

TOWN OF WELLESLEY



MASSACHUSETTS

ZONING BOARD OF APPEALS

888 WORCESTER STREET • SUITE 160 • WELLESLEY, MA 02482

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

LENORE R. MAHONEY
Executive Secretary
Telephone
(781) 489-7450

WALTER B. ADAMS
DEREK B. REDGATE
PETER COVO

Date:

12/1/25

ZBA:

2026-04

Petition for:	Residential Fee	Commercial & Municipal Fee
Variance	_____ \$200	_____
Special Permit	_____ \$200	_____ \$500
Special Permit/Findings	_____ \$200	_____
Special Permit Renewals	_____ \$150	_____
Signs	_____	_____ \$300
Site Plan Approval without PSI	_____	_____ \$2,000 & Fire Department Consulting Fee
Site Plan Approval with PSI	_____	_____ \$3,500
Appeals	_____ \$200	_____ \$300
Comprehensive Permit	_____	_____ \$750
Publication & Mailing Fees/All Petitions	_____ \$25	_____ \$25
Petitioner assumes all costs for Peer Review		

Property Location:

828 WASHINGTON ST.

Zoning District:

SR

Property located in a:

Historic District

☐

Yes

☐

No

Wetlands Protection Area

☐
☐

Water Supply Protection District

☐
☐

Prior Zoning Decisions:

Special Permit/Finding:

2022-56

Variance:

Applicable Section(s) of the Zoning Bylaw:

Explanation of Request:

Requested Relief:

_____ Lot Area

_____ Lot Coverage

_____ Frontage

_____ Front Yard Width

_____ Front Yard Depth (Street Setback)

_____ Side Yard Width (Side Line Setback)

_____ Rear Yard Depth (Rear Line Setback)

_____ Other

OWNER OF PROPERTY/PETITIONER:

WELLESLEY COLLEGE

MAILING ADDRESS:

106 CENTRAL ST., WELLESLEY, MA 02481

PHONE:

WORK:

781-283-3433

HOME:

617-605-9639

SIGNATURE OF OWNER:

AGENT FOR PETITIONER (PLEASE PRINT):

PETER EASTHENT

MAILING ADDRESS:

c/o WELLESLEY COLLEGE, FACULTY HOUSING + TRANSP.

PHONE:

WORK:

781-283-3433

HOME:

617-605-9639

EMAIL ADDRESS:

PEASTHENT@WELLESLEY.EDU

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WALTER B. ADAMS
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RICHARD L. SEEDEL

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WELLESLEY MA 02482
SEP 15 AM 12:01

ZBA 2022-56
Petition of Wellesley College
828 Washington Street

Pursuant to due notice, the Special Permit Granting Authority held a Public Hearing on Thursday, September 1, 2022, at 7:00 p.m. in the Great Hall, 525 Washington Street, Wellesley, on the petition of Wellesley College requesting renewal of a Special Permit pursuant to the provisions of Section 2.1 A. 8. (b) and Section 6.3 of the Zoning Bylaw to allow the premises at 828 Washington Street (Cheever House) to continue to be used as an institute of educational nature, which is a use not allowed by right in a Single Residence District.

On July 13, 2022, 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 at the public hearing was Peter Eastment, Director of Faculty Housing, Wellesley College, who said that the request is for renewal of a special permit for 828 Washington Street, or Cheever House, which continues to be used as an educational institute, housing the Wellesley Center for Women. He said that Cheever House is a college maintained property. He said that a sign identifies the property on Washington Street.

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 828 Washington Street, in a Single Residence District, and contains approximately 21 acres. A four-story wood frame mansion, formerly the Cheever Estates, was built around 1894. The property also contains a three-car garage, a barn and a chauffeur's day room area. The surrounding property consists of woodland and a green field swamp.

Wellesley College first requested permission to use the dwelling as an institute of an educational nature in June 1974. A Special Permit, with conditions, was granted by the Board of Appeals at that time, and has been renewed annually or biennially since 1975.

There are 40 offices on the four floors of the building, used by approximately 40 employees. Parking for employees and visitors is provided in the parking lot adjacent to the building. Cheever House is used by Wellesley College for related research under the title of Wellesley College Center for Research on Women.

On August 31, 2022, the Planning Board reviewed the petition and recommended that the special permit be renewed subject to the same conditions.

Decision

This Authority has made a careful study of the material submitted and the information presented at the Public Hearing. It is the opinion of this Authority that the continued use of the property at 828 Washington Street for educational purposes is in harmony with the general intent and purpose of Section 2.1 A. 8. (b) of the Zoning Bylaw.

Therefore, a Special Permit is granted, as voted unanimously by this Authority at the Public Hearing, subject to the following conditions:

1. All applicable State and local laws shall be complied with, as well as recommendations and requirements of the Fire Department, Board of Health and the Inspector of Buildings.
2. No more than 40 offices shall be provided, and not more than 50 people shall occupy the building at any one time.
3. Except for routine maintenance and repairs, no alterations or additions to the building shall be made unless permission is obtained from the Board of Appeals.
4. Sufficient off-street parking shall be provided so that no vehicle associated with the research center shall be parked on Washington Street.
5. There shall be no disturbance or disruption of the residential neighborhood caused by, or as a result of any use of the premises by the petitioner.
6. The approved use of the premises shall be only during the hours of 8 a.m. to 6 p.m.
7. No sign identifying the premises shall be displayed except in accordance with the Zoning Bylaw.
8. This Special Permit shall expire three years from the date time-stamped on this decision.

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ZBA 2022-56
Petition of Wellesley College
828 Washington 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.


J. Randolph Becker, Chairman


Walter B. Adams


Richard L. Seegel

2022 SEP 15 AM 12:02
TOWN CLERK'S OFFICE
WELLESLEY MA 02482

ZBA 2022-56
Applicant Wellesley College
Address 828 Washington 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