for a temporary period.

The Board unanimously finds, therefore, that the use requested will not substantially reduce the value of any property within the district or be otherwise injurious, obnoxious or offensive to the neighborhood.

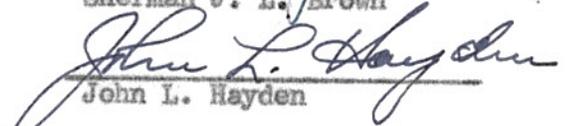
The Board, therefore, grants the desired permission to allow the petitioner to continue his dentist practice on the first floor of the house involved and to continue renting the second-floor apartment under the condition that said permit shall expire one year from this date.



Thomas M. Reynolds



Sherman J. L. Brown



John L. Hayden

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