

TOWN OF WELLESLEY



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ZONING BOARD OF APPEALS

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ZBA 2001-90
Petition of Susan G. Case
125 Grove Street

Pursuant to due notice, the Special Permit Granting Authority held a Public Hearing on Thursday, November 29, 2001 at 7:30 p.m. in the Great Hall at the Town Hall, 525 Washington Street, Wellesley, on the petition of SUSAN G. CASE, requesting a Special Permit pursuant to the provisions of Section II A 8 (h) and Section XXV of the Zoning Bylaw to allow her to use a portion of her premises at 125 GROVE STREET, in a Single Residence District, for the purpose of a home occupation; namely, Educational Consulting with individual high school students, with hours from 2 p.m. to 7 p.m. on Mondays through Fridays and 9 a.m. to 1 p.m. on Saturdays throughout the year, with no more than 12 students per week during these hours. There are no employees.

On November 13, 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 Susan Case, who said she is currently a college counselor at a private school. She is leaving her job and would like to begin a small part time private practice with limited hours in her home. There is sufficient parking for three cars in her driveway. She would be seeing the students in the living room of her home. She has spoken to her neighbors, who have no problem with her proposed home occupation.

The Board asked if there would be only one student involving one car at a time. Mrs. Case said that was correct. The Board commented that any approval would contain a condition that all vehicles related to the home occupation be parked on Mrs. Case's premises.

Mrs. Case said the hours she has requested are those during which high school students are available. She added that there would not be any signage.

No other person present had any comment on the petition.

Statement of Facts

The subject property is located at 125 Grove Street, in a Single Residence District. The petitioner is requesting a Special Permit to use a portion of her premises for the purpose of a home occupation; namely Educational Consulting with individual high school students, with hours from 2 p.m. to 7 p.m. on Mondays through Fridays and 9 a.m. to 1 p.m. on Saturdays throughout the year, with no more than 12 students per week during those hours. There are no employees.

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Mrs. Case submitted a diagram of the first floor of her home and photographs, together with her application. 2002 JAN 4 A 8:14

On November 27, 2001, the Planning Board reviewed the petition and had no objection as long as there was adequate off-street parking. If the request is favorably considered, the Board recommended a one-year probation period.

Decision

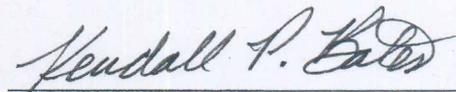
This Authority has made a careful study of the materials submitted and the information presented at the hearing. It is the opinion of this Authority that the requested use of the premises at 125 Grove Street by Susan Case is in compliance with the requirements of Section II A 8 (h) and that the requested home occupation will neither disturb nor disrupt the customary character of the neighborhood.

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

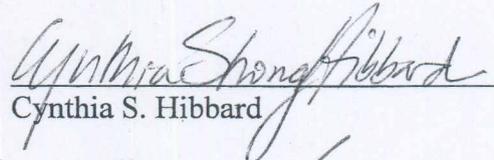
1. All client sessions shall be conducted between the hours of 2 p.m. to 7 p.m. on Mondays through Fridays and between 9 a.m. and 1 p.m. on Saturdays throughout the year.
2. The number of clients seen during the above referenced hours shall not exceed 12 per week.
3. All vehicles related to the home occupation shall be parked in the driveway of the premises and no vehicles related to the home occupation shall be parked on Grove Street or on any adjacent street.
4. This Special Permit shall expire one year from the date time stamped on 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 OF THE DATE
OF FILING OF THIS DECISION IN
THE OFFICE OF THE TOWN CLERK.

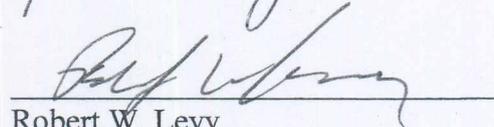
Cc: Planning Board
Inspector of Buildings
edg



Kendall P. Bates, Chairman



Cynthia S. Hibbard



Robert W. Levy