

TOWN OF WELLESLEY



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ZONING BOARD OF APPEALS
TOWN HALL WELLESLEY, MA 02181

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84-27

Petition of Wellesley College

Pursuant to due notice, the Special Permit Granting Authority held a Public Hearing in the Upper Town Hall Main Hearing Room on Thursday, June 7, 1984 at 8 p.m. on the petition of WELLESLEY COLLEGE requesting a Special Permit to allow the carriage house on the property located at 33 DOVER ROAD to be used for educational purposes, as a residence for seven college students. Said request is pursuant to Section II A 8 (b) and Section XXV of the Zoning Bylaw. Said property is located in a Single Residence District.

On May 18, 1984, the petitioner requested a hearing before this Board and thereafter due notice of the hearing was given by mailing and publication.

Presenting the case at the hearing was Barry Monahan, Business Manager of Wellesley College, who stated that the main house at 33 Dover Road will house nine students and the carriage house will house seven students. Parking space for twelve cars will be provided and there will be no on-street parking.

Other than the petitioner and the architect, no one was present favoring or opposing the petition.

Statement of Facts

The property in question is located at 33 Dover Road, containing 46,135 square feet of land, abutting Nehoiden Golf Course of Wellesley College at the rear of the property, located in a Single Residence District. The property has belonged to Wellesley College for many years, containing a main house and a carriage house. The main house is currently being renovated to accommodate nine Wellesley College students.

The petitioner, Wellesley College, proposes to renovate the carriage house to accommodate seven students as a residence hall. Because the carriage house does not meet the dimensional criteria of Section II A-3 of the Zoning Bylaw, the Inspector of Buildings would not issue a building permit for the renovation and use. The petitioner is requesting a Special Permit under Section II A 8 (b) to allow the use as a residence.

A Plot Plan was submitted, drawn by Philip R. Brown, Registered Land Surveyor of MacCarthy & Sullivan Engineering, Inc., Natick, dated 4/16/84. A landscape plan was also submitted, showing the proposed 12 parking spaces. Construction sketches were submitted, drawn by Ann Beha Associates, 52 Province St., Boston, dated 3/14/84. A photo of the existing carriage house was also submitted.

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The Planning Board, at its regular meeting of May 29, 1984, voted to offer no comment on the petition.

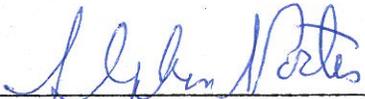
The petitioner has stated that there will be no disturbance or disruption to the neighborhood caused by the residents of the carriage house.

Decision

This Authority has made a careful study of the evidence submitted. The petitioner proposes to renovate the carriage house at 33 Dover Road for use as a student residence. Because the building does not meet the dimensional criteria of Section II A 3 of the Zoning Bylaw, the petitioner is requesting a Special Permit under Section II 8 (b) to allow the carriage house to be used for educational purposes, as a student residence. It is the opinion of this Authority that the proposed use of the carriage house will not disturb or disrupt the residential neighborhood and is in harmony with the intent and purpose of the Zoning Bylaw.

Therefore, a Special Permit is granted under Section II A 8 (b) subject to the following conditions:

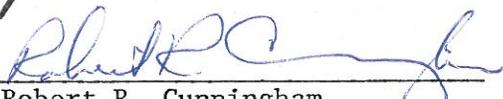
1. That not more than seven students will be housed in the building at any one time.
2. That the petitioner will comply with all requirements and recommendations of the Building Inspector and the Fire Department.
3. That sufficient off-street parking shall be provided so that no vehicle will be required to park on any street.
4. That no sign identifying the premises shall be displayed on the property except in accordance with the Zoning Bylaw.
5. That there shall be no disturbance or disruption to the residential neighborhood.
6. That this Special Permit shall expire one year from the date of this decision.



Stephen S. Porter, Chairman



John A. Donovan, Jr.



Robert R. Cunningham