



ZONING BOARD OF APPEALS
TOWN HALL WELLESLEY, MA 02181

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83-35

Petition of Calla Jean Schaefer and Claude Gentilhomme

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, June 30, 1983, on the petition of Calla Jean Schaefer and Claude Gentilhomme, requesting a Special Permit which will allow the property located at 789 Worcester Street to be used as two separate dwellings for two families by the conversion of the carriage house to one dwelling unit, and the continued use of the main house as a dwelling unit. Said lot contains 43,898 square feet of land and is located in a Single Residence District. Said request is pursuant to Section XXV and Section II 8 (a) of the Zoning Bylaw.

On June 10, 1983, the petitioners filed for a hearing before this Board and thereafter due notice of the hearing was given by mailing and publication.

Presenting the case at the hearing was Claude Gentilhomme, who stated that he, his wife and his sister, Calla Jean Schaefer, had recently purchased the property, consisting of a main house, a carriage house, on 103,471 square feet of land, for a long term residence. A trust agreement would give the main house to Mrs. Schaefer until 1989, and the carriage house to Mr. Gentilhomme, at which time they would switch domiciles. Mr. Gentilhomme presented proposed site plans and photographs of the property. A letter of support was presented from Virginia Cutler, 7 Mansfield Road, and Henry Sawicki, 793 Worcester Street.

The petitioners wish to develop the property, to enhance it, and to subdivide it into three lots. The barn does not have the required frontage to create a separate lot, so the petitioners are requesting the Special Permit to allow two dwelling units on one lot. The lot lines have not been established nor has the Planning Board approved any subdivision. The petitioners want a finding from the Board of Appeals before they define the subdivision.

Opposed to the petition were: Eva S. Guzelian, 21 Mansfield Road, Louis W. Dervan, 784 Worcester Street, Richard Walsh, 17 Mansfield Road.

Statement of Facts

The property involved is located at 789 Worcester Street, containing 103,471 square feet of land, in a Single Residence District. The petitioners recently purchased the property which contains a main dwelling and a carriage house, and propose to create

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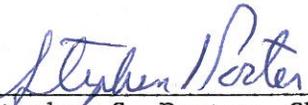
three lots. Lot 1 would contain 43,898 square feet of land, and the petitioners propose to create two dwelling units on the lot, one being the main house and the other being the renovated barn or carriage house. The lot lines have not been legally established nor has the Planning Board approved the subdivision. The petitioners want a finding from the Board of Appeals before they define the subdivision. They are seeking a Special Permit to allow two dwellings on a single lot in a Single Residence District, stating that this would allow the preservation of the character of the property, and have financial advantages.

The Planning Board, in a letter dated June 30, 1983, stated it is opposed to the granting of a Special Permit, and believes that the entire development should be reviewed as a subdivision plan.

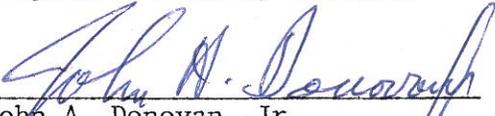
Decision

This Authority has made a careful study of the evidence submitted. The petitioners request a Special Permit to allow two dwelling units on one lot in a Single Residence District.

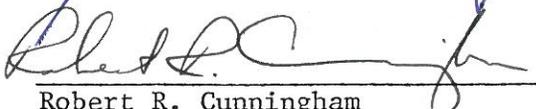
This Board does not have the authority to allow construction or development of more than one residence per lot in a Single Residence District. The development would have to be subdivided with the approval of the Planning Board under the Subdivision Control Act. Therefore, the request for a Special Permit is denied and the petition is hereby dismissed.



 Stephen S. Porter, Chairman



 John A. Donovan, Jr.



 Robert R. Cunningham

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N/F
MARIA A MESAROS

N/F
WILLIAM C JULIER

N/F
ARAM & EVA S GUZELIAN

N/F
GEORGE J & OLGA D METANIAS

N81° 18' 00" E
118.75'

255.89'

137.14'

Rebor (Set)

N02° 37' 47" W
93.05'



BARN

N87° 22' 13" E
18.00'

Rebor (Set)

N02° 37' 47" W
147.00'

LOT 3
40,447 SQ. FT.
(0.929 ACRES)

195.09'

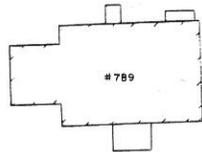


N/F
WILLIAM C JULIER

LOT 1
43,898 SQ. FT.
(1.008 ACRES)

N/F
HENRY J SAWICKI

263.00'



#789

41.32'
S45° 51' 47" E

86.57'
N76° 26' 52" E

S13° 33' 08" E

390.17'

LOT 2
19,126 SQ. FT.
(0.439 ACRES)

195.09'

N02° 37' 47" W

N02° 37' 47" W
191.50'

175.15'
N02° 37' 47" W

Conc. Mon. (Set)

128.39' N87° 22' 13" E 310.39' 60.03' Rebor (Set) 121.97' SB (fns)

WORCESTER STREET (ROUTE 9)

40,447
43,898
19,126
103,471

PLAN OF LOTS
IN
WELLESLEY, MASS.

OWNED BY
CLAUDE GENTLIHOMME AND
CALLA JEAN SCHAEFER

SCALE: 1" = 20'

I CERTIFY THAT THIS PLAN COMPLIES WITH THE
RULES AND REGULATIONS OF THE REGISTRY OF DEEDS



REGISTERED LAND SURVEYOR *6941

DOUGLAS L LISTON
37 DELMONT STREET
METHUEN, MASS

