TOWN OF WELLESLEY MASSACHUSETTS

ZONING BOARD OF APPEALS

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ZBA 2002-95
Petition of Susan G. Case
125 Grove Street

Pursuant to due notice, the Special Permit Granting Authority held a Public Hearing on Thursday, November 7, 2002 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 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 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 from 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 October 17, 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 Susan Case, who said that during the past year, she has seen about 8 students per week. There is sufficient space in her driveway for parking. She has had no complaints from the neighbors.

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 renewal of 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 these hours. There are no employees.

On October 22, 2002, the Planning Board reviewed the petition and had no objection to renewal of the Special Permit on the same terms and conditions as are currently in effect.

Decision

This Authority has made a careful study of the application 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) of the Zoning Bylaw, and that the requested home occupation will neither disturb nor disrupt the customary character of the neighborhood.

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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 from 9 a.m. to 1 p.m. on Saturdays throughout the year.

2. The number of clients seen during the aforesaid hours shall not exceed 12 per week.

3. All vehicles related to the home occupation shall be parked in the driveway of the petitioner, and no vehicles related to the home occupation shall be parked on Grove Street or on any adjacent street at any time.

4. 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.

Richard L. Seegel, Chairman

David G. Sheffield

Robert W. Levy

Cc: Planning Board
Inspector of Buildings
edg

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