

TOWN OF WELLESLEY



MASSACHUSETTS

ZONING BOARD OF APPEALS

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

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ZBA 2004-25
Petition of Julia Micou
22 Louis Drive

Pursuant to due notice, the Special Permit Granting Authority held a Public Hearing on Thursday, May 13, 2004 at 7:30 p.m. in the Great Hall at the Town Hall, 525 Washington Street, Wellesley, on the petition of JULIA MICOU requesting a Special Permit pursuant to the provisions of Section II A 8 (h) and Section XXV of the Zoning Bylaw to allow her to use a portion of her premises at 22 LOUIS DRIVE, in a Single Residence District, for the purpose of a home occupation; namely a Personalized Stationery and Monogramming Service, with hours from 9 a.m. to noon on Monday, Tuesday, Thursday and Friday throughout the year, with no more than 5 clients per week. All parking related to the home occupation shall be on the premises. There are no nonresident employees.

On April 27, 2004, 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 Julia Micou, who said she and her family reside in the premises. She has a sewing hobby that she would like to turn into a home occupation. She sews on a monogramming machine in the basement. She would like to be able to have clients come to her home to drop off and pick up materials to be monogrammed. There would be no employees and no signage.

The Board noted that the Planning Board had no objection to the granting of the petition. However, the Board had received a petition in opposition to the request signed by the owners of 6, 7, 10 and 11 Louis Drive.

The Board asked if Mrs. Micou had spoken to her neighbors about her request. Mrs. Micou said she lives at the end of the cul-de-sac, so she is removed from the entrance to the street where the objectors live. She has spoken to her three abutting neighbors, who have no problems with the request. Fed-Ex deliveries would be the same as in any neighborhood.

No other person present had any comment on the petition.

Statement of Facts

The subject property is located at 22 Louis Drive, in a Single Residence District. The petitioner is requesting a Special Permit to use a portion of her premises for the conduct of a home occupation; namely a Personalized Stationery and Monogramming Service with hours from 9 a.m. to noon on Mondays, Tuesdays, Thursdays and Fridays throughout the year, with no more than 5 clients per week during these

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hours. There are no nonresident employees. All parking related to the home occupation would be on the premises.

The petitioner submitted a description of her proposed home occupation, addressing the requirements of Section II A 8 (h) of the Zoning Bylaw; existing floor plans of her home, including the basement area to be used for the home occupation; photographs; and a petition supporting her request signed by Mary Monagel, 31 Louis Drive; the Nowacks at 35 Louis Drive; and Ennio Mingolla, 18 Louis Drive.

A petition in opposition to the granting of the request, signed by Mrs. Frederick Hughes, 11 Louis Drive; Carol Schwartz, 7 Louis Drive; Nancy Strong, 10 Louis Drive; and Joan Epler, 6 Louis Drive, was submitted to the office of the Board of Appeals.

On May 11, 2004, the Planning Board reviewed the petition, and had no objection to the granting of the request.

Decision

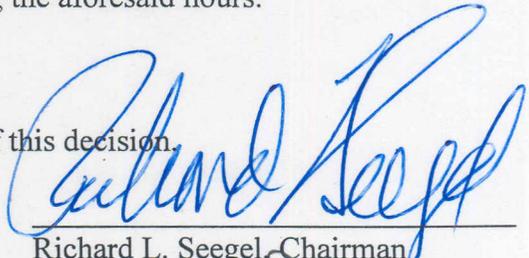
This Authority has made a careful study of the materials submitted and the information presented at the Public Hearing. It is the opinion of this Authority that the requested use of the premises by Julia Micou for the conduct of a home occupation is in compliance with the requirements of Section II A 8 (h) of the Zoning Bylaw, and shall neither disturb nor disrupt the customary character of the neighborhood.

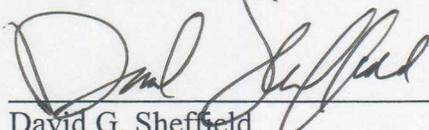
Therefore, a Special Permit is granted, as voted unanimously by this Authority at the Public Hearing, subject to the following conditions:

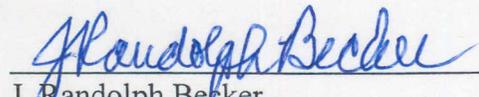
1. All parking related to the home occupation shall be in the driveway at 22 Louis Drive, and no cars related to the home occupation shall be parked on Louis Drive at any time.
2. The hours of the home occupation shall be limited to 9 a.m. to noon on Mondays, Tuesdays, Thursdays and Fridays throughout the year.
3. Only 5 clients per week shall come to the premises during the aforesaid hours.
4. There shall be no nonresident employees.
5. This Special Permit shall expire one year from the date of 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, Chairman


David G. Sheffield


J. Randolph Becker

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