



ZONING BOARD OF APPEALS  
TOWN HALL WELLESLEY, MA 02181

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85-11

Petition of Marjorie A. Vespa  
5 Riverdale Road

Pursuant to due notice, the Special Permit Granting Authority held a Public Hearing on Thursday, April 25, 1985 at 8 p.m. in Room 17 of the Town Offices at the Phillips Building, 12 Seaward Road, Wellesley Hills, on the petition of Marjorie A. Vespa requesting a Special Permit pursuant to Section II 8 (a) and Section XXV of the Zoning Bylaw to allow the premises located at 5 Riverdale Road to be used as a two-family dwelling, said premises located in a Single Residence District.

On March 13, 1985 the petitioner requested a hearing before this Authority. The case was originally scheduled for a Public Hearing on April 4, 1985 but, due to the fact that the case was misadvertised, the case was re-scheduled for a hearing on April 25, 1985.

Presenting the case was Marjorie Vespa, who stated that she purchased the house in 1967, removed a second kitchen which existed at that time, and has used it as a single family residence ever since. She now wishes to install a new kitchen and rent part of the house to a single person or couple. Four cars are presently parked on the property and there would not be an increase in cars if used as a two-family.

Present at the hearing and opposed to the request were: Ernest Smith, 10 Riverdale Road, D. Harry Angney, 8 Riverdale Road, Frederick Schlipp, 21 Riverdale Road, Laurence Krakaner, 16 Riverdale Road, Suzanne Madoc-Jones, 65 Glen Road, John Rogers, Jr., speaking for John Rogers, 13 Pineridge Road, Stephanie Wasser, 70 Glen Road. No one was present speaking in favor of the petition.

Statement of Facts

The property in question is located at 5 Riverdale Road in a Single Residence District. The two-story dwelling was constructed in March, 1925.

The petitioner requests a Special Permit which would allow the premises to be used as a two-family residence. One apartment would be on the first floor and one on the second. The house was used as a two-family dwelling from 1954 to 1964 through Board of Appeals permission. When the Vespas purchased the house in 1967, one kitchen was removed and the dwelling was returned to one-family use.

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Sketches were submitted showing the proposed changes to accommodate two families.

The Planning Board, at its regular meeting of March 19, 1985, recommended that the petition be denied.

Letters in favor of the petition were received from Alex F. Dickinson, 54 Crestwood Drive, Margaret Adelaide Putnam, Mashpee, Ma., John Cronin, 22 Indian Springs Way. Letters opposed to the request were received from Al Vaskas, 1 Riverdale Road, Mary Louise and Larry Krakauer, 16 Riverdale Road, John A. Rogers, 13 Pine Ridge Road, Christine C. O'Rourke, 11 Riverdale Road, D. Harry & Edna R. Angney, 8 Riverdale Road, Ernest W. Smith, 10 Riverdale Road. A petition was received, signed by the following in opposition to the request: Stephen and Marie Brown, 20 Riverdale Road, Barbara and James Werner, 25 Riverdale Road, Frank and E. Eleanor Sekula, 30 Riverdale Road, Shirley Dufton, 32 Riverdale Road, Fred Schlipp and Anita Lord, 21 Riverdale Road, Ruth and John Acly, 6 Pine Ridge Road, Lori and James Kamitses, 24 Riverdale Road, D. and Fabiola Perry, 26 Riverdale Road.

Decision

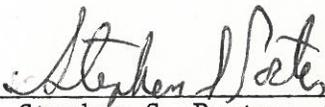
This Authority has made a careful study of the evidence submitted. The petitioner has requested a Special Permit to create a two-family dwelling in a Single Residence District under Section II 8 a. The building was in existence when the bylaw went into effect. This Authority must make a finding that the original building can no longer be used with a fair financial return as a single family house.

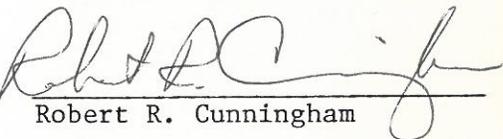
It is the opinion of this Board that the dwelling is designed and suitable for one-family living. The house appears to be of manageable size for one family, and creating a two-family dwelling would change the complexion of the neighborhood.

Therefore, the request for a Special Permit to allow 5 Riverdale Road to be used as a two-family dwelling is hereby denied and the petition is dismissed.

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.

cc: Planning Board  
mam

  
Stephen S. Porter, Chairman

  
Robert R. Cunningham

  
William E. Polletta

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