



ZONING BOARD OF APPEALS

TOWN HALL • 525 WASHINGTON STREET • WELLESLEY, MA 02181-5992

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ZBA 97-17

Petition of St. Andrew's Church of Wellesley
7 Denton Road

Pursuant to due notice, the Special Permit Granting Authority held a Public Hearing on Thursday, February 27, 1997 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 ST. ANDREW'S CHURCH OF WELLESLEY requesting renewal of a Special Permit pursuant to the provisions of Section II A 8 (a) and (c) and Section XXV of the Zoning Bylaw to continue to allow the premises at 7 DENTON ROAD, in a Single Family District to be used as a two-family dwelling, a use not allowed by right in a Single Residence District.

On February 10, 1997, 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 Henry Thayer, parishioner and attorney for the Church, who was accompanied by the Rector and First Warden. Mr. Thayer said that none of the conditions have changed. A young married couple occupies one dwelling unit. The second dwelling unit is occupied by a licensed social worker, who is not on the Church payroll, but is a frequent consultant for the Pastoral Care Team.

Mr. Thayer said that the Church is requesting renewal of the Special Permit for two more years. They have had no complaints from any of the neighbors.

No other person present had any comment on the petition.

Statement of Facts

The subject property is located at 7 Denton Road, in a Single Residence District, on a parcel of land owned by and including St. Andrew's Church of Wellesley at 79 Denton Road. The subject dwelling is located 10 feet from the Parish House of the Church.

The house, constructed prior to 1900, was purchased by the Church in 1947, and used to house clergy, or rented as a single family dwelling. In 1984, a Special Permit was granted for use of the house as a two-family dwelling. This Special Permit has been renewed annually or biennially since that date.

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The petitioner is requesting renewal of the Special Permit pursuant to Section II A 8 (a) and (c) of the Zoning Bylaw to continue the use of the premises as a two-family dwelling. The first floor is occupied by a lay couple, and the second floor is occupied by a social worker, who is a frequent consultant for the Pastoral Care Team affiliated with the Church.

On February 25, 1997, the Planning Board reviewed the petition and voted to offer no comment.

Decision

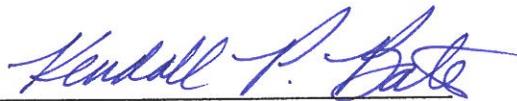
This Authority has made a careful study of the material submitted and the information present at the hearing. St. Andrew's Church of Wellesley is requesting renewal of a Special Permit to allow the dwelling at 7 Denton Road, on property owned by the Church, to continue to be used as a two-family dwelling, a use not allowed by right in a Single Residence District.

It is the opinion of this Authority that the subject dwelling can no longer be used or adapted at a reasonable expense and with a fair financial return as a single family dwelling; and that the use of this dwelling as a two-family residence will not disturb or disrupt the customary character of the neighborhood.

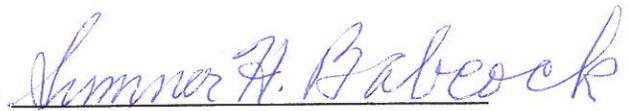
Therefore a Special Permit is granted, as voted unanimously by this Authority at the Public Hearing, to allow the premises at 7 Denton Road to continue to be used as a two-family dwelling, subject to the following conditions:

1. All parking related to the premises shall be on the premises, and no vehicles related to the premises shall be parked on Denton Road.
2. 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.


Kendall P. Bates, Acting Chairman


William E. Polletta


Sumner H. Babcock

cc: Planning Board
Inspector of Buildings
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