

TOWN OF WELLESLEY



MASSACHUSETTS

RECEIVED
TOWN CLERK'S OFFICE
WELLESLEY, MA 02181

ZONING BOARD OF APPEALS

TOWN HALL • 525 WASHINGTON STREET • WELLESLEY, MA 02482-5992

1999 JUN 16 A 9:51

KENDALL P. BATES, CHAIRMAN
WILLIAM E. POLLETTA, VICE CHAIRMAN
RICHARD L. SEEDEL

ELLEN D. GORDON
EXECUTIVE SECRETARY
TELEPHONE
(781) 431-1019 EXT. 208

ROBERT A. BASTILLE
CYNTHIA S. HIBBARD
ROBERT W. LEVY

ZBA 99-33
Petition of Nancy Erne
599 Washington Street

Pursuant to due notice, the Special Permit Granting Authority held a Public Hearing on Thursday, May 27, 1999 at 8 p.m. in the Selectmen's Meeting Room (Conference Room B) at the Town Hall, 525 Washington Street, Wellesley, on the petition of NANCY ERNE requesting renewal of a Special Permit pursuant to the provisions of Section IIIA and Section XXV of the Zoning Bylaw to allow her premises at 599 WASHINGTON STREET, in a Town House District, to continue to be used as a two-family dwelling, a use not allowed by right in said district.

On May 10, 1999, 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 Nancy Erne, who said that when the Wiswall Circle condominiums were developed, the old house did not lend itself to being a town house. At that time, the ZBA gave permission for the house to be divided horizontally into two dwelling units. She would like to continue to use the house in this manner. There have been no changes except a door has been added, and the house has been painted.

The Board noted that the Planning Board had recommended renewal of the Special Permit on the same terms and conditions as are currently in effect.

No other person present had any comment on the petition

Statement of Facts

The subject property is located is located at 599 Washington Street, in a Town House District, and is part of Wiswall Condominiums containing 56,697 square feet of land at the corner of Wiswall Circle and Washington Street.

In 1981, the Board of Appeals granted site plan approval to David Wiswall et al for 14 dwelling units, known as Wiswall Condominiums, at Wiswall Circle and 599 Washington Street. The decision (ZBA 81-19) also granted a Special Permit allowing the conversion of a single family dwelling at 599 Washington Street to two-family use. Nancy Erne is the present owner of the property and occupies a portion of the premises. Since 1981, Special Permits for the use of the premises as a two-family dwelling have been consistently granted. Mrs. Erne is requesting renewal of said Special Permit.

ZBA 99-33
Petition of Nancy Erne
599 Washington Street

On May 25, 1995, the Planning Board reviewed the petition and recommended renewal on the same terms and conditions as are currently in effect.

Decision

This Authority has made a careful study of the material submitted and the information presented at the hearing. It is the opinion of this Authority that a Special Permit to allow the premises at 599 Washington Street, in a Town House District, to continue to be used as a two-family dwelling can be granted, as the use will not be injurious to the neighborhood or to the public good, and will be in harmony with the general intent and purpose of the Zoning Bylaw.

A Special Permit is hereby granted to Nancy Erne, as voted unanimously by this Authority at the Public Hearing, for a period of three 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

Kendall P. Bates, Chairman

William E. Polletta

Robert A. Bastille

RECEIVED
TOWN CLERK'S OFFICE
WELLESLEY, MA 02181
1999 JUN 16 A 9:51