



ZONING BOARD OF APPEALS
TOWN HALL WELLESLEY, MA 02181

JOHN A. DONOVAN, JR., Chairman
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ZBA 90-63
Petition of Jean Locke Raymond
32 College Road

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 JEAN LOCKE RAYMOND requesting renewal of a Special Permit pursuant to the provisions of Section II 8 (h) and Section XXV of the Zoning Bylaw to allow her to continue to use a portion of her premises at 32 COLLEGE ROAD, in a Single Residence District, for the conduct of a home occupation, namely a design/consultation service with regard to computer-generated business visuals, with one full-time and one part-time employee, Monday through Friday, from 9 a.m. to 5 p.m., throughout the year.

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 Jean Raymond, who said she has run the business from her home for a year and would like to continue to be able to do so. She said she has one full-time and one part-time employee. All consultation with clients is done at client premises. There is room for 6 cars in the driveway, but there are never more than 2 or 3 cars on the premises.

No other person present had any comment on the petition.

Statement of Facts

The property in question is located at 32 College Road, in a Single Residence District.

The petitioner is requesting renewal of a Special Permit to use a portion of her premises for the conduct of a home occupation, namely design consultation with regard to computer-generated business visuals. Client data is received by fax transmission or visit to the client site and materials returned to clients by fax, computer modem or overnight courier service. There is one full-time and one part-time employee, which is an increase over the one-full time employee requested in the Special Permit granted in 1989 (ZBA 89-39). The hours of operation are Monday through Friday from 9 a.m. to 5 p.m. throughout the year. All parking related to the home occupation is in the driveway of the premises.

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 presented and is of the opinion that the requested use of the premises for a home occupation is in compliance with the requirements of Section II 8 (h) of the Zoning Bylaw pertaining to home occupations. It is the opinion of this Authority that the requested home occupation will not disturb or disrupt the customary character of the residential neighborhood.

Therefore, the requested Special Permit is granted subject to the following conditions:

1. There shall be no more than one full-time employee and one part-time employee; the hours of the part-time employee to total no more than 12 hours per week.
2. The hours of operation shall be limited to 9 a.m. to 5 p.m., Monday through Friday throughout the year.
3. All parking related to the home occupation shall be in Mrs. Raymond's driveway and no cars related to the home occupation shall be parked on College Road at any time.
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


Kendall P. Bates, Acting Chairman


Franklin P. Parker


William E. Polletta

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