

**ZONING BOARD OF APPEALS**

TOWN HALL • 525 WASHINGTON STREET • WELLESLEY, MA 02181-5992

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1997 NOV 26 A 9:10

JOHN A. DONOVAN
KENDALL P. BATES
WILLIAM E. POLLETTAELLEN D. GORDON
EXECUTIVE SECRETARY
TELEPHONE
(781) 431-1019 EXT. 208SUMNER H. BABCOCK
ROBERT A. BASTILLE

ZBA 97-97

Petition of Wellesley College
629 Washington Street

Pursuant to due notice, the Special Permit Granting Authority held a Public Hearing on Thursday, November 20, 1997 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, which is not a by-right use in a Single Residence District.

On November 3, 1997, 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, Wellesley College Asst. Vice President for Administration & Community Affairs. Mr. Monahan said that the apartments are currently occupied by three faculty members. Wellesley College would like to continue the use of the premises as a three-family dwelling. He is not aware of any complaints from the neighbors. The premises appear to be used in an appropriate manner.

Eric Cohen, 16 Weston Road, said that he is not opposed to the use of the premises as a multi-family dwelling, but he would like to request an improvement in the maintenance of the dwelling. The paint is peeling, and the building looks as if it is owned by an absentee landlord. He added that he lives among other Wellesley College properties, and some of the work done is not up to par with neighborhood expectations. At the property next door, the paint is also peeling. Mr. Monahan and Mr. Cohen continued their discussion privately.

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.

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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 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. Dana Hall requested and was granted a Special Permit (ZBA 90-86) to legalize the use of the property as a three-family dwelling. In 1991, Wellesley College acquired the property, and was granted a renewal of the Special Permit, which has been renewed biennially since that time.

On November 18, 1997, the Planning Board reviewed the petition and recommended granting renewal of the Special Permit on the same terms and conditions as are currently in effect.

Decision

This Authority has made a careful study of the application 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. However, it is the recommendation of this Authority that a greater effort be made by Wellesley College to maintain the premises in a manner consistent with the other dwellings in the neighborhood.

Therefore, the Special Permit is granted, as voted unanimously at the Public Hearing, pursuant to the provisions of Section II A 8 (b) and Section XXV of the Zoning Bylaw to allow the dwelling 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. All applicable State and local laws and regulations shall be complied with by the petitioner and the tenants.
4. This Special Permit shall terminate immediately upon the sale of the property to other than an educational institution.
5. 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

Kendall P. Bates

Kendall P. Bates, Acting Chairman

William E. Polletta

William E. Polletta

Robert A. Bastille

Robert A. Bastille

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