TOWN OF WELLESLEY MASSACHUSETTS

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 X208

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

APR 12 7 48 AM '96
RECEIVED
TOWN CLERK'S OFFICE
WELLESLEY, MA 02181

ZBA 96-12
Petition of Maria Nuzzi Realty Trust
15 Columbia Street

Pursuant to due notice, the Special Permit Granting Authority held a Public Hearing on Thursday, March 28, 1996 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 the MARIA NUZZI REALTY TRUST requesting renewal of a Special Permit pursuant to the provisions of Section II A 8 (a) and Section XXV of the Zoning Bylaw to allow the premises at 15 COLUMBIA STREET, in a Single Residence District, to continue to be used as a residence for not more than two families, a use not allowed by right in a Single Residence District.

On March 11, 1996, the petitioner filed a request for a hearing before this Authority, and thereafter, due notice of the hearing was given by mailing and publication.

Presenting the case at the hearing was David Nuzzi, representing Pasquale Nuzzi, Trustee. Mr. Nuzzi said that none of the conditions had changed, and requested renewal of the Special Permit for two more years.

No other person present had any comment on the petition.

Statement of Facts

The subject property is located at 15 Columbia Street, in a Single Residence District, on an 18,000 square foot lot. The dwelling, which is over 100 years old, is two and one-half stories in height, and has 10 rooms which are divided into two five-room apartments. Mrs. Nuzzi occupies the first floor apartment.

The property was purchased by the late Pietro Nuzzi about 47 years ago. In 1975, Mr. Nuzzi requested and received permission to convert the dwelling into a two-family house. The family has maintained residence on the premises since that time. In 1977, a variance was granted to continue the use for a 5 year period. Special Permits renewing the use as a two-family dwelling have been granted annually or biennially since 1982. In 1988, Mr. Nuzzi passed away, and the property was placed in the Maria Nuzzi Realty Trust.

On March 19, 1996, the Planning Board reviewed the petition and voted to recommend renewal of the Special Permit under the same conditions that are currently in effect.

ZBA 96-12
Petition of Maria Nuzzi Realty Trust
15 Columbia Street

APR 12 7 48 AM '96

RECEIVED
TOWN CLERK'S OFFICE
WELLESLEY, MA 02181

Decision

This Authority has made a careful study of the material submitted and the information presented at the hearing.

It is the opinion of this Authority that the continued use of the premises as a two-family dwelling, with the owner residing on the premises, will not substantially reduce the value of any property within the neighborhood, and will be neither injurious nor offensive to the neighborhood.

At the Public Hearing, the Board voted unanimously to renew the Special Permit for two years under the same conditions.

Therefore, a Special Permit, pursuant to the provisions of Section II A 8 (a) of the Zoning Bylaw is granted for the continued use of the premises at 15 Columbia Street as a two-family dwelling, subject to the following conditions:

1. No more than two families shall occupy said dwelling at any one time.

2. The owner shall occupy one of the dwelling units.

3. All applicable State and local laws, ordinances and regulations shall be complied with by both Maria Nuzzi and the tenant.

4. This 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.

John A. Donovan, Jr., Chairman

Kendall P. Bates

Robert A. Bastille

cc: Planning Board
Inspector of Buildings
edg