



ZONING BOARD OF APPEALS
TOWN HALL WELLESLEY, MA 02181

JOHN A. DONOVAN, JR., Chairman
ROBERT R. CUNNINGHAM
KENDALL P. BATES

ELLEN D. GORDON
Executive Secretary
Telephone
431-1019 X208

WILLIAM E. POLLETTA
FRANKLIN P. PARKER
SUMNER H. BABCOCK

ZBA 95-2
Petition of Gail P. Kingsley
16 Abbott Road

Pursuant to due notice, the Special Permit Granting Authority held a Public Hearing on Thursday, January 19, 1995 at 8:10 p.m. in the Selectmen's Meeting Room (Conference Room B) at the Town Hall, 525 Washington Street, Wellesley, on the petition of GAIL P. KINGSLEY 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 16 ABBOTT ROAD, in a Single Residence District, for the purpose of a home occupation; namely, the practice of law with no more than 10 client hours per week and one part-time employee three days per week.

On January 3, 1995, the petitioner filed a request for 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 Gail Kingsley, who asked the Board to renew her Special Permit, which had been granted last year. Mrs. Kingsley stated that her home is located at the commercial end of Abbott Road, directly behind the Fraser Medical Building parking lot. A great deal of her work is done at home, particularly on the telephone.

The Board noted that Mrs. Kingsley was requesting a change in the prior conditions, as she has added a part-time employee to the Special Permit request.

Mrs. Kingsley said that the hours for the part-time employee would be from 9 a.m. to 4 p.m. on Mondays, Tuesdays and Thursdays throughout the year.

No other person present had any comment on the petition.

Statement of Facts

The subject property is located at 16 Abbott Road, in a Single Residence District.

The petitioner is requesting a Special Permit for a home occupation; namely, the practice of law concentrating in Estate Planning, Probate, Estate and Trust Administration, Real Estate and Small Business Law. As most of the clients are seen in their homes, only 10 client hours per week are requested. There will be one part-time employee with hours from 9 a.m. to 4 p.m. on Mondays, Tuesdays and Thursdays throughout the year. All vehicles related to

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the home occupation will be parked in the driveway on the premises.

On January 10, 1995, the Planning Board reviewed the petition and voted to offer no objection to the renewal of the Special Permit.

Decision

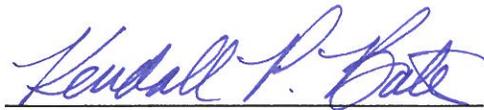
This Authority has made a careful study of the application submitted and the information presented at the hearing, and finds that the requested use of the premises at 16 Abbott Road is in compliance with the requirements of Section II A 8 (h) of the Zoning Bylaw. It is the opinion of this Authority that the requested home occupation will not disturb or disrupt the customary character of the neighborhood.

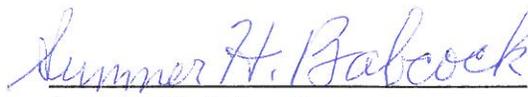
Therefore, the requested Special Permit is granted subject to the following conditions:

1. All parking related to said home occupation shall be in the driveway at 16 Abbott Road, and no client or employee cars shall be parked on Abbott Road or adjacent streets at any time.
2. Client hours shall not exceed 10 hours per week throughout the year.
3. There will be one part-time employee with hours from 9 a.m. to 4 p.m. on Mondays, Tuesdays and Thursdays 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


Kendall P. Bates, Acting Chairman


Sumner H. Babcock


William E. Polletta

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