

ZONING BOARD OF APPEALS  
TOWN HALL WELLESLEY, MA 02181JOHN A. DONOVAN, JR., Chairman  
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Aug 8 9 18 AM '90

WILLIAM E. POLLETTA  
FRANKLIN P. PARKER  
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TOWN CLERK'S OFFICE  
WELLESLEY, MA 02181ZBA 90-62  
Petition of John Hynes  
637 Washington Street (Elms House)

Pursuant to due notice, the Special Permit Granting Authority held a Public Hearing on Thursday, July 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 JOHN HYNES requesting renewal of a Special Permit pursuant to the provisions of Section II 8 (a) and Section XXV of the Zoning Bylaw which will allow him to continue to use the premises at 637 WASHINGTON STREET, known as ELMS HOUSE, as a lodging house, said property being located in a Single Residence District.

On July 9, 1990, the petitioner requested 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 John Hynes, who said that the house is being run the same way it has been run. He, his wife and daughter occupy the premises, and they currently have 4 lodgers. Mr. Hynes said that the permit has been granted and renewed since 1957. Prior to that date, the property was owned by Wellesley College and used for a dormitory.

The Board commented that since Mr. Hynes has owned the property, it has been greatly improved in appearance.

No other person present had any comment on the petition.

#### Statement of Facts

The property in question is located at 637 Washington Street, in a Single Residence District, and is known as The Elms. From 1953 to 1958, it was owned by John Worley and operated as a lodging house. From 1958 to 1980, Mr. Worley's widow, Alma D. Worley continued to run the lodging house. Prior to 1958, it was used by Wellesley College as a dormitory. John Hynes purchased the property in 1980, and has continued its use as a lodging house with capacity for six lodgers since the time of purchase. Mr. Hynes, his wife and daughter occupy the third floor of the 20 room house. Kitchen facilities on the first floor are available for limited use by the lodgers. Special Permits have been granted since 1953.

The Planning Board, on July 17, 1990, voted to offer no objection to renewal on the same terms and conditions as are currently in effect.

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Decision

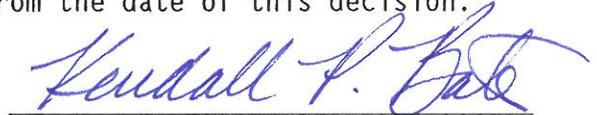
This Authority has made a careful study of the evidence submitted. It is the opinion of this Authority that John Hynes has been operating the lodging house at 637 Washington Street in accordance with the conditions of the Special Permit granted on September 28, 1988 (ZBA 88-71) and that such operation is in compliance with the current Zoning Bylaw and neither disturbs or disrupts the customary character of the neighborhood.

Therefore, the Special Permit is granted under the provisions of Section II 8 (a) and Section XXV of the Zoning Bylaw subject to the following conditions:

1. All applicable State and local laws and fire code regulations shall be fully complied with.
2. Not more than six (6) lodgers shall occupy the premises at any one time.
3. Lodgers will be allowed limited use of the kitchen facilities on the first floor.
4. No cars shall be parked on either Washington Street or Lovewell Road by guests occupying the premises.
5. 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



Kendall P. Bates, Acting Chairman



Franklin P. Parker



William E. Polletta

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