



ZONING BOARD OF APPEALS
TOWN HALL WELLESLEY, MA 02181

JUN 13 10 37 AM '96

JOHN A. DONOVAN, JR., Chairman
ROBERT R. CUNNINGHAM
KENDALL P. BATES

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Executive Secretary
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RECEIVED WILLIAM E. POLLETTA
TOWN CLERK'S FRANKLIN P. PARKER
WELLESLEY, MA SUMNER H. BABCOCK

ZBA 96-30
Petition of Nancy Erne
599 Washington Street

Pursuant to due notice, the Special Permit Granting Authority held a Public Hearing on Thursday, May 30, 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 NANCY ERNE requesting renewal of a Special Permit pursuant to the provisions of Section IIIA and Section XXV of the Zoning Bylaw to allow the premises at 599 WASHINGTON STREET, in a Town House District, to continue to be used as a two-family dwelling, a use not allowed by right in said district.

On May 13, 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.

In a letter to the Board, Mrs. Erne explained that she would be out of the country at the time of the Public Hearing, and requested renewal of the Special Permit as none of the conditions had changed in the past three years.

No other person present had any comment on the petition.

Statement of Facts

The subject property is located at 599 Washington Street, in a Town House District, and is part of Wiswall Condominiums containing 56,697 square feet of land at the corner of Wiswall Circle and Washington Street.

In 1981, the Board of Appeals granted site plan approval to David Wiswall et al for 14 dwelling units, known as Wiswall Condominiums, at Wiswall Circle and 599 Washington Street. The decision (ZBA 81-19) also granted a Special Permit allowing the conversion of a single family dwelling at 599 Washington Street to two-family use. Nancy Erne is the present owner of the property and occupies a portion of the premises.

Since 1981, Special Permits for the use of the premises as a two-family dwelling have been consistently granted. Mrs. Erne is requesting renewal of the Special Permit.

On May 21, 1996, the Planning Board reviewed the petition and voted to recommend renewal as requested.

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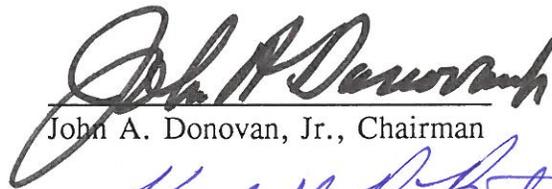
Decision

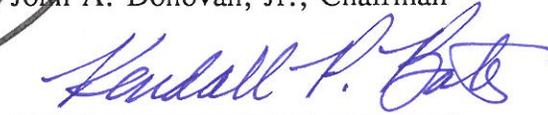
This Authority has made a careful study of the material submitted. It is the opinion of this Authority that a Special Permit to allow the premises at 599 Washington Street, in a Town House District, to continue to be used as a two-family dwelling can be granted, as the use will not be injurious to the neighborhood or to the public good, and will be in harmony with the general intent and purpose of the Zoning Bylaw.

At the Public Hearing, the Board unanimously voted to renew the Special Permit, which is hereby granted to Nancy Erne for the requested use at 599 Washington Street for a period of three 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


Robert A. Bastille

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