



SHERMAN J. L. BROWN
JOHN L. HAYDEN
GARRETT S. HOAG

BOARD OF APPEAL

KATHARINE E. TOY, CLERK
TELEPHONE
CE. 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 324 Washington Street at 8:15 p.m. on June 23, 1959 upon the petition of Charles S. Pollina requesting permission to continue to conduct his dentist practice in the dwelling owned by Charles S. and Kathryn C. Pollina at 6 Wellesley Avenue in accordance with the provisions of Section 7-C of the Zoning By-law.

Statement of Facts

On May 12, 1959 the petitioner filed an application with the Board of Appeal seeking permission to continue the use of said premises for the above-mentioned use and thereafter due notice of the hearing was given by mailing and publication.

The house involved is located within a general residence zone, a zone in which the desired use of the property is not permitted unless special permission is granted by the Board of Appeal.

At the hearing the petitioner was represented by Russell J. Coffin who stated that Doctor Pollina, a dentist, has maintained his professional offices in the dwelling involved for several years under permission granted by this Board on an annual basis. Mr. Coffin stated further that the petitioner is aware that the most recent such permission which expires on September 29, 1959, stated that the petitioner should arrange to reside in the house involved or remove his offices from it and he explained that when the property was originally purchased by the petitioner, it was his intention to live on the second floor and substantial alterations were made for that purpose, but that due to his father's death at that time, it became necessary for the petitioner to provide a home for his mother and the house involved was not adequate for his family and his mother.

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

A letter favoring the granting of the renewal was received from Daniel B. Coleman, M. D., 21 Kenilworth Road.

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

Conclusion

It is the opinion of the Board that adequate notice was given to the petitioner a year ago to make arrangements to either occupy the house involved or move his professional offices elsewhere. However, in order that undue hardship will not result to either the petitioner's family or his mother, the Board is prepared to grant a terminal permit until December 31, 1959.

It is not the intention of this Board to allow non-conforming uses to continue permanently on conditional and temporary permits granted and renewed on an annual basis.

Accordingly, the Board grants the requested permit subject to the following condition; that it will expire on December 31, 1959.

Sherman J. L. Brown
Sherman J. L. Brown

John L. Hayden
John L. Hayden

Garrett S. Hoag
Garrett S. Hoag

Filed with Town Clerk _____

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