

TOWN OF WELLESLEY



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2001 SEP 26 A 8:21

ZONING BOARD OF APPEALS

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ZBA 2001-66
Petition of John S. Chapman
12 Fletcher Road

Pursuant to due notice, the Special Permit Granting Authority held a Public Hearing on Thursday, September 13, 2001 at 7:30 p.m. in the Great Hall at the Town Hall, 525 Washington Street, Wellesley, on the petition of JOHN S. CHAPMAN requesting renewal of a Special Permit pursuant to the provisions of Section II A 8 (h) and Section XXV of the Zoning Bylaw to allow him to continue to use a portion of his premises at 12 FLETCHER ROAD, in a Single Residence District, for the purpose of a home occupation; namely, an architectural practice with hours from 8:30 a.m. to 6 p.m. on Mondays through Fridays and from 10 a.m. to 2 p.m. on Saturdays throughout the year, with no more than 10 clients per week during these hours. There is one full-time employee on Mondays through Fridays during office hours.

On August 27, 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 John Chapman, who requested renewal of his Special Permit under the same terms and conditions. There have been no changes in the conditions.

The Board asked if Mr. Chapman could limit the weekday hours to 5 p.m. rather than 6 p.m. Mr. Chapman said that would not be a problem.

No other person present had any comment on the petition.

Statement of Facts

The subject property is located at 12 Fletcher Road, in a Single Residence District. The petitioner is requesting renewal of a Special Permit, which has been granted since 1995, to use a portion of his premises for the conduct of a home occupation; namely, an architectural practice with hours from 8:30 a.m. to 6 p.m. on Mondays through Fridays and on Saturdays from 10 a.m. to 2 p.m. throughout the year, with no more than 10 clients during these hours. There is one full-time employee on Mondays through Fridays during office hours. Parking for up to six cars is available in the driveway.

On September 4, 2001, the Planning Board reviewed the petition, and a majority of the Board had no objection to renewal of the Special Permit on the same terms and conditions as are currently in effect and assuming that there has been no material change in the underlying circumstances and characteristics of the petition and use.

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Decision

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This Authority has made a careful study of the materials submitted and the information presented at the hearing. It is the opinion of this Authority that the petitioner's request for a Special Permit for a home occupation at his premises at 12 Fletcher Road 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, subject to the following conditions:

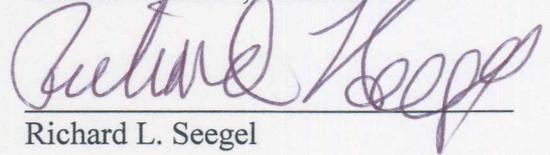
1. The hours of the home occupation shall be limited to **8:30 a.m. to 5 p.m.** on Mondays through Fridays and from 10 a.m. to 2 p.m. on Saturdays throughout the year.
2. The number of clients shall not exceed 10 per week during the aforesaid hours.
3. There shall be one full-time employee with hours from **8:30 a.m. to 5 p.m.** on Mondays through Fridays throughout the years.
4. 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 Fletcher Road or on any adjacent street.
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.

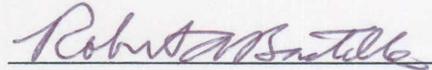
Cc: Planning Board
Inspector of Buildings
edg



Kendall P. Bates, Chairman



Richard L. Seegel



Robert A. Bastille