



ZONING BOARD OF APPEALS  
TOWN HALL WELLESLEY, MA 02181

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FEB 28 8 59 AM '90

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ZBA 90-9  
Petition of H. Burdetta Juliani  
18 Rice Street

Pursuant to due notice, the Special Permit Granting Authority held a Public Hearing on Thursday, February 15, 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 H. BURDETTA JULIANI requesting a Special Permit pursuant to the provisions of Section II 8 (h) and Section XXV of the Zoning Bylaw to allow her to use a portion of her premises at 18 RICE STREET, in a Single Residence District, for the conduct of a home occupation, namely arts and crafts classes for children with no more than 6 children per class. Classes would be held not more than 3 days per week and each class would not be more than 3 hours per day throughout the year.

On January 29, 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 H. Burdetta Juliani, who said that she wants to give art classes to some of the children of her neighbors and relatives. As she will be receiving a fee, she needs a special permit. Mrs. Juliani said that there will not be a parking problem as her driveway can hold up to 12 cars. The classes would be held in her family room. She requested that the 3 days a week be flexible days with a total of 9 hours per week.

Mrs. Juliani explained that the classes would be held in the morning and asked that a total of six children per class be allowed. She would hold two classes per day, in which the children would be separated as to age. Each class would last about an hour with the extra hour as an allowance for overlap.

George McNeill, 25 Paine Street, asked if there would be any need for cooking facilities. Mrs. Juliani responded that cooking facilities would not be necessary.

Michael Burdenko, 22 Rice Street, expressed opposition to the request, stating that he was not in favor of having a business in a residential area, particularly next to his home. Mrs. Burdenko also expressed her opposition.

Statement of Facts

The property in question is located at 18 Rice Street, in a Single Residence District, and is owned and occupied by H. Burdetta Juliani and her husband.

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The petitioner is requesting a Special Permit to conduct a home occupation, namely giving art classes to children with a maximum of 6 children per class. Classes would be held in the petitioner's family room for three hours per day no more than three days per week throughout the year. There will be no employees, and no signs will be displayed on the premises. All parking will be accommodated in the driveway of the petitioner.

The Planning Board, on February 6, 1990, voted to offer no objection to the granting of this request.

#### Decision

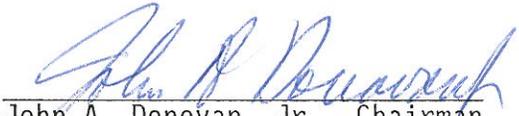
This Authority has made a careful study of the evidence presented and finds that the requested use by H. Burdetta Juliani is in compliance with the requirements of Section II 8 (h) of the Zoning Bylaw pertaining to home occupations. It is the opinion of this Authority that the requested home occupation will not disturb or disrupt the customary character of the residential neighborhood.

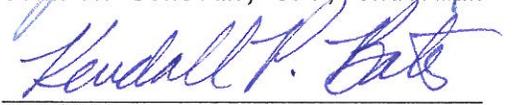
Therefore, the requested Special Permit is granted subject to the following conditions:

1. That the total number of students be limited to six children per day.
2. That the total number of hours of art classes shall not exceed 3 hours per day.
3. That the total number of days on which art classes are given shall not exceed 3 days per week.
4. That all parking related related to the home occupation will be in Mrs. Juliani's driveway, and that no cars related to the home occupation shall be parked on Rice Street.
5. That this Special Permit shall expire one year 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