



ZONING BOARD OF APPEALS

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

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ZBA 2002-84
 Petition of Peter C. Gheradi, M.D.
25 Kenilworth Road

Pursuant to due notice, the Special Permit Granting Authority held a Public Hearing on Thursday, September 19, 2002 at 7:30 p.m. in the Great Hall at the Town Hall, 525 Washington Street, Wellesley on the petition of PETER C. GHERADI, M.D. 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 the premises owned by GHERADO AND CELESTE GHERADI at 25 KENILWORTH ROAD, in a Single Residence District, for the purpose of a home occupation; namely, the practice of psychotherapy with children and adolescents from 8 a.m. to 8 p.m. on Mondays through Fridays throughout the year, with no more than 20 clients per week during these hours.

On September 3, 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. As Dr. Gheradi did not appear at the hearing, the Board continued the petition to the Public Hearing held on November 7, 2002.

Presenting the case at the hearing on November 7, 2002 was Peter Gheradi, who said he was requesting renewal of his Special Permit. There have been no complaints from the neighbors.

No other person present had any comment on the petition.

Statement of Facts

The subject premises are located at 25 Kenilworth Road, in a Single Residence District, and are owned by Gherado and Celeste Gheradi, parents of the petitioner. Dr. Gheradi is requesting renewal of a Special Permit originally granted in 1996 to use a portion of the premises in which he resides for a home occupation; namely, the practice of psychotherapy with children and adolescents with hours from 8 a.m. to 8 p.m. on Mondays through Fridays throughout the year, with no more than 20 clients per week during these hours. There are no employees.

Dr. Gheradi's clients are children aged 6 through 16, who are students at the Fessenden School, and/or their parents, as well as other children who are not associated with the school. No child comes to the premises unaccompanied by a parent. Parking is available for up to three cars in the driveway.

On September 10, 2002, the Planning Board reviewed the petition and had no objection to renewal on the same terms and conditions as are currently in effect.

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Decision

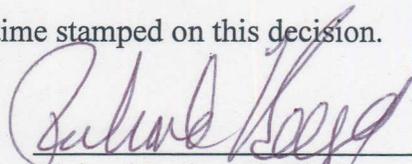
This Authority has made a careful study of the material submitted and the information presented at the hearing. It is the opinion of this Authority that the petitioner's request for renewal of a Special Permit for a home occupation is in compliance with the requirements of Section II A 8 (h) of the Zoning Bylaw, and that the requested home occupation will not disturb or disrupt the customary character of the neighborhood.

Therefore, a Special Permit is granted, as voted unanimously by this Authority at the November 7, 2002 Public Hearing, for a home occupation at 25 Kenilworth Road, subject to the following conditions:

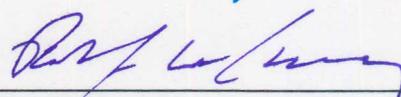
1. All client sessions shall be conducted between the hours of 8 a.m. and 8 p.m. on Mondays through Fridays throughout the years.
2. No more than 20 clients per week shall be seen during the aforesaid hours.
3. No child, who is a client, shall come to the premises unaccompanied by a parent.
4. All parking related to the home occupation shall be in the driveway of the premises, and no vehicle associated with the home occupation shall be parked on Kenilworth Road or on any adjacent street at any time.
5. 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
edg


Richard L. Seegel, Chairman


David G. Sheffield


Robert W. Levy

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