



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

J. RANDOLPH BECKER, CHAIRMAN
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WALTER B. ADAMS
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RICHARD L. SEEGL

Date: 6/1/2021

ZBA: 2021-60

Petition for:	Residential Fee	Commercial & Municipal Fee
Variance	\$200	
Special Permit - <u>Renewal</u>	\$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		

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Property Location: 599 WASHINGTON ST Zoning District: TOWN HOUSE

Property located in a:

Historic District	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	No
Wetlands Protection Area	<input type="checkbox"/>		<input checked="" type="checkbox"/>	
Water Supply Protection District	<input type="checkbox"/>		<input checked="" type="checkbox"/>	

Prior Zoning Decisions: Special Permit/Finding: 2018-34 Variance: _____

Applicable Section(s) of the Zoning Bylaw: _____

Explanation of Request: RENEWAL - SPECIAL PERMIT - TUD FAMILY

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: NANCY ERNE

MAILING ADDRESS: 599 WASHINGTON ST, WELLESLEY

PHONE: WORK: _____ HOME: _____

SIGNATURE OF OWNER: NANCY ERNE by John Milbrand POA

AGENT FOR HOMEOWNER (PLEASE PRINT): JOHN MILBRAND

MAILING ADDRESS: 6 STONE RIDGE DR, WATERVILLE, ME 04901

PHONE: WORK: _____ HOME: 207-242-0105

EMAIL ADDRESS: johnmilbrand@roadrunner.com



ZONING BOARD OF APPEALS

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

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 2018 MAY 17 P 2:01

ZBA 2018-34
 Petition of Nancy Erne
 599 Washington Street

Pursuant to due notice, the Special Permit Granting Authority held a Public Hearing on Thursday, May 3, 2018 at 7:30 p.m. in the Juliani Meeting Room, 525 Washington Street, Wellesley, on the petition of Nancy Erne requesting renewal of a Special Permit pursuant to the provisions of Section IIIA and Section XXV of the Zoning Bylaw to allow the premises at 599 Washington Street to continue to be used as a two-family dwelling, which is a use not allowed by right in a Town House District.

On March 29, 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.

The Chairman asked if anyone knows why the Board added the condition that Ms. Erne must be the owner. He said that the Board has done that before but in places where the use was incompatible with the underlying zoning. He said that this structure is located in a Townhouse District but is divided horizontally instead of vertically. He said that it was created in 1981 with the original Site Plan Approval for that district. He said that he tried to find a way out of this but the Board has not figured it out since 1981.

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 599 Washington Street, in a Town House District, and is part of Wiswall Condominiums containing 56,697 square feet of land at the corner of Wiswall Circle and Washington Street.

In 1981, the Board of Appeals granted Site Plan Approval to David Wiswall et al for 14 dwelling units, known as Wiswall Condominiums, at Wiswall Circle and 599 Washington Street. The decision (ZBA 81-19) also granted a Special Permit allowing the conversion of a single family dwelling at 599 Washington Street to a two-family use. Nancy Erne is the present owner of the property. Ms. Erne occupies one of the dwelling units. Since 1981, Special Permits for the use of the premises have been consistently granted. Ms. Erne is now requesting renewal of the Special Permit.

On April 25, 2018, the Planning Board reviewed the petition and recommended that the special permit be renewed with the sole condition that the special permit expire in three years.

ZBA 2018-34
Petition of Nancy Erne
599 Washington Street

Decision

This Authority has made a careful study of the application submitted and the information presented at the hearing. It is the opinion of this Authority that a Special Permit to allow the premises at 599 Washington Street, in a Town House District, to continue to be used as a two-family dwelling can be granted, as the use will not be injurious to the neighborhood or to the public good, and will be in harmony with the general intent and purpose of the Zoning Bylaw.

Therefore, a special permit is hereby granted, as voted unanimously by this Authority at the Public Hearing, to continue to use the premises as a two-family dwelling, subject to the following condition:


- This Special Permit shall expire three years from the date time stamped on this decision.

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ELECTRICITY DIVISION
2018 MAY 17 P 2 04


ZBA 2018-34
Petition of Nancy Erne
599 Washington Street

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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.



J. Randolph Becker, Acting Chairman



David G. Sheffield



Robert W. Levy

cc: Planning Board
Inspector of Buildings
lrm