

**ZONING BOARD OF APPEALS**

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

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ZBA 2005-57
Petition of Wellesley College
33 Dover Road

Pursuant to due notice, the Special Permit Granting Authority held a Public Hearing on Thursday, October 6, 2005 at 7:30 p.m. 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, 2005, the petitioner filed a request for a hearing before this Authority, and thereafter, due notice of the hearing was given by mailing and publication.

On July 7, 2005, the Board voted unanimously to extend the existing Special Permit with the same conditions for a period not to exceed 90 days from July 23, 2005 and that the hearing be continued to a date agreed upon by the Board and the petitioner within that 90 days.

Presenting the case at the hearing was Barry Monahan who said that the request goes back to 1984. He said that during the period of 21 years the home has coexisted with the neighborhood. He said that over the past few years Wellesley College has spent a substantial amount of money on upgrades to the interior and exterior of the property. Mr. Monahan said that the home is for seven students. He said that there has only been one complaint that concerned exterior lighting. The lighting has been adjusted and Mr. Monahan understands that the neighbor is pleased with the result.

The Board clarified that the only thing that has changed is the exterior lighting. Mr. Monahan said that was correct.

The Board asked about the renovations. Mr. Monahan said that there was some interior work done as well as substantial landscaping and roofing. The Board asked if this is the carriage house to the main house. Mr. Monahan said that it is.

The Board said that the Planning Board had no objection to granting the request.

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.

On October 4, 2005 the Planning Board reviewed the petition and had no objection to granting the Special Permit pursuant to the same conditions as are currently in place.

Decision

This Authority has made a careful study of the materials 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.

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.

Cynthia S. Hibbard, Acting Chairman

Robert A. Bastille

Robert W. Levy

cc: Planning Board
Inspector of Buildings
lrm