TOWN OF WELLESLEY MASSACHUSETTS

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ZONING BOARD OF APPEALS

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ZBA 98-39
Petition of Wellesley College
828 Washington Street

Pursuant to due notice, the Special Permit Granting Authority held a Public Hearing on Thursday, May 21, 1998 at 8 p.m. in the Great Hall at the Town Hall, 525 Washington Street, Wellesley, on the petition of WELLESLEY COLLEGE requesting renewal of a Special Permit pursuant to the provisions of Section II A 8 (b) and Section XXV of the Zoning Bylaw to allow the premises at 828 WASHINGTON STREET, (CHEEVER HOUSE) in a Single Residence District, to continue to be used as an institute of an educational nature, and such accessory uses as are customary in connection with such use, which is not allowed by right in a Single Residence District.

On April 30, 1998, the petitioner filed a request for 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 Barry Monahan, Wellesley College Asst. Vice President for Administrative and Community Affairs. Mr. Monahan said that the college was requesting renewal of the Special Permit. There have been no changes in the past two years.

Jane Hunnewell, 848 Washington Street, expressed support for the petition, stating that Wellesley College is an excellent neighbor.

Statement of Facts

The subject property is located at 828 Washington Street, in a Single Residence District, and contains approximately 21 acres. A four-story wood-frame mansion containing a four-room apartment, formerly the Cheever Estate, built around 1894, a three-car garage, a barn and a chauffeur's day room area are all located on the premises. The surrounding property consists of woodland and a green field swamp.

Wellesley College first requested permission to use the dwelling as an institute of an educational nature in June, 1974. A Special Permit with conditions (ZBA 74-18) was granted by the Board of Appeals at that time. Annual or biennial renewals of the Special Permit have been granted since 1974.

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There are 34 offices on the four floors of the building, which houses approximately 40 employees. Parking for employees and visitors is provided in the parking lot adjacent to the building. Cheever House is used by Wellesley College for related research under the title of Wellesley College Center for Research on Women.

On May 12, 1998, the Planning Board reviewed the petition and recommended renewal on the same terms and conditions that are currently in effect.

Decision

This Authority has made a careful study of the petition submitted, and is of the opinion that the continued use of the property at 828 Washington Street for educational purposes is in harmony with the general intent and purpose of Section II A 8 (b) of the Zoning Bylaw.

A Special Permit is granted, as voted unanimously by this Authority at the Public Hearing, subject to the following conditions:

1. All applicable State and local laws shall be complied with, as well as recommendations and requirements of the Fire Department, the Board of Health and the Inspector of Buildings.

2. No more than 40 offices shall be provided and occupied, and not more than 50 people shall occupy the building at any one time.

3. Only one four-room apartment shall be provided as living space, which may be occupied by not more than four persons.

4. Except for routine maintenance and repairs, no alterations or additions to the building shall be made unless permission is obtained from the Board of Appeals.

5. Sufficient off-street parking shall be provided so that no vehicle associated with the research center shall be parked on Washington Street.

6. There shall be no disturbance or disruption of the residential neighborhood caused by or as a result of any use of the premises by the petitioner.

7. The approved use of the property shall be only during the hours of 8 a.m. to 6 p.m. with the exception of the use of the apartment as living space.

8. No sign identifying the premises shall be displayed except in accordance with the Zoning Bylaw.

9. This Special Permit shall expire two years from the date of this decision.

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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

William E. Polletta

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