

**NEEDHAM
ZONING BOARD OF APPEALS
AGENDA**

**Thursday, November 17, 2022 - 7:30PM
Zoom Meeting ID Number: 876-1480-7841**

**To view and participate in this virtual meeting on your computer, at the above date and time, go to www.zoom.us, click “Join a Meeting” and enter the Meeting ID: 869-6475-7241
Or join the meeting at link: <https://us02web.zoom.us/j/87614807841>**

AGENDA

Minutes	Review and approve Minutes from October 20, 2022 meeting.
Case #1 – 7:30PM	12 Clarke Road –Nick Landry, applicant, applied to the Board of Appeals for a Special Permit under Sections 6.1.2, and any other applicable Sections of the By-Law to allow one additional garage space on the lot. This request is associated with the new construction of a four-bay garage with parking and fitness on the first floor, and storage on the second floor. The property is located at 12 Clarke Road, Needham, MA in the Single Residence A (SR-A) District.
Case #2 – 7:30 PM	69 High Street –Eric Carr, owner, applied to the Board of Appeals for a Special Permit under Sections 1.4.6, 3.2.1 and 3.15, and any other applicable Sections of the By-Law to allow the addition of an Accessory Dwelling Unit (ADU) to a pre-existing non-conforming structure. The property is located at 69 High Street, Needham, MA in the Single Residence B (SR-B) District.
Informational Item	Viewpoint Cloud – Town’s Electronic Application filing system – ZBA update.

Next ZBA Meeting – December 15, 2022

**NEEDHAM
ZONING BOARD OF APPEALS
MINUTES
THURSDAY, October 20, 2022– 7:30 PM
Zoom Meeting ID Number: 869-6475-7241**

Pursuant to notice published at least 48 hours prior to this date, a meeting of the Needham Board of Appeals was held remotely on Zoom on Thursday, October 20, 2022 at 7:30pm. Jon D. Schneider, Chair, presided and the following members were present: Jonathan D. Tamkin, Howard S. Goldman, Peter Friedenbergl and Nik Ligris. Mr. Schneider opened the meeting at 7:30 p.m.

Minutes - Mr. Tamkin motioned to approve the minutes of September 15, 2022. Mr. Goldman seconded the motion. The Board unanimously approved the minutes.

Case #1	164 Broad Meadow Road	Approved
Case #2	84 Fair Oaks Park	Approved
Case #3	150 Gould Street	Approved

A summary of the discussions on each subject, a list of the documents and other exhibits used at the meeting, the decisions made, and the actions taken at each meeting, including a record of all votes, are set forth in a detailed decision signed by the members voting on the subject and filed with the Town Clerk. The hearings can be viewed at <http://www.needhamchannel.org/watch-programs/> or at <https://www.youtube.com/user/TownofNeedhamMA/playlists>

The meeting adjourned at 9:31 p.m.



ZBA Application For Hearing

Applicants must consult with the Building Inspector prior to filing this Application. Failure to do so will delay the scheduling of the hearing.

Applicant Information

Applicant Name	Nick Landry	Date:	10.7.2022
Applicant Address	546 East Broadway, Boston, MA 02127		
Phone	617-529-6955	email	nlandry@drt.boston
Applicant is ☐ Owner; ☐ Tenant; ☐ Purchaser; ☒ Other <u>Architect</u>			
If not the owner, a letter from the owner certifying authorization to apply must be included			
Representative Name	Nick Landry		
Address	546 East Broadway, Boston, MA 02127		
Phone	617.529.6955	email	nlandry@drt.boston
Representative is ☐ Attorney; ☐ Contractor; ☒ Architect; ☐ Other _____			
Contact ☐ Me ☒ Representative in connection with this application.			

Subject Property Information

Property Address	12 Clarke Rd, Needham, MA 02492		
Map/Parcel Number	Map 113 lot 13	Zone of Property	Single Residence A
Is property within 100 feet of wetlands, 200 feet of stream or in flood Plain? ☐ Yes ☒ No			
Is property ☒ Residential or ☐ Commercial			
If residential renovation, will renovation constitute "new construction"? ☒ Yes ☐ No			
If commercial, does the number of parking spaces meet the By-Law requirement? ☐ Yes ☐ No			
Do the spaces meet design requirements? ☐ Yes ☐ No			
Application Type (<i>select one</i>): ☒ Special Permit ☐ Variance ☐ Comprehensive Permit ☐ Amendment ☐ Appeal Building Inspector Decision			



ZBA Application For Hearing

Existing Conditions:

Existing three bay garage with storage on second floor.

Statement of Relief Sought:

New construction of a four bay garage with parking and fitness area on first floor, storage on second floor. Relief sought only for 4th bay, structure is within setbacks.

Applicable Section(s) of the Zoning By-Law:

Zoning Section 6.1.2

If application under Zoning Section 1.4 above, list non-conformities:

	Existing Conditions	Proposed Conditions
Use	Garage	Garage
# Dwelling Units	0	0
Lot Area (square feet)	43,560	43,560
Front Setback (feet) (Clarke Rd)	68.5	53.3
Rear Setback (feet) (Forest ST)	44.45	30.4
Left Setback (feet)	103.8	103.8
Right Setback (feet)	126.8	125.8
Frontage (feet)	211.4	211.4
Lot Coverage (%)	NR	NR
FAR (Floor area divided by the lot area)	NR	NR
<i>Numbers must match those on the certified plot plan and supporting materials</i>		



ZBA Application For Hearing

Date Structure Constructed including additions:
2007

Date Lot was created:
1929/1935

Submission Materials	Provided
Certified Signed Plot Plan of Existing and Proposed Conditions <i>(Required)</i>	Yes
Application Fee, check made payable to the Town of Needham Check holders name, address, and phone number to appear on check and in the Memo line state: "ZBA Fee – Address of Subject Property" <i>(Required)</i>	Yes
If applicant is tenant, letter of authorization from owner <i>(Required)</i>	Yes
Electronic submission of the complete application with attachments <i>(Required)</i>	Yes
Elevations of Proposed Conditions <i>(when necessary)</i>	Yes
Floor Plans of Proposed Conditions <i>(when necessary)</i>	Yes

Feel free to attach any additional information relative to the application.
Additional information may be requested by the Board at any time during the
application or hearing process.



I hereby request a hearing before the Needham Zoning Board of Appeals. I have
reviewed the Board Rules and instructions.

I certify that I have consulted with the Building Inspector 10.5.2022
date of consult

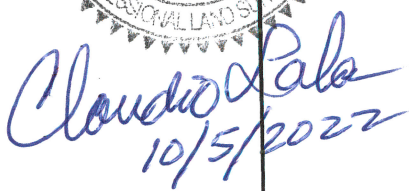
Date: 10.6.2022 Applicant Signature [Signature]

An application must be submitted to the Town Clerk's Office at
townclerk@needhamma.gov and the ZBA Office at dcollins@needhamma.gov

Building Inspection Department

Builder: _____

40' Scale



Director of Public Works Date: _____
Building Inspector Date: _____

TOWN OF NEEDHAM, MASSACHUSETTS

Building Inspection Department

Assessor's Map & Parcel Number: Map 113 Lot 13
Building Permit Number: _____ Zoning District: Single Residence A
Lot Area: 38,471 s.f. Address: 12 Clarke Road
Owner: Kevin & Elizabeth Grimes Builder: _____

DEMO / PROPOSED PLOT PLAN / FOUNDATION AS-BUILT / FINAL AS-BUILT

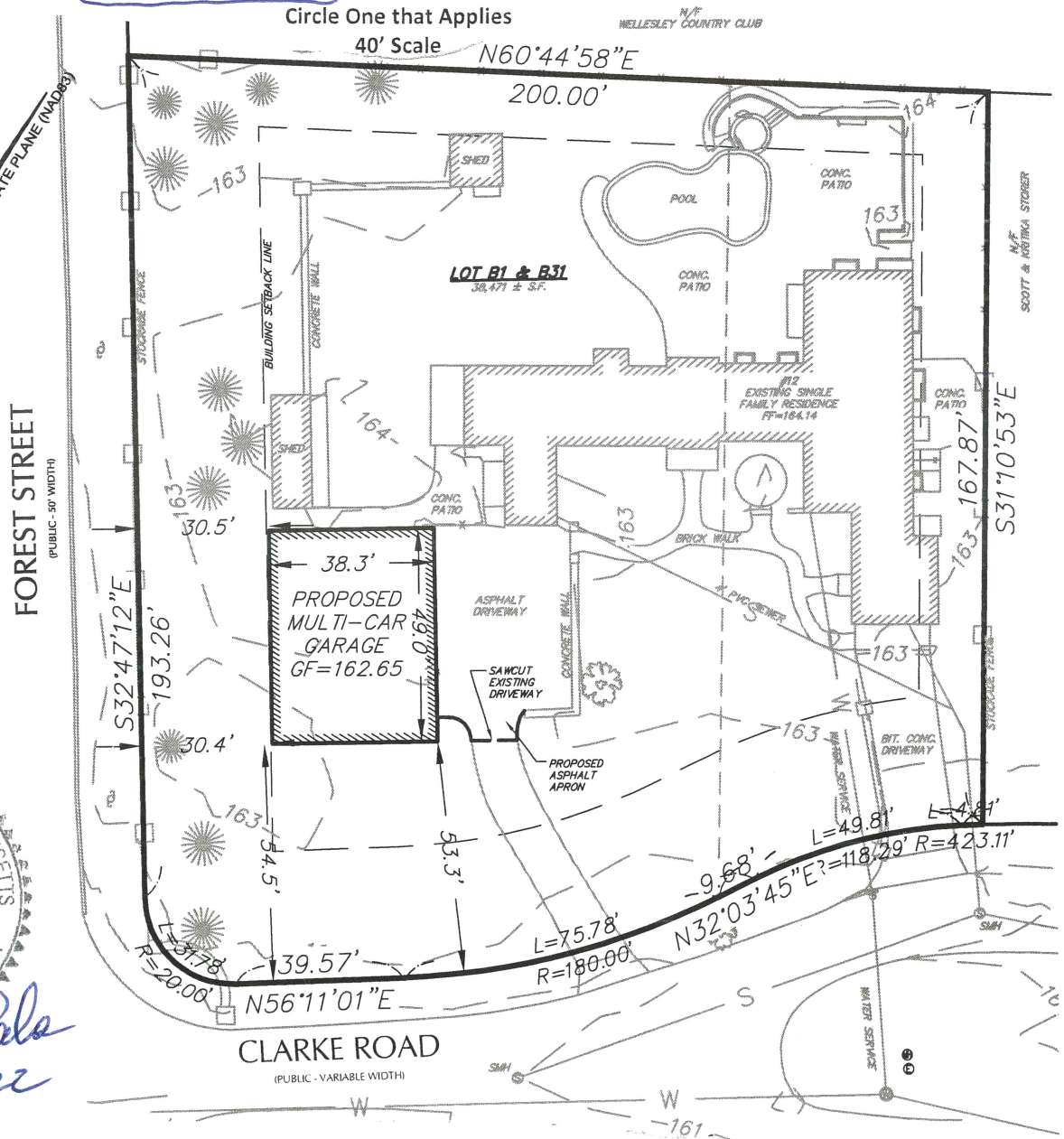
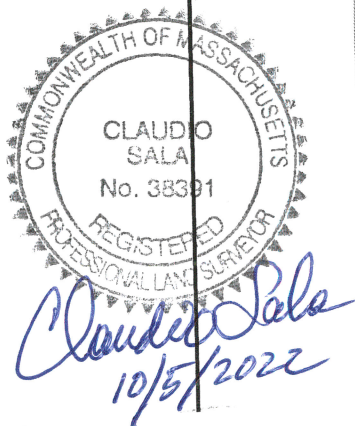
Circle One that Applies

40' Scale

N/F
WELLESLEY COUNTRY CLUB

NOTE:

PROPOSED
GARAGE
LOCATION
AND SIZE
SCALED FROM
DESIGN
RESOURCES
TEAM
ARCHITECTURAL
PLAN SHEET
A102 DATED
JUNE 28,
2022.
OFFSET
MEASUREMENTS
SHOWN TO
GARAGE
FOUNDATION.



I hereby certify that the information provided on this plan is accurately shown and correct as indicated.
The above is subscribed to and executed by me this 5TH day of October, 2022.

Name: Claudio Sala, PLS
Address: 1266 Furnace Brook Pkwy. City: Quincy
Approved: _____
Approved: _____

Registered Land Surveyor Date: October 5, 2022
State: MA Zip: 02169 Phone: 617-405-5100
Director of Public Works Date: _____
Building Inspector Date: _____

12 CLARKE RD

Needham, MA 02492

09.27.2022

Permit Set

PROJECT 3D



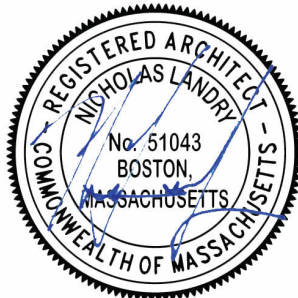
Design Resource Team, LLC
546 East Broadway
Boston, MA 02127
617.804.6117
info@drt.boston
www.drt.boston

Client
Kevin Grimes
12 Clarke Road, Needham MA, 02492

Architect
Design Resource Team, LLC.
546 East Broadway, Boston, MA 02127

Surveyor
DeCelle-Burke-Sala & Associates, Inc
1266 Furnace Brook Parkway #401
Quincy, MA 02169
jburke@decellegroup.com

