

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

PROPERTY OWNER(S): Karim Mansour
PETITIONER (S): Paul Hajian
29 Williams Street
Watertown, MA 02472
LAND AFFECTED: 105 Phillips Brooks Road
Map 24, Lot 205

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, October 19, 2022, at 7:00 PM via remote participation to consider the Petitioners’ request for a Special Permit pursuant to Westwood Zoning Bylaw Sections §4.3.3.12 [Accessory Uses – Accessory Apartments], and §8.5 [Accessory Apartments]. The Petitioner is seeking an Accessory Apartment Special Permit for an unpermitted apartment within the existing single-family residence, that does not conform to the minimum floor area requirement of 500 square feet and does not have a second means of egress. The Petitioner proposes to add a room to the apartment from the existing floor area within the single-family structure and an exterior door as a second means of egress. The square footage of the constructed new room added to the existing apartment, would make the total square footage of the Accessory Apartment equal 541 square feet. The proposed Accessory Apartment is fully contained within the existing single-family residence footprint. The property is located in the SRB (Single Residential B) zoning district.

BOARD MEMBERS: John Lally
Michael McCusker
Linda Walsh

APPLICABLE SECTIONS OF THE WESTWOOD ZONING BYLAW

ACCESSORY USE	DISTRICTS												
	SRA	SRB	SRC	SRD	SRE	GR	SR	LBA	LBB	HB	I	IO	ARO
4.3.3.12 Accessory apartment consisting of a second dwelling unit located within a detached one-family dwelling or a building accessory thereto, subject to the	BA	BA	BA	BA	BA	BA	BA	N	N	N	N	N	N

8.5 ACCESSORY APARTMENTS

8.5.1 **Purposes.** The purposes of this section are as follows:

8.5.1.1 to offer greater housing choice by allowing varied mixes of housing type, compatible with community character; and

- 8.5.1.2 to encourage preservation of community character through the continued ownership of existing residential properties and their surrounding landscapes.
- 8.5.2 **Special Permit Required.** An Accessory Apartment shall require the issuance of a special permit by the Board of Appeals in compliance with the provisions of this Section.
- 8.5.3 **Applicability.** The principal dwelling or accessory building or structure to be altered or constructed to contain an Accessory Apartment shall be a single-family dwelling or building accessory thereto.
- 8.5.4 **Limited Number of Special Permits.** The maximum number of special permits to be issued and in effect shall not exceed two percent (2%) of the current number of single-family and two-family dwelling units in Town. All applications for a special permit pursuant to this Section shall be acted upon in the order in which they are filed.
- 8.5.5 **General Requirements.** An Accessory Apartment shall be subject to the following general requirements:
- 8.5.5.1 There shall be no more than one (1) Accessory Apartment per lot.
- 8.5.5.2 No Accessory Apartment shall be permitted on a property which also contains a Conversion of a One-family Dwelling pursuant to Section 8.1.
- 8.5.5.3 No Accessory Apartment shall be permitted on a property which also contains a boarding house.
- 8.5.5.4 The owner of the premises within which the Accessory Apartment is located shall occupy either the principal dwelling or the Accessory Apartment. For purposes of this Section, the owner shall be one or more individuals who constitute a family, who holds title to the premises, and for whom the premises is the primary residence for voting and tax purposes. An affidavit certifying owner occupancy shall be filed with the Building Commissioner upon initial occupancy and every four years thereafter.
- 8.5.5.5 Adequate provision shall be made for the disposal of sewage, waste and drainage to be generated by the occupancy of the Accessory Apartment, in accordance with the requirements of the Board of Health.
- 8.5.6 **Design Requirements.** An Accessory Apartment shall be subject to the following design requirements:
- 8.5.6.1 The exterior character of the property containing an Accessory Apartment within a principal or accessory building or structure shall maintain the appearance of a single-family property.
- 8.5.6.2 The floor area of the Accessory Apartment shall not be less than five hundred (500) square feet.
- 8.5.6.3 The floor area of the Accessory Apartment shall not exceed the lesser of nine hundred (900) square feet, or thirty-three percent (33%) of the floor area of the combined dwelling or dwellings if the footprint of the principal dwelling remains

unchanged, or twenty-four percent (24%) of the floor area of the combined dwelling if the footprint of the principal dwelling is enlarged.

