

TOWN OF WELLESLEY



MASSACHUSETTS

BURTIS S. BROWN, CHAIRMAN
THOMAS M. REYNOLDS
SHERMAN J. L. BROWN

BOARD OF APPEAL

KATHARINE E. TOY, CLERK
TELEPHONE
WE. 5-1664

Petition of Venusta Cristofori

Pursuant to due notice the Board of Appeal held a public hearing in the Upper Town Hall at 8:05 p.m. on May 14, 1953 upon the application of Venusta Cristofori for permission to use the house owned by her at 16 State Street as a two-family dwelling as provided under Section 2 B (7) and Section 7-C of the Zoning By-law.

Statement of Facts

Under the date of May 4, 1953, the petitioner filed her written request for a hearing, and thereafter due notice of the hearing was given by mailing and publication.

The house in question is a twelve-room house which was originally built as a two-family dwelling. It was formerly located at the corner of State Street and Washington Street on business zoned property. The petitioner purchased the house about a year and a half ago, and after making the necessary changes to convert it into a one-family dwelling, had it moved to its present location within a single-residence zone.

At the hearing, the petitioner was represented by Edmund R. Dewing, Attorney, who stated that presently there is one family occupying the house with one entire floor vacant. Mr. Dewing stated that the petitioner has improved the house greatly since moving it, and in his opinion, it is an improvement to the general neighborhood. Mr. Dewing stated further that he knew of no objections to the proposed use of the property and was authorized by Guyton Vaccari, 10 State Street to register his approval.

Guyton Vaccari, 10 State Street also appeared and stated that he had no objections to the granting of the requested permit.

No objections were made at the hearing to the granting of the requested permit.

Decision

Although the dwelling involved is located within a single-residence zone, it is within approximately 200 feet from a business zone where there is a large supermarket. There is also an ice cream dairy business and a gasoline station within a few hundred feet. It is the feeling of the Board that the general character of the neighborhood has changed considerably within the last year since the erection of the supermarket and the construction of two parking areas within a short distance of the property involved.

The Board feels that sufficient reasons exist in this case for granting the requested exception and that the proposed use will not prove detrimental to the character of the neighborhood and will not reduce the value of any surrounding property.

It is, therefore, the unanimous opinion of the Board that the requested permission should be granted under the provisions of Section 2 B (7) of the Zoning By-law. Accordingly, the requested permit is authorized and granted upon the condition that the petitioner comply with all applicable laws including all requirements with respect to egress.

