



ZONING BOARD OF APPEALS
TOWN HALL WELLESLEY, MA 02181

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85-44

Petition of Dana Hall School
22 Eliot Street

Pursuant to due notice, the Special Permit Granting Authority held a Public Hearing on Thursday, August 15, 1985 at 8 p.m. in Room 17 of the Town Offices at the Phillips Building, 12 Seaward Road, Wellesley Hills on the petition of DANA HALL SCHOOL requesting renewal of a Special Permit under the terms of Section II 8 (b) and Section XXV of the Zoning Bylaws to allow the continued use of the premises located at 22 ELIOT STREET as a dormitory for ten students, said location being in a Single Residence District.

On July 25, 1985, the petitioner requested 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 Peter McCone, Business Manager of Dana Hall, who stated that this is the 5th annual request, that there have been no changes in use in the part year.

No one else was present favoring or opposing the petition.

Statement of Facts

The house involved, known as La Chaumiere dormitory, is located at 22 Eliot St, in a Single Residence District. Dana Hall purchased the building in 1930. From 1930 to 1965, Dana Hall used the house as a dormitory, and in 1965 it was reverted back to a single family dwelling for faculty members. Due to the increase in enrollment in 1979, the petitioner sought permission to use the house again as a dormitory. Dana Hall at this time is requesting renewal of the special permit.

The house contains 11 rooms and 5 bathrooms, and the petitioner requests permission to continue to use it as a dormitory for 10 students during the school year. It would remain vacant during the summer months.

The Planning Board, in a letter dated August 7, 1985, voted to offer no objection to the annual renewal.

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This Authority has made a careful study of the evidence submitted, and is of the opinion that the use of the property has not changed in the past year. It is the further opinion of this Authority that the continued use will not reduce the value of any property within the district and will not otherwise be disruptive to the neighborhood.

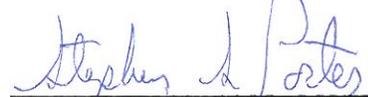
Therefore, a Special Permit is granted to Dana Hall School for its property at 22 Eliot Street, pursuant to Section II 8 (b), subject to the following conditions:

1. That no more than 10 students shall be housed in the building at any one time.
2. That, except for ordinary maintenance and repairs, no alterations or additions shall be made to the building unless permission is obtained from the Zoning Board of Appeals.
3. That the petitioner shall comply with all requirements and recommendations of the Building Inspector and the Fire Department.
4. That said permit shall expire one year from the date of this decision.

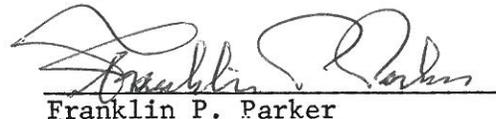
APPEALS FROM THIS DECISION, IF ANY, SHALL BE MADE PURSUANT TO GENERAL LAWS, CHAPTER 40A, SECTION 17, AND SHALL BE FILED WITHIN 20 DAYS AFTER THE DATE OF FILING OF THIS DECISION IN THE OFFICE OF THE TOWN CLERK.

cc: Planning Board
 Building Inspector

mam



Stephen S. Porter, Chairman



Franklin P. Parker



William E. Polletta

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