

TOWN OF WELLESLEY



MASSACHUSETTS

BOARD OF APPEAL

65-26

GARRETT S. HOAG  
DANA T. LOWELL  
F. LESTER FRASER

KATHARINE E. TOY, CLERK  
TELEPHONE  
235-1664

Petition of Louise V. Anderson

Pursuant to due notice the Board of Appeal held a public hearing in the hearing room on the second floor of the Town Hall at 8:10 p.m. on July 21, 1965, on the petition of Louise V. Anderson requesting permission to use the premises at 617 Washington Street for the purpose of conducting a boarding or lodging house as provided under Section XXIV of the Zoning By-law.

Philip H. R. Cahill, attorney, represented the petitioner at the hearing.

Herbert S. Austin, owner of property at 619 Washington Street spoke in favor of the request.

On July 2, 1965, the petitioner made application to the Board of Appeal for a hearing and thereafter due notice of the hearing was given by mailing and publication.

Statement of Facts

The dwelling involved is located within a single-residence district requiring a minimum lot area of 10,000 square feet. It is a four-story brick, stone and frame building built over sixty years ago and has been used as a sanatorium, mental hospital, Wellesley College dormitory and for the past ten year as a convalescent and nursing home under a special permit granted by the Board of Appeal. It has nineteen rooms, four bedrooms and three baths on the first floor, six bedrooms, one bath, one lavatory on the second floor, six bedrooms, one double bath on the third floor and three rooms and one bath on the fourth floor.

The petitioner now seeks permission to convert the house into a boarding or lodging house with no meals to be served to the lodgers. It is requested that permission be granted for occupancy by lodgers of sixteen rooms on the first, second and third floors with the family occupying the three rooms on the fourth floor. It was pointed out that new State regulations requiring the installation of a sprinkler system and other major changes have made it prohibitive for the owners to continue the operation of a nursing home. The proposed use of the property would not require these major changes and such use would be in keeping with other properties in the neighborhood. There are doctors' offices in the house on one side and a vacant lot with a dwelling at the rear on the other side; across the street is St. Andrew's Church and rectory, a Dana Hall dormitory and a brick apartment house. Due to the size of the house and its location, the petitioner feels that it can no longer be used at a reasonable expense for a use regularly permitted within a single-residence district.

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Decision

After careful consideration of all the facts in this case, it is the opinion of this Board that the dwelling involved can no longer be used or adapted at a reasonable expense and with a fair financial return for a use regularly permitted within a single-residence district.

The house which contains nineteen rooms has been used for various non-conforming uses since it was built over sixty years ago. It is the opinion of the Board that the proposed use subject to the conditions hereinafter set forth will not substantially reduce the value of any property within the district, and will not otherwise be injurious, obnoxious, or offensive to the neighborhood.

The Board, therefore, grants the desired permission under Sections II 8. (a) and XXIV of the Zoning By-law, subject to the following conditions:

1. That all applicable laws shall be complied with as required by the Inspector of Buildings and Chief Engineer of the Fire Department as well as all State requirement and that all necessary permits and licenses shall be obtained prior to occupancy of the building by any lodgers.
2. That not more than nineteen persons shall occupy the premises at any one time and that lodgers shall occupy rooms on the first, second and third floors only.
3. That no meals shall be served to lodgers and that lodgers are not to be allowed to remain there if ill or in need of nursing care or prolonged medical care.
4. That no stoves, hot plates or refrigerators shall be installed or permitted in any lodger's room or elsewhere on the premises where it is available for use by lodgers.
5. That adequate parking space shall be provided in the rear of the dwelling for all occupants of the house and that no cars of the occupants shall be parked on Washington Street.
6. That the owners or parties operating the lodging house only shall occupy the fourth floor rooms, with no additional facilities added without first obtaining permission from the Board of Appeal.
7. That said permission shall expire one year from this date or in the event that any of the above-mentioned conditions are not or cease to be complied with.

Filed with Town Clerk

F. Lester Fraser  
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Garrett S. Hoag  
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