



ZONING BOARD OF APPEALS  
TOWN HALL WELLESLEY, MA 02181

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ZBA 89-9  
Petition of St. Andrew's Church of Wellesley  
7 Denton Road

Pursuant to due notice, the Special Permit Granting Authority held a Public Hearing on Thursday, January 19, 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 ST. ANDREW'S CHURCH OF WELLESLEY, requesting renewal of a Special Permit pursuant to Sections II 8 (a) and (c) and Section XXV of the Zoning Bylaw to allow the premises at 7 DENTON ROAD, adjacent to St. Andrew's Church, to continue to be used as a two-family dwelling, said premises being located in a Single Residence District.

On January 3, 1989, the petitioner requested a hearing before this Board and thereafter due notice of the hearing was given by mailing and publication.

Presenting the case was William Robinson, 55 Crestwood Road, a member of the Church, who said that none of the conditions on which the special permit had been granted previously had changed.

No persons present had any comment on the petition.

Statement of Facts

The property in question is located at 7 Denton Road, situated on a parcel of land owned by and including St. Andrew's Episcopal Church at 79 Denton Road, in a Single Residence District. The dwelling at 7 Denton Road is located 10 feet from the church building.

The house was constructed prior to 1900, purchased for St. Andrew's Church in 1947. It was used principally to house clergy, but was also rented as a one-family unit. A Special Permit was granted by the Board of Appeals on September 24, 1984 for a period of one year to allow 7 Denton Road to be used as a two-family dwelling. A one-year renewal of the Special Permit was granted in 1985, and a two-year renewal was granted in 1987.

The petitioner is requesting renewal of the Special Permit at this time. The proposed use of the premises is for two families: the first floor to be occupied by a non-clergy family tenant and the second floor by an associate clergy of the Church.

The Planning Board, on January 10, 1989 voted to offer no objection to the continuation of this request 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. St. Andrew's Church of Wellesley is requesting renewal of a Special Permit to allow 7 Denton Road, on the church property, in a Single Residence District, to be used as a two-family dwelling.

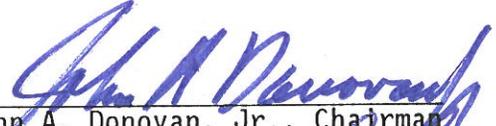
The building, built prior to 1900, was in existence when the Zoning Bylaw took effect in 1925. The Board finds, pursuant to Section II 8 (a) of the Zoning Bylaw, that the dwelling can no longer be used or adapted at a reasonable expense and with a fair financial return as a one-family dwelling.

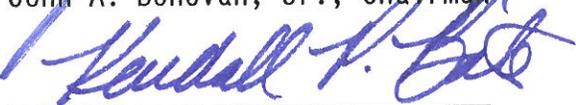
A Special Permit is hereby granted pursuant to Section II 8 (a) and Section XXV of the Zoning Bylaw to allow St. Andrew's Church to use the dwelling at 7 Denton Road as a two-family dwelling, subject to the following conditions:

1. That all parking related to the premises shall be off-street.
2. That this Special Permit shall be granted for a period of 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

  
William E. Polletta

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