



ZONING BOARD OF APPEALS
TOWN HALL WELLESLEY, MA 02181

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ZBA 91-34
Petition of Wellesley College
33 Dover Road

Pursuant to due notice, the Special Permit Granting Authority held a Public Hearing on Thursday, July 25, 1991 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 WELLESLEY COLLEGE requesting renewal of 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 located at 33 DOVER ROAD, in a Single Residence - District, to continue to be used for educational purposes as a residence for seven college students.

On July 9, 1991, 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 Barry Monahan, Asst. Vice President for Administration of Wellesley College. Mr. Monahan said that in the past two years, there have been no neighborhood complaints about the use of the house as a student residence and no changes. The residence is still used as the "French" House.

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 accommodates nine Wellesley students. Seven students live in the carriage house which is used as a specialty house for students majoring in French.

Wellesley College was granted a Special Permit in 1984 to allow the carriage house to be used to house seven students. This Special Permit has been renewed annually or biennially since that time. Wellesley College now seeks renewal of the Special Permit with no changes in use.

On July 16, 1991, the Planning Board reviewed the petition and voted to offer no objection to renewal of the Special Permit under the same terms and conditions as are currently in effect.

Decision

This Authority has made a careful study of the material submitted. 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 that is not allowed by right

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in a Single Residence District.

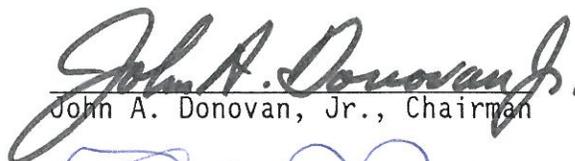
It is the opinion of this Authority that the continued use of the carriage house will not disturb or disrupt the residential neighborhood and is in harmony with the intent and purpose of the Zoning Bylaw.

Therefore, a Special Permit is granted pursuant to Section II A 8 (b) of the Zoning Bylaw to allow 33 Dover Road to continue to be used as a residence for seven college students, subject to the following conditions:

1. That not more than seven students will be housed in the building at any one time.
2. That the petitioner will comply with the requirements and recommendations of the Inspector of Buildings and the Fire Department.
3. That sufficient off-street parking will be provided so that no vehicle will be required to park on any street.
4. That no sign identifying the premises shall be displayed on the property except in accordance with the Zoning Bylaw.
5. That there shall be no disturbance or disruption to the residential neighborhood.
6. That 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


John A. Donovan, Jr., Chairman


Franklin P. Parker


William E. Polletta

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