



ZONING BOARD OF APPEALS
TOWN HALL WELLESLEY, MA 02181

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ZBA 93-35
Petition of Denise Bacon
15 Denton Road

Pursuant to due notice the Special Permit Granting Authority held a Public Hearing on Thursday, April 22, 1993 at 8 p.m. in the Great Hall at the Town Hall, 525 Washington Street, Wellesley, on the petition of DENISE BACON 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 15 DENTON ROAD, in a Single Residence District, for the conduct of a home occupation, namely a temporary resource facility for the storage, sorting and classifying of historical material, on Monday through Friday from 9 a.m. to 2 p.m. throughout the year, with four part-time employees totalling 49 work hours.

On April 5, 1993, 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 Denise Bacon, who said she would like renewal of her Special Permit, but with an extension of hours through Friday, instead of Monday through Thursday.

In response to the Board's question regarding the number of employees on the premises, Ms. Bacon said that all four employees would never be working at the same time, and that three employees were on the premises only on the day that the bookkeeper worked for two hours in the morning. Off-street parking for three cars is available in her driveway. She stressed that she has no intention of permanently retaining the music archives in Wellesley.

No other person present had any comment on the petition.

Statement of Facts

The subject property is located at 15 Denton Road, in a Single Residence District. The petitioner is requesting renewal of a Special Permit for a home occupation, namely the sorting, classifying and storage of historical materials, and service as a telephone information center for the Kodaly Center of America, Inc., with office hours from 9 a.m. to 2 p.m., Monday through Friday throughout the year. There would be four part-time employees totalling 49 work hours. All cars related to the home occupation would be parked in the petitioner's driveway.

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On April 13, 1993, the Planning Board voted to offer no objection to the renewal of the Special Permit as proposed.

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Decision

This Authority has made a careful study of the materials submitted and the information presented at the hearing, and is of the opinion that the petitioner's requested use of her premises for the conduct of a home occupation is in compliance with the requirement 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 neighborhood.

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

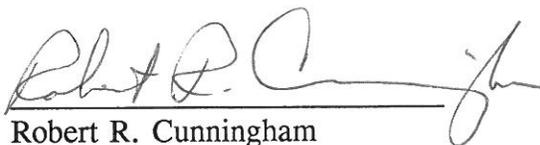
1. All parking related to said home occupation shall be in Ms. Bacon's driveway, and no cars related to said home occupation shall be parked on Denton Road at any time.
2. At no time shall there be more than 3 cars related to the home occupation parked in the driveway of the petitioner's premises.
3. Four part-time employees are allowed provided that the total number of work hours of the employees do not exceed 49 hours.
4. The office is allowed to be open Monday through Friday from 9 a.m. to 2 p.m. throughout the year.
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


Robert R. Cunningham