Structural Engineer
Scott Forest
scott@foreststructural.com



ABBREVIATIONS

AFF	ABOVE FINISHED FLOOR
ACT	ACOUSTICAL CEILING TILE
ADA	AMERICANS W/ DISABILITIES ACT
APPROX	APPROXIMATE
ARCH	ARCHITECTURAL
AV	AUDIO VISUAL
BLDG	BUILDING
BLKG	BLOCKING
BO	BOTTOM OF
CAB	CABINET
CH	CEILING HEIGHT
CLR	CLEAR
CL	CENTERLINE
COL	COLUMN
CONT	CONTINUOUS
CMU	CONCRETE MASONRY UNIT
CJ	CONTROL JOINT
DTL	DETAIL
DIA	DIAMETER
DIM	DIMENSION
DN	DOWN
DWG	DRAWING
EXIST	EXISTING
ELEV	ELEVATION
ELEC	ELECTRICAL
EQ	EQUAL
FD	FLOOR DRAIN
FO	FACE OF
FOC	FACE OF CONCRETE
FOF	FACE OF FINISH
FOS	FACE OF STUD
GFIC	GROUND FAULT INTERCEPTOR CIRCUIT
GSM	GALVANIZED SHEET METAL
GWB	GYPSUM WALL BOARD
HVAC	HEATING, VENTILATING, AND AIR CONDITIONING
HB	HOSE BIB
HM	HOLLOW METAL
MAX	MAXIMUM
MO	MASONRY OPENING
MECH	MECHANICAL
MIN	MINIMUM
MISC	MISCELLANEOUS
MTL	METAL
NIC	NOT IN CONTRACT
NO	NUMBER
NTS	NOT TO SCALE
O/	OVER
OC	ON CENTER
OD	OUTSIDE DIAMETER
OPNG	OPENING
OPP	OPPOSITE
PG	PAINT GRADE
PLYWD	PLYWOOD
PTD	PAINTED
RD	ROOF DRAIN
REQ'D	REQUIRED
RO	ROUGH OPENING
SCHED	SCHEDULE
SG	STAIN GRADE
SIM	SIMILAR
SQ	SQUARE
SSTL	STAINLESS STEEL
STL	STEEL
STOR	STORAGE
STRUCT	STRUCTURAL
T&G	TONGUE AND GROOVE
TO	TOP OF
TYP	TYPICAL
UON	UNLESS OTHERWISE NOTED
VIF	VERIFY IN FIELD
W/	WITH
W/O	WITHOUT
WD	WOOD
WPM	WATERPROOFING MEMBRANE

SHEET LIST

SHEET #	SHEET NAME	REVISION	REVISION DATE
A000	COVER		
C1	CIVIL SITE PLAN - EXISTING CONDITIONS		
C2	CIVIL SITE PLAN - PROPOSED CONDITIONS		
A002	BUILDING INFORMATION		
A003	BUILDING INFORMATION		
A010	ARCH SITE PLAN - PROPOSED		
A101	LEVEL 1 - DEMO		
A102	LEVEL 1 - PROPOSED		
A103	LEVEL 2 - DEMO		
A104	LEVEL 2 - PROPOSED		
A200	ELEVATIONS - DEMO/PROPOSED		
A201	ELEVATIONS - DEMO/PROPOSED		
A300	BUILDING SECTIONS		
A500	AXONS		

VICINITY MAP



LEVEL	AREA
GARAGE	2785

- A. PROJECT DESCRIPTION: DEMO OF EXISTING 3 BAY GARAGE. NEW CONSTRUCTION OF 4 BAY GARAGE WITH FITNESS AREA ON FIRST LEVEL AND HALF BATH AND STORAGE ON SECOND LEVEL.
- B. USE GROUP: R-RESIDENTIAL/U-UTILITY & MISCELLANEOUS
- C. GOVERNING COGE: MA 780 CMR RESIDENTIAL - 9TH EDITION, IRC 2015
- D. CONSTRUCTION CLASSIFICATION: S-B
- E. HEIGHT AND AREA: PER NEEDHAM ZONING ORDINANCES

ZONING REVIEW

12 CLARKE RD ZONING SUMMARY PROPOSED SINGLE RESIDENCE A SUBDISTRICT				
NEEDHAM NEIGHBORHOOD, ZONING SUBDISTRICT - SINGLE RESIDENCE A	PERMITTED DIMENSION	EXISTING DIMENSION	PROPOSED DIMENSION	RELIEF REQUIRED
LOT AREA (SF) MINIMUM	43,560	38,471	38,471	E/N
LOT WIDTH (FEET) MINIMUM	150	193.26/167.87	193.26/167.87	N
LOT FRONTAGE (FEET) MINIMUM	150	211.43	211.43	N
FLOOR AREA RATIO (FAR) MAXIMUM	NR	-	-	-
BUILDING HEIGHT (STORIES) MAXIMUM	2 1/2	2	2	N
BUILDING HEIGHT (FEET) MAXIMUM	35	23	23	N
FRONT YARD MIN. DEPTH (CLARK ST)	30	68.5	55	N
SIDE YARD DEPTH (FEET - WEST SIDE)	15	103.8	103.8	N
SIDE YARD DEPTH (FEET - EAST SIDE)	15	126.8	125.8	N
REAR YARD DEPTH (FOREST ST)	30	44.45	31.9	N
FOOTNOTES TO TABLE				
1.				
2.				
3. * - E/N - Existing Nonconforming				

SYMBOLS

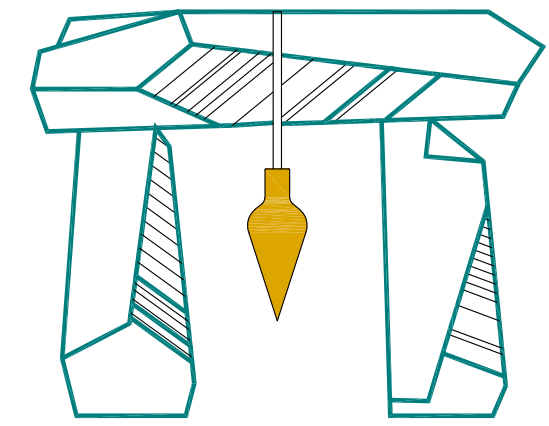
	REFERENCE BUILDING SECTION DRAWING SHEET
	REFERENCE DETAIL DRAWING SHEET
	REFERENCE DRAWING DRAWING SHEET
	REFERENCE INTERIOR ELEVATION DRAWING SHEET
	REFERENCE EXTERIOR ELEVATION DRAWING SHEET
	NORTH ARROW
	WINDOW TAG
	DOOR TAG
	WALL TYPE TAG
	APPLIANCE TAG
	REVISION TAG
	CENTER LINE

GENERAL REQUIREMENTS

- ALL WORK SHALL BE IN COMPLIANCE WITH ALL APPLICABLE LOCALS BUILDING CODES AND REGULATIONS. CONTRACTOR SHALL BE RESPONSIBLE FOR PERMITS APPLICABLE TO SPECIFIC TRADES OR SUBCONTRACTORS.
- CONTRACTOR SHALL EXAMINE THE PREMISES AND SITE SO AS TO COMPARE THEM TO THE CONTRACT DRAWINGS AND WILL BE FAMILIAR WITH THE EXISTING CONDITIONS OF THE BUILDING AND ADJACENT PROPERTY PRIOR TO SUBMISSION OF BID NUMBER. ALLOWANCES ARE TO BE MADE TO INCLUDE ALL ITEMS OF WORK INCLUDING BOTH LABOR OR MATERIALS FOR ALL NOTED, DETAILS, OR IMPLIED ITEMS REQUIRED TO ATTAIN THE COMPLETED CONDITIONS PROPOSED IN THE DRAWINGS AND SPECIFICATIONS.
- ALL SUBCONTRACTORS SHALL INSPECT THE SITE AND CONVEY ANY QUESTIONS REGARDING DESIGN INTENT AND SCOPE OF WORK TO THE GENERAL CONTRACTOR WHO WILL CONVEY THESE TO THE ARCHITECT PRIOR TO SUBMITTING A BID AND PRIOR TO COMMENCING WORK.
- CONTRACTOR SHALL COORDINATE THE WORK OF ALL TRADES AND SUBCONTRACTORS AND SHALL BE RESPONSIBLE FOR ANY ACTS, OMISSIONS, OR ERRORS OF THE SUBCONTRACTORS AND OR PERSON DIRECTLY OR INDIRECTLY EMPLOYED BY THEM.
- CONTRACTOR SHALL ASSUME SOLE RESPONSIBILITY FOR JOB SITE CONDITIONS INCLUDING THE SAFETY OF PERSONS AND PROPERTY FOR THE DURATION OF THE PROJECT.
- CONTRACTOR SHALL CONFORM TO ALL NEIGHBORHOOD ASSOCIATION RULES AND GUIDELINES.
- CONTRACTOR SHALL NOTIFY ARCHITECT IMMEDIATELY AND PRIOR TO ORDERING OF ALL LONG LEAD TIME ITEMS AND OF APPROXIMATE DELIVERY DATES.
- ALL CONSTRUCTION MATERIALS AND SUPPLIES ARE TO BE STORED, HANDLED, AND INSTALLED ACCORDING TO MANUFACTURERS' RECOMMENDATIONS.
- IF ERRORS OR OMISSIONS ARE FOUND IN THE CONTRACT DOCUMENTS, THEY SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT BEFORE PROCEEDING WITH THE WORK.
- DRAWINGS SCHEMATICALLY INDICATE NEW CONSTRUCTION. THE CONTRACTOR SHALL ANTICIPATE, BASED ON EXPERIENCE, A REASONABLE NUMBER OF ADJUSTMENTS TO BE NECESSARY TO MEET THE DESIGN OBJECTIVES AND SHOULD CONSIDER SUCH ADJUSTMENTS AS INCLUDED IN THE SCOPE OF WORK.
- WHEN SPECIFIC FEATURES OF CONSTRUCTION ARE NOT FULLY SHOWN ON THE DRAWINGS OR CALLED FOR IN THE GENERAL NOTES, THEIR CONSTRUCTION SHALL BE OF THE SAME CHARACTER AS SIMILAR CONDITIONS.
- ALL DIMENSIONS ARE TO BE TAKEN FROM NUMERIC DESIGNATIONS ONLY; DIMENSIONS ARE NOT TO BE SCALED OFF OF THE DRAWINGS.
- THESE NOTES ARE TO APPLY TO ALL DRAWINGS AND GOVERN UNLESS MORE SPECIFIC REQUIREMENTS ARE INDICATED THAT ARE APPLICABLE TO PARTICULAR DIVISIONS OF THE WORK. SEE SPECIFICATIONS AND GENERAL NOTES IN THE INDIVIDUAL SUBSECTIONS OF CONTRACT DOCUMENTS FOR ADDITIONAL INFORMATION.
- ALL DIMENSIONS ARE TO FACE OF FINISH UNLESS OTHERWISE NOTED.
- PROVIDE WEATHERSTRIPPING AT ALL DOORS LEADING FROM HEATED TO UNHEATED AREAS. PROVIDE VINYL BEAD TYPE WEATHERSTRIPPING AT THESE DOORS AND WINDOWS. ALL SIDES OF NEW DOORS ARE TO BE WEATHERSTRIPPED INCLUDING THE THRESHOLD.
- CAULK AND SEAL OPENINGS IN BUILDING EXTERIOR TO A THICKNESS OF 1/8" OR GREATER TO PREVENT AIR INFILTRATION.
- ALL WINDOWS ARE TO BE OPERABLE FOR CLEANING UNLESS OTHERWISE NOTED.
- ALL WALL FRAMING SHALL BE 3 5/8" AT 16" ON CENTER UNLESS OTHERWISE NOTED.
- ALL GYPSUM BOARD SHALL BE 5/8" THICK UNLESS OTHERWISE NOTED.
- STRUCTURAL WOOD MEMBERS ADJACENT TO CONCRETE ARE TO BE PRESSURE TREATED DOUGLAS FIR.

DESIGN IS BASED ON THE INTERNATIONAL BUILDING CODE (IBC) 2015, THE INTERNATIONAL RESIDENTIAL CODE (IRC) 2015, THE INTERNATIONAL ENERGY CONSERVATION CODE (IECC) 2018, AND THE MASSACHUSETTS BUILDING CODE 2015 AMENDMENTS. CONSTRUCTION SHALL CONFORM WITH ALL APPLICABLE SECTIONS.

DeCelle-Burke-Sala



& Associates, Inc.
1266 Furnace Brook Parkway #401
Quincy, MA 02169
617-405-5100 (o) 617-405-5101 (f)
www.decelle-burke-sala.com

GENERAL NOTES:

- LOCUS:
ASSESSORS ID: MAP 113 BLOCK 0013
RECORD OWNER: KEVIN T. & ELIZABETH J. GRIMES
DEED REFERENCE: CERTIFICATE #182208
PLAN REFERENCE: LAND COURT 9652D & 96500
- THIS PLAN IS THE RESULT OF AN ON THE GROUND SURVEY PERFORMED BY THIS OFFICE IN AUGUST 2022. ELEVATIONS SHOWN REFER TO NAVD-88
- EXISTING UTILITIES WHERE SHOWN IN THE DRAWINGS ARE FROM SURFACE OBSERVATION AND RECORD INFORMATION AND SHOULD BE CONSIDERED APPROXIMATE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROPERLY LOCATING AND COORDINATING THE PROPOSED CONSTRUCTION ACTIVITY WITH DIG-SAFE AND THE APPLICABLE UTILITY COMPANIES AND MAINTAINING THE EXISTING UTILITY SYSTEM IN SERVICE.

DIG-SAFE SHALL BE NOTIFIED PER THE STATE OF MASSACHUSETTS STATUTE CHAPTER 82, SECTION 409 AT TEL. 1-888-344-7233. THE ENGINEER DOES NOT GUARANTEE THEIR ACCURACY OR THAT ALL UTILITIES AND SUBSURFACE STRUCTURES ARE SHOWN. LOCATIONS AND ELEVATIONS OF UNDERGROUND UTILITIES WERE TAKEN FROM RECORD PLANS. THE CONTRACTOR SHALL VERIFY SIZE, LOCATION, AND INVERTS OF UTILITIES AND STRUCTURES AS REQUIRED PRIOR TO THE START OF CONSTRUCTION.
- THE LOT SHOWN DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD ZONE AS DELINEATED ON FIRM 25021C-0017E, DATED JULY 17, 2012.
- PARCEL IS ZONED SINGLE RESIDENCE A.

