

TOWN OF WELLESLEY



MASSACHUSETTS

ZONING BOARD OF APPEALS

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

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ZBA 2006-15
Petition of Wellesley College
629 Washington Street

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 629 WASHINGTON STREET, in a Single Residence District, to continue to be used as a three-family dwelling for the purpose of housing faculty, staff and/or employees of an educational institution, a use not allowed by right in a Single Residence District.

On February 24, 2006, 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, who said that they continue to use the house as a faculty/staff residence. He said that there are three apartments and four parking spaces.

Mr. Monahan said that there have been no complaints from the neighbors. He said that it seems to be a peaceful use of the property.

Mr. Monahan said that they are requesting renewal of the Special Permit to continue the use.

The Board asked about three families using only four parking spaces. Mr. Monahan said that it fits what is currently happening there. He said that there are four vehicles. He said that there are two spaces facing in from Weston Road and two to the left. He said that it has been that way for some time and it has worked.

No other person present had any comment on the petition.

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

Statement of Facts

The subject property is located at 629 Washington Street in a Single Residence District, on a 9,285 square foot lot. The house was constructed around 1900, and was used as a single family dwelling until 1932, when the owner received permission from the Board of Selectmen to convert it to a two-family dwelling.

In 1951, it was purchased by the Helen Temple Cooke Trust as a three-apartment dwelling. From 1970 to 1990, it was owned and used by Dana Hall School as a three-family dwelling. Prior to the sale of the property to Wellesley College in 1991, Dana Hall discovered that the use of the property was in violation of the Zoning Bylaw. Dana Hall requested and was granted a Special Permit to legalize the use of the property as a three-family dwelling. In 1991, Wellesley College acquired the property and was granted a renewal of the Special Permit, which has been renewed biennially since that time.

On February 28, 2006, the Planning Board reviewed the petition and had no objection to the renewal of the Special Permit under 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 continued use of the premises as a three-family dwelling to house faculty, staff, and/or employees of Wellesley College will not substantially reduce the value of any property within the district, will not be injurious or offensive to the neighborhood, and is a use which is in harmony with the general intent and purpose of the Zoning Bylaw.

Therefore, a Special Permit is granted, as voted unanimously by this Authority at the Public Hearing, pursuant to the provisions of Section II A 8 (b) and Section XXV of the Zoning Bylaw, to allow said dwelling to continue to be used as a three-family dwelling for educational purposes, subject to the following conditions:

1. Said dwelling shall not be occupied by more than three families at any one time.
2. All vehicles belonging to the tenants shall be parked on the premises.
3. All applicable State and local laws shall be complied with by the petitioner and all tenants.
4. This Special Permit shall terminate immediately upon sale of the property to other than an educational institution.
5. 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

David G. Sheffield

Robert W. Levy

cc: Planning Board
Inspector of Buildings
lrm