



ZONING BOARD OF APPEALS

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ZBA 2003-30
 Petition of Daniel R. Crawford
60 Thackeray Road

Pursuant to due notice, the Special Permit Granting Authority held a Public Hearing on Thursday, April 3, 2003 at 7:30 p.m. in the Great Hall at the Town Hall, 525 Washington Street, Wellesley, on the petition of DANIEL R. CRAWFORD requesting a Special Permit pursuant to the provisions of Section II A 8 (h) and Section XXV of the Zoning Bylaw to use a portion of the premises owned by JOHANNA CRAWFORD at 60 THACKERAY ROAD, in a Single Residence District, for the purpose of a home occupation; namely Educational Therapy/Tutoring from 3 p.m. to 7 p.m. on Sundays through Thursdays throughout the year, with no more than 20 clients per week during these hours. There are no employees.

On March 17, 2003, the petitioner filed a request for a hearing before this Authority, and thereafter, due notice of the hearing was given by mailing and publication.

Presenting the case at the hearing was Daniel Crawford, who said he would like to open a small business in his home. He would see students only on a one-to-one basis from 3 p.m. to 7 p.m. on Sundays through Thursdays. One of the neighbors expressed a concern about the traffic pattern. There would be one car at a time dropping off and picking up a student. All drop-offs and pick-ups would be in his driveway, which is 50 feet long with a width of two cars. At the most, there would be two cars, if there was an overlap. The students are in the fourth grade to the tenth grade.

The Board stated that no cars related to the home occupation would be allowed to park on the street. It would be incumbent on Mr. Crawford to give the parents written information stating they could not park on the street, and that all parking, drop-offs and pick-ups would have to be in the Crawford driveway.

The Board further noted that the flyer submitted with the application states that group therapy is offered, and asked how Mr. Crawford would advise his clients that group therapy would not be available.

Mr. Crawford said he has not run "groups" for four or five years. The brochure is an old one. The new brochure will not include any mention of group therapy.

The Board asked if there would be any signage on the property. Mr. Crawford said there would be no signs.

The Board noted that the Planning Board had no objection to the grant of the Special Permit.

No other person present had any comment on the petition.

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Statement of Facts

2003 APR -9 A 8:09

The subject property is located at 60 Thackeray Road, in a Single Residence District, and is owned by Johanna Crawford.

The petitioner, Daniel R. Crawford is requesting a Special Permit to use a portion of the premises for the purpose of a home occupation, namely Educational Therapy/Tutoring for students ages 9 to 15, on Sundays through Thursdays throughout the year from 3 p.m. to 7 p.m. with no more than 20 students per week during these hours. All students will be seen on a one-to-one basis. All parking related to the home occupation shall be parked in the Crawford driveway. There are no employees.

A plot plan, a floor plan, a flyer entitled "Can a Tutor Help?" and photographs were submitted.

On March 25, 2003, the Planning Board reviewed the petition and had no objections to granting the request.

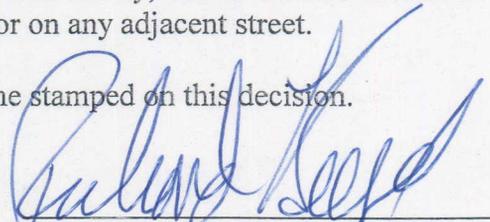
Decision

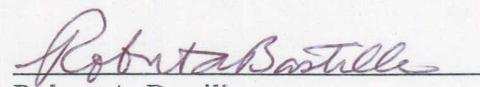
This Authority has made a careful study of the materials submitted and the information presented at the hearing and finds that the requested use of the premises by Daniel R. Crawford is in compliance with the requirement of Section II A 8 (h) of the Zoning Bylaw pertaining to home occupations. It is the opinion of this Authority that the requested home occupation will neither disturb nor disrupt the customary character of the neighborhood.

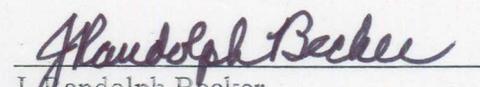
Therefore, a Special Permit is granted, as voted unanimously by this Authority at the Public Hearing, subject to the following conditions:

1. All clients shall be seen only during the hours from 3 p.m. to 7 p.m. on Sundays through Thursdays throughout the year.
2. No more than 20 clients per week shall be seen during these hours, and no more than 4 clients shall be seen on any one day.
3. There shall be no group therapy. All tutoring/therapy shall be done on a one-to-one basis.
4. All parking, drop-offs and pick-ups shall be in the Crawford driveway, and no vehicle related to the home occupation shall be parked on Thackeray Road, or on any adjacent street.
5. There shall be no non-resident employees.
6. This Special Permit shall expire one year from the date time stamped on this decision.

APPEALS FROM THIS DECISION, IF ANY, SHALL BE MADE PURSUANT TO GENERAL LAWS, CHAPTER 40A, SECTION 17, AND SHALL BE FILED WITHIN 20 DAYS AFTER THE DATE OF FILING OF THIS DECISION IN THE OFFICE OF THE TOWN CLERK.


Richard L. Seegel, Chairman


Robert A. Bastille


J. Randolph Becker

Cc: Planning Board
Inspector of Buildings