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TOWN OF WELLESLEY

MASSACHUSETTS

ZONING BOARD OF APPEALS
TOWN HALL WELLESLEY, MA 02181STEPHEN S. PORTER, Chairman
JOHN A. DONOVAN, JR.
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Executive Secretary
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9:00 AM
APR 22 1987ZBA 87-19
Petition of Pietro Nuzzi
15 Columbia Street

Pursuant to due notice, the Special Permit Granting Authority held a Public Hearing on Thursday, February 19, 1987 at 8 p.m. in the Great Hall of the Town Hall (Conference Room E), 525 Washington Street, Wellesley, on the petition of PIETRO NUZZI requesting a Special Permit under Section II 8 (a) and pursuant to Section XXV of the Zoning Bylaw which will allow the premises at 15 COLUMBIA STREET to continue to be used as a two-family dwelling, said residence being in a Single Residence District.

On January 28, 1987 the petitioner filed a request for a Public Hearing before this Board, and thereafter due notice of the hearing was given by mailing and publication.

Mr. Nuzzi did not 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 of one year. In 1977 a variance was granted allowing two-family use for a period of five years. Special Permits have been granted yearly since 1982.

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

The Planning Board on February 2 voted to offer no objection to the annual renewal on the same terms and conditions as are currently in effect.

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Decision

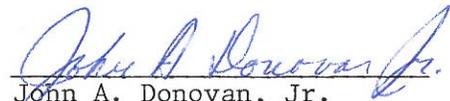
This Authority has made a careful study of the evidence submitted.

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 or offensive to the neighborhood.

Accordingly, a Special Permit is granted, subject to the following conditions:

1. That no 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 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.


 John A. Donovan, Jr.


 William E. Polletta


 Sumner H. Babcock

cc: Planning Board
 Building Inspector

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