



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

84-47

Petition of John Hynes  
637 Washington Street

Pursuant to due notice, the Special Permit Granting Authority held a Public Hearing in the Upper Town Hall Main Hearing Room on Thursday, September 6, 1984 at 8 p.m. on the petition of John Hynes requesting a Special Permit under Section II 8 (a) 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 located in a Single Residence District. Said request is pursuant to Section XXV of the Zoning Bylaw.

On August 16, 1984, the petitioner requested 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 conditions are the same as last year. Mrs. Worley resides on the first floor, 6 lodgers reside on the second floor and have limited use of the kitchen on the first floor. Mrs. Hynes and his wife reside on the third floor. He needs the rental income in order to maintain the property. Eight cars are parked on the property, six on the Lovewell Road side and two on the Washington Street side.

No others were present expressing favor or opposition to the request.

Statement of Facts

The property involved is located at 637 Washington Street and is known as Elms House, located in a Single Residence District. It was operated from 1958 to 1980 as a lodging house and owned by Alma D. Worley. John Hynes purchased the property in 1980 and has been operating it as a lodging house by Special Permit since that time. Alma Worley occupies the first floor with life tenancy, six tenants occupy the second floor and John Hynes and his wife 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 11, 1984, voted to offer no comment on the petition.

RECEIVED  
CLERK'S OFFICE  
TOWN OF WELLESLEY, MASS.  
OCT 11 9 52 AM '84

Petition of John Hynes  
637 Washington Street

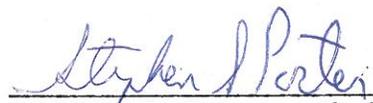
Decision

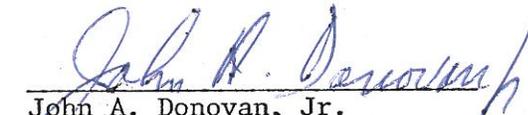
This Authority has made a careful study of the evidence submitted. It is the opinion of this Authority that John Hynes has been operating the lodging house at 637 Washington Street in accordance with the conditions of the Special Permit granted a year ago.

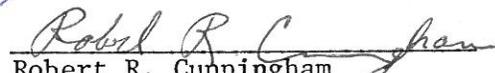
Accordingly, renewal of the Special Permit is granted under the provisions of Section II 8 (a) and Section XXV of the Zoning Bylaw for a period of one year from the date of this decision, subject to the following conditions:

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.

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.

  
Stephen S. Porter, Chairman

  
John A. Donovan, Jr.

  
Robert R. Cunningham

mam

cc: Planning Board

RECEIVED  
TOWN CLERK'S OFFICE  
WILMINGTON, MASS.  
OCT 11 9 52 AM '84