



ZONING BOARD OF APPEALS
TOWN HALL WELLESLEY, MA 02181

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ZONING BOARD OF APPEALS
MA 02181

ZBA 92-25
Petition of Wellesley College
828 Washington Street (Cheever House)

Pursuant to due notice, the Special Permit Granting Authority held a Public Hearing on Thursday, May 21, 1992 at 8 p.m. in the Great Hall 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 petitioner to continue to use the building at 828 WASHINGTON STREET (CHEEVER HOUSE), in a Single Residence District, as an institute of an educational character and such accessory uses as are customary in connection with such use.

On April 9, 1992, the petitioner requested a hearing before this Authority and thereafter due notice of the Public Hearing scheduled on April 30, 1992 was given by mailing and publication. The petition was continued from April 30th to the Public Hearing scheduled on May 21, 1992, and due notice of this hearing was also given by mailing and publication.

Presenting the case at the hearing was Barry Monahan, Vice President of Administration for Wellesley College, who stated that there had been no changes and no complaints during the past two years. In response to a question from the Board, Mr. Monahan said that there is no full time occupant living on the premises.

No other person present had any comment on the petition.

Statement of Facts

The subject property is located at 828 Washington Street, in a Single Residence District, and contains approximately 21 acres. On the premises, there are the following buildings: a four-story wood-frame mansion, formerly the Cheever Estate, built around 1894, containing a four-room apartment; a three-car garage, a barn, and a chauffeur's day room area. The property surrounding the building consists of woodland and green field swamp land.

Wellesley College first requested permission to use the dwelling as an institute of an educational nature in 1974. Permission was granted by the Board of Appeals with conditions (ZBA 74-18). Renewals of the Special Permit have been granted annually or biennially since that time.

There are 34 offices on the four floors of the building, which houses approximately 40 employees. Parking for employees and visitors is provided in the parking lot adjacent to the building. Cheever House is used by Wellesley College to house college related research under the title of Wellesley College Center for Research on Women, which has existed since 1974.

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On April 14, 1992, the Planning Board voted to offer no objection to the renewal of the Special Permit under the same conditions as the previous special permit.

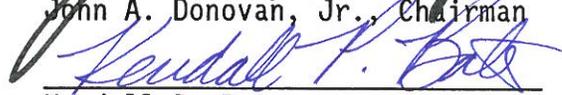
Decision

This Authority has made a careful study of the evidence presented and is of the opinion that the continued use of the property at 828 Washington Street by Wellesley College is in harmony with the general intent and purpose of Section II A 8 (b) of the Zoning Bylaw. Therefore, the requested Special Permit is granted subject to the following conditions:

1. All applicable State and local laws shall be complied with as well as recommendations and requirements of the Fire Department, Board of Health and the Inspector of Buildings.
2. Not more than 40 offices shall be provided and occupied, and not more than 50 people shall occupy the building at any one time.
3. Not more than one four-room apartment shall be provided as living space, which may be occupied by not more than 4 persons.
4. Except for routine maintenance and repairs, no alterations or additions to the building shall be made unless permission is obtained from the Board of Appeals.
5. Sufficient off-street parking shall be provided so that no vehicle will be required to park on Washington Street.
6. There shall be no disturbance or disruption of the residential neighborhood caused by or as a result of any use by the petitioner.
7. The above mentioned approved use of the property shall be only during the hours of 8 a.m. to 6 p.m., with the exception of the apartment.
8. No sign identifying the premises shall be displayed on the property except in accordance with the Zoning Bylaw.
9. 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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