



ZONING BOARD OF APPEALS
TOWN HALL WELLESLEY, MA 02181

FEB 13 8 24 AM '96

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ZBA 96-1
Petition of Gail P. Kingsley
16 Abbott Road

Pursuant to due notice, the Special Permit Granting Authority held a Public Hearing on Thursday, January 18, 1996 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 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 conduct 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 throughout the year.

On January 2, 1996, 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 said that there had been no change in the conditions during the past year, and that this was her third appearance before the Board.

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 renewal of a Special Permit for the conduct of a home occupation; namely, the practice of law with a concentration in Estate Planning, Probate, Estate and Trust Administration, Real Estate and Small Business law. The number of clients coming to the premises will be no more than ten per week, all of whom are scheduled by appointment. There will be one part-time employee on Monday, Tuesday and Thursday from 9 a.m. to 4 p.m. throughout the year. Off-street parking for three vehicles is available on the premises.

On January 9, 1996, the Planning Board reviewed the petition and voted to recommend renewal of the Special Permit under the same conditions as are currently in effect.

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Decision

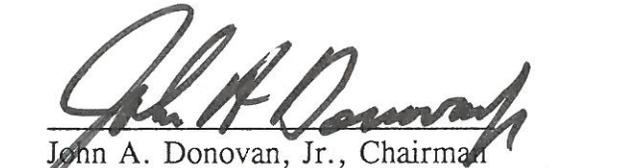
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This Authority has made a careful study of the application submitted and the information presented at the hearing, and is of the opinion that the requested use of the premises at 16 Abbott Road is in compliance with the requirements of Section II A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

The Board of Appeals voted unanimously at the Public Hearing to grant the requested Special Permit, subject to the following conditions:

1. All parking related to the home occupation shall be in the driveway at 16 Abbott Road, and no client or employee car shall be parked on Abbott Road or adjacent streets at any time.
2. Client hours shall not exceed ten per week throughout the year.
3. There shall 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 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.



John A. Donovan, Jr., Chairman



Kendall P. Bates



Robert A. Bastille

cc: Planning Board
Inspector of Buildings
edg