

**DECISION OF THE ZONING BOARD OF APPEALS
of the
TOWN OF WESTWOOD**

PROPERTY OWNER(S): Stephen & June Varnerin

2019 JUL -9 A 10:45

PETITIONER(S): Stephen Varnerin
15 Bayley Street
Westwood, MA 02090

TOWN CLERK
TOWN OF WESTWOOD

LAND AFFECTED: 15 Bayley Street
Westwood, MA 02090
Map 21 Lot 180

HEARING:

The Board of Appeals for the Town of Westwood held a Public Hearing according to the General Laws of the Commonwealth of Massachusetts on Wednesday, June 19, 2019 at 7:00 PM in the Champagne Meeting Room of the Carby Municipal Building, 50 Carby Street, Westwood, MA 02090 to consider the Petitioners' request for a Variance pursuant to the Westwood Zoning Bylaw Section 4.5.3.3 [Variance Required for New or Expansion of Nonconformity] to construct an addition to the existing single family residence that increases nonconformity of building coverage and impervious coverage, as well as encroaches into the front and rear setbacks. Property is located in the Single Residential D District.

BOARD MEMBERS: David Krumsiek, Chairman
John Lally
David Belcher

APPLICABLE SECTION OF THE WESTWOOD ZONING BYLAW

4.5 NONCONFORMING USES AND STRUCTURES

4.5.1 Applicability. Nonconforming uses and structures, as defined in Section 2.0 of this Bylaw, may continue. Any alteration of a nonconforming use, or any alteration of a nonconforming structure, shall require authorization in accordance with this section. An alteration of a structure is a modification, structural change, extension, or reconstruction of the structure.

4.5.2 Nonconforming Uses.

4.5.2.1 Permitted Alterations of Nonconforming Uses. A structure that conforms dimensionally to current zoning regulations while its use no longer conforms can be altered without needing a special permit if the Building Commissioner determines that the proposed alteration falls under any of the following circumstances:

4.5.2.1.1 There is no extension or expansion of the exterior of the structure.

4.5.2.1.2 There is no interior expansion that would intensify the use.

4.5.2.1.3 The alteration is made for the purposes of conforming to the building code for health and safety purposes.

4.5.2.2 Special Permit Required for Alteration to Nonconforming Use. The Board of Appeals may grant a special permit to modify, alter or extend a nonconforming use in accordance with this Section only if it determines that such modification, alteration or extension shall not be substantially more detrimental than the existing nonconforming use to the neighborhood and the town. To be considered insubstantial, the Board must find that the proposed use reflects the nature and purpose of the prior use, there is no difference in the quality, character or degree of the proposed use and the proposed use is not different in its effect on the neighborhood.

4.5.3 Nonconforming Structures.

4.5.3.1 Permitted Alterations of Nonconforming Single and Two-Family Residential Structures. Nonconforming single and two-family residential structures may be altered upon a determination by the Building Commissioner that such proposed alteration does not increase the nonconforming nature of said structure. The following circumstances shall be deemed not to increase the nonconforming nature of said structure and may be permitted as of right:

- 4.5.3.1.1 Alteration to a structure which complies with all current setbacks, building coverage and building height requirements but is located on a lot with insufficient lot area, where the alteration will still comply with all of such current requirements.
- 4.5.3.1.2 Alteration to a structure which complies with all current setbacks, building coverage and building height requirements but is located on a lot with insufficient lot frontage, where the alteration will still comply with all such current requirements.
- 4.5.3.1.3 Alteration to a structure which violates one (1) or more required setbacks, where the alteration will now comply with all current setback, yard, building coverage and building height requirements regardless of whether the lot complies with current lot area and lot frontage requirements.
- 4.5.3.1.4 Alteration to a side or face of a structure which violates a required setback, where the alteration will not increase the setback violation, and will comply with building height restrictions, regardless of whether the lot complies with current lot area and lot frontage requirements.
- 4.5.3.1.5 Alteration to a nonconforming structure which will not increase the footprint of the existing structure provided that existing height restrictions of Section 5.0 of this bylaw shall not be exceeded.

4.5.3.2 Special Permit Alterations of Nonconforming Structures. In the event that the Building Commissioner determines that a proposed alteration to a nonconforming structure does not meet the requirements of Section 4.5.3.1, the Board of Appeals may grant a special permit to make alterations to a nonconforming structure in accordance with this Section only if it determines that such alteration does

not substantially increase the nonconforming nature of said structure and would not be substantially more detrimental than the existing nonconforming structure to the neighborhood. The following types of alterations to nonconforming structures may be considered for a special permit by the Board of Appeals:

- 4.5.3.2.1 Horizontal extension of an exterior wall at or along the same nonconforming distance within a required setback as the existing wall, provided that existing height restrictions shall not be exceeded, regardless of whether the lot complies with current lot area and lot frontage requirements.

- 4.5.3.2.2 Vertical extension of an existing exterior wall at or along the same or greater distance from a lot line, provided that the structure has a building height of no more than twenty-five (25) feet, if constructed on a lot that does not comply with current lot area and/or lot frontage requirements, or a building height no greater than permitted by this Bylaw if constructed on a lot that complies with current lot area and/or lot frontage requirements.

- 4.5.3.2.3 Construction of an overhang, porch, portico, or similar decorative feature, which extends no further than four (4) additional feet into a required setback area, provided that the Board of Appeals makes a positive finding that the proposed design element is de minimis in nature and improves the aesthetic quality of the property.

