



ZONING BOARD OF APPEALS

TOWN HALL • 525 WASHINGTON STREET • WELLESLEY, MA 02181

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ZBA 96-66
 Petition of John Chapman
 12 Fletcher Road

Pursuant to due notice, the Special Permit Granting Authority held a Public Hearing on Thursday, September 19, 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 JOHN CHAPMAN 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 him to continue to use a portion of his premises at 12 FLETCHER ROAD, in a Single Residence District, for the purpose of a home occupation; namely, an architecture studio, with client hours from 8 a.m. to 6 p.m. on Mondays through Fridays and on Saturdays from 10 a.m. to 2 p.m. throughout the year, but not to exceed 10 client hours per week. The previous request is expanded to include one full-time employee with hours from 8:30 a.m. to 6 p.m. on Monday through Friday throughout the year.

On September 3, 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 John Chapman, who said that he had come before the Board last year to request a Special Permit for a home occupation with one employee. The Board granted the home occupation, but denied the employee as unnecessary at that time. He is requesting renewal of the Special Permit with the addition of one full-time employee.

Mr. Chapman stated that his home occupation is benign. The client hours have not approached 10 per week, so there is no traffic. His wife has returned to work, so her car is not in the driveway during the day.

The Board noted that last year Mr. Chapman had not been ready to hire an employee, but simply wanted the opportunity to do so if needed. Now, it appears that an employee is needed. Mr. Chapman agreed.

The Board recommended that since there is a change in the request that the Board renew the Special Permit for one year, rather than two, to make sure that no problems arise due to the change.

No other person present had any comment on the petition.

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Statement of Facts

The subject property is located at 12 Fletcher Road, in a Single Residence District. The petitioner is requesting renewal of a Special Permit to use a portion of his premises for the conduct of a home occupation; namely, an architecture studio with hours from 8 a.m. to 6 p.m. on Monday through Friday and from 10 a.m. to 2 p.m. on Saturday throughout the year, but with no more than 10 client hours per week. The petitioner has also requested one employee with hours from 8:30 a.m. to 6 p.m. on Monday through Friday throughout the year. Parking for up to six cars is available in the driveway.

On September 17, 1996, the Planning Board reviewed the petition and voted to recommend no objection to renewal on the same terms and conditions as are requested.

Decision

This Authority has made a careful study of the material submitted and the information presented at the hearing. It is the opinion of this Authority that the petitioner'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.

Therefore, it is the unanimous decision of this Authority, as voted at the Public Hearing, to grant the requested Special Permit, subject to the following conditions:

1. The hours of the home occupation shall be limited to 8 a.m. to 6 p.m. on Monday through Friday and from 10 a.m. to 2 p.m. on Saturday throughout the year.
2. The number of client hours shall not exceed 10 per week.
3. There shall be one full-time employee with hours from 8:30 a.m. to 6:00 p.m. on Monday through Friday throughout the year.
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.

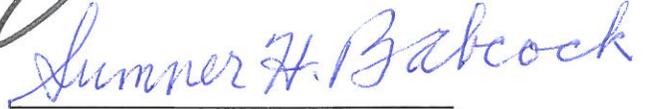
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APPEALS FROM THIS DECISION,
IF ANY, SHALL BE MADE PURSUANT
TO GENERAL LAWS, CHAPTER 40A,
SECTION 17, AND SHALL BE FILED
WITHIN 20 DAYS AFTER THE DATE
OF FILING OF THIS DECISION IN
THE OFFICE OF THE TOWN CLERK.

cc: Planning Board
Inspector of Buildings
edg



John A. Donovan, Jr., Chairman



Sumner H. Babcock



Robert A. Bastille

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