



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

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DEC 5 11 05 AM '95

ZBA 95-76
Petition of Wellesley College
629 Washington Street

Pursuant to due notice, the Special Permit Granting Authority held a Public Hearing on Thursday, November 30, 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 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 premises at 629 WASHINGTON STREET, in a Single Residence District, to be used as a three-family dwelling for the purpose of housing faculty, staff and/or employees of an educational institution. Use of the premises as a three-family dwelling is not an allowed use in a Single Residence District.

On November 13, 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 of Administration and Community Affairs, who represented Wellesley College. Mr. Monahan said that they are in compliance with the conditions of the Special Permit granted two years ago. There have been no neighborhood complaints. The three-family dwelling is used to house Wellesley College faculty and staff. All three units are currently occupied.

No other person present had any comment on the petition.

Statement of Facts

The subject property is located at 629 Washington Street, in a Single Residence District, on a 9,285 square foot lot. The house was constructed around the turn of the century, and was used as a single family dwelling until, in 1932, the owner received permission from the Board of Selectmen to convert it to a two-family dwelling. In 1951, it was purchased by the Helen Temple Cooke Trust as a three-apartment dwelling. From 1970 to 1990, it was owned and used by Dana Hall as a three-family dwelling. Prior to the sale of the property to Wellesley College in 1991, Dana Hall discovered that the use of the property was in violation of the Zoning Bylaw, and requested and was granted a Special Permit (ZBA 90-86) to legalize the use of the property as a three-family dwelling. In 1991, Wellesley College acquired the property, and was granted a renewal of the Special Permit, which has been renewed biennially since that time.

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On November 21, 1995, the Planning Board reviewed the petition and voted to recommend that the Special Permit be renewed under the same conditions as previously granted.

Decision

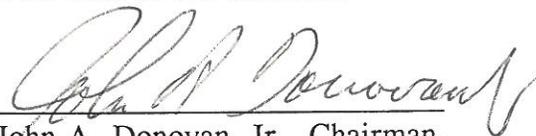
This Authority has made a careful study of the materials submitted and the information presented at the hearing. It is the opinion of this Authority that the continued use of the premises as a three-family dwelling for educational purposes will not substantially reduce the value of any property within the district, will not be injurious or offensive to the neighborhood, and is a use which is in harmony with the general intent and purpose of the Zoning Bylaw.

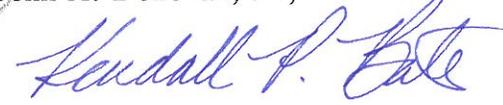
This Authority has made a unanimous decision to grant this Special Permit pursuant to the provisions of Section II A 8 (b) and Section XXV of the Zoning Bylaw to allow the dwelling at 629 Washington Street to continue to be used as a three-family dwelling for educational purposes, subject to the following conditions:

1. Said dwelling shall not be occupied by more than three families at any one time.
2. All cars belonging to the tenants shall be parked on the premises.
3. The three dwelling units shall be leased only to employees of Wellesley College.
4. All applicable State and local laws and regulations shall be complied with by the petitioner and the tenants.
5. This Special Permit shall terminate immediately upon sale of the property to other than an educational institution.
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 FILING OF THIS DECISION IN THE OFFICE OF THE TOWN CLERK.

cc: Planning Board
edg Inspector of Buildings


John A. Donovan, Jr., Chairman


Kendall P. Bates


Robert A. Bastille

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