



## BOARD OF APPEAL

RICHARD O. ALDRICH  
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 F. LESTER FRASER

KATHARINE E. TOY, CLERK  
 TELEPHONE  
 235-1664

Petition of Leonard and Doris E. Corman

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 8:05 p.m. on January 25, 1967, on the petition of Leonard and Doris L. Corman, requesting permission to continue to use the premises located at 130 Washington Street as a two-family residence as provided under Section/8 (a) of the Zoning By-law.

II

On January 7, 1967, the petitioners filed application for a hearing before this Board and thereafter due notice of the hearing was given by mailing and publication.

Doris L. Corman represented the petitioners at the hearing.

William D. Norcross, 135 Washington Street and Hope A. Newton, 1 Bird Hill Road, both spoke in favor of the request providing the permit is granted on a conditional basis for not more than five years.

Statement of Facts

The house involved is located within a single-residence zone requiring a minimum lot area of 15,000 square feet. It is approximately eighty years old and contains seventeen rooms, six rooms on the first floor, six rooms on the second floor and five on the third floor.

In December 1961, this Board granted permission to the former owner of the property to use the house as a two-family residence; the permit was limited to five years. The petitioners, who purchased the property in 1962, now seek permission to continue the non-conforming use. It was stated that unless some income is derived from the property, the petitioners cannot maintain it. The request is merely to continue its present use and no changes are contemplated.

Decision

It is the unanimous opinion of this Board that the circumstances in this case have not changed substantially and that undue hardship to the property will result if this permit is not granted. The house which contains seventeen rooms can no longer be used or adapted at a reasonable expense and with a fair financial return as a single-family residence. The change of ownership does not alter the circumstances in this case sufficiently to compel its use to be reduced to one family, which is the only allowable use of the property without a special permit. In 1954 the Board of Appeal found that the house at that time was equipped with three kitchens and as far back as 1924, it had been used for occupancy by more than one family except for a few years just prior to the property being purchased in 1954. The Board, therefore, finds that the continued non-conforming use will not substantially reduce the value of any property within the district, and will not otherwise be injurious, obnoxious, or offensive to the neighborhood.

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Corman

For these reasons, the requested permit is hereby granted  
subject to the following conditions:

1. That the house shall be occupied by not more than two families.
2. That this permit shall remain until this Board finds that there has been a breach of its conditions or the expiration of five years from this date whichever shall first occur.

*Richard O. Aldrich*  
Richard O. Aldrich

*Dena T. Lowell*  
Dena T. Lowell

*F. Lester Fraser*  
F. Lester Fraser

Filed with Town Clerk \_\_\_\_\_

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