



ZONING BOARD OF APPEALS
TOWN HALL WELLESLEY, MA 02181

JOHN A. DONOVAN, JR., Chairman
ROBERT R. CUNNINGHAM
KENDALL P. BATES

ELLEN D. GORDON
Executive Secretary
Telephone
431-1019

WILLIAM E. POLLETTA
FRANKLIN P. PARKER
SUMNER H. BABCOCK

ZBA 89-39
Petition of Jean E. Locke
32 College Road

Pursuant to due notice, the Special Permit Granting Authority held a Public Hearing on Thursday, July 27, 1989 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 JEAN E. LOCKE, requesting a Special Permit pursuant to the provisions of Section II 8 (h) and Section XXV of the Zoning Bylaw to allow her to use a portion of her premises at 32 COLLEGE ROAD, in a Single Residence District, for the conduct of a home occupation, namely office/clerical work in relation to commercial slide production, with one full-time employee from 9 a.m. to 5 p.m., Monday through Friday throughout the year.

On July 10, 1989, the petitioner filed a request for 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 Jean Locke, who said she is a self-employed presentation graphics consultant, working primarily out of her home, and would like to add one full-time employee. Ms. Locke said that all consultation is done off site, so no additional traffic would be brought into the neighborhood. Clients are offered free consultation at their premises, so no clients would ever come to her home.

No other person present had any comment on the petition.

Statement of Facts

The property in question is located at 32 College Road, in a Single Residence District.

The petitioner, Jean Locke, is requesting a Special Permit for the conduct of a home occupation, namely office/clerical work in relation to commercial slide production, with one full-time employee from 9 a.m. to 5 p.m., Monday through Friday throughout the year. No clients would come to the premises as all client consultations are held at the client site. All products are created and shipped from an off-site facility located in Waltham. All cars related to the occupation would be parked in the driveway.

The Planning Board, on July 11, 1989, voted to offer no objection to an annual permit, provided all required parking be off street.

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Decision

This Authority has made a careful study of the evidence presented and finds that the requested use by Jean Locke is in compliance with the requirements of Section II 8 (h) of the Zoning Bylaw pertaining to home occupations. It is the opinion of this Authority that the requested home occupation will not disturb or disrupt the customary character of the residential neighborhood.

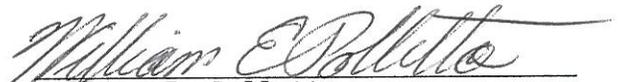
Therefore, the requested Special Permit is granted subject to the following conditions:

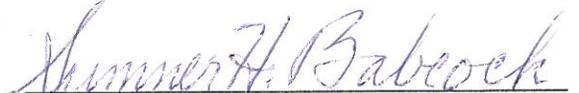
1. That there shall be only one full-time employee from the hours of 9 a.m. to 5 p.m., Monday through Friday throughout the year.
2. That all parking related to the home occupation be in Ms. Locke's driveway, and that no cars related to the home occupation be parked on College Road at any time.
3. That this Special Permit will expire one year 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


Kendall P. Bates, Acting Chairman


William E. Polletta


Sumner H. Babcock

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