

TOWN OF WELLESLEY



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ZONING BOARD OF APPEALS

TOWN HALL • 525 WASHINGTON STREET • WELLESLEY, MA 02482-5992

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ZBA 99-84

Petition of Wellesley College
629 Washington Street

Pursuant to due notice, the Special Permit Granting Authority held a Public Hearing on Thursday, November 16, 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 WELLESLEY COLLEGE requesting renewal of a Special Permit pursuant to the provisions of Section II A 8 (b) of the Zoning Bylaw to allow the premises at 629 WASHINGTON STREET, in a Single Residence District, to continue to be used as a three-family dwelling for the purpose of housing faculty, staff and/or employees of an educational institution, as use not allowed by right in a Single Residence District.

On November 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 Barry Monahan, Asst. Vice President for Administration and Community Affairs at Wellesley College. Mr. Monahan said that the Special Permit has been granted and renewed since 1991. At the last hearing two years ago, there was discussion about the need for repairs to the house. Since then, substantial repairs have been made which are in keeping with the neighborhood.

The Board noted that the Planning Board recommended that the Special Permit be renewed on the same terms and conditions as are currently in effect.

No other person present had any comment on the petition.

Statement of Facts

The subject property is located at 629 Washington Street, in a Single Residence District, on a 9,285 square foot lot. The house was constructed around 1900, and was used as a single family dwelling until, in 1932, the owner received permission from the Board of Selectmen to convert it to a two-family dwelling.

In 1951, it was purchased by the Helen Temple Cooke Trust as a three-apartment dwelling. From 1970 to 1990, it was owned and used by Dana Hall as a three-family dwelling. Prior to the sale of the property to Wellesley College in 1991, Dana Hall discovered that the use of the property was in violation of the Zoning Bylaw. Dana Hall requested and was granted a Special Permit to legalize the use of the property as a three-family dwelling. In 1991, Wellesley College acquired the property and was granted a renewal of the Special Permit, which has been renewed biennially since that time.

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On November 3, 1999, the Planning Board reviewed the petition and recommended renewal of the Special Permit on the same terms and conditions as are currently in effect.

Decision

This Authority has made a careful study of the petition submitted and the information presented at the hearing. It is the opinion of this Authority that the continued use of the premises as a three-family dwelling to house faculty, staff, and/or employees of Wellesley College will not substantially reduce the value of any property within the district, will not be injurious or offensive to the neighborhood, and is a use which is in harmony with the general intent and purpose of the Zoning Bylaw.

Therefore, the Special Permit is granted, as voted unanimously by this Authority at the Public Hearing, pursuant to the provisions of Section II A 8 (b) and Section XXV of the Zoning Bylaw to allow the dwelling to continue to be used as a three-family dwelling for educational purposes, subject to the following conditions:

1. Said dwelling shall not occupied by more than three families at any one time.
2. All cars belonging to the tenants shall be parked on the premises.
3. All applicable State and local laws and regulations shall be complied with by the petitioner and the tenants.
4. This Special Permit shall terminate immediately upon the sale of the property to other than an educational institution.
5. This Special Permit shall expire two years from the date of this decision.

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



Kendall P. Bates, Chairman



William E. Polletta



Richard L. Seegel

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