



ZONING BOARD OF APPEALS
TOWN HALL WELLESLEY, MA 02181

JOHN A. DONOVAN, JR., Chairman
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ZBA 90-48
Petition of Hunnewell Land Trust
891 Washington Street

Pursuant to due notice, the Special Permit Granting Authority held a Public Hearing on Thursday, June 28, 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 HUNNEWELL LAND TRUST requesting renewal of a Special Permit pursuant to the provisions of Section II 8 (a) and Section XXV of the Zoning Bylaw to continue to allow the garage apartment at 891 WASHINGTON STREET, in a Single Residence District, to be used as a dwelling unit, a use not allowed by right in a Single Residence District.

On June 11, 1990, 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 Jane Hunnewell, representing the Hunnewell Land Trust. Ms. Hunnewell stated that the only change in conditions during the past three years has been the installation of a wood-burning stove, for which a Building Permit had been issued.

No other person present had any comment on the petition.

Statement of Facts

The property in question is located at 891 Washington Street, on a 5.629 acre lot on the corner of Washington Street and Pond Road, in a Single Residence District. A two-family house exists on the lot, as do three detached garages and a shed. The garage closest to the house was constructed in the early 1900's and is used as a three car garage. It has an attached two-story apartment. In June, 1987, the Board of Appeals granted a Special Permit (ZBA 87-48) for the premises to once again be used as a dwelling unit, as it had been formerly used as such, but the use had been discontinued for more than a two-year period.

The petitioner is now requesting renewal of this Special Permit and has submitted evidence that all of the conditions listed in the above-referenced Special Permit have been met.

The Planning Board, on June 19, voted to offer no objection to renewal 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. It is the opinion of this Board that the Special Permit can be granted pursuant to Section II 8 (a) and Section XXV of the Zoning Bylaw to allow the garage apartment at 819 Washington Street to continue to be used as a dwelling unit as said use will neither be detrimental to the neighborhood, nor in derogation of the intent and purpose of the Zoning Bylaw.

Therefore, a Special Permit is granted to allow the garage apartment at 891 Washington Street to continue to be used as a dwelling unit, subject to the following conditions:

1. That all applicable State and local laws and regulations shall be complied with by the petitioner and the tenant.
2. That this Special Permit shall expire three 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


Robert R. Cunningham