TOWN OF WELLESLEY MASSACHUSETTS

ZONING BOARD OF APPEALS
TOWN HALL WELLESLEY, MA 02181

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83-56
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, October 20, 1983 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 September 30, 1983, 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 83 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 years old, is located at 15 Columbia St. 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. The petitioner then requested permission from the Board of Appeals to rent the second floor apartment, and permission was granted 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 allowing a two-family dwelling for a period of five years from the decision date. On November 1, 1982, a Special Permit was granted under Section II 8 (a) to allow a two-family dwelling for a period of one year.

Mr. Nuzzi, who is now eighty-three years old, is requesting renewal of the Special Permit under Section II 8 (a).

The Planning Board, at its regular meeting of October 26, 1983, stated it has no objection to a one-year renewal provided the house remains owner occupied.

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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.

4. That all recommendations of the Wellesley Fire Department shall be followed; specifically, the installation of hard wired smoke detectors as would be required under Mass. State Building Code (Sec. 1216.3.22) for new construction.

Stephen S. Porter, Chairman

John A. Donovan, Jr.

Robert R. Cunningham

mam.

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