

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

ZBA 2024-77

Petition of St. Andrews Church of Wellesley
7 Denton Road

Pursuant to due notice, the Special Permit Granting Authority held a Remote Public Hearing on Thursday, December 5, 2024 at 7:30 pm, on the petition of St. Andrews Church Of Wellesley requesting reinstatement and renewal of a Special Permit pursuant to the provisions of Section 2.1A 8 (a) and Section 6.3 of the Zoning Bylaw to allow the continued use of 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 November 4, 2024, 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 Stephen Mahoney, representing St. Andrews Church. He said that special permits have been approved since 1984 for the use of one of the Church's buildings as a two-family home. He said that the request is to extend the special permit.

The Chairman said that the special permit has previously been extended for three years, which is the maximum time that the Board can grant.

The Chairman said that the applicant submitted a letter that said that, after investigation, they found no complaints about the use of the building as a two-family.

No member of the public 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 (ZBA 84-29) for the use of the house as a two-family dwelling and has been renewed annually, biennially, or triennially since that date.

The petitioner is requesting reinstatement and renewal of the Special Permit pursuant to Section 2.1A 8 (a) of the Zoning Bylaw to allow the continued use of the premises as a two-family dwelling, which is a use not allowed by right in a Single Residence District.

On December 3, 2024, the Planning Board reviewed the petition and recommended renewal of the Special Permit, subject to the same 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 reinstatement and renewal of a Special Permit to allow the dwelling at 7 Denton 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 the 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.

12/20/2024 6:10 PM
12/20/2024 6:10 PM

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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 (Am)
J. Randolph Becker, Chairman

Walter B. Adams (Am)
Walter B. Adams

Peter Covo (Am)
Peter Covo

ZBA 2024-77
Applicant St. Andrews Church of Wellesley
Address 7 Denton Road

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

MARGINAL REFERENCE
BOOK 410 PAGE 105

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