



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

Oct 6 11 34 AM '95

RECEIVED  
TOWN CLERK'S OFFICE  
WELLESLEY, MA 02181  
WILLIAM E. POLLETTA  
FRANKLIN P. PARKER  
SUMNER H. BARCOCK

ZBA 95-59  
Petition of John Chapman  
12 Fletcher Road

Pursuant to due notice, the Special Permit Granting Authority held a Public Hearing on Thursday, September 28, 1995 at 8 p.m. in the Selectmen's Meeting Room (Conference Room B) of the Town Hall, 525 Washington Street, Wellesley, on the petition of JOHN CHAPMAN requesting a Special Permit pursuant to the provisions of Section II A 8 (h) and Section XXV of the Zoning Bylaw to allow him to use a portion of his premises at 12 FLETCHER ROAD, in a Single Residence District, for the conduct of a home occupation; namely, professional architecture, with client hours from 8 a.m. to 6 p.m. on Mondays through Fridays and from 10 a.m. to 2 p.m. on Saturdays throughout the year, but not to exceed 10 client hours per week. There will be one employee with hours from 8 a.m. to 6 p.m. on Monday through Friday throughout the year.

On August 7, 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 John Chapman, who explained that he currently uses his basement as an office, but would like the Special Permit so that clients could come to his home, rather than having to conduct all business in the homes of his clients. He would like to have the potential to hire an employee on a part-time basis, if needed in the future.

Mr. Chapman explained that although the driveway could contain five or six cars, there would never be that number parked on the premises. He stated that his wife works, they have no children, and his is the only car parked in the driveway. Originally, his office was on Washington Street, but he has relocated the office to his home.

The Board felt that the provision for an employee was unnecessary at this time. If, in the future, Mr. Chapman's business expanded to the extent that an employee was needed, it could be discussed when the special permit came up for renewal.

No other person present had any comment on the petition.

#### Statement of Facts

The subject property is located at 12 Fletcher Road, in a Single Residence District. The petitioner is requesting a Special Permit to use a portion of his premises for the conduct of a home occupation; namely, professional architecture with hours from 8 a.m. to 6 p.m. on Mondays through Fridays and from 10 a.m. to 2 p.m. on Saturdays throughout the year, but

ZBA 95-59  
Petition of John Chapman  
12 Fletcher Road

with no more than 10 client hours per week. The petitioner has also requested one employee with hours from 8 a.m. to 6 p.m. on Mondays through Fridays throughout the year.

On September 26, 1995, the Planning Board reviewed the petition, and recommended that the petition be denied.

OCT 6 11 34 AM '95  
RECEIVED  
TOWN CLERK'S OFFICE  
WELLESLEY, MA 02151

Decision

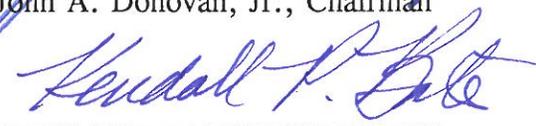
This Authority has made a careful study of the materials submitted and the information presented at the hearing. It is the opinion of this Authority that John Chapman's request for a Special Permit for a home occupation at his premises at 12 Fletcher Road is in compliance with the requirements of Section II A 8 (h) of the Zoning Bylaw, and that the requested home occupation will not disturb or disrupt the customary character of the neighborhood.

However, it is the opinion of this Authority that the petitioner's request for an employee in the event that the services of an employee might be required in the future, cannot be granted at this time, and that this request should be made when there is an actual need.

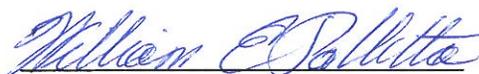
Therefore, it is the unanimous decision of this Authority to grant the requested Special Permit subject to the following conditions:

1. The hours of operation of the home occupation shall be limited to 8 a.m. to 6 p.m. on Mondays through Fridays and 10 a.m. to 2 p.m. on Saturdays throughout the year.
2. The number of client hours shall not exceed 10 hours per week.
3. There shall be no employees.
4. All parking related to the home occupation shall be in the driveway of the petitioner and no car related to the home occupation shall be parked on Fletcher Road or on any adjacent street.
5. 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.

  
John A. Donovan, Jr., Chairman  
  
Kendall P. Bates

cc: Planning Board  
Inspector of Buildings  
edg

  
William E. Polletta