



ZONING BOARD OF APPEALS
TOWN HALL WELLESLEY, MA 02181

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ZBA 92-28
Petition of Phyllis Yawitt
65 Arnold Road

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 PHYLLIS YAWITT requesting a Special Permit pursuant to the provisions of Section II A 8 (h) and Section XXV of the Zoning Bylaw to allow her to use a portion of her premises at 65 ARNOLD ROAD, in a Single Residence District, for the purpose of a home occupation, namely the practice of psychotherapy with individuals, couples and families. There will be no more than 15 clients per week during the hours of 8 a.m. to 8 p.m., Monday through Friday throughout the year.

On May 4, 1992, 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 Phyllis Yawitt, who said that she has had a private practice with an office in Newton Centre for the past 5 years. The home office would be more convenient for clients travelling from outlying areas. The Newton office would still be maintained.

Mrs. Yawitt said that she sees the bulk of her practice from 3 p.m. to 7 p.m. as most clients work during the day. Her patient load varies from 8 to 12 clients per week. She is requesting a maximum of 15 client hours, but has no way of knowing what the actual number will be at this time. The neighbors have no problem with her request. There is sufficient parking so that no client cars will ever be parked on the street.

The Board asked Mrs. Yawitt to limit both the days and hours of operation as her original request was too broad. Mrs. Yawitt said that she preferred Monday through Thursday from 4 p.m. to 8 p.m.

No other persons present had any comment on the petition.

Statement of Facts

The subject property is located at 65 Arnold Road, in a Single Residence District.

The petitioner is requesting a Special Permit for a home occupation, namely the practice of psychotherapy for individuals, couples and families. Although the original petition requested the hours of 8 a.m. to 8 p.m., Monday through Friday, at the Public Hearing Mrs. Yawitt amended her request to no more than 15 client hours between 4 p.m. and 8 p.m., Monday through Thursday. There will

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be no employees, and all cars relating to the home occupation will be parked in the driveway.

On April 14, 1992, the Planning Board reviewed the petition and voted to offer no objection to the granting of the Special Permit.

Decision

This Authority has made a careful study of the materials submitted and the information presented at the hearing. It is the opinion of this Authority that the requested use is in compliance with the requirements of Section II A 8 (h) of the Zoning Bylaw pertaining to home occupations. It is the further opinion of this Authority that the requested home occupation will not disturb or disrupt the customary character of the neighborhood and is in harmony with the general intent and purpose of the Zoning Bylaw.

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

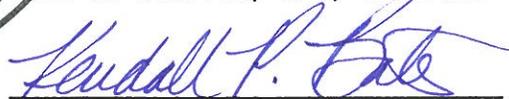
1. All parking related to the home occupation shall be in the driveway at 65 Arnold Road, and no client cars shall be parked on Arnold Road at any time.
2. The total number of client sessions shall not exceed 15 hours per week.
3. All client sessions shall be conducted between the hours of 4 p.m. and 8 p.m., Monday through Thursday throughout the year.
4. 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



Robert R. Cunningham

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