B. S. Brown
Burtis S. Brown

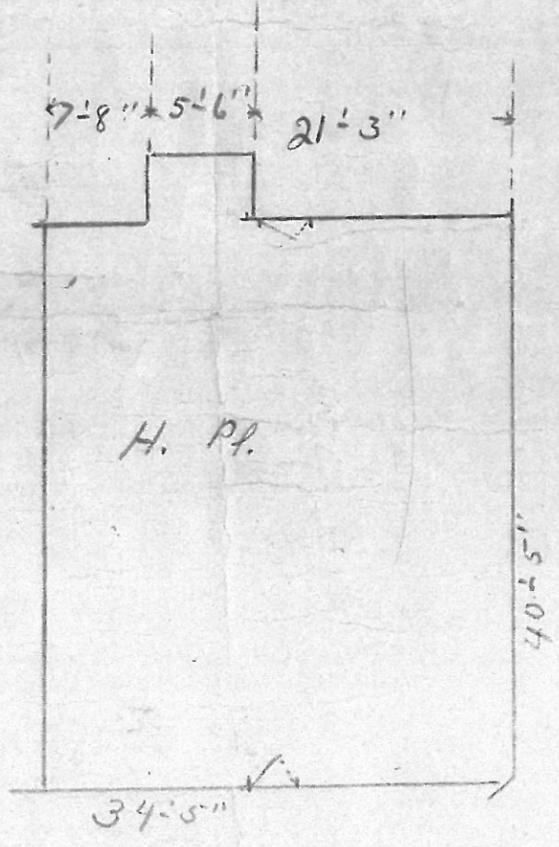
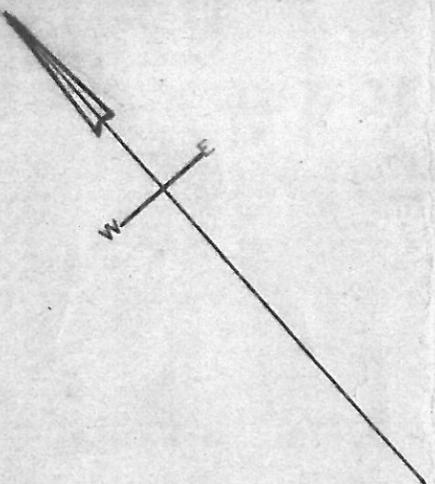
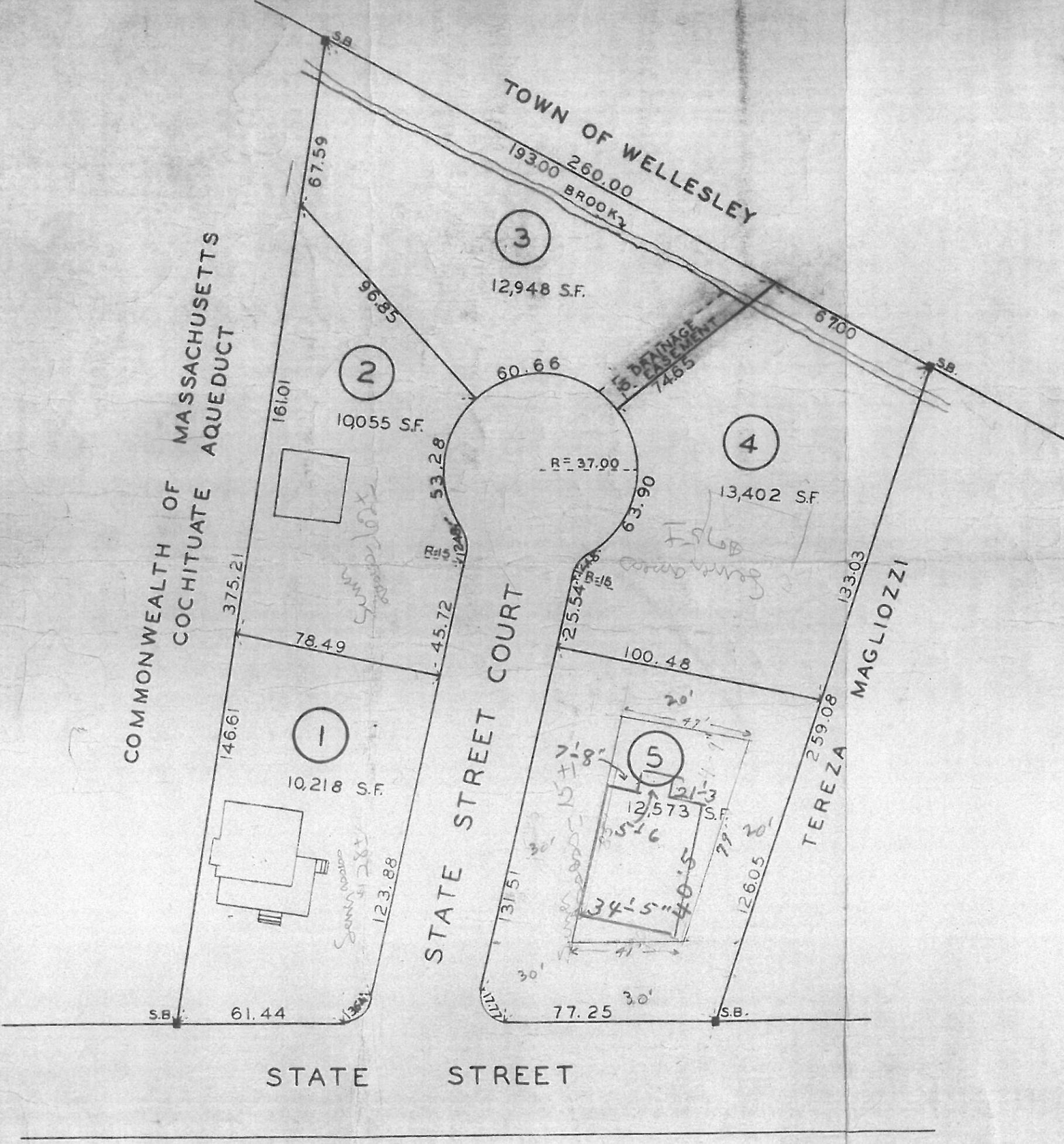
T. M. Reynolds
Thomas M. Reynolds

Sherman J. L. Brown
Sherman J. L. Brown

Filed with Town Clerk on

June 8,

1953.



PLAN OF LAND
IN
WELLESLEY, MASS.
OWNED BY
GUYTON VACCARI

SCALE: 1" = 40'
AUG. 22, 1946
S. A. BITSOLI, CIVIL ENGINEER
NATICK, MASS.