TOWN OF WELLESLEY MASSACHUSETTS

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

AUG 3 10 58 AM '95
TOWN CLERK'S OFFICE
WELLESLEY MA 02181

ZBA 95-51
Petition of Wellesley College
33 Dover Road

Pursuant to due notice, the Special Permit Granting Authority held a Public Hearing on Thursday, July 27, 1995 at 8:00 p.m. in the Selectmen's Meeting Room (Conference Room B) at the Town Hall, 525 Washington Street, Wellesley, on the petition of WELLESLEY COLLEGE requesting renewal of a Special Permit pursuant to the provisions of Section II A 8 (b) and Section XXV of the Zoning Bylaw to allow the former carriage house on the property located at 33 DOVER ROAD, in a Single Residence District, to continue to be used for educational purposes as a residence for seven college students.

On July 10, 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 Barry Monahan, Assistant Vice President, representing Wellesley College. Mr. Monahan said that the premises have remained in compliance with the conditions set in the past, and that to his knowledge, there have been no complaints from the neighbors. The college monitors the premises very carefully because they are located in a single residence neighborhood. Mr. Monhan requested renewal of the Special Permit.

No other person present had any comment on the petition.

Statement of Facts

The subject property is located at 33 Dover Road on a 46,135 square foot lot, abutting the Nehoiden Golf Course, in a Single Residence District. The property has belonged to Wellesley College for many years, and contains a main house and a carriage house. The main house accommodates nine Wellesley students. Seven students live in the carriage house, which is used as a residence for students majoring in French.

In 1984, Wellesley College was granted a Special Permit to allow the carriage house to be used as a separate dwelling unit on the same lot to house seven students. This Special Permit has been renewed annually or bienially since that time. The college is seeking renewal of the Special Permit under the same conditions as previously granted.

On July 20, 1995, the Planning Board reviewed the petition and voted to offer no objection to the request.

ZBA 95-51
Petition of Wellesley College
33 Dover Road

AUG 3 10 58 AM '95

Decision

RECEIVED
TOWN CLERK'S OFFICE
WELLESLEY, MA 02482

This Authority has made a careful study of the material submitted and the information presented at the hearing. The petitioner seeks renewal of a Special Permit to allow the carriage house at 33 Dover Road to be used as a residence for seven college students, a use that is not allowed by right in a Single Residence District.

It is the opinion of this Authority that the continued use of the carriage house will not disturb or disrupt the residential neighborhood, and is in harmony with the intent and purpose of the Zoning Bylaw.

Therefore, a Special Permit is granted pursuant to Section II A 8 (b) of the Zoning Bylaw subject to the following conditions:

1. No more than seven students shall be housed in the building at any one time.

2. The petitioner shall comply with the requirements and recommendations of the Inspector of Buildings and the Fire Department.

3. Sufficient off-street parking shall be provided so that no vehicle associated with the carriage house shall be parked on any street in the neighborhood.

4. No sign identifying the premises shall be displayed on the property except in accordance with the Zoning Bylaw.

5. There shall be no disturbance or disruption to the residential neighborhood.

6. 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 THIS DECISION IN THE OFFICE OF THE TOWN CLERK.

Kendall P. Bates

Kendall P. Bates, Acting Chairman

William E. Polletta

William E. Polletta

Sumner H. Babcock

Sumner H. Babcock

cc: Planning Board
Inspector of Buildings
edg