



ZONING BOARD OF APPEALS
TOWN HALL WELLESLEY, MA 02181

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ZBA 88-71
Petition of John Hynes
637 Washington Street (Elms House)

Pursuant to due notice, the Special Permit Granting Authority held a Public Hearing on Thursday, September 15, 1988 at 8 p.m. in the Selectmen's Meeting Room (Conference Room B) of the Town Hall, 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. This petition was reheard on September 15, 1988 due to absence of a full Board at the August 25, 1988 Public Hearing which nullified said hearing.

On August 8, 1988, 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 the conditions have not changed in the past year.

No others present had any comment on the petition.

Statement of Facts

The property involved is located at 637 Washington Street, in a Single Residence District, and is known as The Elms. It was operated from 1958 to 1980 as a lodging house and owned by Alma D. Worley. Prior to 1958, it was used as a dormitory by Wellesley College. John Hynes purchased the property in 1980 and has been operating it as a lodging house with the capacity for six lodgers since that time. John Hynes and his wife occupy the third floor. Kitchen facilities on the first floor are available for limited use by the lodgers. Special Permits have been granted yearly since 1953.

The Planning Board, on August 9, 1988, voted to offer no objection to the request.

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.

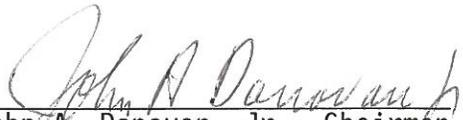
Accordingly, a renewal of the Special Permit is granted under the provisions of Section II 8 (a) and Section XXV of the Zoning Bylaw for a period of two years from the date of this decision subject to the following conditions:

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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
edg



John A. Donovan, Jr., Chairman



Kendall P. Bates



William E. Polletta

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