

TOWN OF WELLESLEY



MASSACHUSETTS RECEIVED  
TOWN CLERK'S OFFICE  
WELLESLEY MA 02482

ZONING BOARD OF APPEALS

TOWN HALL • 525 WASHINGTON STREET • WELLESLEY, MA 02482-5992

2000 OCT -6 P 1:46

KENDALL P. BATES, CHAIRMAN  
WILLIAM E. POLLETTA, VICE CHAIRMAN  
RICHARD L. SEEDEL

ELLEN D. GORDON  
EXECUTIVE SECRETARY  
TELEPHONE  
(781) 431-1019 EXT. 208

ROBERT A BASTILLE  
CYNTHIA S. HIBBARD  
ROBERT W. LEVY

ZBA 2000-69

Petition of Peter C. Gheradi, M.D.  
25 Kenilworth Road

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 PETER C. GHERADI, M.D. 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 the premises owned by GHERADO AND CELESTE GHERADI at 25 KENILWORTH ROAD, in a Single Residence District, for the purpose of a home occupation; namely the practice of psychotherapy with children and adolescents from 8 a.m. to 8 p.m. on Mondays through Fridays throughout the year, with no more than 20 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.

Presenting the case at the hearing was Dr. Gheradi, who said there have been no changes in the past two years.

Mr. Polletta questioned why Dr. Gheradi was requesting 60 hours of open time per week, if his 20 clients per week were scheduled by appointment. Dr. Gheradi said that the hours provide a window for scheduling patients, but the total number does not exceed 20 per week.

Mr. Seegel noted that Dr. Gheradi is requesting the same conditions as the Board granted two years ago. Mr. Bates commented that there have been no complaints from the neighbors.

No other person present had any comment on the petition.

Statement of Facts

The subject premises are located at 25 Kenilworth Road, in a Single Residence District, and are owned by Gherado and Celeste Gheradi, parents of the petitioner. Dr. Gheradi is requesting renewal of a Special Permit originally granted in 1996 to use a portion of the premises in which he resides for a home occupation; namely the practice of psychotherapy with children and adolescents with hours from 8 a.m. to 8 p.m. on Mondays through Fridays throughout the year, with no more than 20 clients per week during these hours.

ZBA 2000-69  
Petition of Peter C. Gheradi, M.D.  
25 Kenilworth Road

RECEIVED  
TOWN CLERK'S OFFICE  
WELLESLEY MA 02482  
2000 OCT -6 P 1:46

Dr. Gheradi's clients are children aged 6 through 16, who are students at the Fessenden School, and/or their parents, as well as other children who are not associated with the school. No child comes to the premises unaccompanied by a parent. Parking is available for up to three cars in the driveway. 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 current in effect, provided there have been no changes.

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 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, a Special Permit is granted, as voted unanimously by this Authority at the Public Hearing, to grant a Special Permit for a home occupation at 25 Kenilworth Road, subject to the following conditions:

1. All client sessions shall be conducted between the hours of 8 a.m. and 8 p.m. on Mondays through Fridays throughout the year.
2. No more than 20 clients per week shall be seen during the aforesaid hours.
3. No child, who is a client, shall come to the premises unaccompanied by a parent.
4. All parking related to the home occupation shall be in the driveway of the premises and no vehicle associated with the home occupation shall be parked on Kenilworth Road or on any adjacent street at any time.
5. 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.

  
Kendall P. Bates, Chairman

  
William E. Polletta

  
Richard L. Seegel

Cc: Planning Board  
Inspector of Buildings  
edg