

TOWN OF WELLESLEY



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ZONING BOARD OF APPEALS

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ZBA 97-61
Petition of Wellesley College
33 Dover Road

Pursuant to due notice, the Special Permit Granting Authority held a Public Hearing on Thursday, July 24, 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 WELLESLEY COLLEGE requesting a Special Permit pursuant to the provisions of Section II A 8 (b) and Section XXV of the Zoning Bylaw to allow the former carriage house on the property at 33 DOVER ROAD, in a Single Residence District, to continue to be used for educational purposes as a language residence for seven college students.

On July 7, 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 Barry Monahan, Asst. Vice President for Administration at Wellesley College. Mr. Monahan said that to the best of his knowledge, there have been no complaints or problems with the neighbors. The carriage house is used as a residence hall for seven French speaking students attending Wellesley College. No change in the conditions are requested.

No other person present had any comment on the petition.

Statement of Facts

The subject property is located at 33 Dover Road, on a 46,135 square foot lot, abutting the Nehoiden Golf Course, in a Single Residence District. The property has belonged to Wellesley College for many years, and contains a main house and a carriage house. The main house contains nine Wellesley students. Seven students live in the carriage house, which is used as a residence for students majoring in French.

In 1984, Wellesley College was granted a Special Permit to allow the carriage house to be used as a separate dwelling unit to house seven students on the same lot as the main house. This Special Permit has been renewed annually or biennially since that time. The college is seeking renewal of the Special Permit under the same conditions as previously granted.

On July 22, 1997, the Planning Board reviewed the petition and voted to offer no objection to the request.

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Decision

This Authority has made a careful study of the material submitted and the information presented at the hearing. The petitioner seeks renewal of a Special Permit to allow the carriage house at 33 Dover Road to be used as a residence for seven college students, a use not allowed by right in a Single Residence District.

It is the opinion of this Authority that the continued use of the carriage house will not disturb or disrupt the residential neighborhood, and is in harmony with the intent and purpose of the Zoning Bylaw.

Therefore, a Special Permit is granted, as voted unanimously by this Authority at the Public Hearing, for the requested use, subject to the following conditions:

1. No more than seven students shall be housed in the building at any one time.
2. The petitioner shall comply with the requirements and recommendations of the Inspector of Buildings and the Fire Department.
3. Sufficient off-street parking shall be provided so that no vehicle associated with the carriage house shall be parked on any street in the neighborhood.
4. No sign identifying the premises shall be displayed on the property except in accordance with the Zoning Bylaw.
5. There shall be no disturbance or disruption to the residential neighborhood.
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
Inspector of Buildings
edg



Kendall P. Bates, Acting Chairman



William E. Polletta



Robert A. Bastille

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