



ZONING BOARD OF APPEALS
TOWN HALL • 525 WASHINGTON STREET • WELLESLEY, MA 02482

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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. SEEGEL

Date: May 21, 2021

ZBA: 2021-58

Petition for:	Residential Fee	Commercial & Municipal Fee
Variance	_____ \$200	_____
Special Permit	_____ \$200	_____ \$500
Special Permit/Findings	_____ \$200	_____
Special Permit Renewals	<input checked="" type="checkbox"/> _____ \$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	<input checked="" type="checkbox"/> _____ \$25	_____ \$25
Petitioner assumes all costs for Peer Review		

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RECEIVED
TOWN OF WELLESLEY MA 02482

Property Location: 7 Denton Road Zoning District: SR 10

Property located in a: Historic District Yes No
Wetlands Protection Area
Water Supply Protection District

Prior Zoning Decisions: Special Permit/Finding: Variance: _____

Applicable Section(s) of the Zoning Bylaw: _____

Explanation of Request: see attached statement

Requested Relief:
_____ Lot Area _____ Front Yard Depth (Street Setback)
_____ Lot Coverage _____ Side Yard Width (Side Line Setback)
_____ Frontage _____ Rear Yard Depth (Rear Line Setback)
_____ Front Yard Width _____ Other _____

OWNER OF PROPERTY/PETITIONER: St. Andrew's Church of Wellesley

MAILING ADDRESS: 79 Denton Road, Wellesley, MA 02482

PHONE: WORK: 781 235 7310 HOME: N/A

SIGNATURE OF OWNER: Stephen D. Mahoney, Vestry Member for Property

AGENT FOR HOMEOWNER (PLEASE PRINT): _____

MAILING ADDRESS: _____

PHONE: WORK: _____ HOME: _____

EMAIL ADDRESS: _____

Statement Accompanying Application of St. Andrew's Church

The property at 7 Denton Road is in a Single Residence District, on a parcel of land owned by and including St. Andrew's Church at 79 Denton Road.

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 periodically since that date.

We request renewal of the Special Permit pursuant to Section II A 8 (a) of the Zoning Bylaw to continue to use the premises as a two-family dwelling.

The undersigned inquired of the senior warden, Paige Manning, whether or not there have been any complaints by persons in the neighborhood during the period of the current special permit. She had not heard any, either personally or by words of others.

Respectfully submitted.



Stephen D. Mahoney

Vestry Member for Property

TOWN OF WELLESLEY



MASSACHUSETTS

ZONING BOARD OF APPEALS

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

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ZBA 2018-37

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

Pursuant to due notice, the Special Permit Granting Authority held a Public Hearing on Thursday, June 7, 2018 at 7:30 p.m. in the Juliani Meeting Room, 525 Washington Street, Wellesley, on the petition of St. Andrew's Episcopal Church requesting renewal of a Special Permit pursuant to the provisions of Section II A 8 (a) and Section XXV of the Zoning Bylaw to allow them to continue to use the premises at 7 Denton Road as a two-family dwelling, which is a use not allowed by right in a Single Residence District.

On May 2, 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.

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 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 II A 8 (a) of the Zoning Bylaw to continue to use the premises as a two-family dwelling.

On June 4, 2018, 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

ZBA 2018-37
Petition of St. Andrew's Episcopal Church
7 Denton Road

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.

ZBA 2018-37
Petition of St. Andrew's Episcopal Church
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.


Robert W. Levy, Acting Chairman


Walter B. Adams


Derek B. Redgate

cc: Planning Board
Inspector of Buildings
Irm