

TOWN OF WELLESLEY



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1966 JAN 28 AM 9:43

65-37

BOARD OF APPEAL

GARRETT S. HOAG  
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DANA T. LOWELL

KATHARINE E. TOY, CLERK  
TELEPHONE  
CE 5-1664

Petition of Wellesley Inn, Inc.  
(William W. White and Shirley D. White)

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 8:45 p.m. on September 15, 1965, on the petition of Wellesley Inn, Inc., requesting permission to use land of William W. and Shirley D. White at 49 Grove Street, adjacent to the property of Wellesley Inn, Inc. on the southerly and easterly side of the Inn property to a distance of fifty (50) feet on both said sides of the William W. White et ux property for business purposes in connection with the business of said Wellesley Inn, Inc., as provided under Section XXIV E of the Zoning By-law.

On July 25, 1965, the petitioner filed a request with this Board for a hearing and thereafter due notice of the hearing was given by mailing and publication.

William W. White spoke in support of the petition at the hearing.

The Planning Board offered no objection to the granting of the request in its report.

#### Statement of Facts

The property involved, which contains 12,450 square feet, is located within an Educational District and was formerly used as a dormitory by Dana Hall Schools.

The petitioner seeks permission to use that portion of the land and the dwelling thereon which are located within the proposed fifty-foot extension for general Inn purposes in connection with the business of Wellesley Inn, Inc.

Mr. White, who operates the Wellesley Inn, stated that he desires to use approximately 75% or 80% of the dwelling, the portion which would be included in the proposed extension, for housing employees and other limited uses principally for storage in connection with the Inn. He pointed out that he suffered a great loss of storage space when the building at the rear was razed in order to provide space for the new addition to the Inn now under construction. The proposed extension would alleviate this need as well. There would be some parking of cars on the grounds, but none would be parked in front of the building. The remaining portion of the building would be used as a single-family dwelling. He pointed out the proximity of the property to the Business District across the street and felt that the proposed use of the property would not reduce the value of any property within the neighborhood.

A plot plan was submitted drawn by Gleason Engineering Company, dated July 23, 1965, which showed the lot involved with the dwelling thereon as well as the Wellesley Inn, Inc. property. Said plan showed the existing

Business District and Educational District as well as the proposed fifty-foot extension.

Decision

Section XXIV E-2 of the Zoning By-law provides that this Board may give permission in a specific case for the extension of a use across a district boundary line not more than fifty feet into a district where such a use across the boundary line is reasonably necessary and will not substantially reduce the value of any property within the district or otherwise injure the neighborhood.

The Board has given the matter careful consideration and has taken a view of the locus. The property is located at the rear of the Wellesley Inn, and directly in back of a new addition now under construction. It is approximately one block from the center of Town where there is a general shopping center and across the street from Dana Hall School. Because of its location in an Educational District and proximity to the business center, the Board feels that the proposed use of the property will not reduce the value of any property in the district or otherwise injure the neighborhood. The Board also finds that such extension is reasonably necessary for the business of the Wellesley Inn, Inc.

Accordingly, the requested permission is granted and the specific business use above-mentioned is extended a distance of fifty feet as shown on the plan submitted and on file with this Board subject to the following conditions:

1. No cars or other vehicles shall be parked in front of the building, between Grove Street and the building involved.
2. Not more than one family shall occupy the portion of the premises not used for business purposes.
3. No substantial exterior alteration of the building shall be made.
4. Use and occupancy of the building shall be in compliance with all applicable State and local laws, ordinances and regulations.
5. This permission shall terminate if the affected land and building shall cease to be used by Wellesley Inn, Inc. for general Inn purposes and incidental to its operation of the Wellesley Inn on Washington Street.
6. That in the event of the breach of any condition hereof the extension of use granted may be terminated by this Board without notice or hearing.

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Filed with Town Clerk \_\_\_\_\_

*F. Lester Fraser*  
F. Lester Fraser

*Richard O. Aldrich*  
Richard O. Aldrich  
*Edward T. Kilmann*  
Edward T. Kilmann

SPRING STREET

GROVE STREET

ERNEST L. FREEMAN, TR.

100.00'

106.20'

50.00'

80.15'

PROPOSED EXTENSION OF BUSINESS DISTRICT

50'

106.57'

130.96'

DANA HALL SCHOOLS

EXISTING EDUCATIONAL DISTRICT

93.99'

50'

107.61'

25.00'

45.87'

WELLESLEY INN, INC.

EXISTING BUSINESS DISTRICT

WASHINGTON STREET

JOSEPH S. WATERMAN & SONS, INC.

STREET

PLAN OF LAND IN

WELLESLEY, MASS.

OWNED BY

WILLIAM W. & SHIRLEY D. WHITE

SCALE 40 FEET TO AN INCH

JULY 23, 1965.

GLEASON ENGINEERING COMPANY