TOWN OF WELLESLEY MASSACHUSETTS

ZONING BOARD OF APPEALS
TOWN HALL WELLESLEY, MA 02181

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ZBA 90-21
Petition of Wellesley College
828 Washington Street (Cheever House)

Pursuant to due notice, the Special Permit Granting Authority held a Public Hearing on Thursday, April 26, 1990 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 WELLESLEY COLLEGE requesting renewal of a Special Permit pursuant to the provisions of Section II 8 (b) and Section XXV of the Zoning Bylaw to allow the petitioner to continue to use the building at 828 WASHINGTON STREET (CHEEVER HOUSE), 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 9, 1990, the petitioner requested a hearing before this Authority and thereafter due notice of the hearing was given by mailing and publication.

Presenting the case at the hearing was Barry Monahan, Vice President of Wellesley College, who stated that there have been no changes in the conditions since the last Special Permit was renewed two years ago.

No other person had any comment on the petition.

Statement of Facts

The subject property is located at 828 Washington Street, in a Single Residence District, and contains approximately 21 acres. 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 a chauffeur's day room area. The property surrounding the building consists of woodland and green field swamp land.

Wellesley College first requested permission to use the dwelling as a college or institute of educational nature in 1974. Permission was granted by the Board of Appeals (ZBA 74-18) with conditions, and renewals of the Special Permit have been granted annually or biannually 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 to house college related research under the title of Wellesley College Center for Research on Women, which has existed since 1974.

The Planning Board, on April 10, 1990, voted to offer no objection to the 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 Section II 8 (b) of the Zoning Bylaw. Accordingly, the requested Special Permit is 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 the Inspector of Buildings.

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 shall be provided as living space, which may be occupied by not more than four persons.

4. That, except for routine 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 Washington Street.

6. That there shall be no disturbance or disruption of the 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 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.

John A. Donovan, Jr., Chairman

Sumner H. Babcock

William E. Polletta

cc: Planning Board
Inspector of Buildings
edg