

TOWN OF WELLESLEY



MASSACHUSETTS

ZONING BOARD OF APPEALS

TOWN HALL • 525 WASHINGTON STREET • WELLESLEY, MA 02482

J. RANDOLPH BECKER, CHAIRMAN
ROBERT W. LEVY, VICE CHAIRMAN
DAVID G. SHEFFIELD

LENORE R. MAHONEY
EXECUTIVE SECRETARY
TELEPHONE
(781) 431-1019 EXT. 2208

WALTER B. ADAMS
DEREK B. REDGATE
RICHARD L. SEESEL

ZBA 2021-58

Petition of St. Andrew's Church of Wellesley
7 Denton Road

2021 JUL 15 P 125

Pursuant to due notice, the Special Permit Granting Authority held a Public Hearing on Thursday, July 1, 2021 at 7:30 pm, on the petition of St. Andrew's Church of Wellesley requesting renewal of a Special Permit pursuant to the provisions of Section 2 A 8 (a) and Section 25 of the Zoning Bylaw to allow the continued use of the premises at 7 Denton Road to be used as a two-family dwelling, which is a use not allowed by right in a Single Residence District.

On May 24, 2021, 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 of behalf of the petition was Steve Mahoney, Vestry for Property at St. Andrew's Church. He said that the request is for renewal of a special permit at 7 Denton Road for a two family use. He said that the house was built before 1900 and was acquired by the Church in 1960. He said that the request to use it as a two-family was granted in 1984 and has been renewed since then. He said that one floor is for clergy and the other is for someone who is non-clergy and not associated with the Church.

The Chairman said that for the 1984 approval, 40 to 50 people came to the hearing, principally to object to the proposed use. He said that there was no opposition to the first year renewal. A Board member said that this Board received a letter of opposition. He said that the person who sent the complaint did not explain how the use related to his concerns.

No member of the public wished to speak to the petition.

Statement of Facts

The subject property is located at 7 Denton Road, in a Single Residence District, on a parcel of land owned by and including St. Andrew's Church at 79 Denton Road. The subject dwelling is located 10 feet from the Parish House of the Church.

The house, constructed prior to 1900, was purchased by the Church in 1947, and used to house clergy or rented as a single-family dwelling. In 1984, a Special Permit was granted for the use of the house as a two-family dwelling, and has been renewed annually or biennially since that date.

The petitioner is requesting renewal of the Special Permit pursuant to Section 2 A 8 (a) of the Zoning Bylaw to continue to use the premises as a two-family dwelling.

On June 30, 2021, the Planning Board reviewed the petition and recommended renewal of the Special Permit with the same or similar conditions.

Decision

This Authority has made a careful study of the materials submitted and the information presented at the hearing. St. Andrew's Church is requesting renewal of a Special Permit to allow the dwelling at 7 Denton Road, on property owned by the Church, to continue to be used as a two-family dwelling, which is a use not allowed by right in a Single Residence District.

It is the opinion of this Authority that use of the subject dwelling as a two-family residence will not disturb or disrupt the customary character of the neighborhood.

Therefore, a Special Permit is granted, as voted unanimously by this Authority at the Public Hearing, to allow the premises at 7 Denton Road to continue to be used as a two-family dwelling, subject to the following conditions:

1. All parking related to the premises shall be on the premises, and no vehicles related to the premises shall be parked on Denton Road.
2. Tenant leases shall be signed for a period of not less than one year.
3. This Special Permit shall expire three years from the date of this decision.

2021 JUL 15 P 12:53
ZBA 2021-58
Petition of St. Andrew's Church of Wellesley
7 Denton Road

ZBA 2021-58
Petition of St. Andrew's Church of Wellesley
7 Denton Road

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.

J. Randolph Becker
J. Randolph Becker, Chairman

RW Levy
Robert W. Levy

WBA
Walter B. Adams

102 JUL 15 P 12:54
WALTER B. ADAMS
TOWN CLERK

ZBA 2021-58
Applicant St. Andrew's Church of Wellesley
Address 7 Denton Road

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

TOWN OF WELLESLEY

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O F F I C I A L O F F I C I A L
C O P Y ZONING BOARD OF APPEALS
TOWN HALL • 525 WASHINGTON STREET • WELLESLEY, MA 02482



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LENORE R. MAHONEY
EXECUTIVE SECRETARY
TELEPHONE (781) 431-1019 EXT. 220
REGISTRY OF DEEDS
DODHAM, MA

RECEIVED AND RECORDED

NORFOLK COUNTY

WALTER B. ADAMS
DEREK B. REDGATE
RICHARD L. SEESEL

2021
JUL 15
P
12:51p

ZBA 2021-58

Petition of St. Andrew's Church of Wellesley
7 Denton Road

CERTIFY

William P. O'Donnell
WILLIAM P. O'DONNELL, REGISTER

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The petitioner is requesting renewal of the Special Permit pursuant to Section 2 A 8 (a) of the Zoning Bylaw to continue to use the premises as a two-family dwelling.