

TOWN OF WELLESLEY



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ZONING BOARD OF APPEALS  
TOWN HALL WELLESLEY, MA 02181

WILLIAM F. CULLINANE, CHAIRMAN  
STEPHEN S. PORTER  
JOHN A. DONOVAN, JR.

STEPHANIE J. COSELIN  
Executive Secretary  
Telephone  
235-1664

WILLIAM E. POLLETTA  
FRANKLIN P. PARKER  
SUMNER H. BABCOCK

Petition of Jane Peele Greene

Pursuant to due notice, the Permit Granting Authority held a public hearing in the second floor hearing room of the Town Hall on Tuesday, September 23, 1980 at 8:30 PM, on the Petition of Jane Peele Greene, requesting a Variance which will allow her to continue to use the premises at 37 Pond Road as a residence for not more than two families. Said request is made under the provisions of Section II 8 (a) and Section XXIV-D of the Zoning Bylaw.

On September 5, 1980 the petitioner filed a request for a hearing before this Authority and thereafter due notice of the hearing was given by mailing and publication.

The petitioner spoke in support of the request at the hearing and explained the need for the continuation of the two family use of the property. Present at the hearing also speaking in support was Jane Walsh, the petitioners daughter who resides at the premises. A letter of support was received from Mrs. Joseph Fyffe.

Statement of Facts

The house involved is located within a Single Residence District requiring a minimum lot area of 40,000 SF.

The petitioner seeks permission to continue the present non-conforming use of the above-named property for another year under the same conditions as outlined in this Authorities decision of one year ago.

It was stated at the hearing that the facts in connection with the request for a renewal of the Variance are the same as stated in the original request. It was explained also that the house, which contains thirty-five rooms, was originally built with six or eight rooms for servant's quarters. Therefore, it cannot be used economically now as a one-family dwelling, particularly with the present heating situation and the maintenance of the house.



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Petition of Jane Peele Greene, continued

Decision

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

Accordingly, a Variance is granted under the provisions of Section XXIV-D of the Zoning Bylaw for one year from the date of this decision, subject to the following conditions: That said dwelling shall not be occupied by more than two families at any one time.

*William F. Cullinane*  
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William F. Cullinane, Chairman

*John A. Donovan, Jr.*  
\_\_\_\_\_  
John A. Donovan, Jr.

*Stephen S. Porter*  
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Stephen S. Porter

