TOWN OF WELLESLEY MASSACHUSETTS

ZONING BOARD OF APPEALS
TOWN HALL WELLESLEY, MA 02181

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84-60
Petition of Pietro Nuzzi
15 Columbia Street

Pursuant to due notice, the Special Permit Granting Authority held a Public Hearing in the Upper Town Hall Main Hearing Room on Thursday, November 1, 1984 at 8 p.m. 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 October 12, 1984, the petitioner filed a request before this Authority for a Public Hearing, and thereafter due notice of the hearing was given by mailing and publication.

Mrs. Nuzzi had called the Board of Appeals office to say that Mr. Nuzzi would be unable to attend the hearing. No one was present at the hearing favoring or opposing the request.

Statement of Facts

The house involved, which is over a hundred years 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. 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 in 1976 for a period on one year. In 1977 a variance was granted allowing a two-family dwelling for a period of five years. Special Permits have been granted yearly since 1982.

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

The Planning Board, in a letter of October 26, 1984, stated it has no objection to the continuation of the two-family use on the same terms and conditions as are currently in effect.

The Fire Chief has notified this Authority that hard wired smoke detectors have been

installed at 15 Columbia Street per a condition of the Special Permit granted on November 21, 1983.

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 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 on March 1, 1986.

3. That all applicable State and local laws, ordinances and regulations shall be complied with by the petitioner and the tenant.

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.

Stephen S. Porter, Chairman

John A. Donovan, Jr.

Robert R. Cunningham

cc: Planning Board
mam

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