



BOARD OF APPEAL

THEODORE C. MERLO
F. LESTER FRASER
WILLIAM O. HEWETT

KATHARINE E. TOY
Administrative Secretary
Telephone
235-1664

Petition of John C. Zacharis

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 8:30 p.m. on August 22, 1974, on the petition of John C. Zacharis, requesting permission to prepare speeches and manuscripts for various organizations, in a portion of his dwelling at 75 Parker Road. Said request was made under the provisions of Section XXIV-E of the Zoning By-law.

On August 1, 1974, the petitioner filed his request for a hearing before this Board and thereafter due notice of the hearing was given by mailing and publication.

The petitioner spoke in support of the request at the hearing.

Statement of Facts

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

The petitioner seeks permission to use one room in his dwelling for an informational and instructional service to businesses, government, educational institutions and individuals. The service will include, primarily, the writing of speeches and manuscripts, and the collecting and sending out of materials to any person interested in the field of communications, and the providing of instructional services.

Mr. Zacharis stated that for the past several years, he has been called upon to prepare manuscripts, and feels that there is a very real need for the proposed service. The activities which would take place at his home, he stated, would include telephone calls, receiving mail, bookkeeping and the use of a typewriter; no instructional services will take place at his home, as this will take place elsewhere. The business will not require any employees or clients at the house, therefore, there will be no increase in the normal traffic or number of cars parked on the premises or street. No commercial vehicles will be required to come and the proposed activity, in his opinion, will in no way change the present character of his home or the neighborhood.

Decision

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The Board has considered all the facts in this case and is of the opinion that a temporary need exists for the petitioner to establish his service from his home, and that the proposed use, subject to the conditions hereinafter set forth, will not substantially reduce the value of any property within the district and will not otherwise injure the neighborhood.

The Board, therefore, grants the desired permission under Section XXIV-E of the Zoning By-law, subject to the following conditions:

1. That no cars shall be parked on Parker Road at any time incidental to the business involved.
2. That no trucks at any time deliver or pick up materials incidental to the business.
3. That no signs advertising or incidental to the business be displayed on the property.
4. That said permit shall expire one year from this date.

Henry H. Thayer
Henry H. Thayer

William O. Hewett
William O. Hewett

Franklin P. Parker
Franklin P. Parker

Filed with Town Clerk 10/2/74

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