- 8.5.6.4 Adequate provision shall be made for direct ingress and egress to and from the Accessory Apartment without passage through any other portion of the principal structure, except that passage to and from the Accessory Apartment shall be permitted through a garage or breezeway connected to the principal structure.
- 8.5.6.5 All stairways to upper stories shall be enclosed within the exterior walls of the building in which the Accessory Apartment is located.
- 8.5.7 **Alterations, Relocations, or Additions.** The Board of Appeals may allow for the alteration or relocation of a structure proposed for conversion under this section, and may allow for the construction of one or more additions to said structure, if in the Board's determination, the proposed alteration, relocation, or addition does not significantly change the exterior character of the property.
- 8.5.8 **Parking Requirements.** An Accessory Apartment shall be subject to the following parking requirements:
- 8.5.8.1 Off-street parking shall be provided for each automobile used by an occupant of the Accessory Apartment. Said parking shall be in addition to the number of parking spaces required pursuant to Section 6.1.3.1 of this Bylaw.
- 8.5.8.2 Each parking space and the driveway leading thereto shall be paved or shall have an all-weather gravel surface. No motor vehicle shall be regularly parked on the premises other than in such a parking space. No parking space shall be located within a street right-of-way.
- 8.5.8.3 If a total of more than four (4) parking spaces are required to serve the principle dwelling and the Accessory Apartment, the provision of such additional spaces shall require a special permit pursuant to Section 4.3.3.2 of this Bylaw.
- 8.5.8.4 Where there are more than four (4) outdoor parking spaces associated with the principal dwelling and the Accessory Apartment, said parking spaces shall be screened with evergreen or dense deciduous plantings, walls or fences, or a combination thereof acceptable to the Zoning Board of Appeals. Said screening shall be sufficient to minimize the visual impact on abutters and to maintain the single-family appearance of the neighborhood.
- 8.5.9 **Building Permit and Certificate of Occupancy Required.** No accessory apartment shall be constructed without the issuance of a building permit by the Building Commissioner. No use of an Accessory Apartment shall be permitted unless a certificate of occupancy therefor, issued by the Building Commissioner, shall be in effect. A certificate of occupancy shall not be issued unless the Building Commissioner determines that the accessory apartment is in conformity with the provisions of this Section and any special permit issued therefor.
- 8.5.10 **Expiration of Special Permit.** A special permit issued pursuant to this Section shall automatically become null and void upon the expiration of ninety (90) days following such time as neither the principal dwelling nor the accessory apartment is occupied as the primary residence of the owner thereof for voting and tax purposes. Failure to provide recertification of owner occupancy pursuant to Section 8.5.5.4 shall be grounds for automatic expiration.

FINDINGS

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

1. The Subject Property is located at 105 Phillips Brooks Road, Westwood MA, within the Single Residential B (SRB) zoning district.
2. The property contains an existing single-family residence with an unpermitted apartment totally contained within the structure.
3. The Petitioner proposes to add square footage to an apartment from the existing floor area within the single-family structure and add an exterior door as a second means of egress. The square footage of the constructed new room added to the existing apartment, would make the total square footage of the Accessory Apartment equal 541 square feet.
4. Relief is requested in the form of a Special Permit pursuant to Sections §4.3.3.12 [Accessory Uses – Accessory Apartments], and §8.5 [Accessory Apartments]. The Board of Appeals is the Special Permit Granting Authority.
5. The Town has not exceeded the maximum number of special permits (2% of single-family and two-family dwelling units in Town) to be issued for Accessory Apartments.
6. Any adverse effects of the Petitioners' proposed 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.
7. The Petitioners' proposal will not have a material adverse effect on the value of the land and buildings in the neighborhood, or on the amenities thereof, or be detrimental to the normal use of the adjacent property, and it will not be injurious or dangerous to the public health or hazardous because of traffic congestion, or other reason, and any adverse effects of the proposed use do not outweigh its beneficial aspects, all in view of the particular characteristics of the site and of the proposal in relation to that site.
8. 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 Petitioners' request for a Special Permit pursuant to Sections §4.3.3.12, and §8.5 of the Westwood Zoning Bylaw subject to the following conditions:

1. The Project shall be constructed in conformity with the submitted site plan titled, "Plan of Land in Westwood, MA ,105 Phillips Brooks Road, Proposed Accessory Apartment", prepared by Everett M. Brooks, 49 Lexington Street, West Newton, MA 02465", dated July 6, 2022 and with the design plans titled "Mansour Accessory Apartment 105 Phillips Brooks Road Westwood, MA," prepared by Hajain Architects 29 Williams Street, Watertown, MA 02472, dated May 16, 2022, last revised August 10, 2022, consisting of ten (10) sheets, including T-1.0, T-1.1, A-1.0, A-1.1, A-2.0, A-2.1, A2.2, A-2.3, A-2.4 and A-2.5

2. The Petitioners shall pursue completion of the Project with reasonable diligence and continuity.
3. The 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.
4. **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.**
5. 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 expiration of the Special Permit, the Petitioners 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.

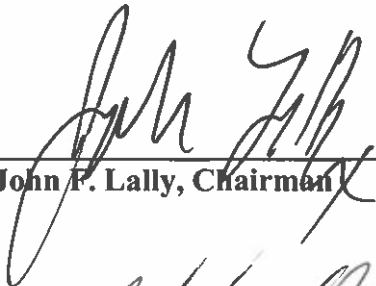
RECORD OF VOTE

The following members of the Board of Appeals voted in favor of the Petitioners' request for a Special Permit: John Lally, Michael McCusker and Linda Walsh.

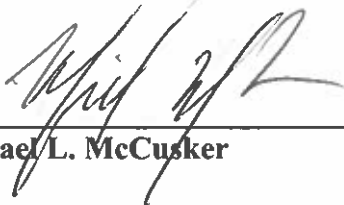
The following members of the Board of Appeals voted in opposition to the Petitioners' request for a Special Permit: None.



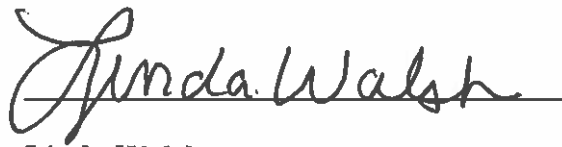
WESTWOOD ZONING BOARD OF APPEALS



John P. Lally, Chairman



Michael L. McCusker



Linda Walsh

11/1/22
Date

105 Phillips Brooks Road