



ZONING BOARD OF APPEALS  
TOWN HALL WELLESLEY, MA 02181

JOHN A. DONOVAN, JR., Chairman  
ROBERT R. CUNNINGHAM  
KENDALL P. BATES

ELLEN D. GORDON  
Executive Secretary  
Telephone  
431-1019

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ZBA 91-6  
Petition of St. Andrew's Church of Wellesley  
7 Denton Road

Pursuant to due notice, the Special Permit Granting Authority held a Public Hearing on Thursday, January 24, 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 ST. ANDREW'S CHURCH OF WELLESLEY requesting renewal of a Special Permit pursuant to the provisions of Section II A 8 (a) and (c) and Section XXV of the Zoning Bylaw to continue to allow the premises at 2 DENTON ROAD, adjacent to St. Andrew's Church, to be used as a two-family dwelling. Said premises are located in a Single Residence District in which such use is not allowed by right.

On January 7, 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 William V. Tripp, III, Church member and attorney for the Church, who requested renewal of the Special Permit as none of the conditions had changed.

No other person present had any comment on the petition.

#### Statement of Facts

The subject property is located at 7 Denton Road, on a parcel of land owned by and including St. Andrew's Church at 79 Denton Road, in a Single Residence District. The house is located 10 feet from the Parish House building of the Church.

The house, constructed prior to 1900, was purchased by the Church in 1947, and used to house clergy, or rented as a single family dwelling. In 1984, a Special Permit was granted for the house to be used as a two-family dwelling. This Special Permit has been renewed annually or biennially since that date.

The petitioner is requesting renewal of the Special Permit pursuant to Section II 8 A (a) and (c) of the Zoning Bylaw. The first floor will be occupied by an associate clergy of the Church and the second floor will be occupied by a non-clergy tenant.

The Planning Board, on January 22, 1991, voted to offer no objection to renewal of the Special Permit.

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Decision

This Authority has made a careful study of the evidence presented. St. Andrew's Church of Wellesley is requesting renewal of a Special Permit to allow the dwelling at 7 Denton Road, on property owned by the Church, to be used as a two-family dwelling.

This Authority is of the opinion that the subject dwelling can no longer be used or adapted at a reasonable expense and with a fair financial return as a single family dwelling. Furthermore, this Authority is of the opinion that the use of this dwelling as a two-family residence will not disturb or disrupt the customary character of the neighborhood.

Therefore, the Special Permit is hereby granted pursuant to Section II 8 A (a) and (c) and Section XXV of the Zoning Bylaw to allow the premises at 7 Denton Road to be used as a two-family dwelling subject to the following conditions:

1. All parking related to the premises shall be off-street.
2. This Special Permit shall be granted for a period of 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

  
Robert R. Cunningham

  
William E. Polletta

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