



ZONING BOARD OF APPEALS
TOWN HALL WELLESLEY, MA 02181

JOHN A. DONOVAN, JR., Chairman
ROBERT R. CUNNINGHAM
KENDALL P. BATES

ELLEN D. GORDON
Executive Secretary
Telephone
431-1019 X208

JUN 13 10 40 AM '96

WILLIAM E. POLLETTA
FRANKLIN P. PARKER
SUMNER H. BABCOCK
TOWN CLERK
WELLESLEY, MA 02181

ZBA 96-36
Petition of Hunnewell Land Trust
891 Washington Street

Pursuant to due notice, the Special Permit Granting Authority held a Public Hearing on Thursday, May 30, 1996 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 HUNNEWELL LAND TRUST requesting renewal of a Special Permit pursuant to the provisions of Section II A 8 (a) and Section XXV of the Zoning Bylaw to allow the accessory garage apartment at 891 WASHINGTON STREET, in a Single Residence District, to continue to be used as a separate dwelling unit, a use not allowed by right in a Single Residence District.

On May 13, 1996, 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 Jane Hunnewell, trustee of the Hunnewell Land Trust. Ms. Hunnewell said that the conditions had not changed, and requested renewal of the Special Permit. She also stated that the description of the outbuildings in the prior decision was incorrect. The "three garages" are actually two garages and a barn.

No other person present had any comment on the petition.

Statement of Facts

The subject property is located at 891 Washington Street, on a 5.629 acre lot on the corner of Washington Street and Pond Road, in a Single Residence District. A two-family dwelling, 2 detached garages, a barn and a shed are located on the premises. The garage closest to the house was constructed in the early 1900's and is used as a three-car garage, which has an attached two-story apartment. In June, 1987, the Board of Appeals granted a Special Permit (ZBA 87-48) for the premises to be used as a separate dwelling use, as the use had been discontinued for more than a two-year period. The Special Permit has been renewed on a triennial basis since that time.

On May 23, 1996, the Planning Board reviewed the petition and voted to recommend renewal of the Special Permit under the same conditions as previously granted.

ZBA 96-36
Petition of Hunnewell Land Trust
891 Washington Street

JUN 13 10 40 AM '96

RECEIVED
TOWN CLERK'S OFFICE
WELLESLEY, MA 02181

Decision

This Authority has made a careful study of the material submitted and the information presented at the hearing. It is the opinion of this Authority that the requested Special Permit can be granted pursuant to Section II A 8 (a) of the Zoning Bylaw to allow the garage apartment at 891 Washington Street to continue to be used as a separate dwelling unit, as said use will neither be detrimental to the neighborhood nor in derogation of the intent and purpose of the Zoning Bylaw.

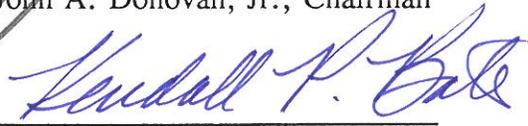
At the Public Hearing, the Board voted unanimously to renew the Special Permit under the same conditions. Therefore, a Special Permit is hereby granted subject to the following conditions:

1. All applicable State and local laws and regulations shall be complied with by both the petitioner and the tenant.
2. This Special Permit shall expire three years from the date of this decision.

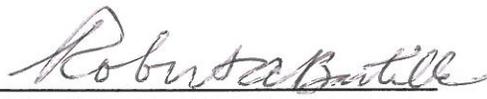
APPEALS FROM THIS DECISION,
IF ANY, SHALL BE MADE PURSUANT
TO GENERAL LAWS, CHAPTER 40A,
SECTION 17, AND SHALL BE FILED
WITHIN 20 DAYS AFTER THE DATE
OF FILING OF THIS DECISION IN
THE OFFICE OF THE TOWN CLERK.



John A. Donovan, Jr., Chairman



Kendall P. Bates



Robert A. Bastille

cc: Planning Board
Inspector of Buildings
edg