TOWN OF WELLESLEY MASSACHUSETTS

ZONING BOARD OF APPEALS
TOWN HALL WELLESLEY, MA 02181

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83-8
Petition of Ralph A. Donabed

Pursuant to due notice, the Special Permit Granting Authority held a Public Hearing in the second floor hearing room of the Town Hall at 8 p.m on Thursday, April 14, 1983, on the petition of RALPH A. DONABED, requesting a Special Permit under the provisions of Section XXV and Section II 8 (a) of the Zoning Bylaw which will allow him to continue to use his premises located at 130 WASHINGTON STREET as a two-family residence, said residence being in a Single Residence District.

On March 28, 1983, the petitioner filed an application for a hearing before this Authority and thereafter due notice of the hearing was given by mailing and publication.

Presenting the case was Ralph Donabed, who stated that his house was constructed in 1865 and has always had multi-family use. He has owned it since 1977 and resides on the premises. He requested that a Special Permit be granted for more than one year with the condition that he would continue to reside on the premises.

Other than the petitioner, there was no one at the hearing favoring or opposing 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. The Zoning Board of Appeals has granted permission since 1954 to former owners of the property to use the house as a two-family dwelling for one-year and five-year periods. Mr. and Mrs. Donabed have been resident owners of the property since 1977, and were granted variances and special permits by this Authority each year since 1978.

The petitioner has stated that the house consists of 17 rooms, and that the income from the apartment is needed to help defray heating and maintenance costs and to make structural and cosmetic improvements to the dwelling.

The Planning Board, at its regular meeting of April 5, 1983, voted to offer no comment on the petition.

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Decision

This Authority has made a careful study of the evidence submitted, and it is the 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. It is the opinion of this Authority 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.

Therefore, a Special Permit is granted under Section II 8 (a) of the Zoning Bylaw, subject to the following conditions:

1. That the house shall be occupied by Ralph and Sandra Donabed and not more than one additional family.

2. That facilities for off-street parking shall be provided for the tenants of the property.

3. That this Special Permit shall expire two years from the date of this decision.

Stephen S. Porter, Chairman

John A. Donovan, Jr.

Robert R. Cunningham

mam

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