

TOWN OF WELLESLEY



BOARD OF APPEALS

MASSACHUSETTS

75-54

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Petition of Pietro Nuzzi

Pursuant to due notice the Board of Appeal held a public hearing in the hearing room on the second floor of the Town Hall at 8:20 p.m. on November 20, 1975, on the petition of Pietro Nuzzi, requesting permission to convert the dwelling at 15 Columbia Street into a two-family dwelling as provided under Section II. 8 (a) of the Zoning By-law.

On November 3, 1975, the petitioner requested a hearing before this Board and thereafter due notice of the hearing was given by mailing and publication.

Henry D. White, attorney, represented the petitioner at the hearing and explained in detail the petitioner's need for the proposed use of the property.

Statement of Facts

The house involved, which is approximately one hundred years old, is located on a lot containing 18,000 square feet, within a Single Residence District requiring a minimum lot area of 10,000 square feet. It is a two and one-half story frame dwelling containing ten rooms, five rooms and bath on the first floor and five rooms and bath on the second floor with an attic partially finished on the third floor. It was explained at the hearing that the petitioner purchased the house approximately thirty-five years ago and has occupied it with his family since that time. In recent years his married daughter and her children have occupied the second floor and the petitioner and his wife have occupied the first floor. The daughter has now left and the petitioner would like to make the necessary changes and rent the second-floor apartment.

It was pointed out that there is a fire escape from the second floor which will serve as a second egress for safety purposes. It was also pointed out that there are several other two-family dwellings in the neighborhood, that the property abuts the westerly lot line of the Grossman parking lot and that it is the opinion of the petitioner that the proposed use will not prove detrimental to surrounding properties.

Decision

The Board has made a careful study of all the facts in this case and has taken a view of the locus.

It is the opinion of this Board that due to the size and location of the house involved, it can no longer be used or adapted at a reasonable expense and with a fair financial return as a single-family residence. The house has been occupied by two generations of one family, and it appears that the proposed use of the property will not alter the circumstances in this case sufficiently to result in depreciation of surrounding properties. There are other two-family

dwellings in the neighborhood and the property involved abuts industrial zoned land at the rear, where Grossman operates a large business and parking lot for customers.

For these reasons, it is the unanimous opinion of the Board that the proposed use of the property involved will not substantially reduce the value of any property within the district and will not be injurious, obnoxious or offensive to the neighborhood.

The Board, therefore, grants the desired permission pursuant to Section II 8 (a) of the Zoning By-law, subject to the following conditions:

1. That not more than two families shall occupy the dwelling involved at any time.
2. That all applicable state and local laws, ordinances and regulations in respect to the premises and the use thereof shall be complied with by petitioner and his tenant.
3. That said permit shall expire one year from this date .

*Henry H. Thayer*  
Henry H. Thayer

*F. Lester Fraser*  
F. Lester Fraser

*Stanley J. Glod*  
Stanley J. Glod

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