



TOWN OF WELLESLEY

MASSACHUSETTS

BOARD OF APPEAL

THEODORE C. MERLO  
F. LESTER FRASER  
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Petition of Kodaly Musical Training Institute, Inc.

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 8:20 p.m. on December 12, 1974, on the petition of Kodaly Musical Training Institute, Inc., requesting permission to continue to use the premises, owned by Eleanor Lubin, at 525 Worcester Street, as a private school, under the provisions of Section II, 8 (b) of the Zoning By-Law.

On November 18, 1974, the petitioner requested a hearing before this Board and thereafter due notice of the hearing was given by mailing and publication.

Bodie Miller, Business Administrator of the Institute, spoke in support of the request at the hearing.

Statement of Facts

The property involved is on a lot containing approximately 32,500 square feet. The house, which contains fifteen rooms, was built approximately fifty years ago and has been used until four years ago as a single-family dwelling.

The petitioner seeks a renewal of the permit which has been granted by this Board for the past four years to use the dwelling involved as a Musical Training Institute. It was stated at the hearing that the activities of the school are the same as they were a year ago. The hours are from 9:00 a.m. to 5:00 p.m. with eight teachers who are studying the Kodaly system. The Kodaly system has already been introduced into the Wellesley schools and teachers are being trained to introduce it into schools throughout America. There has been no problem, it was stated, with the off-street parking during the past year.

Decision

The Board feels that there is still a real need for the requested non-conforming use of the dwelling involved and there is a foreseeable end to the need for that use, which in the opinion of the Board, will not substantially reduce the value of any property within the district or otherwise injure the neighborhood. The situation has not changed during the past year and the request is to continue under the same conditions set forth in the Board's decision, "Petition of Denise Bacon Council for Public Schools", filed with the Town Clerk on November 14, 1969. In addition as stated in the petitioner's letter of March 24, 1972, the staff and students at the Kodaly Musical Training Institute, Inc. shall refrain from parking vehicles on the public streets and ways in the neighborhood.

Accordingly, the Board grants the requested permission under the provisions of Section II 8 (b), subject to the conditions above mentioned. Said permission shall expire one year from this date.

*William O. Hewett*  
William O. Hewett  
*F. Lester Fraser*  
F. Lester Fraser  
*Theodore C. Merlo*  
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