

TOWN OF WELLESLEY



MASSACHUSETTS

ZONING BOARD OF APPEALS

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

RICHARD L. SEEDEL, CHAIRMAN
CYNTHIA S. HIBBARD, VICE CHAIRMAN
DAVID G. SHEFFIELD

ELLEN D. GORDON
EXECUTIVE SECRETARY
TELEPHONE
(781) 431-1019 EXT. 208

ROBERT A. BASTILLE
J. RANDOLPH BECKER
ROBERT W. HEVY

ZBA 2003-68
Petition of John Chapman
12 Fletcher Road

Pursuant to due notice, the Special Permit Granting Authority held a Public Hearing on Thursday, September 18, 2003 at 7:30 p.m. in the Selectmen's Meeting Room (Conference Room B) at the Town Hall, 525 Washington Street, Wellesley on the petition of JOHN CHAPMAN 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 his premises at 12 FLETCHER ROAD, in a Single Residence District, for the purpose of a home occupation; namely, an architectural practice with hours from 8:30 a.m. to 6 p.m. on Mondays through Fridays and from 10 a.m. to 2 p.m. on Saturdays throughout the year, with no more than 10 clients per week during these hours. There is one full-time nonresident employees on Mondays through Fridays during office hours.

On August 19, 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 John Chapman, who requested renewal of his Special Permit under the same terms and conditions.

The Board stated that Mr. Chapman's application requests weekday hours from 8:30 a.m. to 6 p.m. The last Special Permit granted allowed weekday hours from 8:30 a.m. to 5 p.m. Mr. Chapman said that would be agreeable.

The Board noted that the application states that there is "one full-time" employee, but does not state that the employee is not a resident. Mr. Chapman said that the employee is not a resident and does not work on Saturdays. The Board stated that the word "nonresident would be added to the condition regarding the employee.

No other person present had any comment on the petition.

Statement of Facts

The subject property is located at 12 Fletcher Road, in a Single Residence District. The petitioner is requesting renewal of a Special Permit, which has been granted annually and biennially since 1996, to use a portion of his premises for the conduct of a home occupation; namely an architectural practice with hours from 8:30 a.m. to 6 p.m. on Mondays through Fridays and on Saturdays from 10 a.m. to 2 p.m. throughout the year, with no more than 10 clients per week during these hours.

RECEIVED
CLERK'S OFFICE
WELLESLEY MA 02482
SEP 26 A 8:01

ZBA 2003-68
Petition of John Chapman
12 Fletcher Road

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

Decision

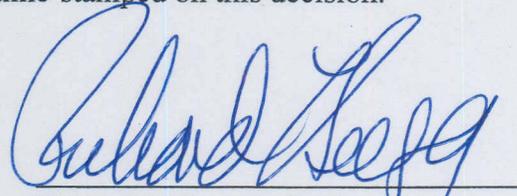
This Authority has made a careful study of the materials submitted and the information presented at the hearing. It is the opinion of this Authority that the petitioner's request for a Special Permit for a home occupation at his premises at 12 Fletcher Road is in compliance with the requirements of Section II A 8 (h) and that the requested home occupation will not disturb or disrupt the customary character of the neighborhood.

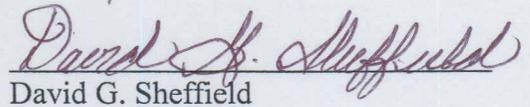
Therefore, the Special Permit is granted, as voted unanimously by this Authority at the Public Hearing, subject to the following conditions:

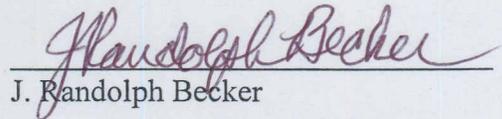
1. The hours of the home occupation shall be limited to **8:30 a.m. to 5 p.m.** on Mondays through Fridays and from 10 a.m. to 2 p.m. on Saturdays throughout the year.
2. The number of clients shall not exceed 10 per week during the aforesaid hours.
3. There shall be one full-time nonresident employee with hours from **8:30 a.m. to 5 p.m.** on Mondays through Fridays throughout the year.
4. All parking related to the home occupation shall be in the driveway of the petitioner; and no vehicles related to the home occupation shall be parked on Fletcher Road or on any adjacent street.
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


J. Randolph Becker

2003 SEP 26 A 8:06
RECEIVED
TOWN CLERK'S OFFICE
WELLESLEY MA 02482