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ZONING BOARD OF APPEALS

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ZBA 99-53
Petition of Wellesley College
33 Dover Road

Pursuant to due notice, the Special Permit Granting Authority held a Public Hearing on Thursday, July 29, 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 WELLESLEY COLLEGE requesting renewal of a Special Permit pursuant to the provisions of Section IIA8(b) and Section XXV of the Zoning Bylaw to allow the premises at 33 DOVER ROAD, in a Single Residence District, to continue to be used for educational purposes as a language residence for seven Wellesley College students, a use not allowed by right in a Single Residence District.

On July 12, 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 Barry Monahan, representing Wellesley College. Mr. Monahan said that Wellesley College has had this Special Permit for about 15 years. There are no changes in the petition or in the conditions.

No other person present had any comment on the petition.

Statement of Facts

The subject property is located at 33 Dover Road, on a 46,135 square foot lot, abutting the Nehoiden Golf Course, in a Single Residence District. The property has been owned by Wellesley College for many years, and contains a main house and a carriage house. Nine Wellesley students live in the main house. Seven students live in the carriage house, which is used as a residence for students majoring in French.

In 1984, Wellesley College was granted a Special Permit to allow the carriage house to be used as a separate dwelling unit to house seven students on the same lot as the main house. This Special Permit has been renewed annually or biennially since that time. The college is seeking renewal of the Special Permit under the same conditions as previously granted.

Decision

This Authority has made a careful study of the material submitted and the information presented at the hearing. The petitioner seeks renewal of a Special Permit to allow the carriage house at 33 Dover Road to

be used as a residence for seven college students, a use not allowed by right in a Single Residence District.

It is the opinion of this Authority that the continued use of the carriage house will not disturb or disrupt the residential neighborhood, and is in harmony with the intent and purpose of the Zoning Bylaw.

Therefore, a Special Permit is granted for the requested use, as voted unanimously by this Authority at the Public Hearing, subject to the following conditions:

1. No more than seven students shall be housed in the building at any one time.

2. The petitioner shall comply with the requirements and recommendations of the Inspector of Buildings and the Fire Department.

3. Sufficient off-street parking shall be provided so that no vehicle associated with the carriage house shall be parked on any street in the neighborhood.

4. No sign identifying the premises shall be displayed on the property except in accordance with the Zoning Bylaw.

5. There shall be no disturbance or disruption to the residential neighborhood.

6. 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.

William E. Polletta, Acting Chairman

Richard L. Seegel

Robert A. Bastille

Cc: Planning Board
Inspector of Buildings
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