



ZONING BOARD OF APPEALS
TOWN HALL WELLESLEY, MA 02181

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ZBA 94-30
Petition of Wellesley College
828 Washington Street (Cheever House)

Pursuant to due notice, the Special Permit Granting Authority held a Public Hearing on Thursday, May 26, 1994 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 petitioner to continue to use the building at 828 WASHINGTON STREET (CHEEVER HOUSE), in a Single Residence District, as an institute of an educational character, and such accessory uses as are customary in connection with such use, which is not allowed by right in a Single Residence District.

On May 9, 1994, the petitioner filed a request for 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, Assistant Vice President of Administration at Wellesley College. Mr. Monahan said that he was requesting renewal of the Special Permit which was first granted twenty years ago. The premises are still used as a research center, and there have been no complaints from any neighbors. The apartment on the premises is not being used for living space, but for office and meeting space.

No other person present had any comment on the petition.

Statement of Facts

The subject property is located at 828 Washington Street, in a Single Residence District, and contains approximately 21 acres. The following buildings are located on the premises: a four-story wood-frame mansion, formerly the Cheever Estate, built around 1894, which contains a four-room apartment; a three-car garage; a barn, and a chauffeur's day room area. The property surrounding the building consists of woodland and green field swamp land.

Wellesley College first requested permission to use the dwelling as an institute of an educational nature in June, 1974. A Special Permit with conditions was granted by the Board of Appeals at that time (ZBA 74-18). Renewals of the Special Permit have been granted annually or biennially since then.

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There are 34 offices on the four floors of the building, which houses approximately 40 employees. Parking for employees and visitors is provided in the parking lot adjacent to the building. Cheever House is used by Wellesley College for college related research under the title of Wellesley College Center for Research on Women.

Decision

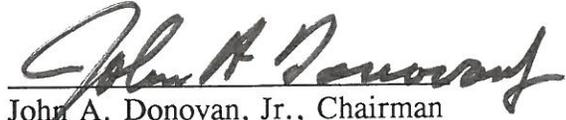
This Authority has made a careful study of the evidence presented, and is of the opinion that the continued use of the property at 828 Washington Street by Wellesley College is in harmony with the general intent and purpose of Section II A 8 (b) of the Zoning Bylaw. Therefore, the requested Special Permit is granted subject to the following conditions:

1. All applicable State and local laws shall be complied with, as well as recommendations and requirements of the Fire Department, Board of Health, and the Inspector of Buildings.
2. Not more than 40 offices shall be provided and occupied, and not more than 50 people shall occupy the building at any one time.
3. Only one four-room apartment shall be provided as living space, which may be occupied by not more than four persons.
4. Except for routine maintenance and repairs, no alterations or additions to the building shall be made unless permission is obtained from the Board of Appeals.
5. Sufficient off-street parking shall be provided so that no vehicle shall be required to park on Washington Street.
6. There shall be no disturbance or disruption of the residential neighborhood caused by or as a result of any use by the petitioner.
7. The approved use of the property shall be only during the hours of 8 a.m. to 6 p.m. with the exception of the use of the apartment as living space.
8. No sign identifying the premises shall be displayed except in accordance with the Zoning Bylaw.
9. This Special Permit shall expire two years from the date of this decision.

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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


Franklin P. Parker

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