

TOWN OF WELLESLEY



MASSACHUSETTS

ZONING BOARD OF APPEALS

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

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ROBERT A. BASTILLE
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September 17, 2001

Mr. and Mrs. George Ellis.
514 Washington Street
Wellesley, MA 02481

Re: ZBA 2001-68
Petition of George M. and Donna M. Ellis
514 Washington Street

Dear Mr. and Mrs. Ellis:

Please be advised that at the Public Hearing held on September 13, 2001, the Zoning Board of Appeals voted unanimously to grant your request to withdraw the above referenced petition without prejudice.

Any future petition regarding a Special Permit for a home occupation at 514 Washington Street requiring relief from the Board of Appeals will require a new application.

If you have any questions, or need further assistance, please do not hesitate to call me.

Very truly yours,

A handwritten signature in cursive script that reads "Ellen D. Gordon".

Ellen D. Gordon
Executive Secretary, Zoning Board of Appeals

cc: Town Clerk
Planning Board
Inspector of Buildings

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TOWN CLERK'S OFFICE
WELLESLEY MA 02482

2001 AUG 27 A 9:08

Business Operations Details

Mortgage Advisory Group, Inc.(MAG) has been based in Wellesley since being incorporated in 1997. MAG's primary focus is to arrange for first mortgage financing to individuals for the purchase and refinancing of one to four unit dwellings in the Eastern Massachusetts marketplace. We are licensed mortgage lenders and mortgage brokers and are regulated by the Commonwealth of Massachusetts' Commissioner of Banks.

Our present offices are located at 277 Linden Street up stairs from the Wellesley Bread Company, Sovereign Bank and Harrington's of Vermont. We currently have no signage or visibility on the exterior of the building, and will not need any at 514 Washington Street either. Our business is largely referral based, and we cover towns throughout eastern Massachusetts. Usually we travel to the clients home for appointments to take the mortgage application and gather loan documentation. Many applications are also obtained through the mail or over the phone. Loan closings are generally done in various attorney's offices in several locations in eastern Massachusetts.

Since our inception, we have not had any full time employees (other than ourselves) and we do not plan to have any in the future. Our business goal is to stay small enough to manage the business ourselves. From time to time we have had one part time person come in to assist us for a few hours per week during peak activity periods, on an independent contractor basis. This is the only kind of employee we would anticipate in the future as well.

Our plan is to utilize the third floor of the building for our offices. Any client meetings would occur in a room on the first floor. Client visits to our existing offices are fairly rare with an average of 2 or 3 client visits per week. The majority of these visits occur during normal business hours from 8:30 a.m. to 5:00 p.m. with occasional client meetings in the early evening. These visits generally would involve one or two people in one car which would park in one of the 6 available spaces on the property itself. As can be seen from the photographs included with this package, there are several spaces immediately to the left/rear of the property, and another 2 spaces in the driveway on the right rear corner of the lot. There should be no need for expanding the existing driveway area or for use of the on street parking that is adjacent to the property on Washington Street.

(Cont'd)

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WELLESLEY MA 02482

Business Details (Continued)

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Our business requires no special equipment or machinery. We will only have a few personal computers, telephones, a copier and some office furniture. There will be no activities, equipment or processes which would in any way disrupt or disturb the nature of the residential neighborhood.

Because we do not manufacture or sell anything, there will be no pickup or delivery of products, inventory or raw materials. There will be no outside storage of products or materials.

We expect to make no changes to the exterior of the building or grounds that would not be in keeping with the residential character of the neighborhood. To the contrary, we are excited about caring for the attractive gardens and lawns that currently exist throughout the yard now. In addition, we intend to freshen up the paint on the existing trim and fencing.

We have willingly accepted the responsibility of maintaining the character of the home and parcel that currently serves as one of the "gateways to Wellesley Square" across from the duck pond and town hall. We want to continue to have the townspeople and those who pass through town enjoy the "house on the corner with the pretty gardens".