

Town of Westwood
Commonwealth of Massachusetts

David W. Krumsiek, Chairman
John F. Lally
David M. Belcher



ZONING BOARD OF APPEALS

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2018 MAY 11 A 11: 39
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TOWN CLERK
TOWN OF WESTWOOD

NOTICE OF DECISION

In compliance with Chapter 40A of the General Laws of the Commonwealth of Massachusetts, you are hereby notified that the Zoning Board of Appeals has unanimously voted to grant the Petitioner, Mark Palmstrom, his request for a Special Permit pursuant to the Westwood Zoning Bylaw Section 4.5.3.2.3 for a front portico that extends no further than four (4) additional feet into the front yard setback at 27 Oak Street.

PROPERTY OWNER(S): Alexander Brown

APPLICANT/PETITIONER: Mark Palmstrom

LAND AFFECTED: 27 Oak Street, Westwood, MA 02090
Map 28 Lot 243

The signed decision for the petition was filed at the office of the Town Clerk on May 11, 2018.

Any appeal of this decision shall be made pursuant to the Massachusetts General Laws, Chapter 40A, Section 17 and a copy delivered to Office of the Town Clerk within twenty (20) days of the date that the decision was filed in the office of the Town Clerk.

To view a complete copy of the Zoning Board's Decision you may also view an electronic copy on the Zoning Division's webpage under "ZBA Decisions" at http://www.townhall.westwood.ma.us/gov/depts/commdvdepts/zoningdev/zba_decisions.htm

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

PROPERTY OWNER(S): Alexander Brown

PETITIONER(S): Mark Palmstrom
27 Oak Street
Westwood, Massachusetts 02090

LAND AFFECTED: 27 Oak Street
Westwood, Massachusetts 02090
Map 28, Lot 243

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, April 25, 2018 at 7:00 PM in the Selectman's Meeting Room, Town Hall at 580 High Street, Westwood, Massachusetts 02090, to consider the Petitioners' request for a Special Permit pursuant to the Westwood Zoning Bylaw Section 4.5.3.2.3 for a front portico/roof overhang extending no further than four (4) additional feet into the front yard setback. Property located in Single Residence C District (SRC).

BOARD MEMBERS: David W. Krumsiek, Chairman
John F. Lally
David M. Belcher

APPLICABLE SECTION OF THE WESTWOOD ZONING BYLAW

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.

SECTION 5.0 DIMENSIONAL REQUIREMENTS

5.1 GENERAL

In all Districts, no building or structure, except a one-story accessory building or structure of accessory use, shall be constructed on a lot unless said building or structure and lot are in conformance with the "Dimensional Requirements" specified in the table of Dimensional Requirements set forth herein for the district in which said building or structure and lot are located and no more than one building or structure constructed as a dwelling, or so used, shall be located on each such lot except as may otherwise be provided herein. In all Districts, no building or structure (except for a flag, utility or light pole) or swimming pool shall be constructed so as to be nearer to the street line or nearer to the side lines or rear line of its lot unless its location is in conformance with said Table. Nothing herein shall prevent the

projection of eaves, chimneys or cornices not exceeding eighteen (18) inches in width, or of uncovered steps, window sills or belt courses into any minimum setback distances or other open space.

In the case of an Open Space Residential Development project proposed under sub-article 8.3 in this bylaw, the dimensional and density requirements established therein shall take precedence over those established in Section 5.2, TABLE OF DIMENSIONAL REQUIREMENTS for purposes of increased design flexibility and enhanced open space preservation.

