

TOWN OF WELLESLEY



MASSACHUSETTS

JUN 13 10 42 AM '96

ZONING BOARD OF APPEALS
TOWN HALL WELLESLEY, MA 02181

JOHN A. DONOVAN, JR., Chairman
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WILLIAM E. POLLETTA
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ZBA 96-38
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 30, 1996 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 premises 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 13, 1996, 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 nothing had changed, and that Wellesley College wished to continue to use the premises as a research center.

Jane Hunnewell, 891 Washington Street, expressed support for the petition.

Statement of Facts

The subject property is located at 828 Washington Street, in a Single Residence District, and contains approximately 21 acres. 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 are all located on the premises. The surrounding property consists of woodland and green field swamp.

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

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 related research under the title of Wellesley College Center for Research on Women.

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On May 23, 1996, the Planning Board reviewed the petition and voted to recommend renewal under the same conditions.

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Decision

This Authority has made a careful study of the material submitted, and is of the opinion that the continued use of the property at 828 Washington Street for educational purposes is in harmony with the general intent and purpose of Section II A 8 (b) of the Zoning Bylaw. At the Public Hearing, this Authority voted unanimously to grant the requested Special Permit under the same conditions.

Therefore, the requested Special Permit is granted subject to the following conditions:

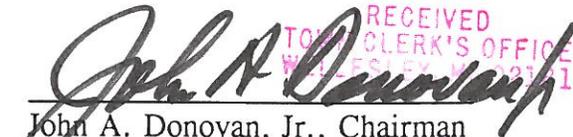
1. All applicable State and local laws shall be complied with, as well as recommendations and requirements of the Fire Department, Board of Health and the Inspector of Buildings.
2. No more than 40 offices shall be provided and occupied, and not more than 50 people shall occupy the building at any one 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 associated with the research center shall be parked on Washington Street.
6. There shall be no disturbance or disruption of the residential neighborhood caused by or as a result of any use of the premises 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
edg


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JUN 13 1996

John A. Donovan, Jr., Chairman



Kendall P. Bates



Robert A. Bastille