

TOWN OF WELLESLEY



MASSACHUSETTS

ZONING BOARD OF APPEALS

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ZBA 2017-86
Petition of John Chapman
12 Fletcher Road

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Pursuant to due notice, the Special Permit Granting Authority held a Public Hearing on Thursday, November 2, 2017 at 7:30 p.m. in the Juliani Meeting Room, 525 Washington Street, Wellesley, on the petition of John Chapman requesting renewal of a Special Permit pursuant to the provisions of Section II A 8 (h) and Section XXV of the Zoning Bylaw to allow him to continue to use a portion of his premises at 12 Fletcher Road, in a Single Residence District, for the purpose of a home occupation; namely, an architectural practice with hours from 8:30 am to 5 pm on Mondays through Fridays and from 10 am to 2 pm on Saturdays throughout the year, with no more than 10 clients per week during those hours. There is one full-time nonresident employee on Mondays through Fridays during office hours. All parking is on the premises.

On September 27, 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 John Chapman, the Petitioner, who said that he has a small architectural practice that he runs out of his home in Wellesley. He said that the request is to continue under the same conditions that he has been working under for the past 15 to 20 years. He said that there have been no complaints from the neighbors. He said that there is adequate parking on the property. He said that there will be no change to the number of clients.

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 12 Fletcher Road, in a Single Residence District.

The petitioner is requesting renewal of a Special Permit, which has been granted annually and biennially since 1996, to use a portion of his premises for the conduct of a home occupation; namely an architectural practice with hours from 8:30 am to 5:00 pm on Mondays through Fridays and on Saturdays from 10:00 am to 2:00 pm throughout the year with no more than 10 clients per week during these hours. There is one full-time nonresident employee on Mondays through Fridays during office hours. All parking is on the premises.

On October 31, 2017, the Planning Board reviewed the petition and recommended that the Special Permit be granted subject under the same terms and conditions that are in effect.

Decision

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

It is the opinion of this Authority that the Petitioner's request for a Special Permit for a home occupation at his premises at 12 Fletcher Road is in compliance with the requirements of Section II A 8 (h) and that the requested home occupation will not disturb nor disrupt the customary character of the neighborhood.

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

1. The hours of the home occupation shall be limited to 8:30 am to 5:00 pm on Mondays through Fridays and from 10:00 am to 2:00 pm on Saturdays throughout the year.
2. The number of clients shall not exceed 10 per week during the aforesaid hours.
3. There shall be not more than one full-time nonresident employee with hours from 8:30 am to 5:00 pm on Mondays through Fridays throughout the year.
4. All parking related to the home occupation shall be in the driveway of the Petitioner; and no vehicles related to the home occupation shall be parked on Fletcher Road or on any adjacent street.
5. This Special Permit shall expire two years from the date time-stamped on this decision.

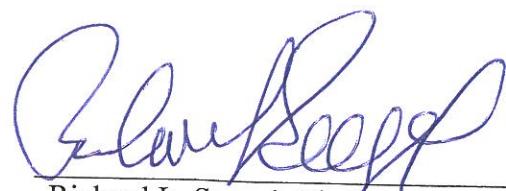
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ZBA 2017-86
Petition of John Chapman
12 Fletcher Road

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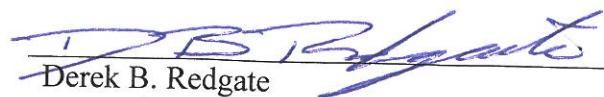
APPEALS FROM THIS DECISION,
IF ANY, SHALL BE MADE PURSUANT
TO GENERAL LAWS, CHAPTER 40A,
SECTION 17, AND SHALL BE FILED
WITHIN 20 DAYS AFTER THE DATE
OF FILING OF THIS DECISION IN THE
OFFICE OF THE TOWN CLERK.



Richard L. Seegel, Chairman



Walter B. Adams



Derek B. Redgate

cc: Planning Board
Inspector of Buildings
lrm