



ZONING BOARD OF APPEALS
TOWN HALL WELLESLEY, MA 02181

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ZBA 92-36
Petition of John Hynes
637 Washington Street

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 JOHN HYNES requesting renewal of a Special Permit pursuant to the provisions of Section II A 8 (a) and Section XXV of the Zoning Bylaw to allow him to continue to use his premises at 637 WASHINGTON STREET, known as ELMS HOUSE, in a Single Residence District, as a lodging house, a use which is not allowed by right in said district.

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 John Hynes, who said that he would like renewal of the Special Permit, which has been granted since 1957, to use the premises as a lodging house. Prior to his ownership, the property belonged to Wellesley College and was used as a dormitory. Mr. Hynes said that he tries to run the lodging house according to Wellesley standards.

The Board commented that under Mr. Hynes' ownership, the property has been noticeably improved.

Statement of Facts

The property in question is located at 637 Washington Street, in a Single Residence District, and is known as Elms House. From 1953 to 1958, it was owned and operated as a lodging house by John Worley. From 1958 to 1980, Mr. Worley's widow, Alma D. Worley, continued to own and operate the lodging house. Prior to 1958, it was owned by Wellesley College and used as a dormitory. John Hynes purchased the property in 1980, and has continued its use as lodging house with the capacity for six lodgers since that time. Mr. Hynes, his wife and daughter occupy the third floor of the 20 room house. Kitchen facilities on the first floor are available for limited use by the lodgers. Special Permits for the use of the premises as a lodging house have been granted since 1953.

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On July 14, 1992, the Planning Board reviewed the petition and voted to offer no objection to the renewal of the Special Permit under the same conditions as previously granted.

Decision

This Authority has made a careful study of the material submitted and the information presented at the hearing. It is the opinion of this Authority that John Hynes has been operating the lodging house at 637 Washington Street in accordance with the conditions of the Special Permit granted on August 8, 1990 (ZBA 90-62), and that such operation is in compliance with the current Zoning Bylaw and neither disturbs nor disrupts the customary character of the residential neighborhood.

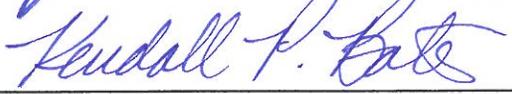
Therefore, the Special Permit is granted under the provisions of Section II A 8 (a) subject to the following conditions:

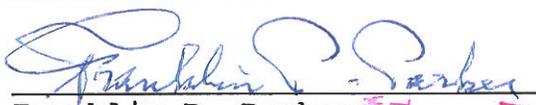
1. All applicable State and local laws and fire code regulations shall be fully complied with.
2. Not more than six (6) lodgers shall occupy the premises at any one time.
3. Lodgers will be allowed limited use of kitchen facilities on the first floor.
4. No cars shall be parked either on Washington Street or Lovewell Road by guests occupying the premises.
5. 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


Franklin P. Parker

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