



ZONING BOARD OF APPEALS
TOWN HALL WELLESLEY, MA 02181

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82-27

Petition of Antonietta Gigliotti

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, August 19, 1982, on the petition of Antonietta Gigliotti, requesting a Special Permit under Section II 8 (a) of the Zoning Bylaw which will allow her residence at 40 TWITCHELL STREET to be used for not more than two families, said residence being in a Single Residence District. Said request is pursuant to Section XXV of the Zoning Bylaw.

Presenting the case at the hearing was Antonietta Gigliotti, who stated that she built an addition to her house two years ago and now she wishes to add a kitchen to it, to make a separate apartment for her children if they get married or want to live separately. She stated that she does not plan to rent it outside of her family. There is presently one entrance to the new addition, however, Mrs. Gigliotti stated she plans to convert a window to a door which would then connect the main house to the apartment.

Mrs. Gigliotti's daughter was present and spoke in favor of the petition.

The following persons spoke against the petition: Theresa Bordenca, 36 Twitchell Street, William Harrison, 39 Twitchell Street, Malcolm Hall, 32 Twitchell Street, Alice Lupo, 65 Smith Street, Emmy Harrison, 39 Twitchell Street, B. Noyes, 35 Twitchell Street. Ms. Bordenca presented a petition signed by the following in opposition to the request: Theresa Bordenca, 36 Twitchell Street, Concetta F. Bordenca, 36 Twitchell Street, Cecile and Frederick York, 28 Twitchell Street, Genevieve Cremonni, 87 Twitchell Street, Louis and Alice Lupo, 65 Smith Street, Camilla Casassa-Athas, 63 Smith Street, Raymond and Beatrice Saleshi, 59 Smith Street, Catherine Gallerani, 55 Smith Street, Joseph F. Aieta, 25 Twitchell Street, Antoon Khouri, 31 Twitchell Street, Marjorie Dalrymple, 40 Cottonwood Road, John Turco, 67 Smith Street, William Harrison, 39 Twitchell Street, Malcolm Hall, 32 Twitchell Street, Burton and Gerd Noyes, 35 Twitchell Street, Clyde Adams, 41 Cottonwood Road, Geraldine Adams, 41 Cottonwood Road, R. Cohen, 45 Cottonwood Road, E. Harrison, 39 Twitchell Street, R. Bordenca, 24 Twitchell Street, L. Dischino, 73 Smith Street.

Letters in opposition to the petition were received from: Rodney S. Cohen, 45 Cottonwood Road, Frederick A. York III, 28 Twitchell Street, Alice Lupo, 65 Smith Street, Camilla Casassa-Athas, 63 Smith Street, Catherine P. Gallerani, 55 Smith Street, Clyde B. Adams, 41 Cottonwood Road, Theresa and Concetta Bordenca, 36 Twitchell Street, Malcolm W. Ha., 32 Twitchell Street, Genevieve Cremoni, 87 Twitchell Street, Raymond Bordenca, 24 Twitchell Street.

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Statement of Facts

The property in question is located at 40 Twitchell Street, in a Single Residence District, containing 15,433 square feet of land. The dwelling was constructed in 1967, and a building permit was issued for the three room and bath addition in May, 1980.

Mrs. Gigliotti is now petitioning to create a kitchen in the addition which would have the effect of making a two-family dwelling. She states that it would be used only by her or her children.

The Planning Board, in a letter dated August 18, 1982, stated: "The Planning Board recommends denial of the request based on the fact that the two-family special permit provision, contained within the Single Residence District, is intended to apply to pre-1925 buildings. Our records indicate that this building was built in the mid-1960's"

A Plot Plan was submitted, drawn by Carmello Frazetti, Registered Land Surveyor, dated 10/16/80.

Decision

This Authority has made a careful study of the evidence submitted.

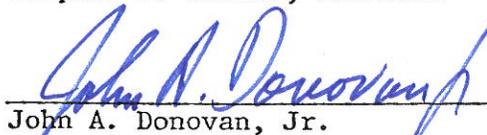
The proposed addition of a kitchen to the dwelling would have the effect of creating a two-family dwelling in a Single Residence District. The Board is of the opinion that a separate apartment with a kitchen, if allowed, would have the potential of being rented to persons outside of Mrs. Gigliotti's family.

This Authority is of the opinion that the proposed use would be disruptive to the character of the residential neighborhood and would not be in keeping with the intent of the Zoning Bylaw regarding Single Residence Districts.

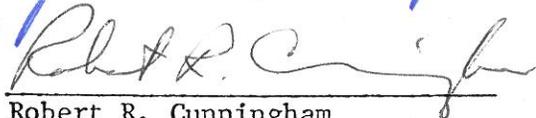
Therefore, the requested Special Permit is denied and the petition is hereby dismissed.



Stephen S. Porter, Chairman



John A. Donovan, Jr.



Robert R. Cunningham

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