

TOWN OF WELLESLEY



MASSACHUSETTS

ZONING BOARD OF APPEALS

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

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2002 JUN -5 A 8:18

ZBA 2002-44
Petition of Wellesley College
828 Washington Street (Cheever House)

Pursuant to due notice, the Special Permit Granting Authority held a Public Hearing on Thursday, May 23, 2002 at 7:30 p.m. in the Great Hall at the Town Hall, 525 Washington Street, Wellesley, on the petition of WELLESLEY COLLEGE requesting renewal of a Special Permit pursuant to the provisions of Section II A 8 (b) and Section XXV of the Zoning Bylaw to allow the premises at 828 WASHINGTON STREET (CHEEVER HOUSE), in a Single Residence District, to continue to be used as an institute of an educational nature, a use not allowed by right in a Single Residence District.

On May 6, 2002, 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 Barry Monahan, representing Wellesley College. Mr. Monahan said that the Special Permit was first granted in 1974. The property is known as "Cheever House", and has an educational use as offices for research staff. The college has not received any complaints relating to traffic, noise, parking or any other issues.

The Board asked if the apartment in Cheever House was being occupied. Mr. Monahan said there was no one living in it, but it is used occasionally as an office.

No other person present had any comment on the petition.

Statement of Facts

The subject property is located at 828 Washington Street, in a Single Residence District, and contains approximately 21 acres. A four-story wood frame mansion containing a four room apartment, formerly the Cheever Estates, built around 1894; a three-car garage, a barn and a chauffeur's day room area are all located on the premises. The surrounding property consists of woodland and a green field swamp.

Wellesley College first requested permission to use the dwelling as an institute of an educational nature in June, 1974. A Special Permit with conditions (ZBA 74-18) was granted by the Board of Appeals at that time, and has been renewed annually or biennially since 1975.

There are 34 offices on the four floors of the building, used by approximately 40 employees. Parking for employees and visitors is provided in the parking lot adjacent to the building. Cheever House is used by Wellesley College for related research under the title of Wellesley College Center for Research on Women.

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On May 14, 2002, the Planning Board reviewed the petition and expressed the opinion that the use was by right and should not require a Special Permit.

Decision

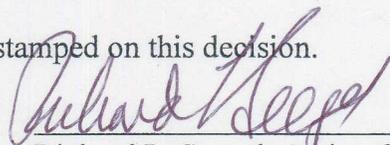
This Authority has made a careful study of the petition submitted, and is of the opinion that the continued use of the property at 828 Washington Street for educational purposes is in harmony with the general intent and purpose of Section II A 8 (b) of the Zoning Bylaw.

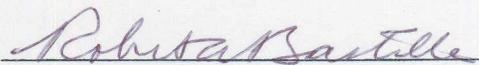
A Special Permit is granted, as voted unanimously by this Authority at the Public Hearing, subject to the following conditions:

1. All applicable State and local laws shall be complied with, as well as recommendations and requirements of the Fire Department, the Board of Health and the Inspector of Buildings.
2. No more than 40 offices shall be provided and occupied, and not more than 50 people shall occupy the building at any one time.
3. Only one four room apartment shall be provided as living space, which may be occupied by not more than four persons.
4. Except for routine maintenance and repairs, no alterations or additions to the building shall be made unless permission is obtained from the Board of Appeals.
5. Sufficient off street parking shall be provided so that no vehicle associated with the research center shall be parked on Washington Street.
6. There shall be no disturbance or disruption of the residential neighborhood cause by or as a result of any use of the premises by the petitioner.
7. The approved use of the property shall be only during the hours of 8 a.m. to 6 p.m., with the exception of the use of the apartment as living space.
8. No sign identifying the premises shall be displayed except in accordance with the Zoning Bylaw.
9. This Special Permit shall expire two years 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 AFTER THE DATE
OF FILING OF THIS DECISION IN
THE OFFICE OF THE TOWN CLERK

Cc: Planning Board
Inspector of Buildings


Richard L. Seegel, Acting Chairman


Robert A. Bastille


J. Randolph Becker

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