

**ZONING BOARD OF APPEALS**

TOWN HALL • 525 WASHINGTON STREET • WELLESLEY, MA 02181-5992

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1998 APR 16 P 12: 18

JOHN A. DONOVAN
KENDALL P. BATES
WILLIAM E. POLLETTAELLEN D. GORDON
EXECUTIVE SECRETARY
TELEPHONE
(781) 431-1019 EXT. 208SUMNER H. BABCOCK
ROBERT A. BASTILLE
CYNTHIA S. HIBBARD

ZBA 98-24

Petition of Maria Nuzzi Realty Trust
15 Columbia Street

Pursuant to due notice, the Special Permit Granting Authority held a Public Hearing on Thursday, April 2, 1998 at 8 p.m. in the Great Hall 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 9, 1998, 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 Phyllis Nuzzi Taylor, representing her father, Pasquale Nuzzi, trustee of the Maria Nuzzi Realty Trust. Mrs. Taylor said that the dwelling has had two-family status since 1975, and requested renewal of the Special Permit under the same conditions.

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 49 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 24, 1998, the Planning Board reviewed the petition and recommended approval of the request on the same terms and conditions as are currently in effect.

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

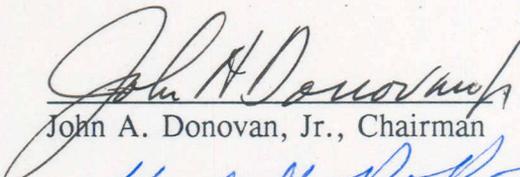
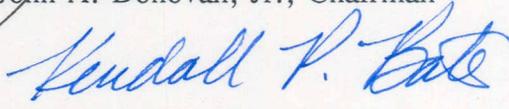
It is the opinion of this Authority that the continued use of the premises as a two-family dwelling, with Mrs. Nuzzi residing on the premises, will not substantially reduce the value of any property within the neighborhood, and will be neither injurious or offensive to the neighborhood.

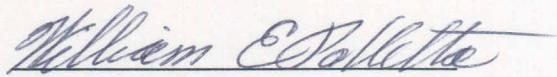
Therefore, the requested Special Permit is granted, as voted unanimously by this Authority, for the petitioner to continue to use the premises as a two-family dwelling, subject to the following conditions:

1. No more than two families shall occupy said dwelling at any one time.
2. Mrs. Maria Nuzzi 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.

cc: Planning Board
Inspector of Buildings
edg


John A. Donovan, Jr., Chairman

Kendall P. Bates


William E. Polletta

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