MIN. LOT AREA = 43,560 S.F.
MIN. LOT WIDTH = 150 FT.
MIN. LOT FRONTAGE = 150 FT.
MAX. F.A.R. = NR
MAX. BUILDING HEIGHT = 2.5 STORIES OR 35 FT.
MAX. LOT COVERAGE = NR
MIN. FRONT YARD = 30 FT.
MIN. SIDE YARD = 15 FT.
MIN. REAR YARD = 15 FT.+

PROJECT TITLE & LOCATION:

SITE PLAN
12 CLARKE ROAD
NEEDHAM, MA

PLAN TITLE:

EXISTING CONDITIONS

PREPARED FOR:

DESIGN RESOURCE TEAM
NICK CARVELLO
546 E. BROADWAY
BOSTON, MA 02127

DATE: SEPTEMBER 22, 2020

REVISED:

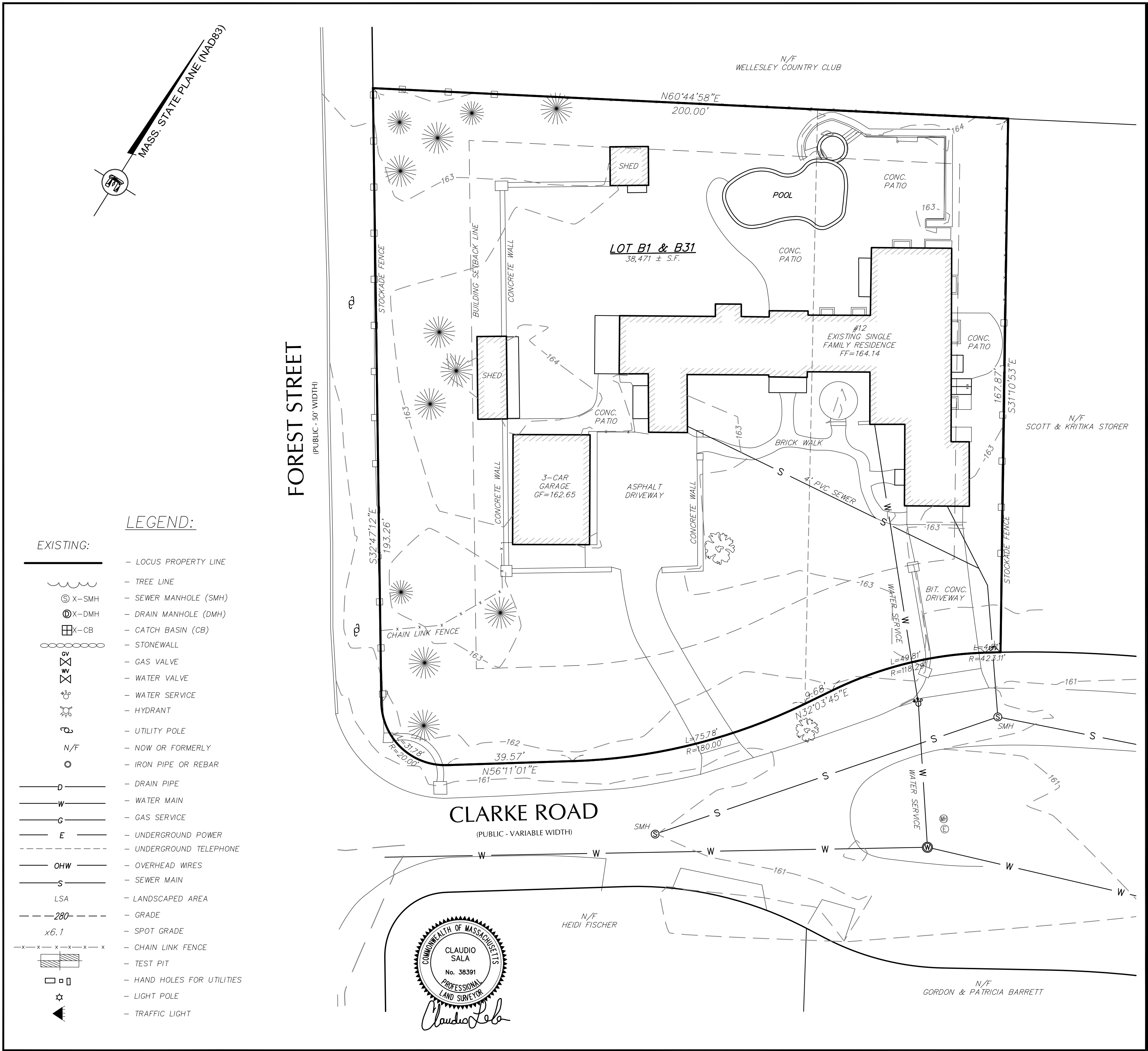
REVISED:

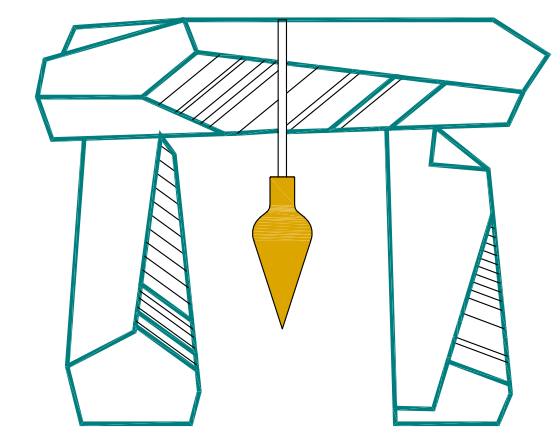
REVISED:

REVISED:

JOB NUMBER: 2022.053

SHEET 1 OF 1





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MIN. SIDE YARD = 15 FT.
MIN. REAR YARD = 15 FT.

6. PROPOSED GARAGE LOCATION AND SIZED SCALED FROM DESIGN RESOURCES TEAM ARCHITECTURAL PLAN SHEET A102 DATED JUNE 28, 2022. OFFSET MEASUREMENTS SHOWN TO GARAGE FOUNDATION.

PROJECT TITLE & LOCATION:

SITE PLAN
12 CLARKE ROAD
NEEDHAM, MA

PLAN TITLE:

PROPOSED GARAGE LAYOUT

PREPARED FOR:

DESIGN RESOURCE TEAM
NICK CARVELLO
546 E. BROADWAY
BOSTON, MA 02127

DATE: SEPTEMBER 22, 2020

REVISED:

REVISED:

REVISED:

REVISED:

JOB NUMBER: 2022.053

SHEET 1 OF 1



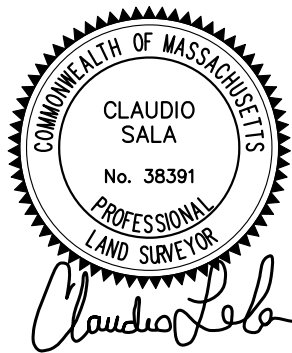
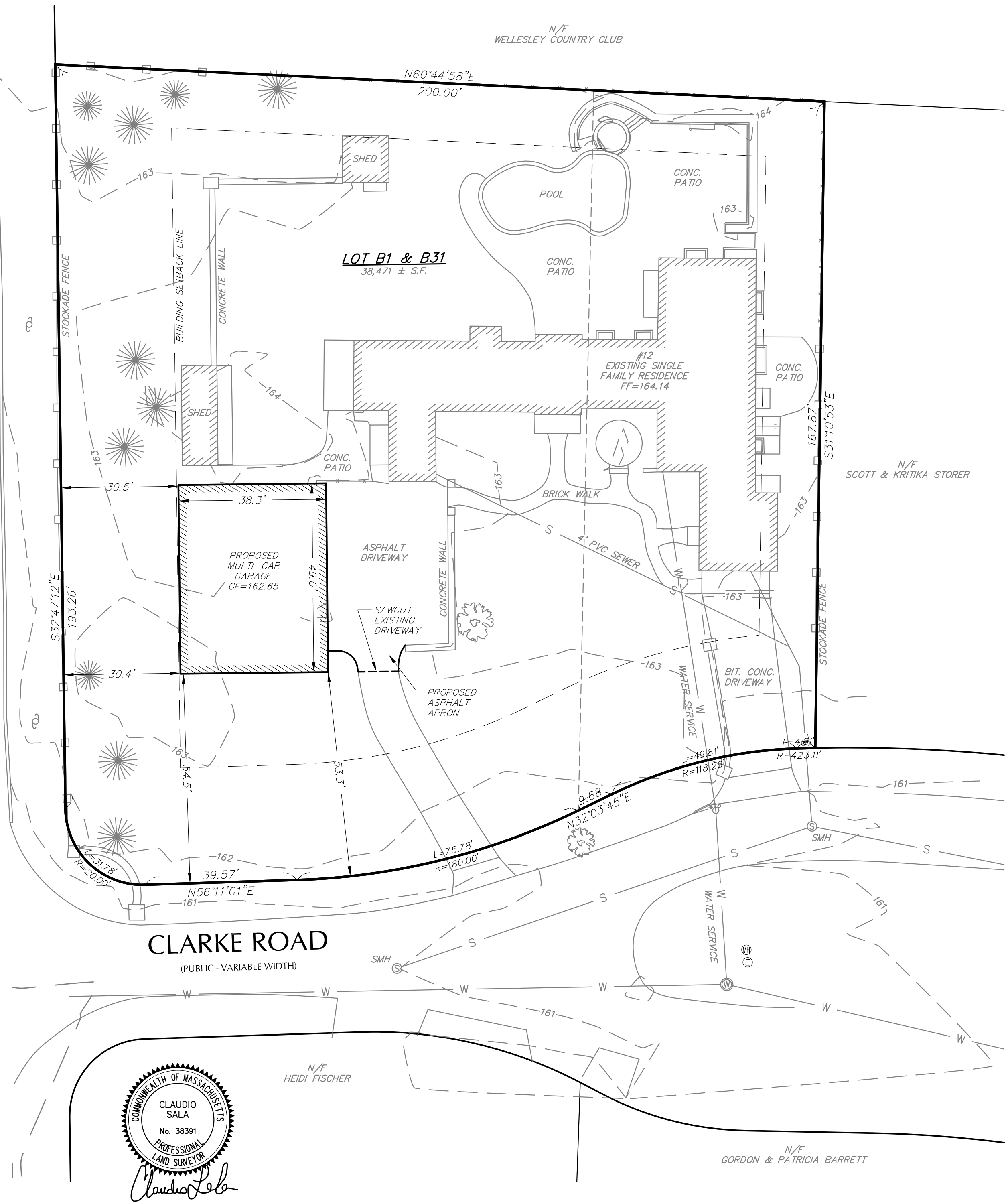
SCALE: 1" = 20'

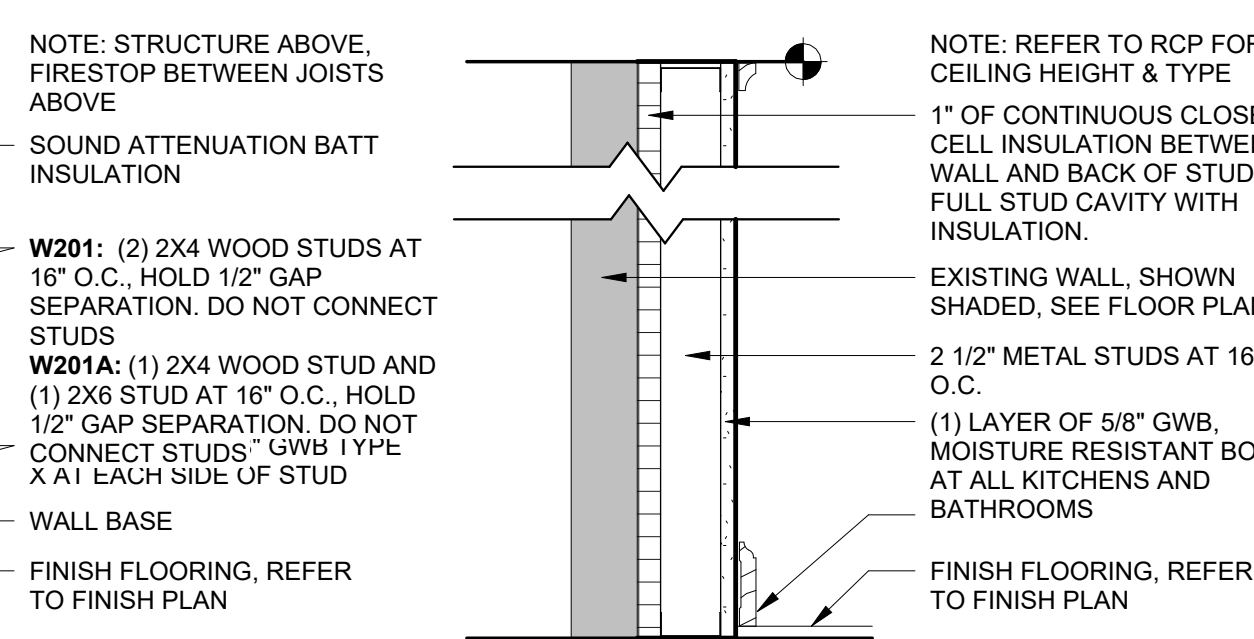
FOREST STREET
(PUBLIC - 50' WIDTH)

LEGEND:

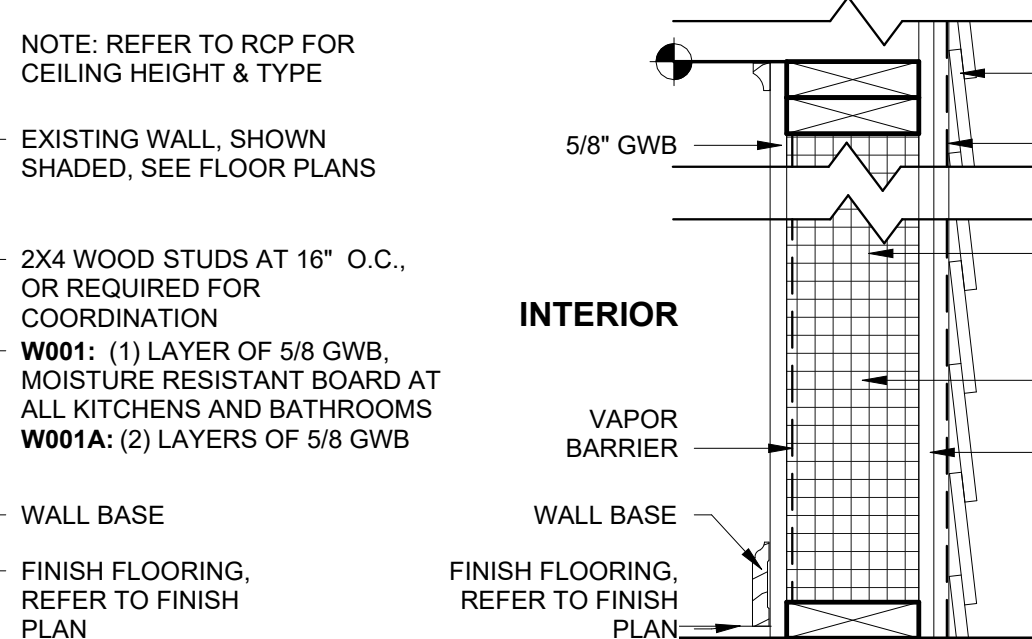
EXISTING:

- LOCUS PROPERTY LINE
- TREE LINE
- SEWER MANHOLE (SMH)
- DRAIN MANHOLE (DMH)
- CATCH BASIN (CB)
- STONEWALL
- GAS VALVE
- WATER VALVE
- WATER SERVICE
- HYDRANT
- UTILITY POLE
- NOW OR FORMERLY
- IRON PIPE OR REBAR
- DRAIN PIPE
- WATER MAIN
- GAS SERVICE
- UNDERGROUND POWER
- UNDERGROUND TELEPHONE
- OVERHEAD WIRES
- SEWER MAIN
- LANDSCAPED AREA
- GRADE
- SPOT GRADE
- CHAIN LINK FENCE
- TEST PIT
- HAND HOLES FOR UTILITIES
- LIGHT POLE
- TRAFFIC LIGHT





W201: TYPICAL PARTITION - (2)2X4 STUD
W201A: TYPICAL PARTITION - (1)2X4&(1)2X6 STUD



6" GWB

FIBER CEMENT CLAPBOARD SIDING

WEATHER RESISTIVE BARRIER

R-21 CLOSED CELL INSULATION

2X6 WOOD STUDS AT 16" O.C. MAX

STRUCTURAL WOOD SHEATHING, REFER TO STRUCTURAL DRAWINGS FOR SHEATHING THICKNESS & GRADE

VAPOR BARRIER

FOUNDATION BASE

FOUNDATION FINISH PLAN

INTERIOR

EXTERIOR

W301: 2X6 WOOD STUD @ 16 O.C.
W/ FIBER CEMENT CLAPBOARD SIDING

The image contains two technical cross-section drawings of a basement floor assembly, labeled 'NEW BASEMENT FLOOR' and 'TYPE A - TYPICAL DEMISING FLOOR : 1 HOUR RATING PER L-583 UL DESIGN'.

