



ZONING BOARD OF APPEALS
TOWN HALL WELLESLEY, MA 02181

JOHN A. DONOVAN, JR., Chairman
ROBERT R. CUNNINGHAM
KENDALL P. BATES

ELLEN D. GORDON
Executive Secretary
Telephone
431-1019

WILLIAM E. POLLETTA
FRANKLIN P. PARKER
SUMNER H. BABCOCK

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ZBA 88-15

Petition of Pietro Nuzzi
15 Columbia Street

Pursuant to due notice, the Special Permit Granting Authority held a Public Hearing on Thursday, March 3, 1988 at 8 p.m. in the Selectmen's Meeting Room (Conference Room B) at the Town Hall, 525 Washington Street, Wellesley, on the petition of PIETRO NUZZI requesting renewal of 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, in a Single Residence District, to continue to be used as a two-family dwelling.

On February 8, 1988, the petitioner filed a request for a Public Hearing before this Board, and thereafter due notice was given by mailing and publication.

Pietro Nuzzi did not attend the hearing. Ellen Gordon, Executive Secretary of the Board of Appeals stated that Mr. Nuzzi is in his eighties and had asked not to have to appear at the hearing. Mr. Nuzzi had also stated that there had been no changes in the conditions since the Special Permit was last granted.

No other person had any comments on the petition.

Statement of Facts

The house involved, which is over one hundred years old, is located at 15 Columbia Street, in a Single Residence District on an 18,000 square foot lot. It is a two and one-half story 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. 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 eighty-seven years old, is requesting renewal of the Special Permit under Section II 8 (a) of the Zoning Bylaw.

The Planning Board, at its regular meeting on February 16, 1988, voted to offer no objection to continuation of the use based on the same conditions that 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 said dwelling at any one time.
2. That all applicable State and local laws, ordinances and regulations shall be complied with by the petitioner and the tenant.
3. That said Special Permit shall expire two years from the date of this decision.

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.

cc: Planning Board
Inspector of Buildings
edg



John A. Donovan, Jr., Chairman



Robert R. Cunningham



Kendall P. Bates

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