4.5.3.3 Variance Required for New or Expansion of Nonconformity. In the event that the Building Commissioner determines that a proposed alteration to a nonconforming structure increases the nonconformity or results in a new nonconformity and does not meet the requirements of Section 4.5.3.1 nor of Section 4.5.3.2, a variance is required in accordance with Section 10.4 of this bylaw. If the nonconforming nature of a structure would be increased by the proposed alteration, a variance from Board of Appeals shall be required to allow such alteration. In addition, no nonconforming structure, commercial or residential, shall be altered to accommodate a substantially different use, or to accommodate the same use in a substantially different manner or to a substantially greater extent, unless a variance allowing said alteration is granted by the Board of Appeals.

FINDINGS

In consideration of all of the testimony and exhibits and documents submitted before the Board, the Board makes the following findings of fact:

1. The Petitioner proposes to construct an addition to the single family home that would create a new nonconformity in the front setback, requiring relief in the form of a Variance. The proposal would also increase the percentage of impervious surface, requiring relief in the form of a Variance. The Board of Appeals is the Variance Granting Authority.
2. The lot area of the Subject Parcel is 5,000 SF where 15,000 SF is required.
3. The lot frontage of the Subject Parcel is 100' where 90' is required.
4. The existing front setback is currently 14.5' where 25' is required.
5. The proposed addition would further encroach into the front setback, measuring 14.6' where 25' is required.
6. In the course of the hearing, the Petitioner verbally agreed to reduce the encroachment into the front setback to continue the existing nonconformity at 14.5'.
7. The Board finds that the appropriate relief necessary for the proposal as amended is a Special Permit under Sections 4.5.3.2.1 and 4.5.3.2.2.
8. The proposed addition as depicted on the submitted plot plan would increase the impervious surface percentage from 59% to 59.4%, where 50% is required.
9. In the course of the hearing, the Petitioner verbally agreed to remove the bituminous paved area on the south side of the property and replaced with grass, which would reduce the impervious surface percentage to below the existing nonconformity.
10. The Board has given full consideration to the local conditions that affect and may be affected by the Petitioners' construction, and having particular expertise in said local conditions, have taken a view that any adverse effects of the Petitioners' construction will not outweigh its beneficial impact to the Town, or the neighborhood, in view of the particular characteristics of the site and the proposal in relation to that site.
11. The Petitioners have met all the requirements for a Special Permit pursuant to the Westwood Zoning Bylaw.

DECISION and CONDITIONS

The Board of Appeals voted unanimously to grant the Petitioner's request for a Special Permit pursuant to Sections 4.5.3.2.1 and 4.5.3.2.2 of the Westwood Zoning Bylaw and upon the following conditions:

1. The Project shall be constructed in conformity with the submitted plot plan consisting of one (1) page, prepared by Continental Land Survey, 105 Beaver Street, Franklin, MA 02038, dated March 12, 2019 and stamped by Christopher C. Charlton, P.L.S. An amendment of this plan shall be submitted to the Building Commissioner demonstrating the intended removal of the bituminous paved area located on the south side of the property and reduction of the addition to encroach no further than 14.5' into the front setback.
2. The Project shall be constructed in conformity with the submitted plans consisting of eleven (11) pages, prepared by D&D Enterprises, 2 Earl Avenue, Medford, MA, received by the Board on July 1, 2019. The Applicant shall pursue completion of the Project with reasonable diligence and continuity.
3. The memorandum provided to the Board by the Board of Health on June 10, 2019 shall be made part of this decision and approval shall be conditioned upon successful completion of the following:
 - a. The applicant shall hire a licensed pest control company to inspect the premises for rodents and/or wildlife and to exterminate if necessary; and,
 - b. Provide a copy of the invoice and the inspection report to the Health Department prior to commencing work.
 - c. Any haulers of construction debris shall be licensed by the Town
 - d. Any portable toilet providers, if necessary, shall be licensed by the Town
4. The fence constructed on public property along Baker Street shall be removed prior to the issuance of a Certificate of Occupancy for the proposed addition.
5. This Special Permit shall not take effect until a copy of the Decision, bearing the certification of the Town Clerk that twenty (20) days have elapsed after the filing of the decision and either that no appeal has been filed or that an appeal has been filed within such time period, is recorded in the Registry of Deeds and indexed under the name of the property owner of record and the parcel address. A copy of these recordings shall be provided to the Building Commissioner, Town Clerk and the Board of Appeals.
6. **The person exercising rights under a duly appealed special permit does so at risk that a court will reverse the permit and any construction performed under the permit may be ordered to be undone.**
7. This Special Permit shall lapse within a specified period of time, of not more than two (2) years, which shall not include such time required to pursue or await the determination of the appeal referred to in Chapter 40A, Section 17, from the grant thereof, if a substantial use thereof has not sooner commenced except for good cause or, in the case of a permit for construction, if construction has not begun by such date except for good cause. Prior to the expiration of the Special Permit, the Applicant may apply for an extension of the Special Permit for a period not to exceed one (1) year if the substantial construction or use thereof has not commenced for good cause.

RECORD OF VOTE

The following members of the Board of Appeals voted to grant the Special Permit for the above mentioned project: David Krumsiek, John Lally, and David Belcher.

The following members of the Board of Appeals voted in opposition to the grant of the Special Permit: None.



WESTWOOD ZONING BOARD OF APPEALS

David W. Krensiak - Chairman

John F. Lally

David M. Belcher

7/8/19
Date

15 Bayley Street

TOWN CLERK
TOWN OF WESTWOOD

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