NEW BASEMENT FLOOR (Left Drawing):

- WOOD FINISH FLOORING, SECURED TO 3/4" PLYWOOD ONLY. DO NOT EXTEND FASTENERS IN TO UNDERLAYMENT
- 3/4" PLYWOOD SUBFLOOR
- 2X P.T. SLEEPERS
- NEW CONCRETE SLAB
- VAPOR BARRIER
- 2" R10 RIGID INSULATION

TYPE A - TYPICAL DEMISING FLOOR : 1 HOUR RATING PER L-583 UL DESIGN (Right Drawing):

- WOOD FINISH FLOORING, SECURED TO 3/4" PLYWOOD ONLY. DO NOT EXTEND FASTENERS IN TO UNDERLAYMENT
- 3/4" PLYWOOD LOOSE LAID ON RESILIENT UNDERLAYMENT
- RESILIENT UNDERLAYMENT EQUAL TO:
 - "QUIETWALK" UNDERLAYMENT BY GLOBAL PRODUCTS
 - IMPACTA-REGUPO! PRO-CURVE
 - SOUNDMAAT BY KINETICS
- PLYWOOD SUBFLOOR AS REQUIRED BY STRUCTURAL DRAWINGS
- BATT INSULATION TO FILL FLOOR CAVITY IN ORDER TO MAINTAIN LESS THAN 6" AIRSPACE IN THE ASSEMBLY
- FLOOR FRAMING; SEE STRUCTURAL DRAWINGS
- "ISOMAX" BY KINETICS RESILIENT CLIP SYSTEM
- 7/8" STEEL FURRING CHANNEL
- (2) LAYERS 5/8" THK. TYPE "C" FIRE RATED GYPSUM BOARD

Diagram illustrating ten different window and door styles (A through J) with their respective dimensions and labels. The styles are categorized by their location (Exterior or Interior) and configuration (Double-Raised Panel, Double-Sliding French Panel, Pocket Door, Double-Raised Two Panel, Cased Opening, Barn Sliding Triple Raised Panel, Double Sliding Raised Two Panel).

Dimensions are indicated by arrows and text:

- Height: 3'-0"
- Width: SEE SCHEDULE

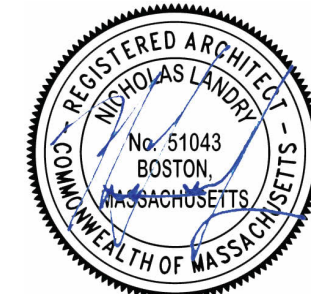
Style labels and descriptions:

- STYLE A: EXTERIOR Double-Raised Panel with Sidelights
- STYLE B: EXTERIOR Double-Half Glass/Half Wood Clad Panel
- STYLE C: EXTERIOR French Panel
- STYLE D: EXTERIOR Double-Sliding French Panel
- STYLE E: INTERIOR Double-Raised Panel
- STYLE F: INTERIOR Pocket Door Double-Raised Panel
- STYLE G: INTERIOR Double-Raised Two Panel
- STYLE H: INTERIOR Cased Opening
- STYLE I: INTERIOR Barn Sliding Triple Raised Panel
- STYLE J: INTERIOR Double Sliding Raised Two Panel

CEILING BOARD	1.	SEE FLOOR PLANS FOR PARTITION TAGS AND LOCATIONS.
ACoustic BARRIER	2.	SEE FLOOR PLANS FOR LOCATIONS OF SOUND INSULATION.
INSULATION	3.	PARTITION TYPE DETAILS SHOW ONLY PRINCIPLE COMPONENTS AND REQUIREMENTS; RATED PARTITIONS WITH U.L. DESIGN NUMBERS MAY HAVE ADDITIONAL COMPONENTS AND REQUIREMENTS; REFER TO U.L. FIRE RESISTANCE DIRECTORY.
AT 16" O.C. MAX	4.	RATED PARTITIONS SHALL HAVE U.L. HEAD DESIGNS, SEALANT, AND FILL MATERIAL OF THE SAME RATING.
AND SHEATHING, CURAL SHEATHING AND	5.	ALL THROUGH-WALL PENETRATIONS MUST BE COMPLETED TO PREVENT DIRECT CONTACT WITH FRAMING MEMBERS AND SHALL BE ACOUSTICALLY SEALED WITH A RESILIENT, NON-HARDENING CAULK. IF THE PENETRATION IS THOUGH A FIRE-RATED PARTITION, AN ACOUSTICAL FIRE-RATED CAULK SHALL BE USED.
G	6.	SEE SPECIFICATIONS AND STRUCTURAL DRAWINGS FOR REINFORCING, BRACING AND OTHER SPECIAL REQUIREMENTS.
	7.	PROVIDE LATERAL BRACING AND CROSS-BRIDGING AS RECOMMENDED BY STUD MANUFACTURER FOR EACH CONDITION
ROOFING	8.	COORDINATE FINISHES APPLIED TO PARTITIONS AS INDICATED IN THE FINISH SCHEDULE, INTERIOR ELEVATIONS AND ELSEWHERE IN THE CONTRACT DOCUMENTS.
STRUCTURAL DRAWINGS	9.	PROVIDE BLOCKING AT LOCATIONS INCLUDING BUT NOT LIMITED TO CASEWORK, SHELVING, COUNTERS, CABINETS, DOOR STOPS, HANDRAIL BRACKETS, TELEVISION LOCATIONS, BATHROOM ACCESSORIES, ETC. WHERE INDICATED, SPECIFIED OR REQUIRED TO PROVIDE A SOLID BASE.
49	10.	SUBSTITUTE MOISTURE-RESISTANT GYPSUM BOARD AT ALL BATHROOMS AND LAUNDRY ROOMS.
AL	11.	WHERE TWO OR MORE LAYERS OF GYPSUM BOARD ARE USED, BOTH HORIZONTAL AND VERTICAL JOINTS SHALL BE STAGGERED.
TAPPING OR FURRING	12.	FIBER INSULATION SHOULD BE UN-FACED AND SECURED TO STRUCTURE TO PREVENT SAGGING.
GYPSUM BOARD; PTD.		

DOOR NUMBER	LOCATION	DOOR NOMINAL SIZE		
		WIDTH	HEIGHT	THICKNESS
1-A	GARAGE	3' - 0"	7' - 0"	0' - 1 3/4"
1-B	GARAGE	8' - 0"	8' - 0"	
2-A	GYM	9' - 0"	7' - 0"	0' - 8"
3-A	STORAGE	6' - 0 3/4"	6' - 10"	0' - 1 3/4"
4-A	BATHROOM	2' - 6"	6' - 8"	0' - 1 1/2"

WINDOW SCHEDULE					
Manufacturer	Type Mark	Width	Height	Sill Height	Count
Marvin Windows and Doors	1	4' - 11 3/4"	2' - 11 1/2"	4' - 0"	2
Marvin Windows and Doors	2	1' - 8"	2' - 0"	4' - 2"	2
Marvin Windows and Doors	3	8' - 10"	1' - 11 1/4"	0' - 4"	3
Marvin Windows and Doors	4	1' - 8"	4' - 0"	2' - 10"	2
Grand total: 9					

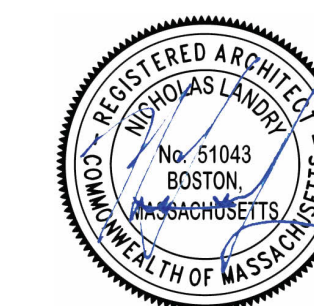
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BUILDING INFORMATION

Project number	222044
Date	09.27.2022
Drawn by	
Checked by	NPL
A002	
Scale	As indicated



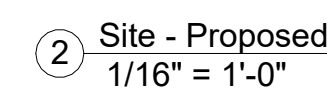
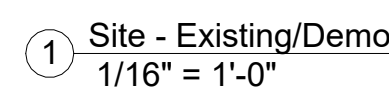
Proposed Gross Building		
Name	Area	
LEVEL 1	1867 SF	
LEVEL 2	918 SF	
	2785 SF	

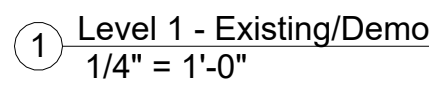


KEVIN GRIMES	
12 CLARKE RD	
BUILDING INFORMATION	
Project number	22204A
Date	09.27.2022
Drawn by	
Checked by	NPL
A003	
Scale	1/4" = 1'-0"



Scale	1/16" = 1'-0"
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1. WHEN SPECIFIC FEATURES OF CONSTRUCTION ARE NOT FULLY SHOWN ON THE DRAWINGS OR CALLED FOR IN THE GENERAL NOTES, THEIR CONSTRUCTION SHALL BE OF THE SAME CHARACTER AS SIMILAR CONDITIONS.
2. ALL DIMENSIONS ARE TO BE TAKEN FROM NUMERIC DESIGNATIONS ONLY; DIMENSIONS ARE NOT TO BE SCALED OFF THE DRAWINGS.
3. ALL GYPSUM BOARD SURFACES ARE TO BE 5/8" THICK UNLESS OTHERWISE NOTED.
4. ALL GYPSUM AND PLASTER FINISHES SHOULD BE SMOOTH, CONTINUOUS, FREE OF IMPERFECTIONS, AND HAVE NO VISIBLE JOINTS.
5. PROVIDE GAS, WATER SPIGOT, OUTLET, AND LIGHTING AT ROOF DECKS.
6. ALL CLOSETS SHALL HAVE SHELF AND POLE OR SHELVES AS REQUIRED, UNLESS OTHERWISE NOTED.
7. ALL REQUIRED LIFE SAFETY DEVICES, INCLUDING SMOKE & CARBON MONOXIDE DETECTORS, SHALL BE INSTALLED BY THE CONTRACTOR IN COMPLIANCE WITH THE 2015 INTERNATIONAL BUILDING CODE.

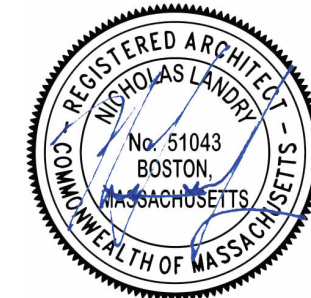
1. WALL DIMENSIONS ARE MEASURED FROM FACE OF EXIST. WALL TO C.I. OF NEW WALL, UNLESS OTHERWISE NOTED.
2. ALL DOORS ARE 80" TALL UNLESS OTHERWISE NOTED.

1. PROVIDE 5/1 AUDIO WIRING FOR LIVING ROOM AND MASTER BEDROOMS; FOR NUMBER AND LOCATION, SEE REFLECTED CEILING PLANS.
2. PROVIDE NEST LEARNING THERMOSTAT AT EACH UNIT. (ZONING PER FLOOR LEVEL IN DUPLEX UNITS)
3. HEATING AND AIR CONDITIONING IS TO BE PROVIDED BY HIGH VELOCITY FORCED AIR SPACE PAK HIGH VELOCITY AIR CONDITIONING SYSTEMS WITH HYDRONIC HEATING.
4. HOT WATER IS TO BE PROVIDED BY A HIGH EFFICIENCY NAVIEN MODULATING CONDENSING COMBINATION HEATING AND HOT WATER SYSTEM OR EQUAL.
5. HARD WIRED SECURITY SYSTEM SHALL BE PROVIDED AT EACH UNIT. CONTACTS SHALL BE PLACED AT EXTERIOR DOORS AND WINDOWS WITH ONE MOTION DETECTOR PER UNIT.

1. ELECTRICAL SERVICE POWER IS TO BE EVALUATED FOR MISSING LIGHTING DESIGN AND EQUIPMENT REQUIREMENTS. PROPER POWER LEVEL SHALL BE PROVIDED.
2. ALL NEW ELECTRICAL ITEMS ARE TO BE U.L. RATED.
3. ALL ELECTRICAL PANELS ARE TO BE RECESSED INTO A WALL WITH A MINIMUM 6" STUD DIMENSION. REVIEW FINAL LOCATION WITH ARCHITECT AND OWNER.
4. ALL DISTRIBUTION PANELS ARE TO BE NEW.
5. LIVING AREAS, DINING AREAS, AND ALL BEDROOM ARE TO RECEIVE 3-WIRE JUNCTION BOXES.
6. PROVIDE ELECTRIC HEAT MATS BY NUHEAT OR EQUAL AT ALL BATHROOMS.
7. ALL CLOSET LIGHTING IS TO BE HIGH EFFICIENCY LIGHTING.
8. OUTLETS IN BATHROOMS SHALL HAVE GROUND FAULT INTERCEPTORS.
9. ALL SMOKE DETECTORS SHALL RECEIVE THEIR PRIMARY SOURCE OF POWER FROM BUILDING WIRING WITH BATTERY BACK-UP.
10. ALL DIMENSIONS FOR THE FOLLOWING ITEMS ARE TO FINISH SURFACES UNLESS OTHERWISE NOTED:
 - A. MOUNT ALL OUTLETS, PHONE JACKS, AND TELEVISION CABLE JACKS VERTICALLY AT 18" TO CENTERLINE ABOVE THE FINISH FLOOR UNLESS OTHERWISE NOTED. WHERE BASE AND TRIM IS LARGER THAN 9-1/2" TALL PROVIDE 6" CLEARANCE FROM BOTTOM OF PLATE TO TOP OF BASEBOARD TRIM.
 - B. MOUNT ALL SWITCHES AT 42" TO CENTERLINE ABOVE FINISH FLOOR UNLESS OTHERWISE NOTED.
 - C. VERTICALLY ALIGN SWITCHES AND OUTLETS WHEN POSSIBLE.

