



ZONING BOARD OF APPEALS  
TOWN HALL WELLESLEY, MA 02181

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ZBA 93-17

Petition of St. Andrew's Church of Wellesley  
7 Denton Road

Pursuant to due notice, the Special Permit Granting Authority held a Public Hearing on Thursday, February 25, 1993 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 ST. ANDREW'S CHURCH OF WELLESLEY requesting renewal of a Special Permit pursuant to the provisions of Section II A 8 (a) and (c) and Section XXV of the Zoning Bylaw to allow the premises at 7 DENTON ROAD, in a Single Residence District, to continue to be used as a two-family dwelling, a use not allowed by right in a Single Residence District.

On February 8, 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 Henry I. Thayer, representing St. Andrew's Church of Wellesley. Mr. Thayer said that the Church was requesting renewal of the Special Permit. The property consists of 10 large rooms. One unit is occupied by the Associate Rector and her husband, and the other is a rental unit. No complaints have been received from any neighbor since the Special Permit was previously renewed.

No other person present had any comment on the petition.

Statement of Facts

The subject property is located at 7 Denton Road, in a Single Residence District, on a parcel of land owned by and including St. Andrew's Church at 79 Denton Road. The dwelling is located 10 feet from the Parish House of the Church.

The house, constructed prior to 1900, was purchased by the Church in 1947, and used to house clergy, or rented as a single family dwelling. In 1984, a Special Permit was granted for the house to be used as a two-family dwelling. This Special Permit has been renewed annually or biennially since that date.

The petitioner is requesting renewal of the Special Permit pursuant to Section II A 8 (a) and (c) of the Zoning Bylaw. The first floor will be occupied by the Associate Rector of the Church, and the second floor will be rented to a non-clergy tenant.

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On February 17, 1993, the Planning Board reviewed the petition and voted to offer no objection to the renewal of the Special Permit under the same conditions as the previous Special Permit, and if one of the units continues to be occupied by a member of the St. Andrew's community.

Decision

This Authority has made a careful study of the material submitted and the information presented at the hearing. St. Andrew's Church of Wellesley is requesting renewal of a Special Permit to allow the dwelling at 7 Denton Road, on property owned by the Church, to continue to be used as a two-family dwelling, a use not allowed by right in a Single Residence District.

This Authority is of the opinion that the subject dwelling can no longer be used or adapted at a reasonable expense and with a fair financial return as a single family dwelling. Furthermore, this Authority is of the opinion that the use of this dwelling as a two-family residence will not disturb or disrupt the customary character of the neighborhood.

Therefore, a Special Permit is hereby granted pursuant to Section II A 8 (a) and (c) and Section XXV of the Zoning Bylaw to allow the premises at 7 Denton Road to continue to be used as a two-family dwelling subject to the following conditions:

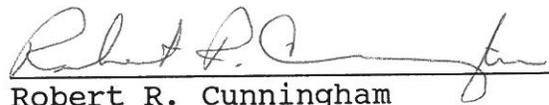
1. All parking related to the premises shall be off-street.
2. This Special Permit shall expire two years from the date of this decision.

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



Kendall P. Bates, Acting Chairman



Robert R. Cunningham



William E. Polletta

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