

TOWN OF WELLESLEY



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ZONING BOARD OF APPEALS

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

1999 OCT -5 A 11: 31

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ZBA 99-66

Petition of Sandra T. Donabed
130 Washington Street

Pursuant to due notice, the Special Permit Granting Authority held a Public Hearing on Thursday, September 23, 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 SANDRA T. 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 two-family dwelling, a use not allowed by right in a Single Residence District.

On September 9, 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 Sandra Donabed, who said they have had permission to use the house as a two-family dwelling for 22 years, and would like to continue to do so.

The Board commented that the Planning Board had no objection to renewal if the same terms and conditions were in place.

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 the use of the home as a two-family dwelling was granted in 1954. The Donabeds have been resident owners since 1977, and have been granted Special Permit to continue the two-family use since that time.

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

On September 21, 1999, the Planning Board reviewed the petition and voted to recommend renewal on the same terms and conditions as are currently in effect.

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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 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, the Special Permit is granted, as voted unanimously by this Authority at the Public Hearing, pursuant to Section II A 8 (a) of the Zoning Bylaw for the 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 shall be complied with by the petitioners and their tenants.
3. Facilities for off-street 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

Kendall P. Bates

Kendall P. Bates, Chairman

William E. Polletta

William E. Polletta

Richard L. Seegel

Richard L. Seegel