

TOWN OF WELLESLEY



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ZONING BOARD OF APPEALS

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

2001 JUN -5 A 8:22

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ZBA 2001-31  
Petition of Phyllis S. Yawitt  
65 Arnold Road

Pursuant to due notice, the Special Permit Granting Authority held a Public Hearing on Thursday, May 24, 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 PHYLLIS S. YAWITT 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 65 ARNOLD ROAD, in a Single Residence District, for the purpose of a home occupation; namely, a psychotherapy/counseling practice with individuals, couples and families for up to 15 client hours per week during the hours of 9 a.m. through 8 p.m. on Mondays through Thursdays throughout the year.

On May 7, 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.

Dr. Yawitt had submitted a letter to the Board stating that due to previous plans, she would be unable to attend the Public Hearing, and requested the Executive Secretary to speak on her behalf. Ms. Gordon said that Dr. Yawitt had been granted the first Special Permit in 1992, and is requesting renewal of her Special Permit under the same terms and conditions as previously granted. There have been no neighborhood complaints.

No other person present had any comment on the petition.

Statement of Facts

The subject property is located at 65 Arnold Road, in a Single Residence District. The petitioner is requesting renewal of a Special Permit to allow her to continue to use a portion of her premises for the conduct of a home occupation; namely a psychotherapy/counseling practice for individuals, couples and families, with no more than 15 client hours per week during the hours from 9 a.m. through 8 p.m. on Mondays through Thursdays throughout the week. This Special Permit was first granted in 1992, and has been renewed on an annual or biennial basis since that time.

On May 15, 2001, the Planning Board reviewed the petition and offered no objection to renewal of the request on the same terms and conditions as are currently in effect, provided there have been no problems encountered during the preceding renewal period.

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Decision

This Authority has made a careful study of the material submitted and the information presented at the hearing, and is of the opinion that the proposed use of the premises is in compliance with the requirements of Section II A 8 (h) of the Zoning Bylaw; and will neither disturb nor disrupt the customary character of the neighborhood.

Therefore, the requested Special Permit is granted, as voted unanimously by this Authority at the Public Hearing, subject to the following conditions:

1. All client sessions shall be conducted between the hours of 9 a.m. through 8 p.m. on Mondays through Thursdays throughout the year.
2. The total number of client sessions shall not exceed 15 hours per week.
3. All parking related to the home occupation shall be in the driveway of the premises at 65 Arnold Road, and no client cars, or cars belonging to the occupants of the premises, shall be parked on Arnold Road during the hours of operation of the home occupation.
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*

Kendall P. Bates, Chairman

*Richard L. Seegel*

Richard L. Seegel

*Cynthia S. Hibbard*

Cynthia S. Hibbard

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