- - EXISTING WALL TO REMAIN
- - NEW WALL/INFILL
- - AREA NOT IN CONTRACT
- - DEMOLISHED BUILDING ELEMENT
- - DEMOLISHED FLOOR FINISH/CEILING

FIRST FLOOR LIVING SPACE	
Name	Area
LEVEL 1	1867 SF
	1867 SF



LEVEL 1 - DEMO

A101

Scale	As indicated
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- ## GENERAL NOTES
1. WHEN SPECIFIC FEATURES OF CONSTRUCTION ARE NOT FULLY SHOWN ON THE DRAWINGS OR CALLED FOR IN THE GENERAL NOTES, THEIR CONSTRUCTION SHALL BE OF THE SAME CHARACTER AS SIMILAR CONDITIONS.
 2. ALL DIMENSIONS ARE TO BE TAKEN FROM NUMERIC DESIGNATIONS ONLY; DIMENSIONS ARE NOT TO BE SCALED OFF THE DRAWINGS.
 3. ALL GYPSUM BOARD SURFACES ARE TO BE 5/8" THICK UNLESS OTHERWISE NOTED.
 4. ALL GYPSUM AND PLASTER FINISHES SHOULD BE SMOOTH, CONTINUOUS, FREE OF IMPERFECTIONS, AND HAVE NO VISIBLE JOINTS.
 5. PROVIDE GAS, WATER SPOUT, OUTLET, AND LIGHTING AT ROOF DECKS.
 6. ALL CLOSETS SHALL HAVE SHELF AND POLE OR SHELVES AS REQUIRED, UNLESS OTHERWISE NOTED.
 7. ALL REQUIRED LIFE SAFETY DEVICES, INCLUDING SMOKE & CARBON MONOXIDE DETECTORS, SHALL BE INSTALLED BY THE CONTRACTOR IN COMPLIANCE WITH THE 2015 INTERNATIONAL BUILDING CODE

PLAN NOTES

1. WALL DIMENSIONS ARE MEASURED FROM FACE OF EXIST. WALL TO C.L. OF NEW WALL, UNLESS OTHERWISE NOTED.
2. ALL DOORS ARE 80" TALL UNLESS OTHERWISE NOTED.

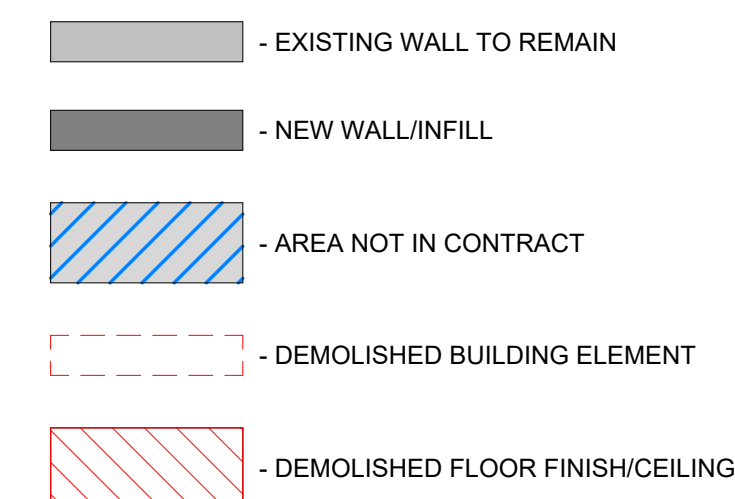
MECHANICAL | SECURITY NOTES

1. PROVIDE 5/1 AUDIO WIRING FOR LIVING ROOM AND MASTER BEDROOMS; FOR NUMBER AND LOCATION, SEE REFLECTED CEILING PLANS.
2. PROVIDE NEST LEARNING THERMOSTAT AT EACH UNIT. (ZONING PER FLOOR LEVEL IN DUPLEX UNITS)
3. HEATING AND AIR CONDITIONING IS TO BE PROVIDED BY HIGH VELOCITY FORCED AIR SPACE PAK HIGH VELOCITY AIR CONDITIONING SYSTEMS WITH HYDRONIC HEATING.
4. HOT WATER IS TO BE PROVIDED BY A HIGH EFFICIENCY NAVIEN MODULATING CONDENSING COMBINATION HEATING AND HOT WATER SYSTEM OR EQUAL.
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ELECTRICAL NOTES

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3. ALL ELECTRICAL PANELS ARE TO BE RECESSED INTO A WALL WITH A MINIMUM 6" STUD DIMENSION. REVIEW FINAL LOCATION WITH ARCHITECT AND OWNER.
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 - B. MOUNT ALL SWITCHES AT 42" TO CENTERLINE ABOVE FINISH FLOOR UNLESS OTHERWISE NOTED.
 - C. VERTICALLY ALIGN SWITCHES AND OUTLETS WHERE POSSIBLE.

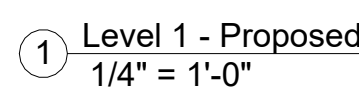
DEMO/PROPOSED PLAN GRAPHIC KEY



TRIPLE DASHED RED LINE INDICATES REQUIRED (2) HOUR FIRE RESISTANCE RATED SEPARATION, UL NO. U314 AT WALLS AND UL NO. L501 AT CEILING

SECOND FLOOR LIVING SPACE	
Name	Area
LEVEL 2	918 SF

918 SF

[illegible]

KEVIN GRIMES

12 CLARKE RD

LEVEL 1 - PROPOSED

Project number	222044
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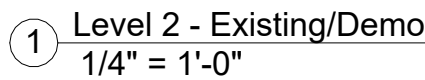
Date	09.27.2022
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Drawn by

Checked by	NPL
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A102

Scale	As indicated
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1. WHEN SPECIFIC FEATURES OF CONSTRUCTION ARE NOT FULLY SHOWN ON THE DRAWINGS OR CALLED FOR IN THE GENERAL NOTES, THEIR CONSTRUCTION SHALL BE OF THE SAME CHARACTER AS SIMILAR CONDITIONS.
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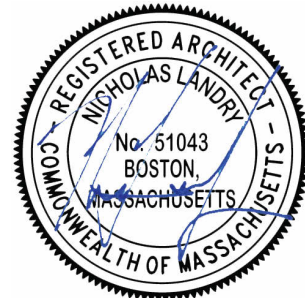
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1. PROVIDE 5.1 AUDIO WIRING FOR LIVING ROOM AND MASTER BEDROOMS; FOR NUMBER AND LOCATION, SEE REFLECTED CEILING PLANS.
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4. HOT WATER IS TO BE PROVIDED BY A HIGH EFFICIENCY NAVIEN MODULATING CONDENSING COMBINATION HEATING AND HOT WATER SYSTEM OR EQUAL.
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2. ALL NEW ELECTRICAL ITEMS ARE TO BE U.L. RATED.
3. ALL ELECTRICAL PANELS ARE TO BE RECESSED INTO A WALL WITH A MINIMUM 6" STUD DIMENSION. REVIEW FINAL LOCATION WITH ARCHITECT AND OWNER.
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 - B. MOUNT ALL SWITCHES AT 42" TO CENTERLINE ABOVE FINISH FLOOR UNLESS OTHERWISE NOTED.
 - C. VERTICALLY ALIGN SWITCHES AND OUTLETS WHERE POSSIBLE.

- - EXISTING WALL TO REMAIN
- - NEW WALL/INFILL
- - AREA NOT IN CONTRACT
- - DEMOLISHED BUILDING ELEMENT
- - DEMOLISHED FLOOR FINISH/CEILING

THIRD FLOOR LIVING SPACE	
Name	Area
LEVEL 2	918 SF
LEVEL 1	1867 SF
	2785 SF



KEVIN GRIMES

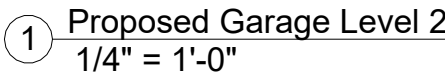
12 CLARKE RD

LEVEL 2 - DEMO

Drawn by	
Checked by	NPL

A103

Scale	As indicated
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KEVIN GRIMES 12 CLARKE RD LEVEL 2 - PROPOSED	
Project number	222044
Date	09.27.2022
Drawn by	Author
Checked by	Checker
A104	
Scale	As indicated



Design Resource Team, LLC
546 East Broadway
Boston, MA 02127
617.804.6117
info@d-r-t.co
www.d-r-t.co



ROOF - DEMO/PROPOSED

A105

Scale	As indicated
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1. WHEN SPECIFIC FEATURES OF CONSTRUCTION ARE NOT FULLY SHOWN ON THE DRAWINGS OR CALLED FOR IN THE GENERAL NOTES, THEIR CONSTRUCTION SHALL BE OF THE SAME CHARACTER AS SIMILAR CONDITIONS.
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7. ALL REQUIRED LIFE SAFETY DEVICES, INCLUDING SMOKE & CARBON MONOXIDE DETECTORS, SHALL BE INSTALLED BY THE CONTRACTOR IN COMPLIANCE WITH THE 2015 INTERNATIONAL BUILDING CODE.

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2. ALL DOORS ARE 80" TALL UNLESS OTHERWISE NOTED.

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8. OUTLETS IN BATHROOMS SHALL HAVE GROUND FAULT INTERCEPTORS.
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 - A. MOUNT ALL OUTLETS, PHONE JACKS, AND TELEVISION CABLE JACKS VERTICALLY AT 18" TO CENTERLINE ABOVE THE FINISH FLOOR UNLESS OTHERWISE NOTED. WHERE BASE AND TRIM IS LARGER THAN 9-1/2" TALL PROVIDE 6" CLEARANCE FROM BOTTOM OF PLATE TO TOP OF BASEBOARD TRIM.
 - B. MOUNT ALL SWITCHES AT 42" TO CENTERLINE ABOVE FINISH FLOOR UNLESS OTHERWISE NOTED
 - C. VERTICALLY ALIGN SWITCHES AND OUTLETS WHEN POSSIBLE.

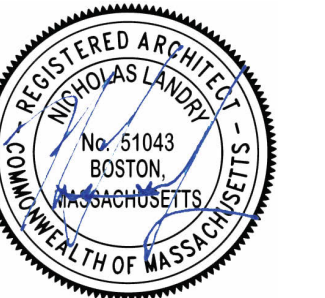
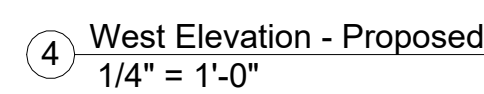
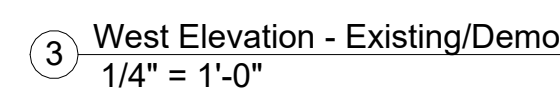
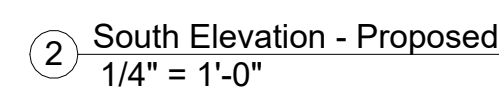
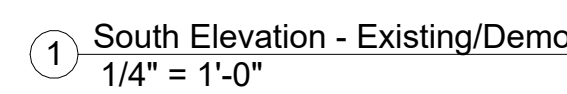
- - EXISTING WALL TO REMAIN
- - NEW WALL/INFILL
- - AREA NOT IN CONTRACT
- - DEMOLISHED BUILDING ELEMENT
- - DEMOLISHED FLOOR FINISH/CEILING

TRIPLE DASHED RED LINE INDICATES REQUIRED (2 HOUR FIRE RESISTANCE RATED SEPARATION, UL NO. U314 AT WALLS AND UL NO. L501 AT CEILING)

① Roof - Existing/Demo
1/4" = 1'-0"

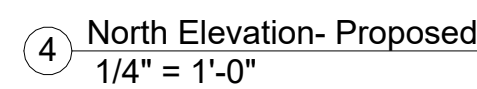
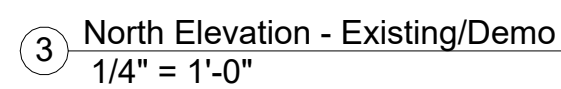
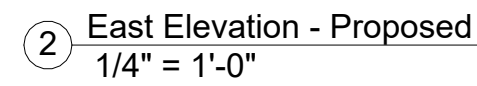
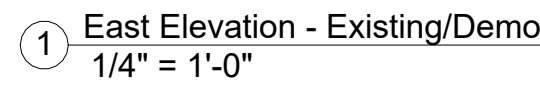
2 Roof - Proposed
1/4" = 1'-0"

ALL GRADING SHOWN ON THE ELEVATIONS SHALL BY NO MEANS BE ASSUMED AS THE ACTUAL GRADING CONDITIONS AROUND THE BUILDING. REFER TO SITE PLAN PREPARED BY OTHERS FOR FINAL GRADING.

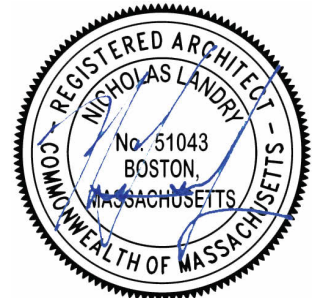
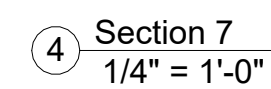
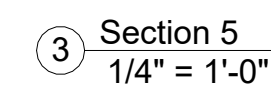
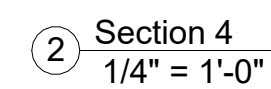
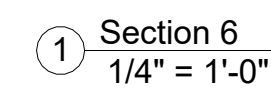


Scale	1/4" = 1'-0"
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ALL GRADING SHOWN ON THE ELEVATIONS SHALL BY NO MEANS BE ASSUMED AS THE ACTUAL GRADING CONDITIONS AROUND THE BUILDING. REFER TO SITE PLAN PREPARED BY OTHERS FOR FINAL GRADING.



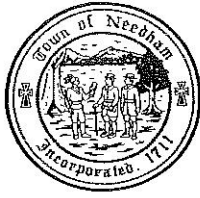
Scale	1/4" = 1'-0"
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KEVIN GRIMES	
12 CLARKE RD	
BUILDING SECTIONS	
Project number	222044
Date	09.27.2022
Drawn by	
Checked by	NPL
A300	
Scale	1/4" = 1'-0"



KEVIN GRIMES	
12 CLARKE RD	
AXONS	
Project number	222044
Date	09.27.2022
Drawn by	
Checked by	NPL
A500	
Scale	



**TOWN OF NEEDHAM, MASSACHUSETTS
PUBLIC WORKS DEPARTMENT
500 Dedham Avenue, Needham, MA 02492
Telephone (781) 455-7550 FAX (781) 449-9023**

November 7, 2022

Needham Zoning Board of Appeals
Needham Public Safety Administration Building
Needham, MA 02492

RE: Case Review-Special Permit
12 Clarke Road- Special Permit

Dear Members of the Board,

The Department of Public Works has completed its review of the above referenced Special Permit to allow the removal of the existing three car garage and build a new four car garage with additional exercise space. Relief is sought for the fourth bay structure within the setbacks.

