



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
~~238-7664~~
431-1019

WILLIAM E. POLLETTA
FRANKLIN SPARKER
SUMNER H. BABCOCK

RECEIVED
TOWN CLERK'S OFFICE
WELLESLEY, MASS.
SEP 15 9 21 AM '85

85-54

Petition of John Hynes
637 Washington Street

Pursuant to due notice, the Special Permit Granting Authority held a Public Hearing on Thursday, September 19, 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 JOHN HYNES requesting renewal of a Special Permit under Section II 8 (a) and pursuant to Section XXV of the Zoning Bylaws which will allow him to continue to use the premises at 637 WASHINGTON STREET, known as ELMS HOUSE, as a lodging house, said property being located in a Single Residence District.

On August 20, 1985, the petitioner requested a hearing before this Board and thereafter due notice of the hearing was given by mailing and publication.

Presenting the case as the hearing was John Hynes, who stated that a Special Permit has been granted for the requested use since 1958, that he needs the rents, in order to maintain the property. He stated that Alma Worley still resides on the first floor, 5 lodgers occupy the second floor and that he and his wife occupy the third floor.

No others were present favoring or opposing the request.

Statement of Facts

The property involved is located at 637 Washington Street and is known as Elms House, located in a Single Residence District. It was operated from 1958 to 1980 as a lodging house and owned by Alma D. Worley. John Hynes purchased the property in 1980 and has been operating it as a lodging house by Special Permit since that time. Alma Worley occupies the first floor with life tenancy, five tenants occupy the second floor and John Hynes and his wife occupy the third floor. Kitchen facilities on the first floor are available for limited use by the lodgers.

The Planning Board, at its regular meeting of September 10, 1985, voted to offer no comment on the petition.

Petition of John Hynes
637 Washington Street

Decision

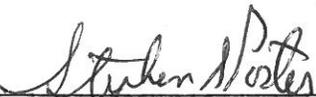
This Authority has made a careful study of the evidence submitted. It is the opinion of this Authority that John Hynes has been operating the lodging house at 637 Washington Street in accordance with the conditions of the Special Permit granted a year ago.

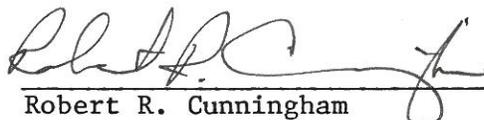
Accordingly, renewal of the Special Permit is granted under the provisions of Section II8 (a) and Section XXV of the Zoning Bylaw for a period of one year from the date of this decision, subject to the following conditions:

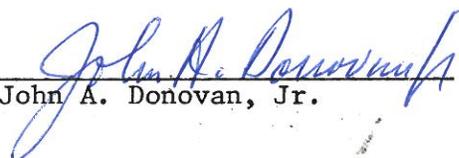
1. That all applicable State and local laws and fire code regulations shall be fully complied with.
2. That not more than six (6) lodgers shall occupy the house at any one time.
3. That lodgers will be allowed to use kitchen facilities on the first floor for limited use.
4. That no cars shall be parked on either Washington Street or Lovewell Road by guests occupying the house.

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


Robert R. Cunningham


John A. Donovan, Jr.

RECEIVED
TOWN CLERK'S OFFICE
WILLESTLEY MASS.
OCT 15 9 21 AM '05