



ZONING BOARD OF APPEALS
TOWN HALL WELLESLEY, MA 02181

STEPHEN S. PORTER, Chairman
JOHN A. DONOVAN, JR.
ROBERT R. CUNNINGHAM

MARY ANN McDOUGALL
Executive Secretary
Telephone
235-1664

WILLIAM E. POLLETTA
FRANKLIN P. PARKER
SUMNER H. BABCOCK

82-36

Petition of Pietro Nuzzi

Pursuant to due notice, the Special Permit Granting Authority held a Public Hearing in the second floor hearing room of the Town Hall at 8 p.m. on Thursday, September 16, 1982, on the petition of Pietro Nuzzi, requesting a Special Permit under Section II 8 (a) of the Zoning Bylaw which will allow the premises located at 15 Columbia Street to be used as a two-family dwelling, said residence being in a Single Residence District. Said request is made pursuant to Section XXV of the Zoning Bylaw.

On August 27, 1982, the petitioner filed his request for a hearing before this Authority, and thereafter due notice of the hearing was given by mailing and publication.

The petitioner, Pietro Nuzzi, who is 82 years old, was not present at the hearing. No one was present either favoring or opposing the request.

Statement of Facts

The house involved, which is over a hundred year old, is located at 15 Columbia Street, in a Single Residence District, on a lot containing 18,000 square feet of land. It is a two and a half story frame dwelling containing ten rooms. The petitioner purchased the property approximately 40 years ago and has occupied it with his family since that time. His married daughter and her children occupied the second floor until 1975, when they moved out. The petitioner then requested permission from the Board of Appeals to rent the second floor apartment, and the Board of Appeals granted permission for a two-family dwelling on February 13, 1976, under Section II 8 (a), for a period of one year.

On September 7, 1977, a variance was granted by the Board of Appeals allowing a two-family dwelling as long as the petitioner and his family occupied the dwelling but for no longer than five years from the decision date.

Mr. Nuzzi, who is now eight-two years old, is requesting a Special Permit under Section II 8 (a) to continue to allow the premises to be used as a two-family dwelling.

The Planning Board, at its regular meeting of September 14, 1982, voted to offer no comment on the petition.

NOV 1 11 58 AM '82
RECEIVED
TOWN CLERK'S OFFICE
WELLESLEY, MASS.

Decision

This Authority has made a careful study of the evidence submitted.

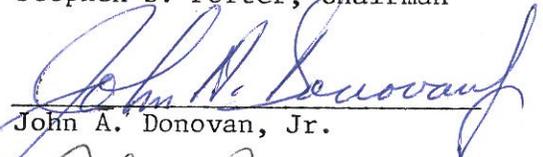
It is the opinion of this Board that the continued use of the dwelling as a two-family dwelling, with the owner residing on the premises, will not substantially reduce the value of any property within the district and will not be injurious and obnoxious or offensive to the neighborhood.

Accordingly, a Special Permit is granted, subject to the following conditions:

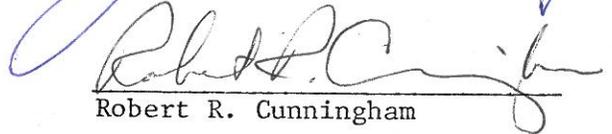
1. That not more than two families shall occupy the dwelling involved at any time.
2. That said Special Permit shall expire one year from the date of this decision.
3. That all applicable State and local laws, ordinances and regulations shall be complied with by the petitioner and his tenant.



Stephen S. Porter, Chairman



John A. Donovan, Jr.



Robert R. Cunningham

mam

NOV 11 11 58 AM '82

RECORDS OFFICE
MIDDLESEX COUNTY
MASS.