

TOWN OF WELLESLEY



MASSACHUSETTS

ZONING BOARD OF APPEALS

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

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ZBA 2019-07
Petition of Dana Hall School
28 Hampden Street

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TOWN CLERK'S OFFICE
WELLESLEY, MA 02482

Pursuant to due notice, the Special Permit Granting authority held a Public Hearing on Thursday, January 10, 2019 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 at 28 Hampden Street 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 December 6, 2018, 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 were David Himmelberger, Esq., and Charles Breslin, COO, Dana Hall School, the Petitioner.

Mr. Himmelberger said that the conditions remain as they were previously. He said that there are two staff members living there. He said that there are no issues with the neighbors or the neighborhood. He said that there is no signage, there is sufficient off-street parking, and the house is compliant with the Building and Fire Department regulations. He said that the request is for a three year renewal.

Mr. Breslin said that typically the residents move around the campus. He said that the prior tenants were there for about five years. He said that the current residents moved in within the past year.

The Chairman said that the house has the appearance of a single family except for the exterior stair.

A Board member read the existing conditions into the record. He said that he was willing to grant approval of the special permit for three years.

There was no one present at the public hearing who wished to speak to the petition.

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 January 9, 2019, the Planning Board reviewed the petition and recommended that renewal of the special permit be granted, as requested.

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 three years from the date time stamped on this decision.

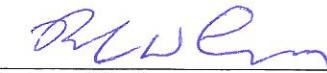
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ZBA 2019-07
Petition of Dana Hall School
28 Hampden Street

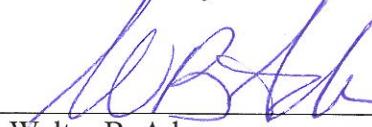
APPEALS FROM THIS DECISION,
IF ANY, SHALL BE MADE PURSUANT
TO GENERAL LAWS, CHAPTER 40A,
SECTION 17, AND SHALL BE FILED
WITHIN 20 DAYS AFTER THE DATE
OF FILING OF THIS DECISION IN THE
OFFICE OF THE TOWN CLERK.



David G. Sheffield, Acting Chairman



Robert W. Levy



Walter B. Adams

2019 JAN 24 P 3:01

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WELLESLEY, MA 02482

ZBA 2019-07
Applicant Dana Hall School
Address 28 Hampden Street

NOT VALID FOR RECORDING UNTIL CERTIFIED BY TOWN CLERK

In accordance with Section 11 of Chapter 40A of the Massachusetts General Laws, I hereby certify that twenty (20) days have elapsed after the within decision was filed in the office of the Town Clerk for the Town of Wellesley, and that no appeal has been filed, or that if such appeal has been filed, that it has been dismissed or denied.

Date:

Attest:

Cathryn Jane Kato
Town Clerk

cc: Planning Board
Inspector of Buildings
lrm