



ZONING BOARD OF APPEALS

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

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ZBA 2014-85
Petition of Wellesley College
629 Washington Street

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Pursuant to due notice, the Special Permit Granting Authority held a Public Hearing on Thursday, October 9, 2014 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 premises at 629 WASHINGTON STREET to continue to be used as a three-family dwelling for the purpose of housing faculty, staff and/or employees of an educational institution, which is a use not allowed by right in a Single Residence District.

On August 9, 2014, 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 Peter Eastment, Director of Housing & Transportation, Wellesley College, (the Petitioner). He said that the property is a three-family that was purchased from Dana Hall School 12 or 15 years ago. He said that it is three units that are used for housing faculty. He said that there have been no changes since the previous renewal of the special permit.

The Board said that it looked like the house was recently painted and renovated. Mr. Eastment said that Wellesley College has been working on it.

Mr. Eastment said that the house is located at the corner of Weston Road and Washington Street.

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 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 October 7, 2014, the Planning Board reviewed the petition and recommended that the Special Permit be renewed subject to conditions.

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:

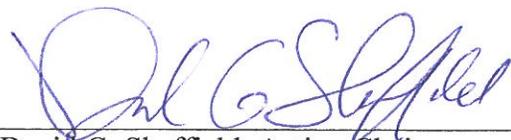
1. Said dwelling shall not be occupied by more than three families at any one time.
2. All vehicles belonging to the tenants shall be parked on the premises.
3. All applicable State and local laws shall be complied with by the Petitioner and all tenants.
4. This Special Permit shall terminate immediately 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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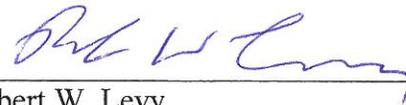
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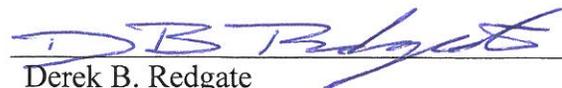
APPEALS FROM THIS DECISION,
IF ANY, SHALL BE MADE PURSUANT
TO GENERAL LAWS, CHAPTER 40A,
SECTION 17, AND SHALL BE FILED
WITHIN 20 DAYS AFTER THE DATE
OF FILING OF THIS DECISION IN THE
OFFICE OF THE TOWN CLERK.



David G. Sheffield, Acting Chairman



Robert W. Levy



Derek B. Redgate

cc: Planning Board
Inspector of Buildings
lrm