Section 5.2 TABLE OF DIMENSIONAL REQUIREMENTS

	Minimum Lot Area (sq ft)	Minimum Lot Frontage (feet)	Minimum Lot Width (feet)	Minimum Nonwetland Area ² (sq ft)	Minimum Front Setback ³ (feet)	Minimum Side Yard Setback ⁴ (feet)	Minimum Rear Yard Setback ⁴ (feet)	Maximum Building Coverage (%)	Maximum Impervious Surface (%)
5.2.1	12,000	90	90	12,000	25	15'	30'	25	50
5.2.2	20,000	90	90	15,000	25	15'	30'	25	50
5.2.3	40,000	125	125	30,000	40	20	30'	25	50
5.2.4	15,000	90	90	12,000	25	15'	30'	25	50
5.2.5	80,000	175	175	60,000	40	20'	30'	25	50
5.2.6	12,000	90	90	12,000	25	15'	30'	25	50
5.2.7	80,000	175	175	60,000	40	20'	30'	25	50
5.2.8	4,000	40	40	4,000	10	15'	15'	25	80
5.2.9	4,000	40	40	4,000	0	15'	15'	25	80
5.2.10	10,000	100	100	10,000	50	15'	15'	50	80
5.2.11	40,000	200	200	12,000	50	15'	15'	50	80
5.2.12	40,000	200	200	12,000	50	15'	15'	50	80
5.2.13	80,000	175	175	60,000	50	30'	30'	30	50

5.3 NOTES FOR TABLE OF DIMENSIONAL REQUIREMENTS

1 Shall not apply to sewage pumping stations operated by the Town.

2 The term "Nonwetland Area" shall mean land other than the fresh water wetland as that term is defined in M.G.L. Chapter 131, Section 40. The Minimum Nonwetland Area shall be measured in contiguous square feet. The Minimum Nonwetland Area requirement of 12,000 square feet in all Residential Districts shall apply to all lots created prior to the date of adoption of this provision. M.G.L. Chapter 40A, Section 6 may also limit the requirements for certain other lots.

3 The minimum front setback distance shall be measured from the nearest street line; provided, however, that where the street has a right-of-way width of less than forty (40) feet, the setback distance shall be measured from a line on the lot twenty (20) feet from and parallel to the center line of said street.

4 The minimum side yard and rear yard setbacks shall be the minimum horizontal distance from the lot line to the nearest point of a building or structure.

5 Except that a portion of any building or structure not exceeding fifteen (15) feet in height shall be set back a minimum of ten (10) feet from the side lines of its lot, and a detached accessory building or structure having a height of less than fifteen (15) feet and a front setback of at least seventy-five (75) feet shall be set back a minimum of three (3) feet from the side lines of its lot.

6 Except that a detached accessory building or structure having a height of less than fifteen (15) feet shall be set back a minimum of three (3) feet from the rear line of its lot.

7 Except that a portion of any building or structure not exceeding fifteen (15) feet in height shall be set back a minimum of fifteen (15) feet from the side lines of its lot, and a detached accessory building or structure having a height of less than fifteen (15) feet and a front setback of at least one hundred (100) feet shall be set back a minimum of six (6) feet from the side lines of its lot.

8 Except that a detached accessory building or structure having a height of less than fifteen (15) feet shall be set back a minimum of six (6) feet from the rear line of its lot.

9 Unless the wall facing a side lot line is either a party wall or, if adjoining another lot in the same district, a wall with its outer face coincident with such line. The space between buildings or structures, if any, shall not be reduced to less than fifteen (15) feet.

10 Except that if the side yard abuts a railroad right-of-way, there shall be no minimum side yard setback.

11 Except that if the rear yard abuts a railroad right-of-way, there shall be no minimum rear yard setback.

12 Each side yard setback shall be increased by one (1) foot for each foot that the height of the building exceeds fifteen (15) feet; provided always that the side yards shall total not less than forty (40) percent of the lot width.

¹³ See Section 8.3 OPEN SPACE RESIDENTIAL DEVELOPMENT for density and dimensional requirements for OSRD.

10.3 SPECIAL PERMITS

10.3.1 **Special Permit Granting Authority.** Unless specifically designated otherwise, the Board of Appeals shall act as the Special Permit Granting Authority.

10.3.2 **Application.** An application for a special permit for uses designated in the Zoning Bylaw shall be filed with the Town Clerk, who shall forthwith transmit it to the Special Permit Granting Authority. The Special Permit Granting Authority shall hold a public hearing within sixty-five (65) days of the filing date and shall render a decision within ninety (90) days from the date of the public hearing. Failure to take final action within the ninety (90)-day period shall be deemed to be a grant of the special permit.

