

Trans#: 15021

Oper:LEAH

Book: 41669 Page: 270 Inst#: 13333  
C11#: 262 Rec:3-07-2024 @ 11:56:38a  
WELL 1 CRESCENT STREET

DOC	DESCRIPTION	TRANS AMT
DECISION		
10.00	rec fee	10.00
50.00	Surcharge	50.00
5.00	Tech.Surcharge	5.00
	Postage/Handling Fee	1.00
	State Fee \$40.00	40.00
	Total fees:	106.00
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WELLESLEY



MASSACHUSETTS

ONING BOARD OF APPEALS  
TER STREET • SUITE 160 • WELLESLEY, MA 02482

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

WALTER B. ADAMS  
DEREK B. REDGATE  
PETER COVO

2024 FEB 15 AM  
TOWN CLERK'S OFFICE  
WELLESLEY MASS

Pursuant to due notice, the Special Permit Granting Authority held a Remote Public Hearing on Thursday, February 1, 2024, at 7:30 pm, on the petition of Sue Fun Lee & Ronald Ko requesting renewal of a Special Permit pursuant to the provisions of Section 5.1 and Section 6.3 of the Zoning Bylaw for use as a three-family dwelling at 1 Crescent Street, in a 10,000 square foot Single Residence District.

On December 27, 2023, 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 were Sue Fun Lee and Ronald Ko, the Petitioner.

Mr. Ko said that the special permit was renewed three years ago. He said that they have followed all of the rules.

A Board member said that the previous approval was subject to five conditions. He said that one of the conditions is that the permit shall remain in effect so long as one of the units is owner occupied. Mr. Ko confirmed that they still meet that condition.

A Board member discussed the history of special permits that were granted for this property. He asked about renewing the special permit in perpetuity versus coming to a point where the Board thinks that the special permit should not be renewed. Mr. Ko said that they hope to keep the special permit. A Board member said that the special permit can continue so long as one of the units is owner occupied.

Thomas Atkinson, 14 Crescent Street, said that he has been a neighbor for 13 years. He said that he spoke at the previous hearing and nothing has changed. He said that even though it is multi-family, it is quieter than most single families. He said that Ms. Lee and Mr. Ko have been great neighbors and he supports

TOWN OF WELLESLEY



MASSACHUSETTS

**ZONING BOARD OF APPEALS**  
888 WORCESTER STREET • SUITE 160 • WELLESLEY, MA 02482

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WELLESLEY MA 02482  
024 FEB 15 AM 1:15

ZBA 2024-05

Petition of Sue Fun Lee & Ronald Ko  
1 Crescent Street

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Statement of Facts

The subject property is located at 1 Crescent Street, in a 10,000 square foot Single Residence District.

The Petitioner is requesting renewal of a Special Permit pursuant to the provisions of Section 5.1 and Section 6.3 of the Zoning Bylaw for use as a three-family dwelling at 1 Crescent Street, in a 10,000 square foot Single Residence District.

On January 26, 2024, the Planning Board reviewed the petition and recommended that renewal of a Special Permit be approved.

Decision

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

It is the opinion of this Authority that, pursuant to the provisions of Section 5.1 and Section 6.3 of the Zoning Bylaw, granting renewal of a Special Permit that was originally granted on May 20, 1977 pursuant to the provisions of M.G.L. Chapter 40A, Section 15, for use as a three-family dwelling, shall not be substantially more detrimental to the neighborhood than the existing nonconforming use.

Therefore, renewal of the Special Permit is granted, subject to the following conditions:

1. This permit shall be contingent on compliance with these conditions and all applicable Rules & Regulations.
2. This permit shall remain in effect as long as one of the dwelling units is owner occupied.
3. Use of the third floor as auxiliary space for the owner occupied unit is allowed with no bedrooms.
4. The permit shall be subject to review in three years.
5. The Building Inspector shall inspect the premises and make a report of his findings upon transfer of ownership.

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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 (rm)*  
J. Randolph Becker, Chairman

*David G. Sheffield (rm)*  
David G. Sheffield

*Peter Covo (rm)*  
Peter Covo

ZBA 2024-05  
Applicant Sue Fun Lee & Ronald Ko  
Address 1 Crescent 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

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