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ZONING BOARD OF APPEALS

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ZBA 2003-54
Petition of Wellesley College
33 Dover Road

Pursuant to due notice, the Special Permit Granting Authority held a Public Hearing on Thursday, July 10, 2003 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 property at 33 DOVER ROAD, in a Single Residence District, to continue to be used for educational purposes as a language residence for seven Wellesley College students, a use not allowed by right in a Single Residence District.

On June 23, 2003, 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 Peter Eastment, Director of Housing at Wellesley College. Mr. Eastment said there have been no changes since the first petition was granted in 1984. There are still seven students majoring in French living in the house. There have been no complaints from the neighbors, and there is sufficient parking on the premises.

The Board asked about the external lighting. Mr. Eastment said there are some lights on the building and some on posts in the parking area. Some of the parking lights are sensored by movement, and others are on a timer. There have been no complaints from the neighbors about the lights.

No other person present had any comment on the petition.

Statement of Facts

The subject property is located at 33 Dover Road, on a 46,135 square foot lot abutting the Nehoiden Golf Course, in a Single Residence District. The property has been owned by Wellesley College for many years and contains a main house and a carriage house. Nine Wellesley students live in the main house. Seven students live in the carriage house, which is used as a language residence for students majoring in French.

In 1984, Wellesley College was granted a Special Permit to allow the carriage house to be used as a separate dwelling unit to house seven students on the same lot as the main house. This Special Permit has been renewed annually or biennially since that time. The college is seeking renewal of the Special Permit under the same conditions as previously granted.

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The Planning Board reviewed the petition and had no objection to granting the Special Permit pursuant to the same conditions as are currently in existence.

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Decision

This Authority has made a careful study of the material submitted and the information presented at the hearing. The petitioner seeks renewal of a Special Permit to allow the carriage house at 33 Dover Road to continue to be used as a residence for seven college students on the same property that contains a main house housing nine students in a Single Residence District.

It is the opinion of this Authority that the continued use of the carriage house as a separate dwelling unit shall not disturb or disrupt the customary character of the residential neighborhood, and is in harmony with the intent and purpose of the Zoning Bylaw.

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

1. No more than seven Wellesley College students shall be housed in the carriage house at any one time.

2. The petitioner shall comply with the requirements and recommendations of the Inspector of Buildings and the Fire Department.

3. Sufficient off street parking shall be provided so that no vehicle associated with the carriage house shall be parked on any street in the neighborhood.

4. No sign identifying the premises shall be displayed on the property except in accordance with the Zoning Bylaw.

5. There shall be no disturbance or disruption to the residential neighborhood.

6. 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

Cynthia S. Hibbard

David G. Sheffield

Cc: Planning Board
Inspector of Buildings
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