

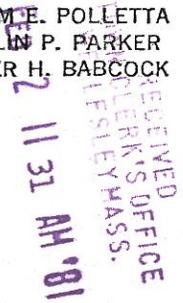


ZONING BOARD OF APPEALS
TOWN HALL WELLESLEY, MA 02181

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Petition of Wellesley College

Pursuant to due notice, the Special Permit Granting Authority held a Public Hearing in the second floor hearing room of the Town Hall on Thursday, December 4, 1980 at 8:00 PM on the Petition of Wellesley College requesting a Special Permit under the provisions of Section XXV and Section II 8 (b) of the Zoning Bylaw, which will allow the applicant to continue to use the building at 828 Washington Street (formerly known as the Cheever Estate) as a college or institute of an educational character and such accessory uses as are customary in connection with such use.

On November 4, 1980 the petitioner filed its request for a hearing before this Authority and thereafter due notice of the hearing was given by mailing and publication.

Present at the hearing and speaking on behalf of this petition was Lucille Knight, Assistant to the Vice President of Financial Affairs and Joseph Pleck, Director of Cheever House. There was nobody present in favor or against this petition.

The petitioner seeks a renewal of the permit granted by this Authority a year ago and requests that it be allowed to continue to use the property for educational and research activities for another year. In addition, the petitioner wishes to be permitted to partition off five (5) offices on the fourth floor. These offices are to allow for more privacy, there will not be an increase in the number of persons working at this location. The petitioner stated that all fire safety and building code regulations have been approved by the respective authorities.

Statement of Facts

The property involved, which contains approximately 21 acres, is located within a Single Residence District requiring a minimum lot area of 40,000 square feet. On the premises there is a large wood-frame mansion, formerly the Cheever Estate, built about 1894, which has thirty-seven rooms on four floors and basement. There is also a three-car garage, barn and chauffer's day room area. The property surrounding consists of woodland and green field swamp land.



Presently in existance at this location are 29 offices on floors 1, 2, and 3 combined. There are 41 full-time people employed here. The requested increase in the number of offices is not intended to provide for an increase in the number of persons, but is intended to afford more space and privacy for the employees working at present. The general use of Cheever House by Wellesley College is for college related research. Persons employed at Cheever House are paid by the College Treasurer. There will be no increase in traffic due to the increased amount of office space.

Decision

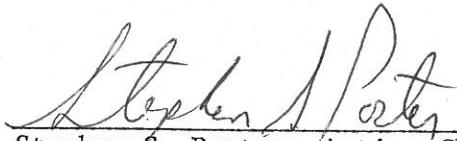
It is the opinion of this Authority that there is a real need for the continued use of the property as an institute of an educational character and such accessory uses as are customary in connection with such use and that such use is in harmony with the general purpose and intent of the Zoning Bylaw. It is the further opinion of this Authority that the proposed increase in the number of offices will not substantially reduce the value of the property within the District or otherwise injure the neighborhood.

Accordingly, the requested permission is hereby granted subject to the conditions as set forth below:

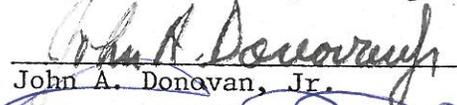
1. That all applicable local and State Bylaws shall be complied with, with the exception herein granted.
2. That not more than forty (40) offices shall be provided and occupied.
3. That not more than fifty (50) people shall occupy the building at any one time.
4. That all Fire, Saftey and Building Codes be complied with.
5. That not more than a four-room apartment may be provided which may be occupied by not more than four persons.
6. That, except for ordinary maintenance and repairs, no alterations or additions shall be made to the building unless permission is obtained from the Zoning Board of Appeals.

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7. That the above-mentioned approved use of the property, except for the apartment shall be in session only during the hours of 8:00 AM - 5:00 PM.
8. That no signs, except the sign approved by this Authority shall be erected on the premises.
9. That except in the kitchen of the apartment there shall be no hot plates used or food prepared or served, except for daily snacks which may be consumed in the offices.
10. That said permission shall expire one (1) year from the effective date of this decision or may be revoked for violation of any condition hereof.



Stephen S. Porter, Acting Chairman



John A. Donovan, Jr.



Franklin P. Parker

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