The documents submitted for review are as follows:

- Application for Special Permit dated 10/7/22;
- Existing Condition Demo Plan and Proposed Plot Plan prepared by Claudio Sala both dated October 5th, 2022
- Owner Authorization Letter for Design Resource Team dated 10/6/22
- Architectural & Civil plans prepared by Design Resource Team and De Celle-Burke-Sala & Associates dated September 27th, 2022, consisting of 14-sheets.

Our comments and recommendations are as follows:

- In accordance with the Town of Needham Stormwater Bylaw, the proposed new structure requires a minimum combined volumetric capacity of 1 inch over the entire impervious area of the property to be recharged. The plans should be revised, prior to receiving a building permit, showing the calculations that the infiltration system is sized to contain a minimum of 1-inch of the total impervious area of the site for infiltration.

If you have any questions regarding the above, please contact our office at 781-455-7538.

Truly yours,

Thomas A Ryder
Town Engineer



Town of Needham
Building Department
500 Dedham Ave.
Needham, MA 02492

Tel. 781-455-7550 x 308

November 9, 2022

Town of Needham / Zoning Board of Appeals
500 Dedham Ave.
Needham, MA. 02492

Re: Application review for the November 2022 Hearing

Dear Board Members,

I have reviewed the applications for the November 2022 hearing and have the following comments.

12 Clarke Road

Applicant is seeking a Special Permit under section **6.1.2** to add a fourth garage space for the construction of a new freestanding garage. The existing garage is pre-existing non-conforming because it was constructed within 10' of another accessory structure. To bring that building into compliance the shed and new garage will be attached, eliminating a new Zoning violation. The new structure will meet all the dimensional requirements for an accessory structure in the SRA District, I have no issue with the Special Permit.

69 High Street

The applicant is seeking a Special Permit to construct an ADU unit that will be accessory to the Single-Family Dwelling. The proposed construction of the ADU appears to meet all the requirements of the Zoning By-Law. The applicant is also seeking a Special Permit under section **1.4.6**. alter or extend a lawful pre-existing non-conforming structure, one of the additions is 9.4' from the lot line where 10' is required to issue the permit by-right. The existing structure in this location is 5.2' from the lot line, therefore the second story addition proposed will also be 5.2' from the lot-line when constructed. All other setbacks will be compliant for a Structure constructed before 1986.

Any questions please contact my office.

David A Roche
Building Commissioner
Town of Needham

Daphne Collins

From: Tara Gurge
Sent: Tuesday, November 8, 2022 9:45 AM
To: Daphne Collins
Subject: RE: 12 Clark Road - ZBA Administrative Review - Due November 8, 2022

Daphne –

The Public Health Division conducted our Zoning Board review for the property located at **#12 Clark Road**. See comments noted below:

- Prior to demolition, the owner must apply for this Demolition review online, via our online permit application system. See direct link to this permit review application
- <https://needhamma.viewpointcloud.com/categories/1073/record-types/1006508>. This form will need to be completed along with the submittal of the required supplemental report documents for our review and approval (as noted on the form.) **PLEASE NOTE:** Pest control reports, along with the asbestos sampling reports, etc., must be uploaded to our online system for review, prior to the issuance of a Demolition permit by the Building Department.
- On-going pest control must be conducted during demolition of the structure AND on-going pest control must be conducted throughout construction.

Please let us know if you have any follow-up questions or if you need any additional information from us on those requirements.

Thanks,



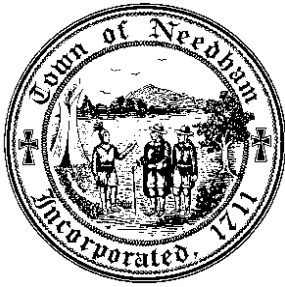
TARA E. GURGE, R.S., C.E.H.T., M.S. (she/her/hers)
ASSISTANT PUBLIC HEALTH DIRECTOR
Needham Public Health Division
Health and Human Services Department
178 Rosemary Street
Needham, MA 02494
Ph- (781) 455-7940; Ext. 211/Fax- (781) 455-7922
Mobile- (781) 883-0127
Email - tgurge@needhamma.gov
Web- www.needhamma.gov/health



 please consider the environment before printing this email

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PLANNING & COMMUNITY DEVELOPMENT
PLANNING DIVISION

November 2, 2022

Mr. Jon Schneider, Chairman and Members
Zoning Board of Appeals
Public Services Administration Building
500 Dedham Avenue
Needham, MA 02492

Dear Mr. Schneider and Members of the Zoning Board of Appeals:

At its meeting of November 1, 2022, the Planning Board reviewed the applications to be heard by the Board of Appeals on November 17, 2022, and made the following recommendations:

1. **12 Clarke Road**—Nick Landry, applicant, applied to the Board of Appeals for a Special Permit under Sections 6.1.2, and any other applicable Sections of the By-Law to allow one additional garage space on the lot. This request is associated with the new construction of a four-bay garage with parking and fitness on the first floor, and storage on the second floor. The property is located at 12 Clarke Road, Needham, MA in the Single Residence A (SR-A) District.

The Planning Board makes NO COMMENT.

2. **69 High Street** – Public notice is hereby given that Eric Carr, owner, applied to the Board of Appeals for a Special Permit under Sections 1.4.6, 3.2.1 and 3.15, and any other applicable Sections of the By-Law to allow the addition of an Accessory Dwelling Unit (ADU) to a pre-existing non-conforming structure. The property is located at 69 High Street, Needham, MA in the Single Residence B (SR-B) District.

The Planning Board wishes to ask the ZBA to consult with the Building Commissioner to ensure the proposal is in compliance with the ingress and egress provisions of the Massachusetts State Building Code applicable to dwelling units.

NEEDHAM PLANNING BOARD

Lee Newman

Lee Newman
Director of Planning and Community Development



ZBA Application For Hearing

Applicants must consult with the Building Inspector prior to filing this Application. Failure to do so will delay the scheduling of the hearing.

Applicant Information

Applicant Name	Eric Carr	Date:	20OCT22
Applicant Address	69 High Street Needham, MA 02494		
Phone	7815409172	email	eric.carr@biogen.com
Applicant is ☒ Owner; ☐ Tenant; ☐ Purchaser; ☐ Other _____			
If not the owner, a letter from the owner certifying authorization to apply must be included			
Representative Name	George Giunta Jr.		
Address	281 Chestnut Street Needham, MA 02494		
Phone	6178403570	email	george.giuntajr@needhamlaw.net
Representative is ☒ Attorney; ☐ Contractor; ☐ Architect; ☐ Other _____			
Contact ☒ Me ☒ Representative in connection with this application.			

Subject Property Information

Property Address	69 High Street Needham, MA 02494		
Map/Parcel Number	64/47	Zone of Property	SRB
Is property within 100 feet of wetlands, 200 feet of stream or in flood Plain? ☐ Yes ☒ No			
Is property ☒ Residential or ☐ Commercial			
If residential renovation, will renovation constitute "new construction"? ☐ Yes ☒ No			
If commercial, does the number of parking spaces meet the By-Law requirement? ☐ Yes ☐ No			
Do the spaces meet design requirements? ☐ Yes ☐ No			
Application Type (select one): ☒ Special Permit ☐ Variance ☐ Comprehensive Permit ☐ Amendment ☐ Appeal Building Inspector Decision			

RECEIVED TOWN CLERK
NEEDHAM, MA 02494
22 OCT 21 AM 11:45



ZBA Application For Hearing

Date Structure Constructed including additions:
c1856, addition in 1984

Date Lot was created:
c1856

Submission Materials	Provided
Certified Signed Plot Plan of Existing and Proposed Conditions <i>(Required)</i>	
Application Fee, check made payable to the Town of Needham Check holders name, address, and phone number to appear on check and in the Memo line state: "ZBA Fee – Address of Subject Property" <i>(Required)</i>	
If applicant is not the owner, a letter from the owner certifying authorization <i>(Required)</i>	
An electronic copy of the application and all submitted materials <i>(Required)</i>	
Elevations of Proposed Conditions <i>(when necessary)</i>	
Floor Plans of Proposed Conditions <i>(when necessary)</i>	

Feel free to attach any additional information relative to the application.
Additional information may be requested by the Board at any time during the
application or hearing process.



I hereby request a hearing before the Needham Zoning Board of Appeals. I have
reviewed the Board Rules and instructions.

I certify that I have consulted with the Building Inspector 13OCT22
date of consult

Date: 20OCT22 Applicant Signature Eric Carr

Digitally signed by Eric Carr
DN: cn=Eric Carr, o=Biogen, ou,
email=eric.carr@biogen.com, c=US
Date: 2022.10.20 13:47:33 -04'00"

*An application must be submitted to the Town Clerk's Office at
townclerk@needhamma.gov and the ZBA Office at dcollins@needhamma.gov*



ADU – ZBA Special Permit Application

Owner's Name	Eric Carr			
Address	69 High Street Needham, MA 02494			
Phone	7815409172	E-mail	eric.carr@biogen.com	
ADU Resident's Name	Rick and Barbara Carr			
Phone	7815409172	E-mail	rcc_bbc@yahoo.com	
ADU Resident's Relationship to Owner (Select one)	☐ spouse ☒ parent ☐ sibling ☐ child ☐ grandchild	Spouse of: ☐ parent ☐ sibling ☐ child ☐ grandchild	Child of: ☐ parent ☐ sibling ☐ child ☐ grandchild	☐ Caregiver. If caregiver, select type of caregiver: ☐ Elderly ☐ Chronically Ill ☐ Disable Owner
Total Occupants in Principal Dwelling Unit and ADU	8	Total Occupants not related to Owner (not to exceed five)	0	Owner to occupy: ☒ Principal Unit ☐ ADU

ADU Information

Map & Page ID	64/47	Zoning District	SRB
Size of ADU (not to exceed 850 sq. feet)	849 SF	Location of ADU: ☐ basement, ☐ attic, ☒ 1 st floor, ☒ 2 nd floor	
Does ADU have separate provisions for (ADU limited to one bedroom): Living ☒ Yes ☐ No; Sleeping ☒ Yes ☐ No; Cooking ☒ Yes ☐ No; Eating ☒ Yes ☐ No Number and location of Means of Egress: 2 - Both via Principal Unit			
Describe where the interior door access between ADU and Principal Dwelling Unit is? First floor hallway, first floor kitchen, and second floor hallway.			
Total number of off-street parking for Principal Dwelling Unit and ADU: 6			

I attest that the information in this application is true and accurate to the best of my knowledge and understanding:

Eric Carr

Digitally signed by Eric Carr
DN: cn=Eric Carr, o=Biogen, ou,
email=eric.carr@biogen.com, c=US
Date: 2022.10.20 13:48:06 -04'00'

Owner's Signature/Date

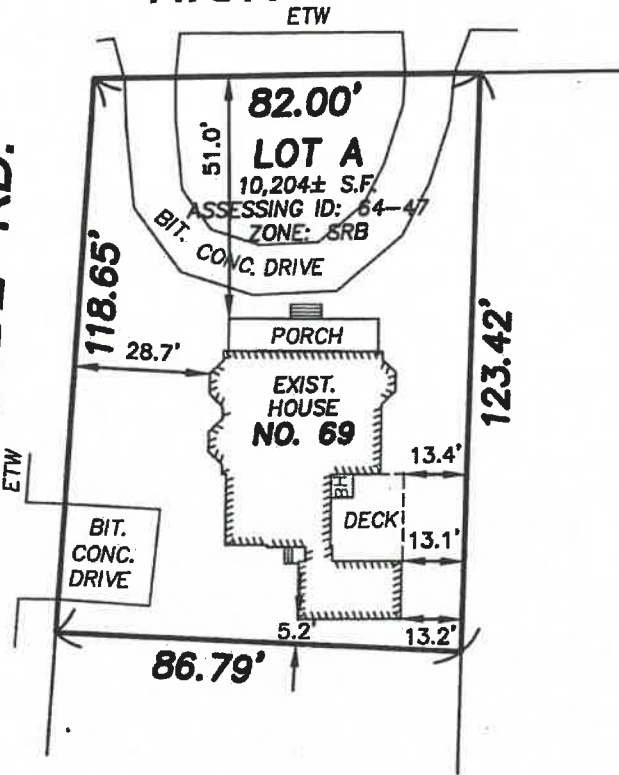
(over for Additional Information on ADUs)

)

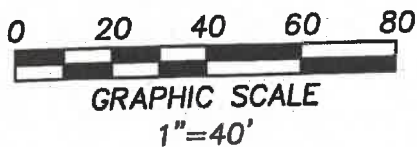
PL. NO. 376 OF 1928

HIGH ST.

BURNSIDE RD.



STEPHEN E. DAVIS



I CERTIFY THAT THIS PLAN IS BASED ON AN ACTUAL FIELD SURVEY AND THE LATEST PLANS AND DEEDS OF RECORD.

