

TOWN OF WELLESLEY



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ZONING BOARD OF APPEALS

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

2001 MAR -2 A 8:05

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ZBA 2001-7
Petition of St. Andrew's Church of Wellesley
7 Denton Road

Pursuant to due notice, the Special Permit Granting Authority held a Public Hearing on Thursday, February 22, 2001 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 ST. ANDREW'S CHURCH OF WELLESLEY 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 premises at 7 DENTON ROAD, in a Single Residence District, to continue to be used as a two-family dwelling, a use not allowed by right in a Single Residence District.

On February 5, 2001, 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 Henry Thayer, a member of the Church, who was accompanied by the Church Rector, Addison Hall, and the Senior Warden, Katherine Drum. Mr. Thayer said that they have been receiving the Special Permit since 1984. There have been no complaints during the past two years. The premises is a very large house, which is too close to the Church to sell as a separate lot. It is currently rented to two people affiliated with the Church.

The Board noted that there were a number of cars parked on the street in front of the house, and asked if they were connected with the premises. Mr. Thayer said that the tenants park in the garage or the driveway on the premises.

No other persons present had any comment on the petition.

Statement of Facts

The subject property is located at 7 Denton Road, in a Single Residence District, on a parcel of land owned by and including St. Andrew's Church of Wellesley at 79 Denton Road. The subject dwelling is located 10 feet from the Parish House of the Church.

The house, constructed prior to 1900, was purchased by the Church in 1947, and used to house clergy, or rented as a single family dwelling. In 1984, a Special Permit was granted for use of the house as a two-family dwelling, and has been renewed annually or biennially since that date.

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The petitioner is requesting renewal of the Special Permit pursuant to Section II A 8 (a) of the Zoning Bylaw to continue to use the premises as a two-family dwelling. The first floor is occupied by a person hired to fill a parish staff position. The second floor is still occupied by a licensed social worker, who is a consultant on a regular basis to St. Andrew's pastoral care team.

On February 13, 2001, the Planning Board reviewed the petition and offered no objection to renewal on the same terms 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. St. Andrew's Church of Wellesley is requesting renewal of a Special Permit to allow the dwelling at 7 Denton Road, on property owned by the Church, in a Single Residence District, to continue to be used as a two-family dwelling, a use not allowed by right in a Single Residence District.

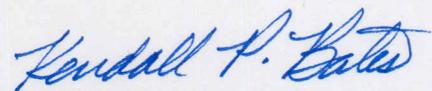
It is the opinion of this Authority that the subject dwelling can no longer be used or adapted at a reasonable expense and with a fair financial return as a single family dwelling; and that the use of this dwelling as a two-family residence will not disturb or disrupt the customary character of the neighborhood.

Therefore, a Special Permit is granted, as voted unanimously by this Authority at the Public Hearing, to allow the premises at 7 Denton Road to continue to be used as a two-family dwelling, subject to the following conditions:

1. All parking related to the premises shall be on the premises, and no vehicles related to the premises shall be parked on Denton Road.
2. 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