



FRANCIS L. SWIFT, Chairman
 WILLIAM O. HEWETT
 WILLIAM E. POLLETTA
 WILLIAM F. CULLINANE
 FRANKLIN P. PARKER
 JOHN A. DONOVAN, Jr.

ZONING BOARD OF APPEALS

KATHARINE E. TOY
 Administrative Secretary
 Telephone
 235-1664

Petition of Wellesley Housing Authority

Pursuant to due notice the 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 October 26, 1978, on the petition of the Wellesley Housing Authority, requesting a variance from the terms of Section VI. 3. (a) of the Zoning By-law which will allow the construction of a bus shelter on Washington Street, adjacent to the Wellesley Police Station, with a set-back less than the required thirty feet from Washington Street. Said request was made under the provisions of Section XXIV-D of the Zoning By-law.

On October 12, 1978, the petitioner requested a hearing before this Authority and thereafter due notice of the hearing was given by mailing and publication.

Albert S. Robinson, Town Counsel, represented the petitioner at the hearing.

Thomas Connelly, Director of the Wellesley Housing Authority, stated that the occupants of the Housing Complex on the premises, rely on public transportation and between 35 and 40 use it on a regular basis. It is difficult to see an approaching bus from the Community Room on the premises as that is located back approximately thirty feet, and that is the only alternative to be undercover.

Eleanor P. Angelakos stated that she felt, in the interest of keeping the traffic moving, it would be better to have the bus shelter near the sidewalk.

Statement of Facts

The property involved, which is located within a Limited Residence District, has a group of buildings on it which provide housing units for the elderly.

The petitioner seeks permission to erect a bus shelter for the convenience of those persons residing on the property. If built, it will be 7.33' x 14.33', and will set back 5.00' rather than the required thirty feet from Washington Street.

DEC 1 2 52 PM '78
 Albert S. Robinson, Town Counsel, stated that, in his opinion, a bus shelter as requested, is clearly permissible as an accessory use customary to public housing for the elderly as defined and limited in paragraph 3 of Section VI of the Zoning By-law. He stated that it would be difficult for the persons using the bus shelter if it were placed back thirty feet from the street, as it would not be possible to see the approaching bus. He further stated that due to the shape of the lot and the soil

conditions, it would not be feasible to place the shelter back the required distance. The land would have to be built up and a walk-way provided due to the depression and dampness of the property at the thirty-foot location. In his opinion, the enforcement of the Zoning By-law would involve substantial hardship to the senior citizens and result in excessive cost.

A plot plan was submitted drawn by John E. Bezanson, Town Engineer, dated March 3, 1978, which showed the locations of the buildings on the lot as well as the proposed bus shelter.

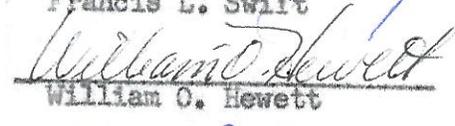
Decision

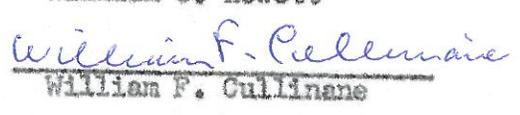
In the opinion of this Authority, the construction of the proposed bus shelter will not injure the community from the point of view of general appearance and will be of substantial benefit to the senior citizens living in the housing on the site.

It is the further opinion of this Authority that a bus shelter as proposed, to be used for the benefit of senior citizens occupying the housing on the property, is a customary accessory use for this particular project, and it is the intent of the By-law to allow such a shelter. The Authority has also viewed the site, and in its opinion, due to the shape of the lot and the soil conditions, a literal enforcement of Section XIX of the Zoning By-law would involve substantial hardship to the occupants of the houses on the property and desirable relief may be granted without substantial detriment to the public good, and without nullifying or substantially derogating from the intent or purpose of the By-law.

Accordingly, the requested variance is granted for the erection of a bus shelter in accordance with the plan submitted and on file with this Authority and the Building Inspector is authorized to issue a permit for said shelter.


Francis L. Swift


William O. Hewett


William F. Cullinane

Filed with Town Clerk _____

Plans referred to in this decision have been filed with the Town Clerk and the Planning Board.

DEC 1 3 53 AM JB

RECEIVED
TOWN CLERK'S OFFICE



TOWN OF WELLESLEY
MORTON PARK

COCHITUATE AQUEDUCT

WELLESLEY
HOUSING
AUTHORITY

HOME FOR ELDERLY

POLICE
STATION

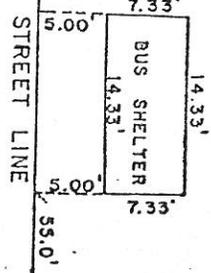
WASHINGTON
STREET

NO. 494

NO. 492

NO. 477

100
350'

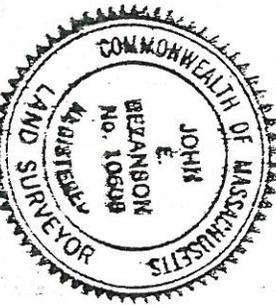


NO SCALE

RECEIVED
TOWN CLERK'S OFFICE
WELLESLEY, MASS.

APR 23 6 21 AM '78

John E. Beagan



PLAN OF LAND
in
WELLESLEY, MASSACHUSETTS

ON
WASHINGTON STREET (NORTH SIDE)
OPPOSITE MORTON STREET

PROPOSED BUS SHELTER LOCATION

John E. Beagan
March 21, 1978
Town Engineer
Scale 1" = 80'