



ZONING BOARD OF APPEALS  
TOWN HALL WELLESLEY, MA 02181

STEPHEN S. PORTER, Chairman  
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431-1019

ZBA 87-55

Petition of Katherine S. Kaufman  
8 Commonwealth Park

Pursuant to due notice, the Special Permit Granting Authority held a Public Hearing on Thursday, July 30, 1987 at 8 p.m. in the Selectmen's Meeting Room (Conference Room B) of the Town Hall, 525 Washington Street, Wellesley on the petition of KATHERINE S. KAUFMAN requesting a renewal of a Special Permit pursuant to the terms of Section II 8(h) and Section XXV of the Zoning Bylaw which will continue to allow the petitioner to use part of her residence located at 8 COMMONWEALTH PARK for the conduct of a home occupation, namely to conduct individual, marital and family psychotherapy with permission to increase the number of hours from 10 to 15 per week. A two-story addition of approximately 1,200 square feet is planned at the dwelling to include 2 bedrooms, 2 baths, waiting room, lavatory and office. A portion of the new addition (366 square feet) would be used in conjunction with the home occupation.

On June 30, 1987 the petitioner requested a hearing before this Board and thereafter, due notice of the hearing was given by mailing and publication.

Presenting the case at the hearing was Katherine S. Kaufman who stated that the increase in the number of hours would not increase the number of cars, nor would she be employing additional help, nor would the hours of occupation change.

Mr. Porter stated that the Zoning Board wanted to make it very clear that should the Board grant the renewal of the special permit, said granting would in no way be tied to the construction of the addition, as said construction was entirely in keeping with the residential character and appearance.

No others were present to express favor or opposition to the request.

Statement of Facts

The property in question is located at 8 Commonwealth Park in a Single Residence District, and is owned and occupied by John and Katherine Kaufman.

Katherine Kaufman is requesting renewal of a Special Permit to conduct a home occupation, a psychotherapy practice. The original Special Permit was granted for one year on August 20, 1986. Mrs. Kaufman has asked for an increase in the number of hours from 10 to 15 hours per week with the hours of occupation remaining between 9 a.m. and 9 p.m. Monday through Friday. Clients' vehicles would be parked in the driveway.

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POLICE

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Mrs. Kaufman wishes to construct a two-story addition to her home, a portion of which (366 square feet) would be used in conjunction with the home occupation.

The Planning Board, in its regular meeting of June 30, 1987, voted to offer no objection to this request with the understanding that there will not be more than 2 cars parked on the premises related to the home occupation and that the hours of operation remain the same.

Decision

This Authority has made a careful study of the evidence present and finds that the requested use by Katherine Kaufman meets the intent of the bylaw regarding home occupation and is in compliance with the requirements of Section II 8(h) of the Zoning Bylaw.

It is the further opinion of this Authority that the requested increase in the number of hours of the home occupation will not disturb or disrupt the customary character of the neighborhood.

The proposed construction of the two-story addition, a portion of which would be used in conjunction with the home occupation does not require a variance as it will not produce a change in the outside appearance of the premises that is not in keeping with the residential character and appearance.

Therefore, the requested Special Permit is granted subject to the following conditions:

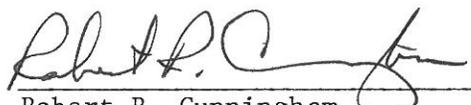
1. That sessions with clients shall not exceed 15 hours per week.
2. That all parking related to said occupation will be in Mrs. Kaufman's driveway and that no cars will be parked on Commonwealth Park.
3. That all sessions be conducted between 9 a.m. and 9 p.m., Monday through Friday.
4. That said Special Permit shall expire 2 years from the date of this decision.

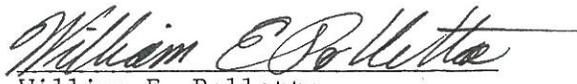
On July 30, 1987 the three member board hearing this case voted unanimously in favor of this decision. On August 22, 1987 Mr. Porter died without having affixed his signature to this decision.

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.

cc: Planning Board  
Inspector of Buildings

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Stephen S. Porter, Chairman

  
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Robert R. Cunningham

  
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William E. Polletta

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TOWN CLERK'S OFFICE  
MAY 2 1987