

TOWN OF WELLESLEY



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ZONING BOARD OF APPEALS

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

2004 JUL 23 A 8:17

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ZBA 2004-42  
Petition of Katherine S. Kaufmann  
8 Commonwealth Park

Pursuant to due notice, the Special Permit Granting Authority held a Public Hearing on Thursday, July 15, 2004 at 7:30 p.m. in the Great Hall at the Town Hall, 525 Washington Street, Wellesley, on the petition of KATHERINE S. KAUFMANN requesting renewal of a Special Permit pursuant to the provisions of Section II A 8 (h) and Section XXV of the Zoning Bylaw to allow her to continue to use a portion of her premises at 8 COMMONWEALTH PARK, in a Single Residence District, for the purpose of a home occupation; namely, the practice of psychotherapy with individuals, couples and families, with not more than 25 clients per week during the hours from 9 a.m. to 9 p.m. on Mondays through Thursdays throughout the year. There are no nonresident employees and all parking is on the premises.

On June 28, 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 Dr. Kaufmann, who said she has had a Special Permit for her home occupation for the past 18 years. She has never had any complaints from the neighbors, and there have been no changes in the conditions for the past two years.

As the Zoning Bylaw allows a Special Permit to be granted for up to three years, the Board decided to grant a Special Permit to Dr. Kaufmann for a three year period since she has had her Special Permit for the past 18 years without any problems.

The Board noted that the Planning Board had no objection to the renewal of the Special Permit under the same terms and conditions as are currently in effect.

No other person present had any comment on the petition.

Statement of Facts

The subject property is located at 8 Commonwealth Park, in a Single Residence District, and is owned by the Katherine Stone Kaufmann and John W. Kaufmann Residential Trust.

The petitioner is requesting renewal of a Special Permit to continue to use a portion of her premises to conduct a home occupation; namely the practice of individual, marital and family psychotherapy for no more than 25 clients per week during the hours of 9 a.m. to 9 p.m. on Mondays through Thursdays throughout the year. There are no employees or signs, and all parking is in the petitioner's driveway. The

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Special Permit was granted originally in 1986, and has been renewed annually or biennially since that time.

On July 13, 2004, the Planning Board reviewed the petition and had no objection to the granting of the request under the same terms and conditions as are currently in effect.

Decision

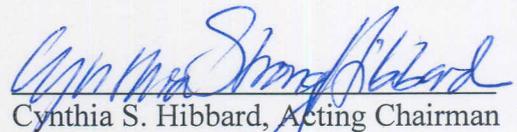
This Authority has made a careful study of the application submitted and the information presented at the Public Hearing. It is the opinion of this Authority that the petitioner's requested use of a portion of her premises for the conduct of a home occupation is in compliance with the requirements of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

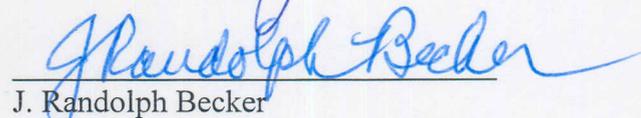
Therefore, a Special Permit is granted, as voted unanimously by this Authority at the Public Hearing, for the conduct of a home occupation, subject to the following conditions:

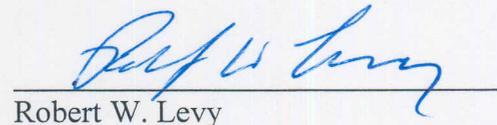
1. Client hours shall not exceed 25 hours per week.
2. Hours of operation shall be limited to between 9 a.m. and 9 p.m. on Mondays through Thursdays throughout the year.
3. All parking related to the home occupation shall be in the driveway of the petitioner, and no cars related to the home occupation shall be parked on Commonwealth Park at any time.
4. This Special Permit shall expire three 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

  
Cynthia S. Hibbard, Acting Chairman

  
J. Randolph Becker

  
Robert W. Levy

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