



ZONING BOARD OF APPEALS
TOWN HALL WELLESLEY, MA 02181

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SEP 20 1 45 PM '93

ZBA 93-66
Petition of Ralph and Sandra Donabed
130 Washington Street

Pursuant to due notice, the Special Permit Granting Authority held a Public Hearing on Thursday, August 26, 1993 at 8 p.m. in the Great Hall at the Town Hall, 525 Washington Street, Wellesley, on the petition of RALPH AND SANDRA DONABED requesting renewal of a Special Permit pursuant to the provisions of Section II A 8 (a) and Section XXV of the Zoning Bylaw to allow the premises at 130 WASHINGTON STREET, in a Single Residence District, to continue to be used as a single family dwelling, a use not allowed by right in a Single Residence District.

On August 9, 1993, the petitioners 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 were Ralph and Sandra Donabed. Mr. Donabed said that they have owned and occupied the house since 1977. Their tenants usually stay for four to five year periods. The house has been used as a two-family dwelling since the first Special Permit was granted in 1954.

No other person present had any comment on the petition.

Statement of Facts

The subject property is located at 130 Washington Street, in a Single Residence District. The Victorian house was built in 1865 and is recognized as an historical landmark by the Wellesley Historical Society. The first Special Permit for use of the house as a two-family dwelling was granted in 1954. The Donabeds have been resident owners since 1977 and have been granted Special Permits to continue the two-family use on an annual or biennial basis since that time.

The house consists of 17 rooms, of which 12 are occupied by the Donabeds. The five rooms on the third floor are rented as an apartment. Rental from this apartment is used to make improvements and defray maintenance costs.

On August 24, 1993, the Planning Board voted to recommend that the Special Permit be granted under the same conditions as the previous Special Permit.

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Decision

This Authority has made a careful study of the materials submitted and the information presented at the hearing. It is the opinion of this Authority that the circumstances in this case have not changed, and that undue hardship would result if this request were not granted.

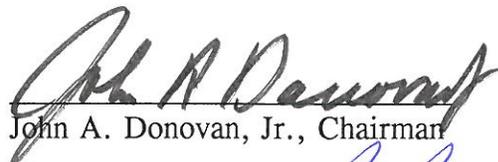
This Authority is of the opinion that the continued use of the premises as a two-family dwelling will not substantially reduce the value of any property within the district, and will not disturb or disrupt the customary character of the neighborhood.

Therefore, a Special Permit is hereby granted pursuant to Section II A 8 (a) of the Zoning Bylaw for continued use of the premises at 130 Washington Street as a two-family dwelling subject to the following conditions:

1. The house shall be occupied by the Donabed family and not more than one additional family.
2. All applicable State and local laws and regulations shall be complied with by the petitioners and the tenants.
3. Facilities for off-stree parking shall be provided for the tenants of the property.
4. This Special Permit shall expire two years 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
Inspector of Buildings
edg


John A. Donovan, Jr., Chairman


Kendall P. Bates


Robert R. Cunningham

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