

TOWN OF WELLESLEY



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ZONING BOARD OF APPEALS

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2000 OCT -6 P 1:45

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ZBA 2000-68
Petition of Alice E. Edwards
3 Brookmere Avenue

Pursuant to due notice, the Special Permit Granting Authority held a Public Hearing on Thursday, September 28, 2000 at 7:30 p.m. in the Selectmen's Meeting Room (Conference Room B) at the Town Hall, 525 Washington Street, Wellesley, on the petition of ALICE E. EDWARDS requesting renewal of a Special Permit pursuant to the provisions of Section II A 8 (h) and Section XXV of the Zoning Bylaw to continue to use a portion of her premises at 3 BROOKMERE AVENUE, in a Single Residence District, for the purpose of a home occupation; namely investment advisory services, with hours from 9 a.m. to 5 p.m. on Mondays through Fridays throughout the year, with no more than 5 clients per week during these hours. There are no employees.

On September 6, 2000, 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 Executive Secretary read into the record a letter from Mrs. Edwards dated August 3, 2000, explaining that she would be out of the country on the night of the hearing and granted the Executive Secretary the authority to represent her at the hearing. In her letter, Mrs. Edward stated that nothing has changed since the original request. She sees clients only during the allowed hours; they park only in her driveway, and she has no employees.

The Board commented that this was a request for renewal of a previous Special Permit under the same terms and conditions.

No other person present had any comment on the petition.

Statement of Facts

The subject property is located at 3 Brookmere Avenue, in a Single Residence District. The petitioner is requesting renewal of a Special Permit first issued in 1997 to use a portion of her premises for the purpose of a home occupation; namely investment advisory services with hours from 9 a.m. to 5 p.m. on Mondays through Fridays throughout the year, with no more than 5 clients per week during these hours. There are no employees.

On September 26, 2000, the Planning Board reviewed the petition and had no objection to renewal on the same terms and conditions as are currently in effect provided no conditions have changed.

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 petitioner's request for renewal of a Special Permit for a home occupation at her premises at 3 Brookmere Avenue is in compliance with the requirements of Section II A 8 (h) of the Zoning Bylaw, and that the requested home occupation will not disturb or disrupt the customary character of the neighborhood.

Therefore, it is the unanimous decision of this Authority, as voted at the Public Hearing, to grant the requested Special Permit pursuant to the following conditions:

1. The hours of the home occupation shall be limited to 9 a.m. to 5 p.m. on Mondays through Fridays throughout the year.
2. The number of clients shall not exceed five per week, and shall be seen only during the aforesaid office hours.
3. All parking related to the home occupation shall be in the driveway of the petitioner, and no vehicles related to the home occupation shall be parked on Brookmere Avenue or any adjacent street at any time.
4. 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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