



ZONING BOARD OF APPEALS  
TOWN HALL WELLESLEY, MA 02181

STEPHEN S. PORTER, Chairman  
JOHN A. DONOVAN, JR.  
ROBERT R. CUNNINGHAM

MARY ANN McDUGALL  
Executive Secretary  
Telephone  
235-1664

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

81.68

Petition of Wellesley College (Cheever House)

Pursuant to due notice, the Special Permit Granting Authority held a Public Hearing in the second floor hearing room of the Town Hall on Thursday, January 7, 1982, at 8 p.m., on the Petition of Wellesley College, requesting a Special Permit under the provisions of Section XXV and Section II 8 (b) of the Zoning Bylaw, which will allow the applicant to continue to use the building at 828 Washington Street, formerly known as the Cheever Estate, as a college or institute of an educational character and such accessory uses as are customary in connection with such use.

On December 23, 1981, the petitioner filed a request for a hearing before this Authority and thereafter due notice of the hearing was given by mailing and publication.

Lucille Knight, Assistant to the Vice President of Financial Affairs, called the ZBA prior to the hearing regarding the necessity for a representative to be present at the hearing, and the ZBA responded that it was not necessary. There have been no changes in the operation since last year. The petitioner seeks a renewal of the permit granted by this Authority a year ago and requests permission for continuation of the educational and research activities at Wellesley College Center for Research on Women, located at Cheever House, now in its eighth year of operation.

Present at the hearing in favor or in opposition to the petition: no one.

Statement of Facts

The property involved, which contains approximately 21 acres, is located within a Single Residence District. On the premises there is a large four-story wood-frame mansion, formerly the Cheever Estate, built about 1894, containing a four room apartment, with a three-car garage, barn, and chauffeur's day room area. The property surrounding consists of woodland and green field swamp land. There are 34 offices on four floors, and less than 40 full-time employees. Parking for employees and visitors to Cheever House is provided in a parking lot adjacent to the building. The general use of Cheever House by Wellesley College is for college related research. Persons employed at Cheever House are paid by the College Treasurer.

The Planning Board, at its regular meeting of December 29, 1981, moved, seconded, and voted to offer no comment on this petition.

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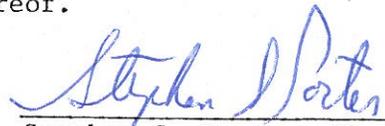
Decision

This Authority is of the opinion that Cheever House does not meet the dimensional criteria of Section II A-3-1, which states: "Maximum height as defined in Section XX shall be three stories or 40 feet." Cheever House is a four story structure. Therefore, a Special Permit can be granted under Section II A-8-b.

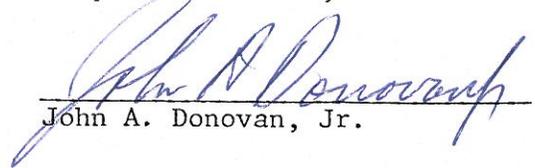
It is the opinion of this Authority that there is a need for the continued use of the property as an institute of an educational character and such accessory uses as are customary in connection with such use and that such use is in harmony with the general purpose and intent of the Zoning Bylaw.

Accordingly, the requested permission is hereby granted subject to the conditions as set below:

1. That all applicable State and local laws shall be complied with as well as recommendations and requirements of the Fire Department, Board of Health, and Building Department.
2. That not more than forty offices shall be provided and occupied.
3. That not more than fifty people shall occupy the building at any one time.
4. That not more than a four-room apartment may be provided which may be occupied by not more than four persons.
5. That, except for ordinary maintenance and repairs, no alterations or additions shall be made to the building unless permission is obtained from the Board of Appeals.
6. That sufficient off-street parking shall be provided so that no vehicle will be required to park on any street.
7. There shall be no disturbance or disruption of any residential neighborhood caused by or as a result of any use by the petitioner.
8. That the above-mentioned approved use of the property, except for the apartment, shall be only during the hours of 8 a.m. to 5 p.m.
9. That no sign identifying the premises shall be displayed on the property except in accordance with the Zoning Bylaw.
10. That said permission will expire one year from the effective date of this decision, or may be revoked for violation of any condition hereof.



Stephen S. Porter, Chairman



John A. Donovan, Jr.



William E. Polletta

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