



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

RECEIVED  
TOWN CLERK'S OFFICE  
WELLESLEY, MA 02181  
Oct 6 11 36 AM '95

ZBA 95-63  
Petition of Sandra T. Donabed  
130 Washington Street

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) at the Town Hall, 525 Washington Street, Wellesley, on the petition of SANDRA T. DONABED requesting renewal of a Special Permit pursuant to the provisions of Section II A 8 (a) and Section XXV of the Zoning Bylaw to allow the premises at 130 WASHINGTON STREET, 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 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 Sandra Donabed, who said that there had been no changes in the conditions and no complaints from the neighbors.

No other person present had any comment on the petition.

#### Statement of Facts

The subject property is located at 130 Washington Street, in a Single Residence District. The victorian house was built in 1865, and is recognized as an historical landmark by the Wellesley Historical Society. The first Special Permit for use of the house as a two-family dwelling was granted in 1954. The Donabeds have been resident owners since 1977 and have been granted Special Permits to continue the two-family use on an annual or biennial basis since that time.

The house consists of 17 rooms, of which 12 are occupied by the Donabeds. The five rooms on the third floor are rented as a separate apartment. Rental income from this apartment is used to make improvements and defray maintenance costs.

On September 26, 1995, the Planning Board reviewed the petition and voted to recommend renewal on the same terms and conditions as are currently in effect.

ZBA 95-63  
Petition of Sandra T. Donabed  
130 Washington Street

OCT 6 11 36 AM '95

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 the circumstances in this case have not changed, and that undue hardship would result if this request were not granted.

This Authority is of the opinion that the continued use of the premises as a two-family dwelling will not substantially reduce the value of any property within the district, and will not disturb or disrupt the customary character of the neighborhood.

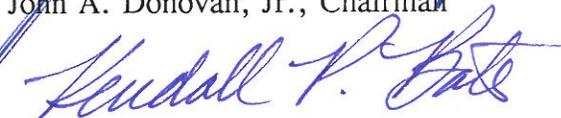
This Authority unanimously voted to grant the requested Special Permit pursuant to Section II A 8 (a) of the Zoning Bylaw for the continued use of the premises at 130 Washington Street as a two-family dwelling subject to the following conditions:

1. The house shall be occupied by the Donabed family and not more than one additional family.
2. All applicable State and local laws and regulations shall be complied with by the petitioners and their tenants.
3. Facilities for off-street parking shall be provided for the tenants of the property.
4. 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

  
William E. Polletta