

TOWN OF WELLESLEY



MASSACHUSETTS

BOARD OF APPEAL

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

KATHARINE E. TOY
Administrative Secretary
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Petition of Jane Peele Greene

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 December 12, 1974, on the petition of Jane Peele Greene, requesting permission to continue to use the premises located at 37 Pond Road, owned by her, as a residence for not more than two families. Said request was made under the provisions of Section II, 8 (a) and Section XXIV-E 1, of the Zoning By-law.

On September 24, 1974, the petitioner requested a hearing before this Board and thereafter due notice of the hearing was given by mailing and publication.

John O. Rhome, attorney for the petitioner, spoke in support of the request at the hearing.

Statement of Facts

The house involved is located within a Single-residence District, requiring a minimum lot area of 40,000 square feet.

The petitioner seeks permission to continue for another year the present non-conforming use of the above-mentioned property, for which a permit was granted by this Board a year ago.

Mr. Rhome stated that the situation is the same as it was a year ago, except that the premises are now occupied by two families rather than one as it was a year ago. It was further stated that, to the petitioner's knowledge, there has been no opposition to the non-conforming use of the property during the past year and urged the Board to renew the permit for another year.

Decision

It is the opinion of this Board that the continued use of the dwelling involved as a two-family dwelling, will not substantially reduce the value of any property within the district and will not otherwise injure the neighborhood. It is the further opinion of the Board that there is still a real need for the continuance of the non-conforming use for another year.

Accordingly, a temporary permit is granted under the provisions of Section XXIV-E of the Zoning By-law for one year from the date of this permit, subject to the following conditions:

1. That said dwelling shall not be occupied by more than two families at any time.

Theodore C. Hewett
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F. Lester Fraser
F. Lester Fraser
William O. Hewett
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Filed with Town Clerk _____