



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 J. POLETTA  
FRANKLIN P. PARKER  
SUMNER H. BABCOCK

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Petition of John Hynes

Pursuant to due notice, the Special Permit Granting Authority held a Public Hearing in the second floor hearing room of the Town Hall on Thursday, September 22, 1983, at 8 p.m. on the petition of John Hynes, requesting a Special Permit under Section II 8 (a) of the Zoning Bylaw which will allow him to continue to use the premises at 637 Washington Street, known as Elms House, as a lodging house, said property being in a Single Residence District. Said request is made pursuant to Section XXV of the Zoning Bylaw.

On September 2, 1983, the petitioner filed his 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 John Hynes, who stated that the operation would continue as in the past. Alma Worley, former owner, occupies the first floor, 6 lodgers and a staff person occupy the second floor, and John Hynes and his sister occupy the third floor. No cars are parked on Washington Street.

Other than the petitioner, no one was present at the hearing in favor of or in opposition to the request.

Statement of Facts

The property involved is located at 637 Washington Street, known as Elms House, in a Single Residence District. It was operated from 1958 to 1980 as a lodging house, owned by Alma D. Worley. John Hynes purchased the property in 1980 and has been operating it as a lodging house by Special Permit ever since. Alma Worley occupies the first floor with life tenancy, six tenants and a staff person occupy the second floor, and John Hynes and his sister occupy the third floor. Kitchen facilities on the first floor are available for limited use by the lodgers.

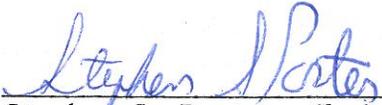
The Planning Board, at its regular meeting of September 20, 1983, voted to offer no comment on the petition.

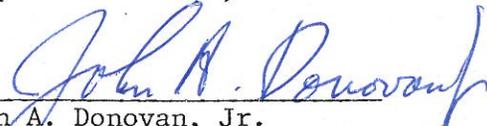
Decision

This Authority has made a careful study of the evidence submitted. It is the opinion of this Authority that John Hynes has been operating the lodging house at 637 Washington Street in accordance with the conditions of the Special Permit granted a year ago.

Accordingly, the requested Special Permit is granted under the provisions of Section II 8 (a) and Section XXV of the Zoning Bylaw for a period of one year from the filing date of this decision, subject to the following conditions:

1. That all applicable State and local laws and ordinances and building and fire code regulations shall be fully complied with.
2. That not more than six (6) lodgers (exclusive of the petitioner and his immediate family and staff) shall occupy the house at any one time.
3. That lodgers will be allowed to use kitchen facilities on the first floor for breakfasts.
4. That no cars shall be parked on either Washington Street or Lovewell Road by guests occupying the house at any time.

  
Stephen S. Porter, Chairman

  
John A. Donovan, Jr.

  
William E. Polletta

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