

**ZONING BOARD OF APPEALS**

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

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ZBA 2011-30
Petition of St. Andrew's Church
7 Denton Road

Pursuant to due notice, the Special Permit Granting Authority held a Public Hearing on Thursday, May 5, 2011 at 7:30 p.m. in the Juliani Meeting Room, 525 Washington Street, Wellesley, on the petition of ST. ANDREW'S CHURCH requesting renewal of a Special Permit pursuant to the provisions of Section II A 8 (a) and Section XXV of the Zoning Bylaw to allow them to continue to use the premises at 7 DENTON ROAD as a two-family dwelling, which is a use not allowed by right in a Single Residence District.

On April 19, 2011 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 Henry Thayer, Esq., who said that he was representing St. Andrew's Church (the "Petitioner"). He displayed a photograph of the house that he had taken in 1993 (retained by proponent).

Mr. Thayer said that also present at the hearing were the Rector, Addison Hall, and Randy Park, Warden. He asked them if there had been any complaints from the neighbors. Mr. Hall and Mr. Park said that there were no complaints.

Mr. Thayer said that when the Board granted the Special Permit there were three conditions. The Board said that the third condition would be changed so that the Special Permit will expire in three years rather than in two years.

There was no one present at the Public Hearing who wished to speak to the petition.

Statement of Facts

The subject property is located at 7 Denton Road, in a Single Residence District, on a parcel of land owned by and including St. Andrew's Church at 79 Denton Road. The subject dwelling is located 10 feet from the Parish House of the Church.

The house, constructed prior to 1900, was purchased by the Church in 1947, and used to house clergy or rented as a single-family dwelling. In 1984, a Special Permit was granted for the use of the house as a two-family dwelling, and has been renewed annually or biennially since that date.

The petitioner is requesting renewal of the Special Permit pursuant to Section II A 8 (a) of the Zoning Bylaw to continue to use the premises as a two-family dwelling.

A Plan of Land, dated 10/9/84, stamped by Alexander Crucoli, Registered Land Surveyor, was submitted.

On April 26, 2011, the Planning Board reviewed the petition and recommended renewal of the Special Permit with conditions.

Decision

This Authority has made a careful study of the materials submitted and the information presented at the hearing. St. Andrew's Church is requesting renewal of a Special Permit to allow the dwelling at 7 Denton Road, on property owned by the Church, to continue to be used as a two-family dwelling, which is a use not allowed by right in a Single Residence District.

It is the opinion of this Authority that use of the subject dwelling as a two-family residence will not disturb or disrupt the customary character of the neighborhood.

Therefore, a Special Permit is granted, as voted unanimously by this Authority at the Public Hearing, to allow the premises at 7 Denton Road to continue to be used as a two-family dwelling, subject to the following conditions:

1. All parking related to the premises shall be on the premises, and no vehicles related to the premises shall be parked on Denton Road.
2. Tenant leases shall be signed for a period of not less than one year.
3. This Special Permit shall expire three years 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.

