



ZONING BOARD OF APPEALS
TOWN HALL WELLESLEY, MA 02181

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ZBA 92-35
Petition of Jean Locke Raymond
32 College Road

Pursuant to due notice, the Special Permit Granting Authority held a Public Hearing on Thursday, August 13, 1992 at 8 p.m. in the Selectmen's Meeting Room (Conference Room B) at the Town Hall, 525 Washington Street, Wellesley on the petition of JEAN LOCKE RAYMOND requesting renewal of a Special Permit pursuant to the provisions of Section II A 8 (h) and Section XXV of the Zoning Bylaw to allow her to continue to use a portion of her premises at 32 COLLEGE ROAD, in a Single Residence District, for the conduct of a home occupation, namely a design consultation service with regard to computer-generated business visuals, with one full-time and one part-time employee, Monday through Friday, from 9 a.m. to 5 p.m. throughout the year.

On July 13, 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 Jean Raymond, who said that she has had the Special Permit for the past three years, and would like to continue under the same conditions as previously allowed. She stated that the two employees park on the premises which has space for 5 cars.

No other person present had any comment on the petition.

Statement of Facts

The subject property is located at 32 College Road, in a Single Residence District, and is owned by the petitioner and her husband.

The petitioner is requesting renewal of a Special Permit to use a portion of her premises for the conduct of a home occupation, namely design consultation with regard to computer-generated business visuals. Client data is received by fax, computer modem or overnight courier service. One full-time and one part-time employee staff the office, which is open Monday through Friday from 9 a.m. to 5 p.m. throughout the year. All parking related to the home occupation is in the driveway of the premises.

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The original Special Permit was granted in 1989, and renewed in 1990 for two years.

The Planning Board reviewed the petition on July 14, 1992 and voted to offer no objection to renewal under the same conditions.

Decision

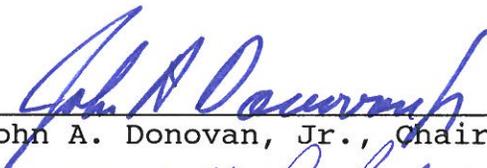
This Authority has made a careful study of the material submitted and the information presented at the hearing, and is of the opinion that the requested use of the premises for a home occupation is in compliance with the requirements of Section II A 8 (h) of the Zoning Bylaw. It is the opinion of this 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. There shall be no more than one full-time and one part-time employee. The part-time employee shall work no more than 12 hours per week.
2. The hours of operation shall be limited to 9 a.m. to 5 p.m., Monday through Friday throughout the year.
3. All parking related to the home occupation shall be in the driveway of the premises, and no cars relating to the home occupation shall be parked on College Road at any time.
4. 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,
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



Franklin P. Parker

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