

TOWN OF WELLESLEY



MASSACHUSETTS

ZONING BOARD OF APPEALS

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ZBA 2019-93
Petition of Wellesley College
33 Dover Road

2019 DEC 19 A841
TOWN CLERK'S
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Pursuant to due notice, the Special Permit Granting Authority held a Public Hearing on Thursday, December 5, 2019 at 7:30 pm in the Juliani Meeting Room, 525 Washington Street, Wellesley, on the petition of Wellesley College requesting renewal of a Special Permit pursuant to the provisions of Section 2 A 8 (b) and Section 25 of the Zoning Bylaw to allow the premises at 33 Dover Road to continue to be used for educational purposes as a language residence for seven Wellesley College students, which is a use not allowed by right in a Single Residence District.

On November 14, 2019, the Petitioner filed a request for a hearing before this Authority, and thereafter, due notice of the hearing was given by mailing and publication.

Present on behalf of Wellesley College, the Petitioner, was Peter Eastment, Director of Faculty Housing, who said that the request is for renewal of a special permit to use the premises at 33 Dover Road for educational purposes as a language residence for seven Wellesley College students. He said that the French house is a carriage house that continues to be used to house six to seven students per semester.

The Board confirmed that there have not been any problems. A Board member said that the Planning Board recommended a change in Condition #1 to include language about the total number of students on the property, with seven in the carriage house and nine in the main house, for a total of sixteen students.

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

Statement of Facts

The subject premises is located at 33 Dover Road, on a 46,135 square foot lot abutting the Nehoiden Golf Course, in a Single Residence District. The property has been owned by Wellesley College for many years and contains a main house and a carriage house. Nine Wellesley College students live in the main house. Seven students live in the carriage house, which is used as a language residence for students majoring in French.

In 1984, Wellesley College was granted a Special Permit to allow the carriage house to be used as a separate dwelling unit to house seven students on the same lot as the main house. This Special Permit has been renewed annually or biennially since that time. The College is seeking renewal of the Special Permit under the same conditions as previously granted.

On December 3, 2019, the Planning Board reviewed the petition and recommended that renewal of the special permit be approved.

Decision

This Authority has made a careful study of the materials submitted and the information presented at the hearing.

The Petition seeks renewal of a Special Permit to allow the carriage house at 33 Dover Road to continue to be used as a residence for seven college students on the same property that contains a main house housing nine students in a Single Residence District.

It is the opinion of this Authority that the continued use of the carriage house as a separate dwelling unit 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. There shall be no more than seven Wellesley College students housed in the carriage house and no more than nine Wellesley College students housed in the main house, for a total of no more than sixteen students housed on the property at 33 Dover Road at any one time.
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 carriage house 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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