

TOWN OF WELLESLEY



MASSACHUSETTS

ZONING BOARD OF APPEALS

888 WORCESTER STREET • SUITE 160 • WELLESLEY, MA 02482

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ZBA 2026-04

Petition of Wellesley College
828 Washington Street

Pursuant to due notice, the Special Permit Granting Authority held a Remote Public Hearing on Thursday, January 8, 2026 on the petition of Wellesley College requesting a Special Permit pursuant to the provisions of Section 2.1 A. 8. (b) and Section 6.3 of the Zoning Bylaw to allow the premises at 828 Washington Street (Cheever House) to continue to be used as an institute of educational nature, which is a use not allowed by right in a Single Residence District.

On December 9, 2025, 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 Peter Eastment, Director of Faculty Housing at Wellesley College. He said that the property at 828 Washington Street is known as Cheever House. He said that there has been a change in occupancy since the prior approval. He said that the Wellesley Center for Women moved to campus and the Development Office moved from campus to Cheever House.

Mr. Eastment said that the conditions set forth in the prior approval remain in effect. He said that there are no more than 40 offices in place. He said that there are 28 staff members, so some offices are empty. He said that parking remains the same. He said that there should be less traffic because the staff is quite often traveling. He said that the hours of operation will remain the same. He said that it is a good use of a large, old, property that is currently best designed for administrative purposes.

No member of the public wished to speak to the petition.

Statement of Facts

The subject property is located at 828 Washington Street, in a Single Residence District, and contains approximately 21 acres. A four-story wood frame mansion, formerly the Cheever Estates, was built around 1894. The property also contains a three-car garage, a barn and a chauffeur's day room area. The surrounding property consists of woodland and a green field swamp.

Wellesley College first requested permission to use the dwelling as an institute of an educational nature in June 1974. A Special Permit, with conditions, was granted by the Board of Appeals at that time, and has been renewed annually or biennially since 1975.

There are 40 offices on the four floors of the building, used by approximately 28 employees. Parking for employees and visitors is provided in the parking lot adjacent to the building. Cheever House is used by Wellesley College for its Development Office.

Decision

This Authority has made a careful study of the material submitted and the information presented at the Public Hearing. It is the opinion of this Authority that the continued use of the property at 828 Washington Street for educational purposes is in harmony with the general intent and purpose of Section 2.1 A. 8. (b) of the Zoning Bylaw.

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

1. All applicable State and local laws shall be complied with, as well as recommendations and requirements of the Fire Department, Board of Health and the Inspector of Buildings.
2. No more than 40 offices shall be provided, and not more than 50 people shall occupy the building at any one time.
3. Except for routine maintenance and repairs, no alterations or additions to the building shall be made unless permission is obtained from the Board of Appeals.
4. Sufficient off-street parking shall be provided so that no vehicle associated with the research center shall be parked on Washington Street.
5. There shall be no disturbance or disruption of the residential neighborhood caused by, or as a result of any use of the premises by the petitioner.
6. The approved use of the premises shall be only during the hours of 8 am to 6 pm
7. No sign identifying the premises shall be displayed except in accordance with the Zoning Bylaw.
8. This Special Permit shall expire three years from the date time-stamped on this decision.



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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.

Robert W. Levy (Am)
Robert W. Levy, Acting Chairman

Walter B. Adams (Am)
Walter B. Adams

Derek B. Redgate (Am)
Derek B. Redgate

ZBA 2026-04
Applicant Wellesley College
Address 828 Washington Street

NOT VALID FOR RECORDING UNTIL CERTIFIED BY TOWN CLERK

2026 JUN 22 0919:02
MUNICIPAL RECORDS
TOWN OF WELLESLEY

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