



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

OCT 17 9 14 AM '89

RECEIVED
TOWN CLERK'S OFFICE
WELLESLEY, MA 02181
WILLIAM E. POLLETTA
FRANKLIN P. PARKER
SUMNER H. BABCOCK

ZBA 89-47

Petition of Ralph and Sandra Donabed
130 Washington Street

Pursuant to due notice, the Special Permit Granting Authority held a Public Hearing on Thursday, September 28, 1989 at 8 p.m. in the Selectmen's Meeting Room (Conference Room B) of the Town Hall, 525 Washington Street, Wellesley, on the request of RALPH AND SANDRA DONABED requesting renewal of a Special Permit pursuant to the terms of Section II 8 (a) and Section XXV of the Zoning Bylaw to allow them to continue to use their premises at 130 WASHINGTON STREET, in a Single Residence District, as a two-family residence.

On September 8, 1989, the petitioners filed a request for a hearing before this Authority and thereafter due notice was given by mailing and publication.

Presenting the case at the hearing was Ralph Donabed, who was accompanied by his wife, Sandra. Mr. Donabed said that they have owned the home since 1977, during which time it has always been a two-family house. The home was built in 1865 and is recognized by the Wellesley Historical Society. The Victorian house has 17 room and is expensive to maintain. Without the additional income from the rental apartment, maintenance would be a financial hardship. Mr. Donabed added that they have always complied with the ZBA conditions, and there have never been any complaints from the neighbors.

No other person had any comment on the petition.

Statement of Facts

The property in question is located at 130 Washington Street, in a Single Residence District. The house was built in 1865 and is recognized as an historic landmark by the Wellesley Historical Society. Since 1954, the Board of Appeals has granted permission to the owners of the property to use it as a two-family dwelling. The Donabeds have been resident owners since 1977 and have been granted special permits regularly since that time.

The house consists of 17 rooms, 12 of which are occupied by the Donabeds and 5 of which are rented as an apartment. Rental from the apartment is used to make improvements and defray maintenance costs.

On September 12, 1989, the Planning Board voted to offer no objection to the renewal of the Special Permit under the same conditions as are currently in effect.

ZBA 89-47
Petition of Ralph and Sandra Donabed
130 Washington Street

Decision

This Authority has made a careful study of the evidence presented. It is the opinion of this Authority that the circumstances in this case have not changed and that undue hardship would result if this request were not granted.

This Authority is of the opinion 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.

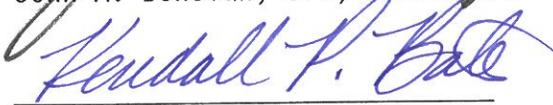
Therefore, a Special Permit is granted under Section II 8 (a) of the Zoning Bylaw for continued use of the premises at 130 Washington Street as a two-family residence subject to the following conditions:

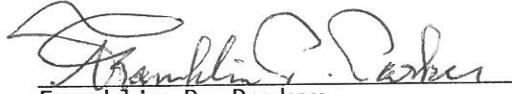
1. That the house shall be occupied by the Donabed family and not more than one additional family.
2. That all applicable State and local laws and regulations shall be complied with by the petitioners and the tenant.
3. That facilities for off-street parking shall be provided for the tenants of the property.
4. That this Special Permit 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


Kendall P. Bates


Franklin P. Parker

RECEIVED
TOWN CLERK'S OFFICE
WELLESLEY, MA 02181

OCT 17 9 14 AM '89