



ZONING BOARD OF APPEALS
TOWN HALL WELLESLEY, MA 02181

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OCT 16 1986
TOWN HALL
WELLESLEY, MASS.
AM '86

ZBA 86-51

Petition of John Hynes
637 Washington Street

Pursuant to due notice, the Special Permit Granting Authority held a Public Hearing on Thursday, September 18, 1986 at 8 p.m. in the Great Hall of the Town Hall at 525 Washington Street, Wellesley, on the petition of JOHN HYNES requesting renewal of a Special Permit under Section II 8 (a) and pursuant to Section XXV of the Zoning Bylaw which will allow him to continue to use the premises at 637 WASHINGTON STREET, known as ELMS HOUSE, as a lodging house, said property being located in a Single Residence District.

On August 26, 1986 the petitioner requested a hearing before this Board and thereafter due notice of the hearing was given by mailing and publication.

Presenting the case at the hearing was John Hynes, who stated that he needs the rental income in order to maintain the home, that it has always been used as a lodging house. The situation has not changed in the past year. Mrs. Worley still resides on the first floor.

No others were present expressing favor or opposition to the request.

Statement of Facts

The property involved is located at 637 Washington Street and is known as Elms House, located in a Single Residence District. It was operated from 1958 to 1980 as a lodging house and owned by Alma D. Worley, John Hynes purchased the property in 1980 and has been operating it as a lodging house by Special Permit since that time. Alma Worley occupies the first floor with life tenancy, five tenants occupy the second floor and John Hynes and his wife occupy the third floor. Kitchen facilities on the first floor are available for limited use by the lodgers.

The Planning Board, at its regular meeting of September 9, 1986, voted to offer no objection to the annual renewal of the permit on the same terms and conditions as are currently in effect.

Decision

This Authority has made a careful study of the evidence submitted. It is the opinion of this Authority that John Hynes has been operating the lodging house at 637 Washington Street in accordance with the conditions of the Special Permit granted a year ago.

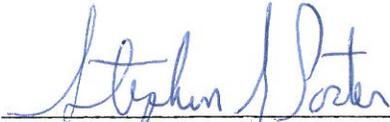
Accordingly, renewal of the Special Permit is granted under the provisions of Section II 8 (a) and Section XXV of the Zoning Bylaw for a period of one year from the date of this decision, subject to the following conditions:

1. That all applicable State and local laws and fire code regulations shall be fully complied with.
2. That not more than six (6) lodgers shall occupy the house at any one time.
3. That lodgers will be allowed to use kitchen facilities on the first floor for limited use.
4. That no cars shall be parked on either Washington Street or Lovewell Road by guests occupying the house.

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

mam



Stephen S. Porter, Chairman



John A. Donovan, Jr.



Robert R. Cunningham

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TOWN CLERK'S OFFICE
MIDDLEBURY, MASS.