

TOWN OF WELLESLEY



MASSACHUSETTS

ZONING BOARD OF APPEALS

TOWN HALL • 525 WASHINGTON STREET • WELLESLEY, MA 02482-5992

RICHARD L. SEEDEL, CHAIRMAN
CYNTHIA S. HIBBARD, VICE CHAIRMAN
DAVID G. SHEFFIELD

LENORE R. MAHONEY
EXECUTIVE SECRETARY
TELEPHONE
(781) 431-1019 EXT. 208

ROBERT A. BASTILLE
J. RANDOLPH BECKER
ROBERT W. LEVY

RECEIVED
TOWN CLERK'S OFFICE
WELLESLEY MA 02482
2004 OCT 15 P 2:02

ZBA 2004-67
Petition of Susan G. Case
125 Grove Street

Pursuant to due notice, the Special Permit Granting Authority held a Public Hearing on Thursday, October 14, 2004 at 7:30 p.m. in the Great Hall at the Town Hall, 525 Washington Street, Wellesley on the petition of Susan G. Case, requesting renewal of a Special Permit pursuant to the provisions of Section II A 8 (h) and Section XXV of the Zoning Bylaw to continue to use a portion of her premises at 125 GROVE STREET, in a Single Residence District, for the purpose of a home occupation; namely Educational Consulting for individual high school students from 2 p.m. to 7 p.m. on Mondays through Fridays and 11 a.m. to 3 p.m. on Saturdays, with no more than 12 clients per week during these hours. There are no employees.

On September 27, 2004, 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 Susan Case, who said that she was requesting renewal of a Special Permit. She stated that there are no employees, there is space in her driveway for parking and there have been no complaints from the neighbors.

The Board asked about the change in Saturday hours. Ms. Case responded that the 9 a.m. to 1 p.m. Saturday hours were too early for most students.

The Board noted that the Planning Board had no objections to granting the request.

No other person present had any comment on the petition.

Statement of Facts

The subject property is located at 125 Grove Street, in a Single Residence District.

The petitioner is requesting renewal of a Special Permit to allow her to continue to use a portion of her premises for a home occupation; namely Educational Consulting with individual high school students, with hours from 2 p.m. to 7 p.m. on Mondays through Fridays and 11 a.m. to 3 p.m. on Saturdays, with no more than 12 students per week during these hours. There are no employees.

On October 6, 2004, the Planning Board reviewed the petition and had no objection to renewal of the Special Permit.

Decision

This Authority has made a careful study of the materials submitted and the information presented at the hearing. A home occupation which involves clients coming to the premises is not a by-right use in a Single Residence District.

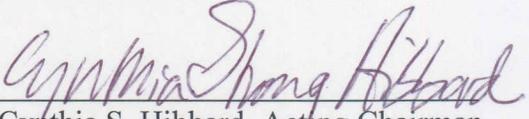
It is the opinion of this Authority that the requested use of her premises by Susan G. Case for the home occupation of Educational Consulting is in compliance with the requirements of Section II A 8 (h) of the Zoning Bylaw, and will neither disturb nor disrupt the customary character of the neighborhood.

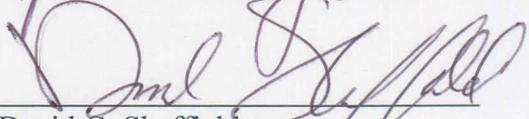
Therefore, a Special Permit is granted, as voted unanimously by this Authority at the Public Hearing, for the petitioner to use a portion of her premises at 125 Grove Street for a home occupation, subject to the following conditions:

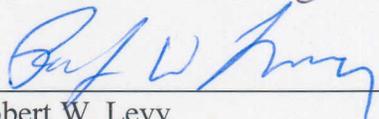
1. All client sessions shall be scheduled between 2 p.m. and 7 p.m. on Mondays through Fridays and 11 a.m. to 3 p.m. on Saturdays.
2. There shall be no more than 12 clients per week during these hours.
3. All parking related to the home occupation, including that of the petitioner's vehicle, shall be on the premises of the petitioner, and no vehicle related to the home occupation shall be parked on Grove Street or on any adjacent street.
4. This Special Permit shall expire two years 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.

Cc: Planning Board
Inspector of Buildings
lrm


Cynthia S. Hibbard, Acting Chairman


David G. Sheffield


Robert W. Levy

2004 NOV 15 11:20

RECEIVED
TOWN CLERK'S OFFICE
WELLESLEY MA 02482