DATE: 10/6/2021

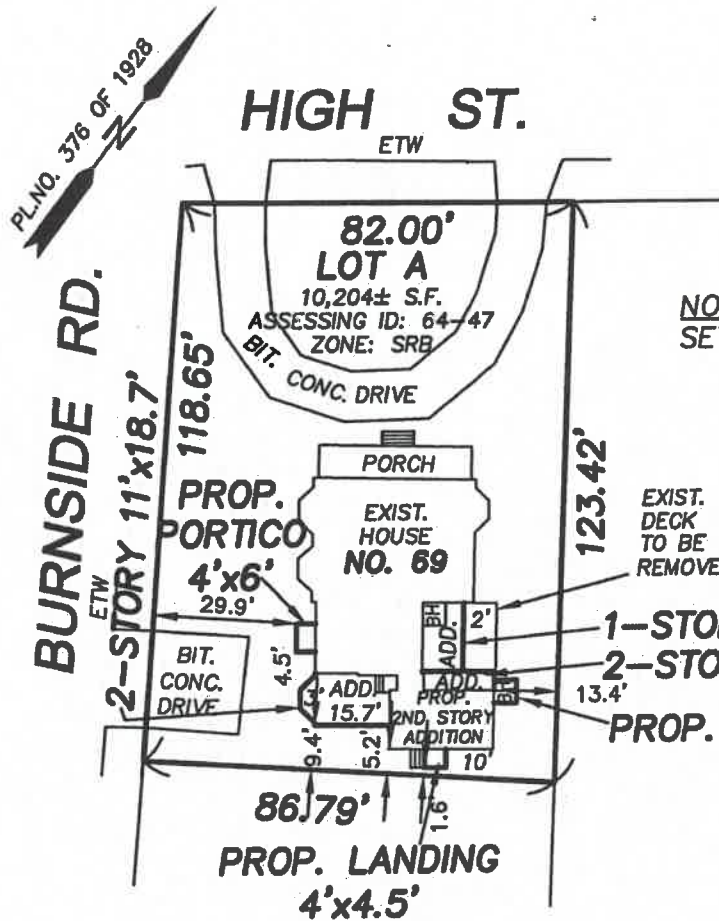
PROJECT # 4631

PLOT PLAN
EXISTING CONDITIONS
69 HIGH ST.
NEEDHAM, MA
AS PREPARED FOR
ERIC CARR

CHENEY
ENGINEERING CO., INC.
53 Mellen Street
NEEDHAM, MA 02494
TEL. 781-444-2188
admin@cheney-eng.com

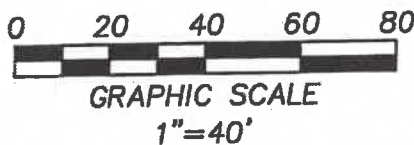
ZONE: SRB REQUIREMENTS FOR LOT CREATED PRIOR TO 1/9/1986 NOT NEW CONSTRUCTION

	REQUIRED	EXISTING	PROPOSED
MIN. LOT AREA:	10,000 S.F.	10,204 S.F.	N/A
MIN. FRONTAGE:	80'	200.65'	N/A
MIN. FRONT SETBACK:	20'	28.7'	29.9'
MIN. SIDE SETBACK:	10'	5.2'	5.2'
MAX. F.A.R.:	3,878 S.F.	2,958 S.F.	3,852 S.F. (SEE ARCHITECT PLANS)
MAX. LOT COVERAGE:	2,551 S.F.	1,591 S.F.	1,973 S.F.
MAX. STORIES:	2-1/2	2-1/2	2-1/2
MAX. HEIGHT	35'	30.5'±	26.2'± (SEE ARCHITECT PLANS)



BUILDING FOOTPRINT:
EXIST. = 1835± S.F.
PROP. = 2258± S.F.

NOTE:
SETBACKS SHOWN FROM BUILDING CORNERS.



STEPHEN E. DAVIS

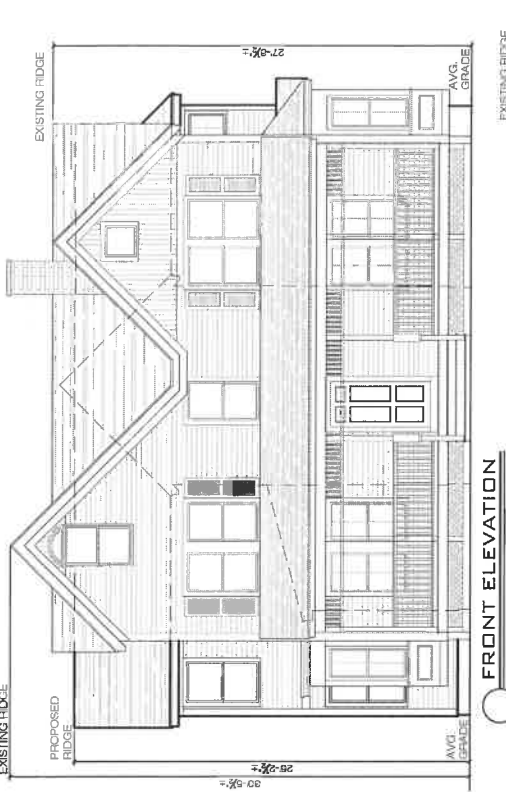
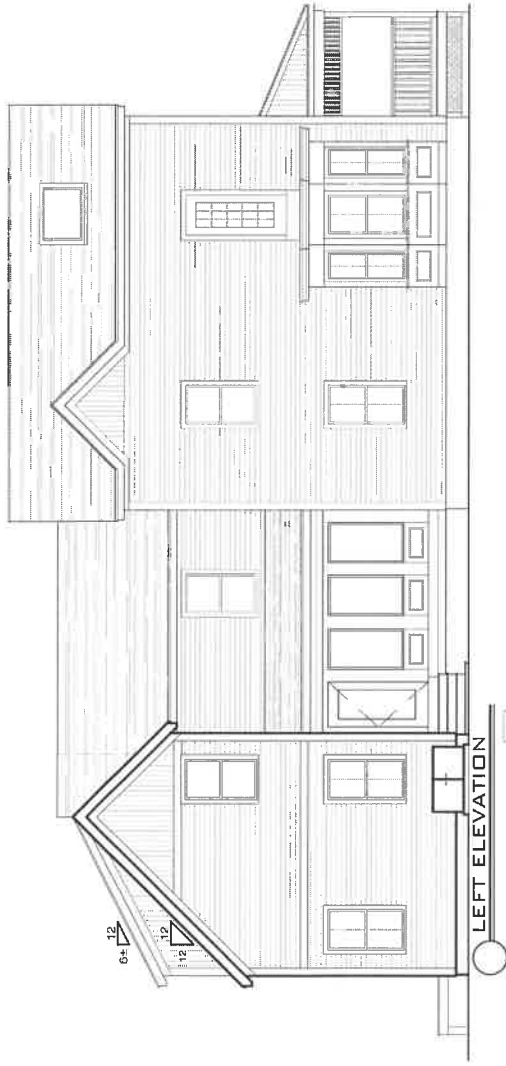
I CERTIFY THAT THIS PLAN IS BASED ON AN ACTUAL FIELD SURVEY AND THE LATEST PLANS AND DEEDS OF RECORD.

DATE: 10/17/2022; REV. 10/20/2022

PROJECT # 4631

PLOT PLAN
PROPOSED ADDITION
69 HIGH ST.
NEEDHAM, MA
AS PREPARED FOR
ERIC CARR

CHENEY
ENGINEERING LLC
53 MELLE STREET
NEEDHAM, MA 02494
TEL. 781-444-2188
admin@cheney-eng.com



ADDITION CARR RESIDENCE 69 HIGH ST. NEEDHAM, MA

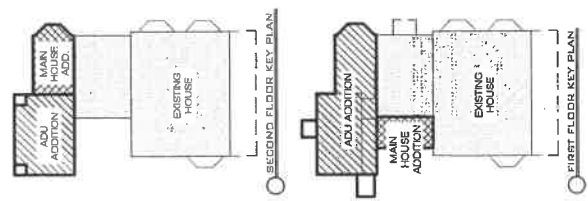
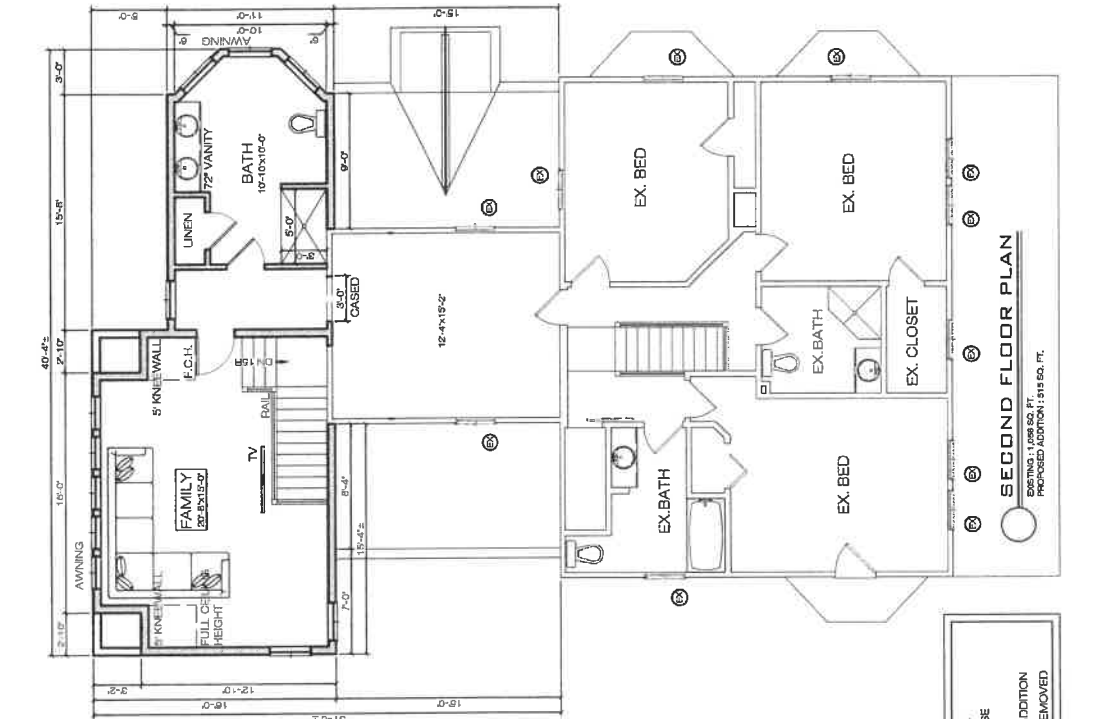
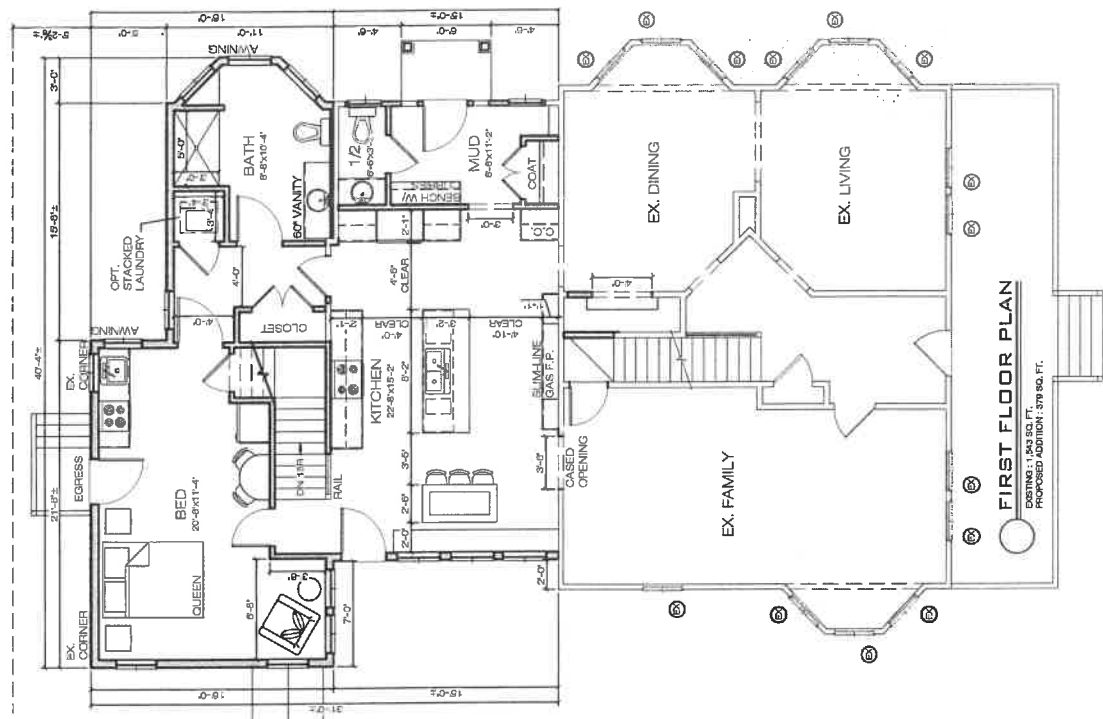
Scale	N.T.S.
Date	10-17-2022
Drawn By	JS
Checked By	
Job Number	22135
Existing	DD1

CME
ARCHITECTS, INC.
6 WILKINS DRIVE, SUITE 210
PLAINVILLE, MA 02762 508-809-3509

PROPOSED ADDITIONS		
FLOOR LEVEL	ADU	MAIN HOUSE
BASEMENT (UNFINISHED)	N/A	N/A
1st FLOOR	520 SQ. FT.	125 SQ. FT.
2nd FLOOR	320 SQ. FT.	195 SQ. FT.
3rd FLOOR (FINISHED)	N/A	N/A
TOTAL FLOOR AREA	840 SQ. FT.	320 SQ. FT.

FLOOR AREA RATIO		
FLOOR LEVEL	EXISTING	PROPOSED
BASEMENT (UNFINISHED)	N/A	N/A
1st FLOOR	1,543 SQ. FT.	379 SQ. FT.
2nd FLOOR	1,068 SQ. FT.	515 SQ. FT.
3rd FLOOR (FINISHED)	347 SQ. FT.	N/A
TOTAL FLOOR AREA	2,958 SQ. FT.	894 SQ. FT.
TOTAL FLOOR AREA (EXISTING & PROPOSED)	3,892 SQ. FT.	

