



ZONING BOARD OF APPEALS
TOWN HALL WELLESLEY, MA 02181

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ZBA 93-37
Petition of Ned and Nancy Erne
599 Washington Street

Pursuant to due notice, the Special Permit Granting Authority held a Public Hearing on Thursday, May 20, 1993 at 8 p.m. in the Selectmen's Meeting Room (Conference Room B) at the Town Hall, 525 Washington Street, Wellesley on the petition of NED AND NANCY ERNE requesting renewal of a Special Permit pursuant to the provisions of Section IIIA and Section XXV of the Zoning Bylaw to continue to allow the premises at 599 WASHINGTON STREET, in a Town House District, to be used as a two-family dwelling, a use not allowed by right in said District.

On May 3, 1993, the petitioners requested a hearing before this Authority and thereafter, due notice of the hearing was given by mailing and publication.

Presenting the case at the hearing was Nancy Erne, who stated that there had been no change in the conditions concerning the premises and requested renewal of the Special Permit.

No other person present had any comment on the petition.

Statement of Facts

The subject property is located at 599 Washington Street, in a Town House District, and is part of Wiswall Condominiums containing 56,697 square feet of land at the corner of Wiswall Circle and Washington Street.

In 1981, the Board of Appeals granted site plan approval to David Wiswall et al for 14 dwelling units, known as Wiswall Condominiums, at Wiswall Circle and 599 Washington Street. The decision (ZBA 81-19) also granted a Special Permit allowing the conversion of a single family dwelling at 599 Washington Street to two-family use. Ned and Nancy Erne are the present owners of the property and occupy a portion of the premises.

Since 1981, Special Permits for two-family use of the premises have been consistently granted. The Ernes are again requesting renewal of the Special Permit to continue to use the premises as a two-family dwelling.

On May 11, 1993, the Planning Board voted to offer no objection to renewal of the Special Permit under the same conditions as the previously granted Special Permit.

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Decision

This Authority has made a careful study of the material submitted and the information presented at the hearing. It is the opinion of this Authority that a Special Permit to allow the premises at 599 Washington Street, in a Town House District, to continue to be used as a two-family dwelling can be granted as the use will not be injurious to the neighborhood or to the public good, and will be in harmony with the general intent and purpose of the Zoning Bylaw.

Therefore, renewal of the Special Permit is hereby granted to Ned and Nancy Erne for the requested use at 599 Washington Street for a period of three 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


Kendall P. Bates


Robert R. Cunningham

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