64-27

TOWN OF WELLESLEY MASSACHUSETTS

BOARD OF APPEAL

GARRETT S. HOAG
JOHN L. HAYDEN
DANA T. LOWELL

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

Petition of Edith H. Snow

Pursuant to due notice the Board of Appeal held a public hearing in the hearing room on the second floor of the Town Hall at 8:10 p.m. on July 30, 1964, on the petition of Edith H. Snow requesting permission to continue to use her premises at 43 Laurel Avenue as a lodging house as provided under Section XXIV of the Zoning By-law.

The petitioner appeared in support of her petition.

The Planning Board offered no objection to the request in its report.

A letter favoring the granting of the request was received from Evelyn M. and Ralph A. MacGilvra, 21 Laurel Avenue.

On June 27, 1964, the petitioner filed an application with this Board requesting a hearing and thereafter due notice of the hearing was given by mailing and publication.

Statement of Facts

The petitioner seeks permission to continue the present non-conforming use of the above-mentioned property and requested that the permit granted by this Board a year ago be renewed for another year. The petitioner stated that her condition is unchanged from a year ago and she still needs an income from the property in order to maintain herself, her son and her elderly mother. She is employed as a receptionist but finds additional income is required to maintain the property. She emphasized again as she did a year ago that unless some income can be derived from the property, she will not be able to provide a home for her son and her aged mother.

Conclusion

The Board feels, from the evidence submitted, that there is a real need for the requested permit to be granted for another year and that a substantial hardship will result to the petitioner and her family if the requested permit is not granted.

Accordingly, the request is granted under the provisions of Section XXIV of the Zoning By-law allowing the petitioner to use her dwelling as a rooming house subject to the following conditions:

1. That not more than three roomers shall occupy the premises in addition to the petitioner and her family.

2. That off-street parking spaces for at least two cars shall be provided; and shall be used by the petitioner and her roomers.

3. That a minimum number of cars may be parked on the street, in accordance with all other Town ordinances regulating parking, and that such cars may be parked on the street only during the time the off-street parking spaces are occupied.

4. That said permit shall expire one year from this date or in the event of a breach of any of these conditions.

Garrett S. Hoag

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John L. Hayden

John L. Hayden

Dana T. Lowell

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Filed with Town Clerk _____