

TOWN OF WELLESLEY



MASSACHUSETTS

ZONING BOARD OF APPEALS

TOWN HALL • 525 WASHINGTON STREET • WELLESLEY, MA 02482-5992

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ZBA 2017-17
Petition of Dana Hall School
28 Hampden Street

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Pursuant to due notice, the Special Permit Granting authority held a Public Hearing on Thursday, March 2, 2017 on the petition of Dana Hall School 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 to be used as a two-family dwelling to house faculty at 28 Hampden Street, which is a use not allowed by right in a Single Residence District.

On January 24, 2017, 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 David Himmelberger, Esq., and Charles Breslin, CFO, Dana Hall School, the Petitioner. Mr. Himmelberger said that there have not been any issues. He said that it continues to be used for faculty housing. He said that the request is for renewal of the special permit.

A Board member confirmed that there are two families living in the home. He asked if there have been any complaints from neighbors. Mr. Himmelberger said that there have been no complaints. Mr. Breslin said that the Director of Riding and a French teacher are living there.

The Board said that the previous special permit was subject to six conditions.

Statement of Facts

The subject property is located at 28 Hampden Street, an 11,248 square foot lot in a Single Residence District.

The Petitioner is requesting renewal of a special permit to allow the premises to be used as a two-family dwelling to house faculty, which is a use not allowed by right in a Single Residence District.

On March 1, 2017, the Planning Board reviewed the petition and recommended that renewal of the special permit be granted, subject to the conditions currently in effect.

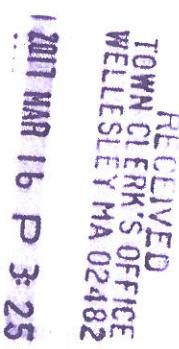
Decision

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 renewal of a special permit to allow the premises to be used as a two-family dwelling to house faculty shall not disturb or disrupt the customary character of the residential neighborhood, and is in harmony with the intent and purpose of the Zoning Bylaw.

Therefore, a special permit is granted for the requested use, as voted unanimously by this Authority at the Public Hearing, subject to the following conditions:

1. The two-family dwelling shall be used for faculty housing only and shall not rented out for any other purpose and shall revert back to a single family dwelling if it ceases to be used as faculty housing in connection with Dana Hall's education purpose.
2. The Petitioner shall comply with the requirements and recommendations of the Inspector of Buildings and the Fire Department.
3. Sufficient off-street parking shall be provided so that no vehicle associated with the two-family dwelling shall be parked on any street in the neighborhood.
4. No sign identifying the premises shall be displayed on the property except in accordance with the Zoning Bylaw.
5. There shall be no disturbance or disruption to the residential neighborhood.
6. This special permit shall expire two years from the date time stamped on 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.

Richard Seegel (signed by Victor Panik
with authorization by Richard Seegel)
Richard L. Seegel, Chairman

David G. Sheffield
David G. Sheffield
Robert Levy (signed by Victor Panik
with authorization by Robert Levy)
Robert W. Levy

cc: Planning Board
Inspector of Buildings
lrm