



ZONING BOARD OF APPEALS  
TOWN HALL WELLESLEY, MA 02181

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ZBA 91-11  
Petition of Wellesley College Science Center  
Wellesley College Campus

Pursuant to due notice, the Special Permit Granting Authority held a Public Hearing on Thursday, February 28, 1991 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 the WELLESLEY COLLEGE SCIENCE CENTER, requesting a Special Permit pursuant to the provisions of Section XVIA and Section XXV of the Zoning Bylaw to modify the Special Permit granted for Site Plan Approval, which allowed renovation of the existing Science Center and construction of a 14,900 square foot addition with a floor area of 41,006 square feet. Said modification would consist of the addition of a deck, approximately 350 square feet, to be constructed with appropriate plantings on the roof of said addition, increasing the usable floor area to 41,356 square feet. Said Science Center is located on the WELLESLEY COLLEGE CAMPUS in a Educational District and a Water Supply Protection District.

On February 11, 1991, 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 were Gordon Jacobs, Campus Facilities Planner for Wellesley College, and Michael Sullivan, representing Perry, Dean, Rogers, the project architects. Mr. Jacobs said that the deck construction would present an opportunity to restore some of the outdoor facilities that were lost when the addition was constructed over the site of an existing courtyard. The deck will be set back from the roof edge, will be contained and will have good access to the elevator, as well as being handicap accessible by means of a ramp.

Mr. Sullivan stated that no lighting is planned for the roof, as access to the deck will be closed at 5 p.m. The size of the deck is limited by the building code as there is only one egress. The deck will be constructed of redwood squares, laid in a checkerboard pattern, and will be bordered at the roof edge sides by 8 foot trellises and benches. Handrails will not be provided as they would need to be fastened through the roof in order to meet building code.

No other person present had any comment on the petition.

#### Statement of Facts

The subject Science Center addition is located on the Wellesley College Campus in an Educational and a Water Supply Protection District. In January, 1990, Wellesley College was granted a Special Permit for Site Plan Approval to construct the 14,900 square foot addition, with a floor area of 41,006 square feet, to the Science Center (ZBA 89-73). The petitioner is now requesting a Special Permit to modify said Site Plan Approval to allow construction of a 350 square foot deck on the roof of the Science Center addition, increasing the usable floor area to 41,356 square feet.

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The following plans were submitted: Penthouse South (A 1.14), dated 1/22/90; Roof Deck (A 103) and Roof Deck (A 104) dated 1/23/90; all drawn by Perry, Dean, Rogers & Partners, Architects.

The Design Review Board reviewed the proposed roof deck on January 24, 1991, and voted to approve the modification as presented.

The Planning Board, on February 26, 1991, voted to offer no objection to the request.

Decision

This Authority has made a careful study of the evidence submitted. Wellesley College is requesting a Special Permit, pursuant to Section XVIA of the Zoning Bylaw, to modify a previous Special Permit granted for Site Plan Approval (ZBA 89-73) to allow a 350 square foot deck to be built on the roof of the approved Science Center addition now under construction.

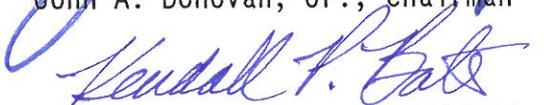
It is the opinion of this Authority that the proposed deck shown on the submitted plans complies with Section XVIA, Section XIVE, Section XII and Section XXII of the Zoning Bylaw and therefore, is in harmony with the general intent and purpose of the Zoning Bylaw.

Therefore, a Special Permit to modify the Special Permit for Site Plan Approval previously granted by the Board of Appeals (ZBA 89-73) is granted subject to construction in accordance with the plans submitted and noted in the foregoing Statement of Facts.

The Inspector of Buildings is hereby authorized to issue a permit for the construction upon his receipt and approval of a building application and construction plans.

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

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