



ZONING BOARD OF APPEALS  
TOWN HALL WELLESLEY, MA 02181

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WELLESLEY, MA 02181

DEC 20 AM '93

ZBA 93-81  
Petition of Wellesley College  
629 Washington Street

Pursuant to due notice, the Special Permit Granting Authority held a Public Hearing on Thursday, November 18, 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 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 premises at 629 WASHINGTON STREET, in a Single Residence District, to continue to be used as a three-family dwelling for the purpose of housing faculty, staff, and/or employees of an educational institution. Use of the premises as a three-family dwelling is not an allowed use in a Single Residence District.

On November 2, 1993, the petitioner 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 Barry Monahan, Wellesley College Assistant Vice-President for Administration. Mr. Monahan said that the house is currently inhabited by three faculty members, which has been the case since Wellesley College purchased the property several years ago from Dana Hall School. The college would like to continue to use the premises as a three-family dwelling.

No other person present had any comment on the petition.

#### Statement of Facts

The subject property is located at 629 Washington Street, in a Single Residence District, on a 9,285 square foot lot. The house was constructed around the turn of the century and was used as a single family dwelling until, in 1932, the owner received permission from the Board of Selectmen to convert it to a two-family dwelling. In 1951, it was purchased by the Helen Temple Cooke Trust as a three apartment dwelling. From 1970 to 1990, it was owned and used by Dana Hall School as a three-family dwelling. Prior to the sale of the property to Wellesley College in 1991, Dana Hall discovered that the use of the property was in violation of the Zoning Bylaw, and requested and was granted a Special Permit (ZBA 90-86) to legalize the use of the property as a three-family dwelling. Wellesley College acquired the property in 1991, and was granted a renewal of the Special Permit (ZBA 91-53). The college is now petitioning for a further renewal of the Special Permit under the same conditions as were previously granted.

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On November 9, 1993, the Planning Board reviewed the petition and voted to recommend renewal of the Special Permit under the same conditions.

Decision

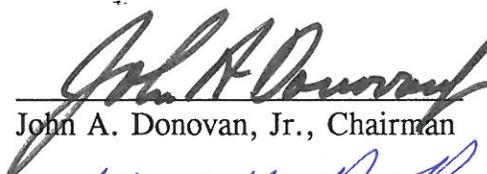
This Authority has made a careful study of the materials submitted and the information presented at the hearing. It is the opinion of this Authority that the continued use of the premises as a three-family dwelling for educational purposes will not substantially reduce the value of any property within the district, will not be injurious or offensive to the neighborhood, and is a use which is in harmony with the general intent and purpose of the Zoning Bylaw.

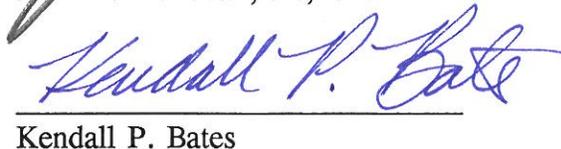
Therefore, a Special Permit is granted pursuant to the provisions of Section II A 8 (b) and Section XXV of the Zoning Bylaw to allow the dwelling at 629 Washington Street to continue to be used as a three-family dwelling for educational purposes, subject to the following conditions:

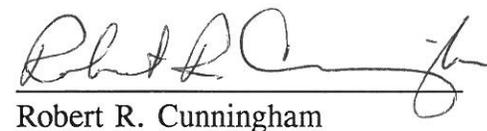
1. Said dwelling shall not be occupied by more than three families at any one time.
2. All cars belonging to the tenants shall be parked on the premises.
3. The three dwelling units shall be leased only to employees of Wellesley College.
4. All applicable State and local laws and regulations shall be complied with by the petitioner and the tenants.
5. This Special Permit shall terminate immediately upon sale of said property to other than an educational institution.
6. 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

  
John A. Donovan, Jr., Chairman

  
Kendall P. Bates

  
Robert R. Cunningham

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