



ZONING BOARD OF APPEALS  
TOWN HALL WELLESLEY, MA 02181

STEPHEN S. PORTER, Chairman  
JOHN A. DONOVAN, JR.  
ROBERT R. CUNNINGHAM

MARY ANN McDOUGALL  
Executive Secretary  
Telephone  
235-1664

WILLIAM E. POLLETTA  
FRANKLIN P. PARKER  
SUMNER H. BABCOCK

83-1

Petition of Wellesley College (Cheever House)

Pursuant to due notice, the Special Permit Granting Authority held a Public Hearing in the second floor hearing room of the Town Hall at 8 p.m. on Thursday, February 17, 1983, on the petition of Wellesley College, requesting a Special Permit under the provisions of Section XXV and Section II 8 (b) of the Zoning Bylaw which will allow the applicant to continue to use the building at 828 Washington Street, known as Cheever House, as a college or institute of an educational character and such accessory uses as are customary in connection with such use.

On January 28, 1983, the petitioner filed a request for a hearing before this Authority and thereafter due notice of the hearing was given by mailing and publication.

The applicant was not present at the hearing. Lucille Knight, Assistant to the Vice President of Financial Affairs, had stated in a phone conversation to the Executive Secretary to the Board of Appeals previous to the hearing that there had been no changes in the operation since last year.

No one was present at the hearing either favoring or opposing the request.

Statement of Facts

The property involved, which contains approximately 21 acres, is located within a Single Residence District. On the premises there is a four-story wood-frame mansion, formerly the Cheever Estate, built about 1894, containing a four-room apartment, with a three-car garage, barn, and chauffeur's day room area. The property surrounding consists of woodland and green field swamp land. There are 34 offices on four floors, and less than 40 full-time employees. Parking for employees and visitors to Cheever House is provided in a parking lot adjacent to the building. The general use of Cheever House by Wellesley College is for college related research, under the title , Wellesley College Center for Research on Women. Persons employed at Cheever House are paid by the College Treasurer. John W. Hartley, Vice President for Financial and Business Affairs, signed the Special Permit request. Dr. Laura Lein, Director of the Wellesley College Center for Research on Women, wrote the letter accompanying the renewal request, stating the the Center is now in its ninth year of operation.

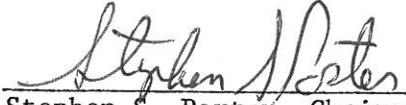
The Planning Board, in a letter dated February 9, 1983, stated the following:  
"The Planning Board notes that the college has complied with the requirements associated with the original petition, namely, maintaining the driveway visibility at Washington Street by clearing and trimming vegetation. The Board is aware of no problems or complaints. The Board recommends that consideration be given to extending the renewal interval for this use."

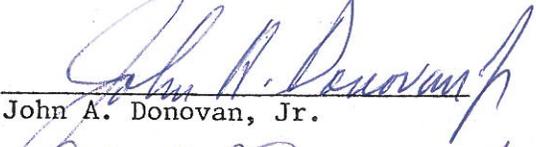
RECEIVED  
MAY 11 11 30 AM '83  
TOWN OF WELLESLEY

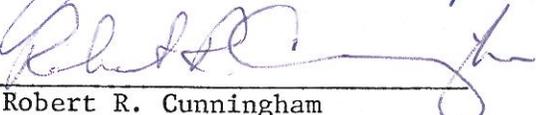
This Authority is of the opinion that Cheever House does not meet the dimensional criteria of Section II A-3-1, which states: "Maximum height as defined in Section XX shall be three stories or 40 feet." Cheever House is a four story structure. Therefore, a Special Permit can be granted under Section II A-8-b. It is the opinion of this Authority that there is a need for the continued use of the property as an institute of an educational character and such accessory uses as are customary in connection with such use and that such use is in harmony with the general purpose and intent of the Zoning Bylaw.

Accordingly, the requested Special Permit is hereby granted subject to the conditions as set below:

1. That all applicable State and local laws shall be complied with as well as recommendations and requirements of the Fire Department, Board of Health, and Building Department.
2. That not more than forty offices shall be provided and occupied.
3. That not more than fifty people shall occupy the building at any one time.
4. That not more than a four-room apartment may be provided which may be occupied by not more than four persons.
5. That, except for ordinary maintenance and repairs, no alterations or additions shall be made to the building unless permission is obtained from Board of Appeals.
6. That sufficient off-street parking shall be provided so that no vehicle will be required to park on any street.
7. There shall be no disturbance or disruption of any residential neighborhood caused by or as a result of any use by the petitioner.
8. That the above-mentioned approved use of the property, except for the apartment, shall be only during the hours of 8 a.m. to 5 p.m.
9. That no sign identifying the premises shall be displayed on the property except in accordance with the Zoning Bylaw.
10. That said permission will expire one year from the effective date of this decision, or may be revoked for violation of any condition hereof.

  
 Stephen S. Porter, Chairman

  
 John A. Donovan, Jr.

  
 Robert R. Cunningham

MAR 11 11 30 AM '83

RECEIVED  
 ZONING OFFICE  
 WELLESLEY, MASS.