



ZONING BOARD OF APPEALS  
TOWN HALL WELLESLEY, MA 02181

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ZBA 91-53  
Petition of Wellesley College  
629 Washington Street

Pursuant to due notice, the Special Permit Granting Authority held a Public Hearing on Thursday, November 21, 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 WELLESLEY COLLEGE requesting renewal of a Special Permit pursuant to the provisions of Section II A 8 (b) and Section XXV of the Zoning Bylaw to allow the premises located at 629 WASHINGTON STREET, in a Single Residence District, to continue to be used as a three-family dwelling for the purpose of housing faculty, staff, and/or employees of an educational institution. Use of the premises as a three-family dwelling is not an allowed use in a Single Residence District without a Special Permit.

On November 4, 1991, the petitioner requested a hearing before this Authority and thereafter due notice was given by mailing and publication.

Presenting the case at the hearing was Barry Monahan, Vice President for Administration, representing Wellesley College. Mr. Monahan said that the dwelling is occupied by three faculty members and their families. There have been no complaints from the neighbors, and nothing has changed since last year.

No other person present had any comment on the petition.

#### Statement of Facts

The subject property is located at 629 Washington Street, in a Single Residence District, on a 9,285 square foot lot. The house was constructed around the turn of the century and was used as a single family dwelling until in 1932 the owner received permission from the Board of Selectmen to convert it to a two-family dwelling. In 1951, it was purchased by the Helen Temple Cooke Trust as a three apartment dwelling, and from 1970 until 1990, was owned and used by Dana Hall School as a three-family dwelling. Prior to sale of the property to Wellesley College in 1991, Dana Hall discovered that the use of the property was in violation of the Zoning Bylaw and requested a Special Permit to legalize the use of the property as a three family dwelling, which was granted in December, 1990 for one year (ZBA 90-86). Wellesley College acquired the property in February, 1991 and is now petitioning for renewal of the Special Permit.

Materials submitted included a copy of the Quitclaim Deed dated February 13, 1991, documenting the transfer of the property from Dana Hall Schools to Wellesley College; a copy of the Wellesley Fire Department Certificate of Approval certifying the installation of smoke detectors, which was a condition of the Special Permit granted in 1990; and photographs.

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On November 13, 1991, the Planning Board reviewed the petition and voted to offer no opposition to the renewal of the special permit under the same conditions as previously stated.

Decision

This Authority has made a careful study of the materials submitted. It is the opinion of this Authority that the continued use of the premises as a three-family dwelling for educational purposes will not substantially reduce the value of any property within the district, will not be injurious or offensive to the neighborhood, and is a use which is in harmony with the general intent and purpose of the Zoning Bylaw.

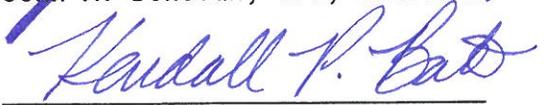
Therefore, a Special Permit is granted pursuant to the provisions of Section II A 8 (b) and Section XXV of the Zoning Bylaw to allow the dwelling at 629 Washington Street to continue to be used as a three-family dwelling for educational purposes, subject to the following conditions:

1. Said dwelling shall not be occupied by more than three families at any one time.
2. All parking of cars belonging to the tenants shall be on the premises.
3. The three dwelling units shall be leased only to employees of Wellesley College.
4. All applicable State and local laws and regulations shall be complied with by the petitioner and the tenants.
5. This Special Permit shall terminate upon sale of said property to other than an educational institution.
6. 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

  
John A. Donovan, Jr., Chairman

  
Kendall P. Bates

  
Robert R. Cunningham

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