10.3.3 **Decision.** Special permits shall be granted by the Special Permit Granting Authority, unless otherwise specified herein, only upon its written determination that the adverse effects of the proposed use will not outweigh its beneficial impacts to the Town or the neighborhood, in view of the particular characteristics of the site, and of the proposal in relation to that site. In addition to any specific factors that may be set forth in this Bylaw, the determination shall include consideration of each of the following:

10.3.3.1 Social, economic or community needs which are served by the proposal;

10.3.3.2 Traffic flow and safety, including parking and loading;

10.3.3.3 Adequacy of utilities and other public services;

10.3.3.4 Neighborhood character, aesthetics and social structures;

10.3.3.5 Impacts on the natural environment; and

10.3.3.6 Potential fiscal impact, including impact on Town services, tax base and employment.

10.3.4 **Procedures.** An application for a special permit shall be filed in accordance with the rules and regulations of the Special Permit Granting Authority.

10.3.5 **Conditions.** Special permits may be granted with such reasonable conditions, safeguards or limitations on time or use, including performance guarantees, as the Special Permit Granting Authority may deem necessary to serve the purposes of this Bylaw.

10.3.6 **Plans.** An Applicant for a special permit shall submit a plan in substantial conformance with the requirements of the Special Permit Granting Authority.

10.3.7 **Regulations.** The Special Permit Granting Authority may adopt rules and regulations for the administration of this Section.

10.3.8 **Fees.** The Special Permit Granting Authority may adopt reasonable administrative fees and technical

review fees for applications for special permits.

- 10.3.9 **Lapse.** Special permits shall lapse if a substantial use thereof or construction thereunder has not begun, except for good cause, within two (2) years following the filing of the special permit approval (plus such time required to pursue or await the determination of an appeal referred to in M.G.L. Chapter 40A, Section 17 from the grant thereof) with the Town Clerk.

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 Subject Property located at 27 Oak Street in Westwood is nonconforming with respect to the lot area with 12,510 sq. ft. where 40,000 sq. ft. is required, lot frontage of 90 ft. where 125 ft. is required, and the front setback is 38.1 ft., where 40 ft. is required.
2. The existing single-family residential property was issued a permit for a renovation, which included replacement of the front door in April 2017. During the renovation, a 3.3 ft. by 8.8 ft. portico overhang was constructed over the front landing which further reduced the front setback by 3.3 ft. so that the front yard setback is now 34.8 ft. where 40 ft. is required. The Applicant has retroactively applied to the Zoning Board of Appeals for relief under Section 4.5.3.2.3. The front overhang will extend no further than four (4) additional feet into the required setback area.
3. The proposed portico to the existing single-family residential structure requires a special permit pursuant to Section 4.5.3.2.3 of the Westwood Zoning Bylaw. The Zoning Board of Appeals is the special permit granting authority.
4. The Board of Appeals finds that the portico roof overhang is de minimis in nature and improves the aesthetic quality of the property.
5. Any adverse effects of the Petitioner's 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.
6. The proposed front portico overhang 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.
7. The Petitioner has 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 the Westwood Zoning Bylaw Section 4.5.3.2.3 for the portico overhang, upon the following conditions:

1. The Project shall be in conformity with the submitted plans entitled "Portico Project, Prepared for Alex and Tori Brown, 27 Pak St. Westwood, MA" dated July 15, 2017.
2. The Petitioner shall pursue completion of the Project with reasonable diligence and continuity.
3. 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.
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 if a substantial use thereof or construction thereunder has not begun, except for good cause, within two (2) years following the filing of this decision with the Town Clerk (plus such time required to pursue or await the determination of an appeal referred to in M.G.L. Chapter 40A, Section 17 from the grant thereof). Prior to the expiration of this Special Permit, the Applicant may apply for an extension 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

On April 25, 2018, the following members of the Board of Appeals voted to grant the Special Permit for the above mentioned project: David W. Krumsiek, John K. Lally, and David M. 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. Krumsiek - Chairman

John F. Lally

David M. Belcher

4/25/2008
Date

27 Oak Street-Brown

2018 MAY 11 A 11:39
TOWN CLERK
TOWN OF WESTWOOD