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TOWN OF WELLESLEY

MASSACHUSETTS

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ZONING BOARD OF APPEALS

KATHARINE E. TOY
Administrative Secretary
Telephone
235-1664

Petition of Michael J. Coppolino

Pursuant to due notice the Permit Granting Authority held a public hearing in the hearing room on the second floor of the Town Hall at 8:05 p.m. on February 15, 1979, on the petition of Michael J. Coppolino, requesting a variance which will allow him to continue to use the premises located at 156 Walnut Street as a two-family dwelling as provided under Section II and Section XXIV-D of the Zoning By-law.

On January 31, 1979, the petitioner filed an application for a hearing before this Board and thereafter due notice of the hearing was given by mailing and publication.

The petitioner spoke in support of the request at the hearing.

Statement of Facts

The house involved is located within a Single Residence District, a district in which the desired use of the property is not permitted unless a variance is granted by the Permit Granting Authority.

The petitioner stated that he seeks a renewal of the variance which was granted to him a year ago by this Authority to use the house involved as a two-family dwelling.

He stated that he has made a number of improvements to the property since purchasing it and needs the income derived from the rental of the apartment to meet the mortgage payments and other expenses of the house. He is still occupying the first and second floors as he was a year ago, and is renting the third-floor apartment.

Decision

From the evidence submitted, this Authority feels that there is a real need for the requested variance to be granted for another year and that a literal enforcement of the provisions of the Zoning By-law would involve substantial hardship to the petitioner if the request is not granted.

Accordingly, the Authority finds that continued non-conforming use of the dwelling involved will not reduce the value of any property within the district and that desirable relief may be granted without substantial detriment to the public good, and without nullifying or substantially derogating from the intent or purpose of the Zoning By-law.

The requested variance, therefore, is granted subject to the following conditions:

1. That not more than two families shall occupy the dwelling at any time.
2. That off-street parking spaces shall be used by

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2. Cont. the petitioner and his tenant, or the subsequent owner of the property and its tenant.
3. That no cars at any time shall be parked in the space between the house and Walnut Street or otherwise so as not to obstruct any passageway or public sidewalk by the occupants of the premises or their invitees.
4. That all applicable State and local laws, ordinances and regulations in respect to the premises and the use thereof shall be complied with by the owner of the property and the tenant.
5. That said variance shall expire one year from this date or sooner if the above-mentioned conditions are not complied with.

Francis L. Swift
Francis L. Swift

William O. Hewett
William O. Hewett

William F. Cullinane
William F. Cullinane

Filed with Town Clerk _____

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