



ZONING BOARD OF APPEALS
TOWN HALL WELLESLEY, MA 02181

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84-8

Petition of Wellesley College (Cheever House)

The Special Permit Granting Authority held a Public Hearing in the upper Town Hall main hearing room on Thursday, February 23, 1984 at 8 p.m. on the petition of WELLESLEY COLLEGE requesting a Special Permit under Section XXV and Section II 8 (b) of the Zoning Bylaw which will allow the applicant to continue to use the building at 828 WASHINGTON STREET, known as CHEEVER HOUSE, as a college or institute of an educational character and such accessory uses as are customary in connection with such use. Said premises are located in a Single Residence District.

On February 2, 1984, the petitioner filed a request for a hearing before this Authority and thereafter due notice of the hearing was given by mailing and publication.

The applicant was not present at the hearing. The application indicated no changes in the operation since last year. No one was present either favoring or opposing the request.

Statement of Facts

The property involved, which contains approximately 21 acres, is located within a Single Residence District. On the premises there is a four-story wood-frame mansion, formerly the Cheever Estate, built about 1894, containing a four-room apartment, a three-car garage, barn and chauffer's day room area. The property surrounding consists of woodland and green field swamp land. There are 34 offices on four floors and less than 40 full-time employees. Parking for employees and visitors to Cheever House is provided in a parking lot adjacent to the building. The general use of Cheever House by Wellesley College is for college related research, under the title of Wellesley College Center for Research on Women. John W. Hartley, Vice President for Financial and Business Affairs, signed the Special Permit request. Dr. Laura Lein, Director of the Wellesley College Center for Research on Women, wrote the letter accompanying the renewal request, stating that the Center began in 1974.

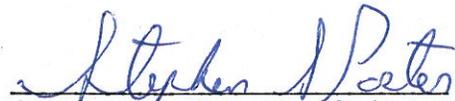
The Planning Board, at its regular meeting of February 13, 1984, voted to offer no comment on the petition.

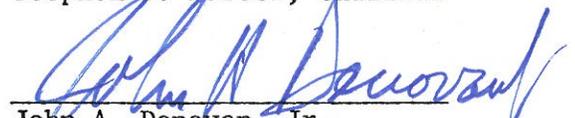
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This Authority is of the opinion that Cheever House does not meet the dimensional criteria of Section II A-3-a, which states: "Maximum height as defined in Section XX shall be three stories or 40 feet." Cheever House is a four story structure. Therefore, a Special Permit can be granted under Section II A-8-b. It is the opinion of this Authority that there is a 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 Bylaw.

Accordingly, the requested Special Permit is hereby granted subject to the conditions as set below:

1. That all applicable State and local laws shall be complied with as well as recommendations and requirements of the Fire Department, Board of Health, and Building Department.
2. That not more than forty 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 Board of Appeals.
6. That sufficient off-street parking shall be provided so that no vehicle will be required to park on any street.
7. That there shall be no disturbance or disruption of any residential neighborhood caused by or as a result of any use by the petitioner.
8. That the above-mentioned approved use of the property, except for the apartment, shall be only during the hours of 8 a.m. to 5 p.m.
9. That no sign identifying the premises shall be displayed on the property except in accordance with the Zoning Bylaw.
10. That said permission shall expire one year from the date of this decision.


 Stephen S. Porter, Chairman


 John A. Donovan, Jr.


 William E. Polletta

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