



MAY 10 11 04 AM '88

ZONING BOARD OF APPEALS
TOWN HALL WELLESLEY, MA 02181JOHN A. DONOVAN, JR., Chairman
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ZBA 88-32

Petition of Wellesley College (Cheever House)
828 Washington Street

Pursuant to due notice, the Special Permit Granting Authority held a Public Hearing on Thursday, April 21, 1988 at 8 p.m. in the Selectmen's Meeting Room (Conference Room B) at the Town Hall, 525 Washington Street, Wellesley on the petition of WELLESLEY COLLEGE (CHEEVER HOUSE) requesting a Special Permit pursuant to Section II 8 (b) and Section XXV of the Zoning Bylaw which will allow the applicant to continue to use the building at 828 WASHINGTON STREET, in a Single Residence District, as a college or institute of an educational character and such accessory uses as are customary in connection with such use.

On April 4, 1988, the petitioner filed a request for a hearing before this Authority and thereafter due notice of the hearing was given by mailing and publication.

Presenting the case was Barry Monahan, Assistant Vice-President for Administration, Wellesley College, who stated that Cheever House is used to house the Center for Research on Women, and there have been no changes in the conditions since the Special Permit was last granted two years ago.

No others had any comment on the petition.

Statement of Facts

The property involved, which contains approximately 21 acres, is located within a Single Residence District. On the premises there is a four-story wood-frame mansion, formerly the Cheever Estate, built about 1894, containing a four-room apartment, a three-car garage, barn and chauffeur's day room area. The property surrounding consists of woodland and green field swamp land.

Wellesley College first requested permission to use the dwelling at 828 Washington Street as a college or institute of an educational character in 1974. Permission was granted by the Board of Appeals (ZBA 74-18) with conditions, and renewals of the permit have been requested and granted yearly since then.

There are 34 offices on four floors of the building and approximately 40 full-time employees. Parking for employees and visitors is provided in a parking lot adjacent to the building. The general use of Cheever House by Wellesley College is for college related research, under the title of Wellesley College Center for Research on Women, which began in 1974. Susan Bailey is currently the director.

The Planning Board, on April 11, 1988, voted to offer no objection to continuation of the use on the same terms and conditions as are currently in effect.

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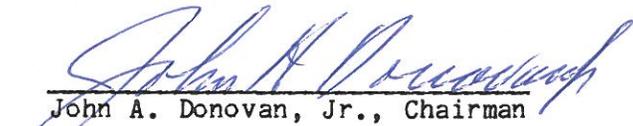
Decision

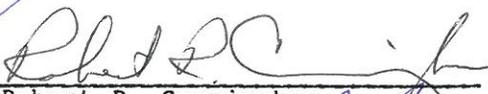
This Authority has made a careful study of the evidence presented and is of the opinion that the continued use of the property at 828 Washington Street by Wellesley College is in harmony with the general purpose and intent of the Zoning Bylaw. Accordingly, the requested Special Permit pursuant to Section II 8 (b) and Section XXV is hereby granted subject to the following conditions:

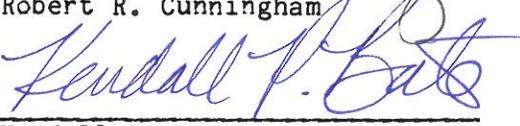
1. That all applicable State and local laws shall be complied with as well as recommendations and requirements of the Fire Department, Board of Health and Building Inspector.
2. That not more than forty offices shall be provided and occupied and that not more than fifty people shall occupy the building at any one time.
3. That not more than a four-room apartment be provided which may be occupied by not more than four persons.
4. That, except for ordinary maintenance and repairs, no alterations or additions shall be made to the building unless permission is obtained from the Board of Appeals.
5. That sufficient off-street parking shall be provided so that no vehicle will be required to park on any street.
6. That there shall be no disturbance or disruption of any residential neighborhood caused by or as a result of any use by the petitioner.
7. That the above-mentioned approved use of the property, except for the apartment, shall be only during the hours of 8 a.m. to 6 p.m.
8. That no sign identifying the premises shall be displayed on the property except in accordance with the Zoning Bylaw.
9. That said permission shall expire two years from the date of 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
edg


John A. Donovan, Jr., Chairman


Robert R. Cunningham


Kendall P. Bates