TOWN OF WELLESLEY MASSACHUSETTS

ZONING BOARD OF APPEALS

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

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ZBA 2004-31
Petition of Wellesley College
828 Washington Street (Cheever House)

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 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 premises at 828 WASHINGTON STREET, in a Single Residence District, to continue to be used as an institute of an educational nature, a use not allowed by right in a Single Residence District.

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 Barry Monahan, representing Wellesley College. Mr. Monahan said the College is requesting renewal of a Special Permit that was originally granted 30 years ago, for the use of the premises as a research facility under the same conditions. There have been no changes and no complaints from the neighbors.

The Board asked if the four-room apartment was still being used. Mr. Monahan said he had lived there when he first came to the College, but no one has lived there since then. There is a large room adjacent to the kitchen, where people eat.

The Board asked if the "Statement of Facts" section in the decision could be amended to remove mention of the four-room apartment. Mr. Monahan said that would be agreeable, as the College has no intention of using it as a residential apartment. There are still 40 offices in the building.

No other person present had any comment on the petition.

Statement of Facts

The subject property is located at 828 Washington Street, in a Single Residence District, and contains approximately 21 acres. A four-story wood frame mansion, formerly the Cheever Estates, was built around 1894. The property also contains a three-car garage, a barn, and a chauffeur's day room area. The surrounding property consists of woodland and a green field swamp.

Wellesley College first requested permission to use the dwelling as an institute of an educational nature in June, 1974. A Special Permit, with conditions, was granted by the Board of Appeals at that time, and has been renewed annually or biennially since 1975.

There are 40 offices on the four floors of the building, used by approximately 40 employees. Parking for employees and visitors is provided in the parking lot adjacent to the building. Cheever House is used by Wellesley College for related research under the title of Wellesley College Center for Research on Women.

On May 11, 2004, the Planning Board reviewed the petition and recommended renewal under the same terms and conditions as are currently in effect.

Decision

This Authority has made a careful study of the material submitted and the information presented at the Public Hearing. It is the opinion of this Authority that the continued use of the property at 828 Washington Street for educational purposes is in harmony with the general intent and purpose of Section II A 8 (b) of the Zoning Bylaw.

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

1. All applicable State and local laws shall be complied with, as well as recommendations and requirements of the Fire Department, Board of Health and the Inspector of Buildings.

2. No more than 40 offices shall be provided, and not more than 50 people shall occupy the building at any one time.

3. Except for routine maintenance and repairs, no alterations or additions to be building shall be made unless permission is obtained from the Board of Appeals.

4. Sufficient off street parking shall be provided so that no vehicle associated with the research center shall be parked on Washington Street.

5. There shall be no disturbance or disruption of the residential neighborhood caused by, or as a result of any use of the premises by the petitioner.

6. The approved use of the premises shall be only during the hours of 8 a.m. to 6 p.m.

7. No sign identifying the premises shall be displayed except in accordance with the Zoning Bylaw.

8. This Special Permit shall expire two years from the date time-stamped on this decision.

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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

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