



ZONING BOARD OF APPEALS  
TOWN HALL WELLESLEY, MA 02181

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

ELLEN D. GORDON  
Executive Secretary  
Telephone  
431-1019

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

ZBA 87-76  
Petition of John Hynes  
637 Washington Street

Pursuant to due notice, the Special Permit Granting Authority held a Public Hearing on Thursday, September 17, 1987 at 8 p.m. in the Selectment's Meeting Room (Conference Room B) of the Town Hall, 525 Washington Street, Wellesley, 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 Mylaw 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 24, 1987, 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 John Hynes, who stated that the situation has not changed in the past year.

No others were present expressing favor or opposition to the request.

Statement of Facts

The property involved is located at 637 Washington Street, in a Single Residence District, and is known as The Elms. 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 on August 25, 1987, voted to offer no objection to the renewal of the Special Permit.

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, a renewal of the Special Permit is granted under the provisions of Section II 8 (a) and Section XXV of the Zoning Bylaw for a period of one year from the

SEP 29 2 09 PM '87  
RECEIVED  
TOWN CLERK'S OFFICE  
WELLESLEY, MASS.

Decision Cont.

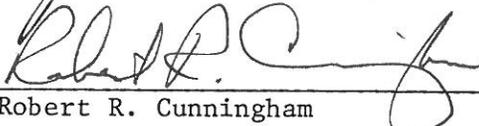
date of this decision, subject to the following conditions:

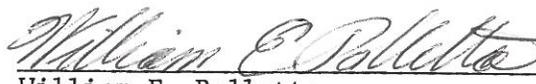
1. That all applicable State and local laws and fire code regulations shall be fully complied with.
2. That not more than six (6) lodgers shall occupy the house at any one time.
3. That lodgers will be allowed to use kitchen facilities on the first floor for limited use.
4. That no cars shall be parked 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 40 A, 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

  
\_\_\_\_\_  
John A. Donovan, Jr., Chairman

  
\_\_\_\_\_  
Robert R. Cunningham

  
\_\_\_\_\_  
William E. Polletta

RECEIVED  
TOWN CLERK'S OFFICE  
WELLESLEY MASS.  
SEP 29 2 09 PM '87