TOWN OF WELLESLEY MASSACHUSETTS

ZONING BOARD OF APPEALS

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ZBA 99-8
Petition of St. Andrew's Church of Wellesley
7 Denton Road

Pursuant to due notice, the Special Permit Granting Authority held a Public Hearing on Thursday, February 18, 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 ST. ANDREW'S CHURCH OF WELLESLEY requesting renewal of a Special Permit pursuant to the provisions of Section II A 8 (a) and (c) and Section XXV of the Zoning Bylaw to allow the premises at 7 DENTON ROAD, in a Single Residence District, to continue to be used as a two-family dwelling, a used not allowed by right in a Single Residence District.

On February 1, 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 Rebecca Taylor, 21 Chestnut Street, a church warden, who was representing the church. Mrs. Taylor said that the two-farnily house has been owned by the church for several decades, and is sited very close to the church building. The Special Permit has been granted many times for use as a two-family dwelling.

Mrs. Taylor explained that the dwelling has been used to house clergy. Presently, the second floor is occupied by a social worker, who is a consultant for the church. The first floor apartment is rented to a single man for 6 months. In the future, the church hopes to use this apartment as living quarters for a new Youth Co-ordinator to be hired by the church. There have been no complaints from the neighbors regarding the use of the dwelling.

No other person present had any comment on the petition.

Statement of Facts

The subject property is located at 7 Denton Road, in a Single Residence District, on a parcel of land owned by and including St. Andrew's Church of Wellesley at 79 Denton Road. The subject dwelling is located 10 feet from the Parish House of the Church.

The house, constructed prior to 1900, was purchased by the Church in 1947, and used to house clergy, or rented as a single family dwelling. In 1984, a Special Permit was granted for the use of the house as a two-family dwelling. This Special Permit has been renewed annually or biennially since that date.

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The petitioner is requesting renewal of the Special Permit pursuant to Section II A 8 (a) and (c) of the Zoning Bylaw to continue to use the premises as a two-family dwelling. The first floor is occupied by a lay person, and the second floor is occupied by a social worker, who is a frequent consultant for the Pastoral Care Team affiliated with the Church.

On February 1, 1999, the Planning Board reviewed the petition and offered no objection to the request.

Decision

This Authority has made a careful study of the material submitted and the information presented at the hearing. St. Andrew's Church of Wellesley is requesting renewal of a Special Permit to allow the dwelling at 7 Denton Road, on property owned by the Church, 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.

It is the opinion of this Authority that the subject dwelling can no longer be used or adapted at a reasonable expense and with a fair financial return as a single family dwelling; and that the use of this dwelling as a two-family residence will not disturb or disrupt the customary character of the neighborhood.

Therefore, a Special Permit is granted, as voted unanimously by this Authority at the Public Hearing, to allow the premises at 7 Denton Road to continue to be used as a two-family dwelling, subject to the following conditions:

1. All parking related to the premises shall be on the premises, and no vehicles related to the premises shall be parked on Denton Road.

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

Kendall P. Bates

Kendall P. Bates, Chairman

William E. Polletta

Cynthia S. Hibbard

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

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