



ZONING BOARD OF APPEALS  
TOWN HALL WELLESLEY, MA 02181

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82-1

Petition of Ralph A. and Sandra T. Donabed

Pursuant to due notice, the Special Permit Granting Authority held a Public Hearing in the Selectmen's Office of the Town Hall on Thursday, February 25, 1982, on the Petition of Ralph A. and Sandra T. Donabed, requesting a Special Permit under the provisions of Section XXV and Section II 8 (a) of the Zoning Bylaw, which will allow them to continue to use their premises located at 130 Washington Street as a two-family residence, said residence being in a Single Residence District.

On February 8, 1982, the petitioners filed their application for a hearing before this Authority and thereafter due notice of the hearing was given by mailing and publication.

Ralph Donabed spoke in favor of the request at the hearing, and stated that the 17 room Victorian has been used as a two-family dwelling for about thirty years. He needs the income from the five room apartment to defray maintenance expenses, and stated that a substantial hardship would result without the income. There is ample parking on the property for cars belonging to owners, tenant, and guests.

Present at the hearing and speaking in favor of the petition: Jocelyn Chaiken, 22 Falmouth Road. No one spoke in opposition to the request.

Statement of Facts

The house involved is located at 130 Washington Street, in a Single Residence District. It was built in 1865, a historic landmark designated by the Historical Society. Mr. and Mrs. Donabed have been resident owners of the property since 1977, were granted a variance by this Authority in 1978 and each year up to this point to continue to use the house as a two-family dwelling for one-year periods.

Since 1954, the Zoning Board of Appeals has granted permission to former owners of the property to use the house as a two-family dwelling for one-year and five-year periods.

The Planning Board, at its regular meeting of February 9, 1982, moved, seconded, and voted to offer no comment on the petition.

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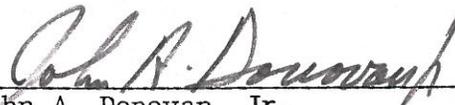
Decision

It is the unanimous opinion of this Authority that the circumstances in this case have not changed substantially and that undue hardship will result if this request is not granted.

This Authority feels that the continued non-conforming use will not substantially reduce the value of any property within the district and will not otherwise be injurious, obnoxious or offensive to the neighborhood. Therefore, this Authority feels that desirable relief may be granted without substantial detriment to the public good and without nullifying or substantially derogating from the intent or purpose of the Zoning Bylaw. Accordingly, this Authority grants the requested Special Permit, subject to the following conditions:

1. That the house shall be occupied by not more than two families.
2. That facilities for off-street parking shall be provided for the tenants of the property.
3. That this Special Permit shall expire one year from the date of this decision.

  
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Stephen S. Porter, Chairman

  
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John A. Donovan, Jr.

  
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Robert R. Cunningham

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