TOWN OF WELLESLEY MASSACHUSETTS

ZONING BOARD OF APPEALS

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ZBA 2014-86
Petition of Wellesley College
828 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 828 WASHINGTON STREET (Cheever House) to continue to be used as a institute of an educational nature, which is a use not allowed by right in a Single Residence District.

On August 13, 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 premises are now called the Wellesley Centers for Women. He said that the property continues to be used as administrative space for projects that are funded by grants and other sources. He said that there has been no change of use.

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 828 Washington Street, in a Single Residence District, and contains approximately 21 acres. A four-story wood frame mansion, formerly the Cheever Estates, was built around 1894. The property also contains a three-car garage, a barn and a chauffeur's day room area. The surrounding property consists of woodland and a green field swamp.

Wellesley College first requested permission to use the dwelling as an institute of an educational nature in June 1974. A Special Permit, with conditions, was granted by the Board of Appeals at that time, and has been renewed annually or biennially since 1975.

There are 40 offices on the four floors of the building, used by approximately 40 employees. Parking for employees and visitors is provided in the parking lot adjacent to the building. Cheever House is used by Wellesley College for related research under the title of Wellesley College Center for Research on Women.

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 material submitted and the information presented at the Public Hearing. It is the opinion of this Authority that the continued use of the property at 828 Washington Street for educational purposes is in harmony with the general intent and purpose of Section II A 8 (b) of the Zoning Bylaw.

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

1. All applicable State and local laws shall be complied with, as well as recommendations and requirements of the Fire Department, Board of Health and the Inspector of Buildings.

2. No more than 40 offices shall be provided, and not more than 50 people shall occupy the building at any one time.

3. Except for routine maintenance and repairs, no alterations or additions to the building shall be made unless permission is obtained from the Board of Appeals.

4. Sufficient off-street parking shall be provided so that no vehicle associated with the research center shall be parked on Washington Street.

5. There shall be no disturbance or disruption of the residential neighborhood caused by, or as a result of any use of the premises by the petitioner.

6. The approved use of the premises shall be only during the hours of 8 a.m. to 6 p.m.

7. No sign identifying the premises shall be displayed except in accordance with the Zoning Bylaw.

8. 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.

David G. Sheffield, Acting Chairman

Robert W. Levy

Derek B. Redgate

cc: Planning Board
Inspector of Buildings
lrm