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ZONING BOARD OF APPEALS

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 Administrative Secretary
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Petition of Wellesley College

Pursuant to due notice the Special Permit Granting Authority held a public hearing in the hearing room on the second floor of the Town Hall at 8:25 p.m. on September 14, 1978, on the petition of Wellesley College, requesting a special permit under the provisions of Section XXV and Section II 8. (b) of the Zoning By-law, which will allow the applicant to continue to use the building at 828 Washington Street (formerly known as the Cheever Estate) as a college or institute of an educational character and such accessory uses as are customary in connection with such use.

On August 25, 1978, the petitioner filed its request for a hearing before this Authority and thereafter due notice of the hearing was given by mailing and publication.

The petitioner was represented at the hearing by John W. Hartley, Vice President for Financial and Business Affairs, who spoke in support of the request.

Carolyn Elliott, Director of the Center, also spoke in support of the request.

Statement of Facts

The property involved, which contains approximately 21 acres, is located within a Single Residence District requiring a minimum lot area of 40,000 square feet. On the premises there is a large wood-frame mansion, formerly the Cheever Estate, built about 1894, which has thirty-seven rooms on four floors and basement. There is also a three-car garage, barn and chauffeur's day room area. The property surrounding consists of woodland open field and swamp land.

The petitioner seeks a renewal of the permit granted by this Authority a year ago and requests that it be allowed to continue to use the property for educational and research activities, under the conditions in the permit granted a year ago. An explanation was given as to the curriculum projects in higher education which have been carried on during the past year and the introduction of a study on how women can move into management positions which will be added to the program during the coming year. The petitioner feels there is still a real need for a continuation of the requested use of the property and urged the Authority to grant the requested permit.

MEETING ROOM
 10/11/78
 DECISION
 SERIALIZED

It is the opinion of this authority that there is a real 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 By-law, and subject to the conditions hereinafter imposed,

will not substantially reduce the value of any property within the District or otherwise injure the neighborhood.

Accordingly, the requested permission is hereby granted, subject to the conditions set forth below:

1. That all applicable local and State By-laws shall be complied with, with the exception herein granted.
2. That not more than thirty 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 the Zoning Board of Appeals.
6. That the petitioner shall comply with all requirements and recommendations of the Board of Public Works and the Chief Engineer of the Fire Department.
7. That the renovations shall be made in accordance with the plans drawn by Ronald Gourley - Carleton R. Richmond, Architects, dated August 29, 1974 and revised July 28, 1975.
8. That the above-mentioned approved use of the property, except for the apartment, shall be in session only during the hours 8:00 a.m. to 5:00 p.m.
9. That no signs, except the sign approved by this Authority, shall be erected on the premises.
10. That except in the kitchen of the apartment, there shall be no hot plates used or food prepared or served, except for daily snacks which may be consumed in the offices.
11. That said permission shall expire one year from the effective date of this decision or may be revoked for violation of any condition hereof.

William F. Cullinan
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William E. Polletta
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Francis L. Swift
Francis L. Swift

Filed with Town Clerk

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