Richard L. Seegel, Chairman

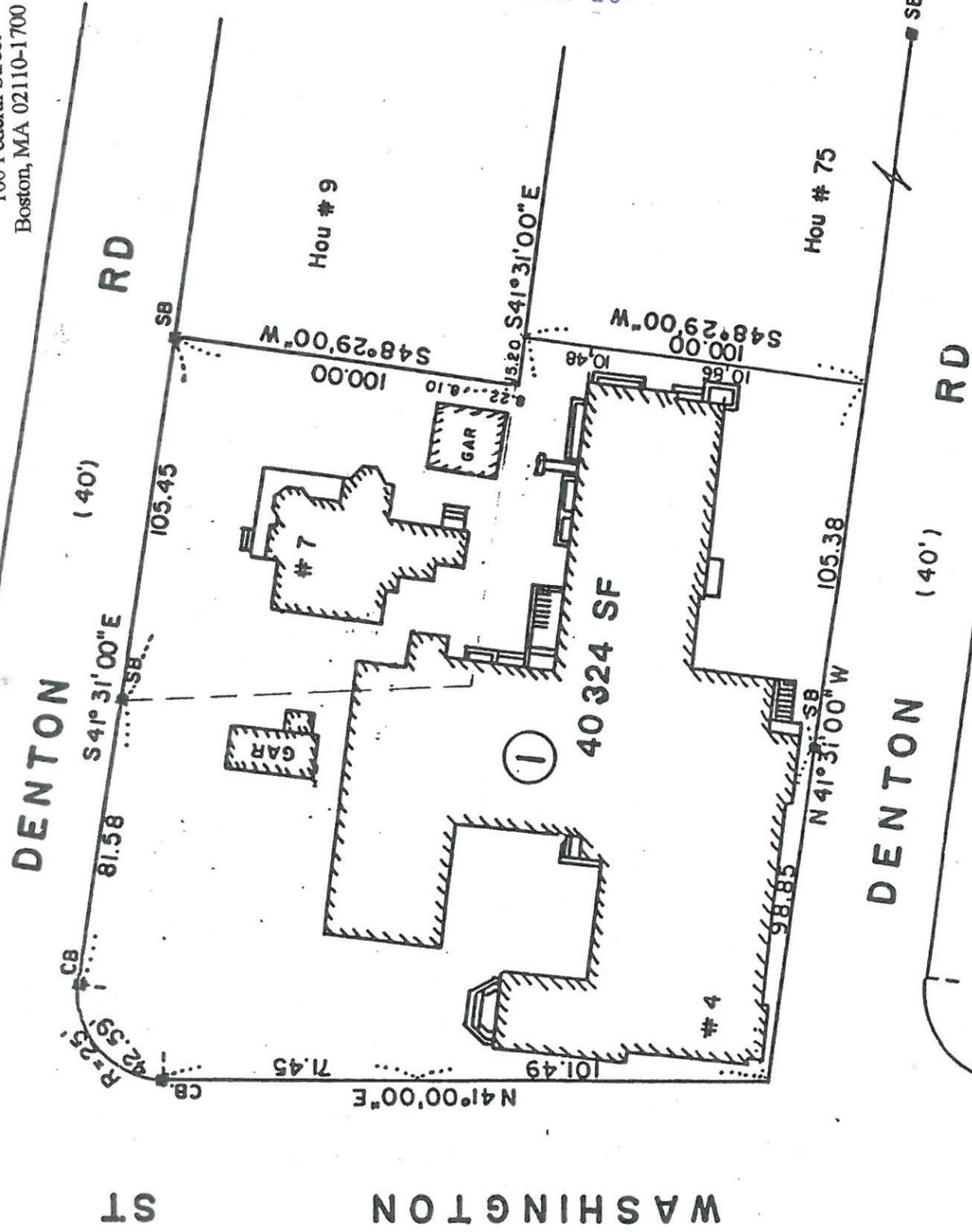
Cynthia S. Hibbard

David G. Sheffield

cc: Planning Board
Inspector of Buildings
lrm

HENRY H. THAYER, ESQ.
 RACKEMANN
 SAWYER & BREWSTER
 160 Federal Street
 Boston, MA 02110-1700

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 TOWN CLERK'S OFFICE
 WELLESLEY MA 02482
 2011 APR 19 A 11:28



For Registry Use

Norfolk Registry of Deeds
 Dedham, Mass.
 Received Oct. 15, 19 84
 With Dcsh
 Town of Wellesley To
 St. Andrews Episcopal Church Wellesley
 Filed as No. 1215 19 84
 Book 6519 Page 1
 Attest: *[Signature]*
 Register

Planning Board Approval Not
 Required Under The Sub-
 Division Control Law.

[Signature]
[Signature]

PBC-84-17

WELLESLEY PLANNING BOARD

Date Oct 9, 1984



I Hereby Certify That I Have Con-
 formed With The Rules And Re-
 gulations Of The Registry Of
 Deeds In Preparing This Plan.

Alexander Crucioi
 Registered Land Surveyor Date 9/10/84

PLAN OF LAND
 IN

WELLESLEY--MASS

Belonging To
 ST. ANDREW'S EPISCOPAL
 CHURCH, WELLESLEY.

Scale: 1" = 40' JULY 21, 1981.
 REVISED SEPT. 10, 1984.
 SURVEYOR Alexander Crucioi
 ACRES-ENGINEERS, SURVEYORS INC
 57 Winthrop Rd
 Chelsea, Mass.

GRAPHIC SCALE