REFERENCE SECTION 2.1.1 DIMENSIONAL REGULATIONS OF CHAPTER 4
 MAXIMUM FLOOR AREA RATIO FOR LOTS CONTAINING <12,000 SQ. FT.:
 10,000 SF x .38 = 3,800 SF ALLOWED
 FLOOR AREA RATIO (F.A.R.) = 3,892 / 10,000 = 0.3744 OR 37.44%



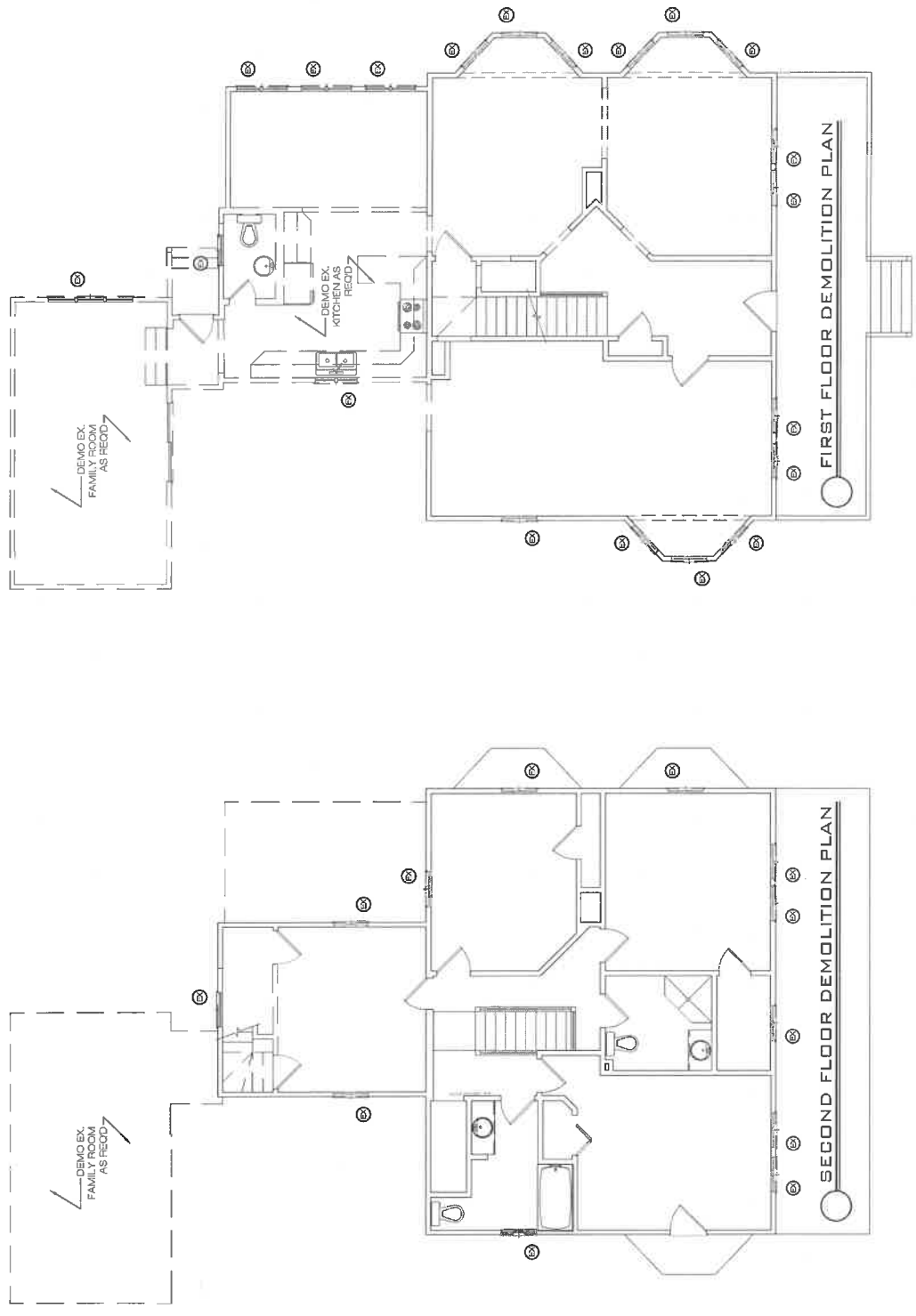
SYMBOLS LEGEND:
 [Pattern] EXISTING HOUSE
 [Pattern] ADU ADDITION
 [Pattern] MAIN HOUSE ADDITION
 [Pattern] WALL TO BE REMOVED

ADDITION CARR RESIDENCE

69 HIGH ST.
NEEDHAM, MA

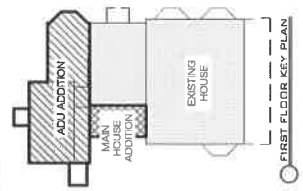
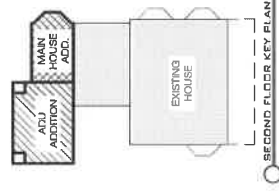
ARCHITECTS, INC.
6 WILKINS DRIVE, SUITE 210
PLAINVILLE, MA 02763 508-809-4309

Scale: N.T.S.
 Date: 10-17-2022
 Drawn By: JS
 Checked By: JS
 Job Number: 22105
 Drawing: DD2



SYMBOLS LEGEND:

	EXISTING HOUSE
	ADU ADDITION
	MAIN HOUSE ADDITION
	WALL TO BE REMOVED



ADDITION CARR RESIDENCE 69 HIGH ST. NEEDHAM, MA

Scale	N.T.S.
Date	10-17-2022
Drawn By	US
Checked By	
ADU Number	22135
Drawing	DD3

CME ARCHITECTS, INC.
6 WILKINS DRIVE, SUITE 210
PLAINVILLE, MA 02762 509-005-3509

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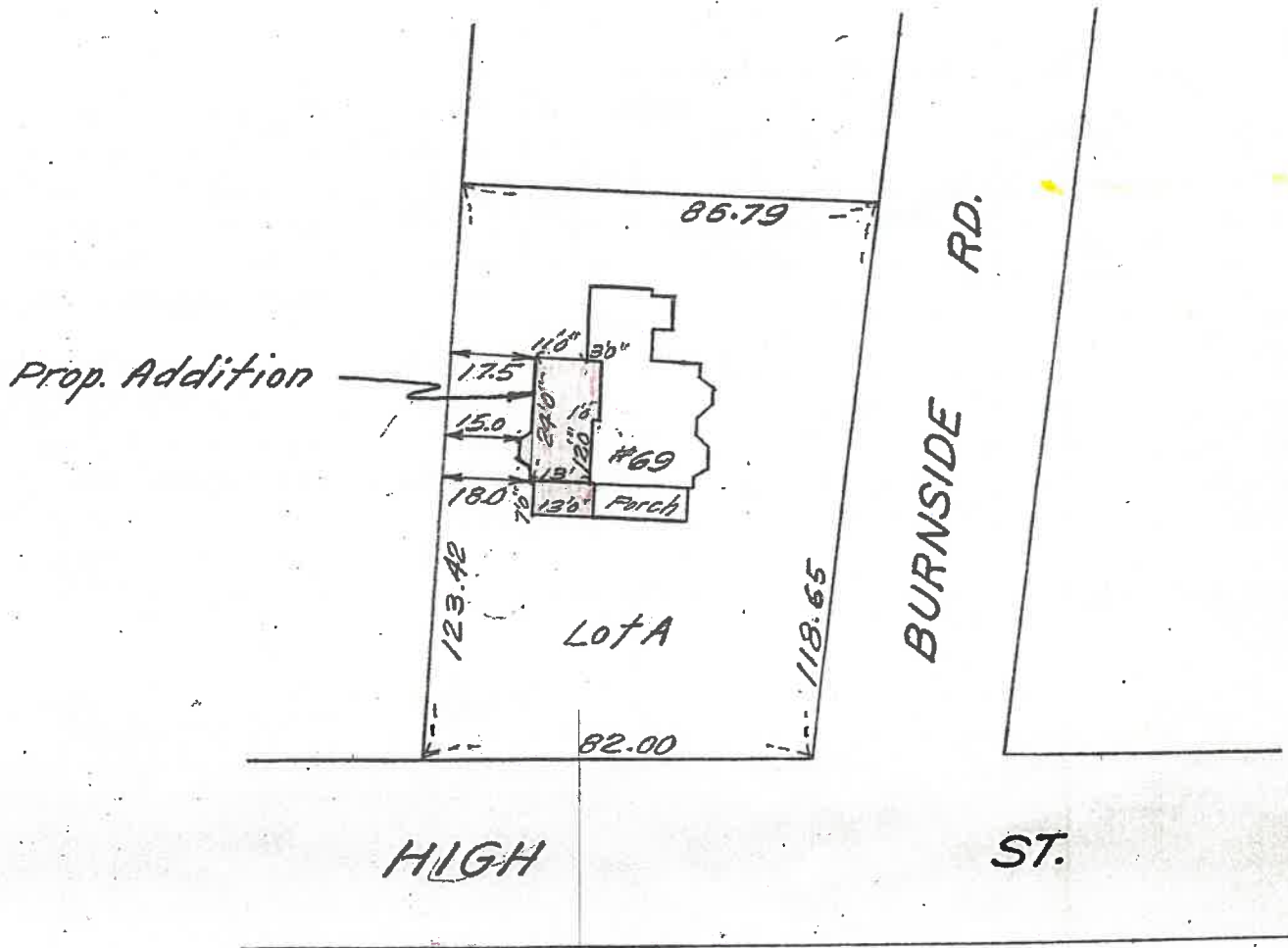
TOWN OF NEEDHAM, MASS.
Building Inspection Department

Sewer ☐
Water ☐
Drain ☐

Building Permit No. _____ At No. 69 High St.
Lot Area 10,204 S.F. Zone Setback _____
Owner James Godsill Builder _____

PLOT PLAN
40' Scale

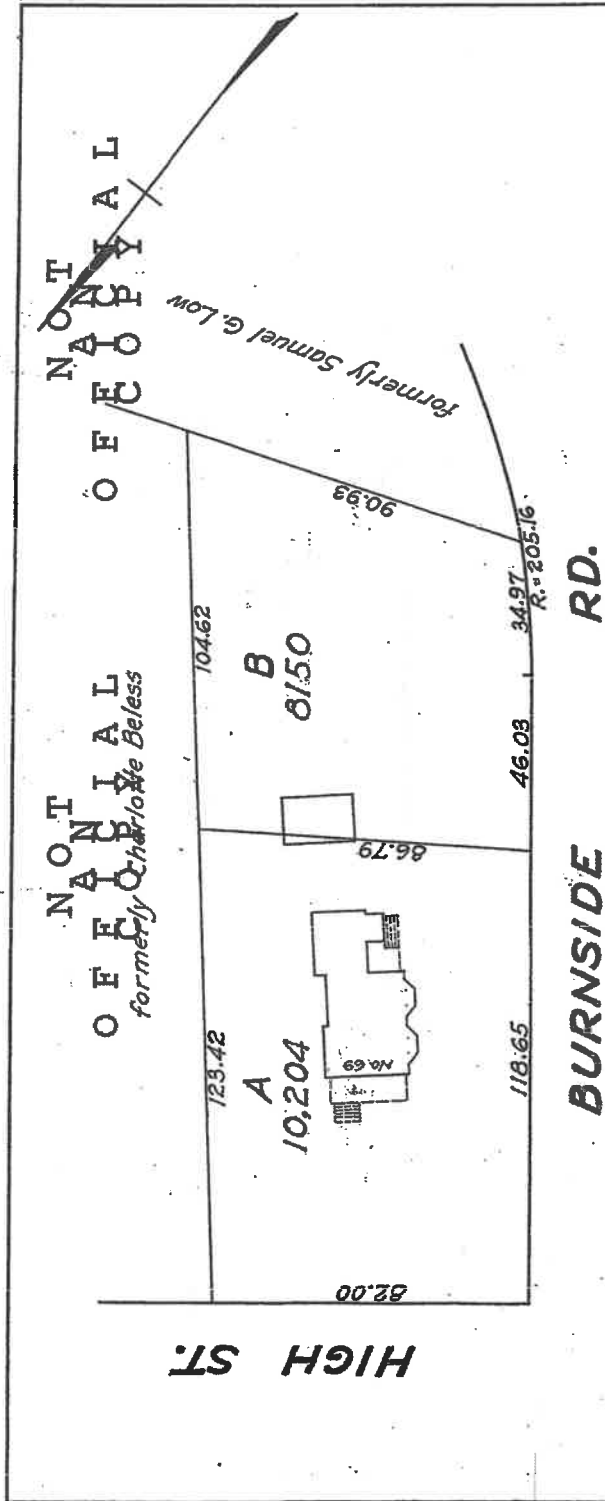
To be drawn according to specifications set forth in Section VII-B, Zoning By-Laws of the Town of Needham.



I hereby certify that the existing and approved street grades, existing sewers, drains, gas lines, water mains and other Public Utilities are accurately shown on this plan and that the dimensions, side line offsets and setback distances (allowing for overhangs), elevation of the top of the foundation and garage floor, and elevations at lot corners on street line for grading along lot line bordering the street are correct as indicated on this plan.

The above is subscribed to and executed by me this 2nd day of May, 1984.

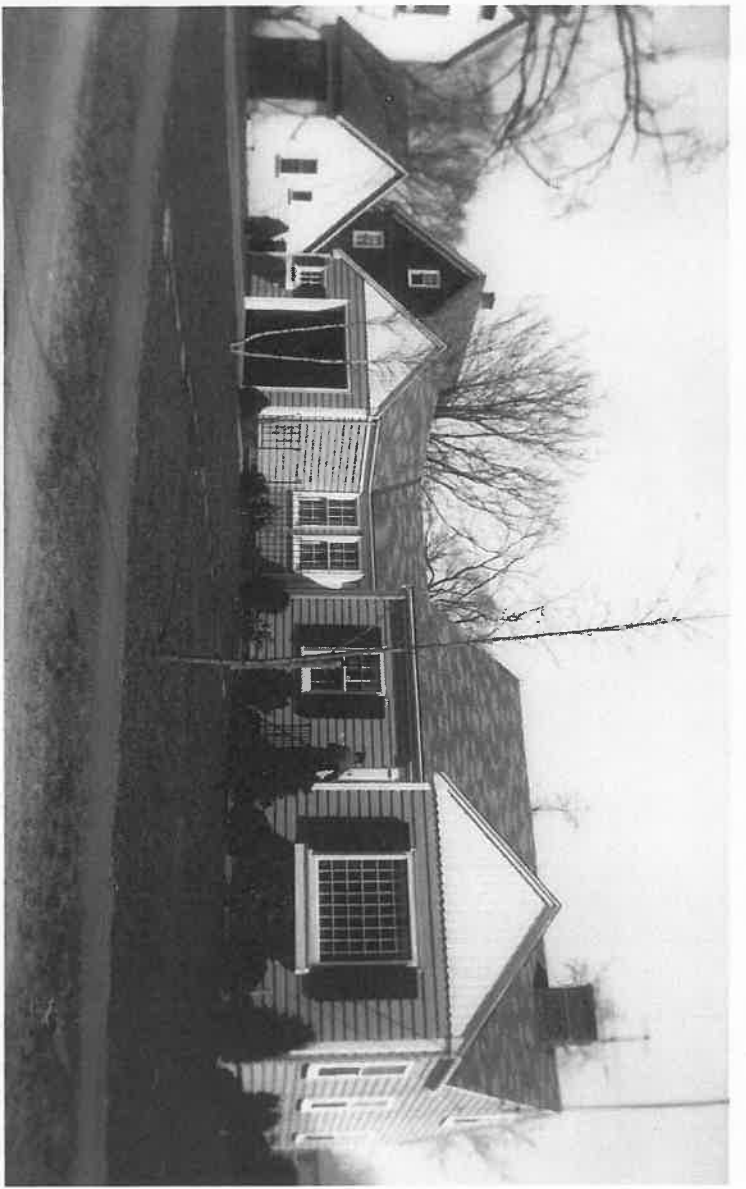
Approved [Signature] Civil Engineer or Surveyor
Supt. of Public Works Date 5/5/84



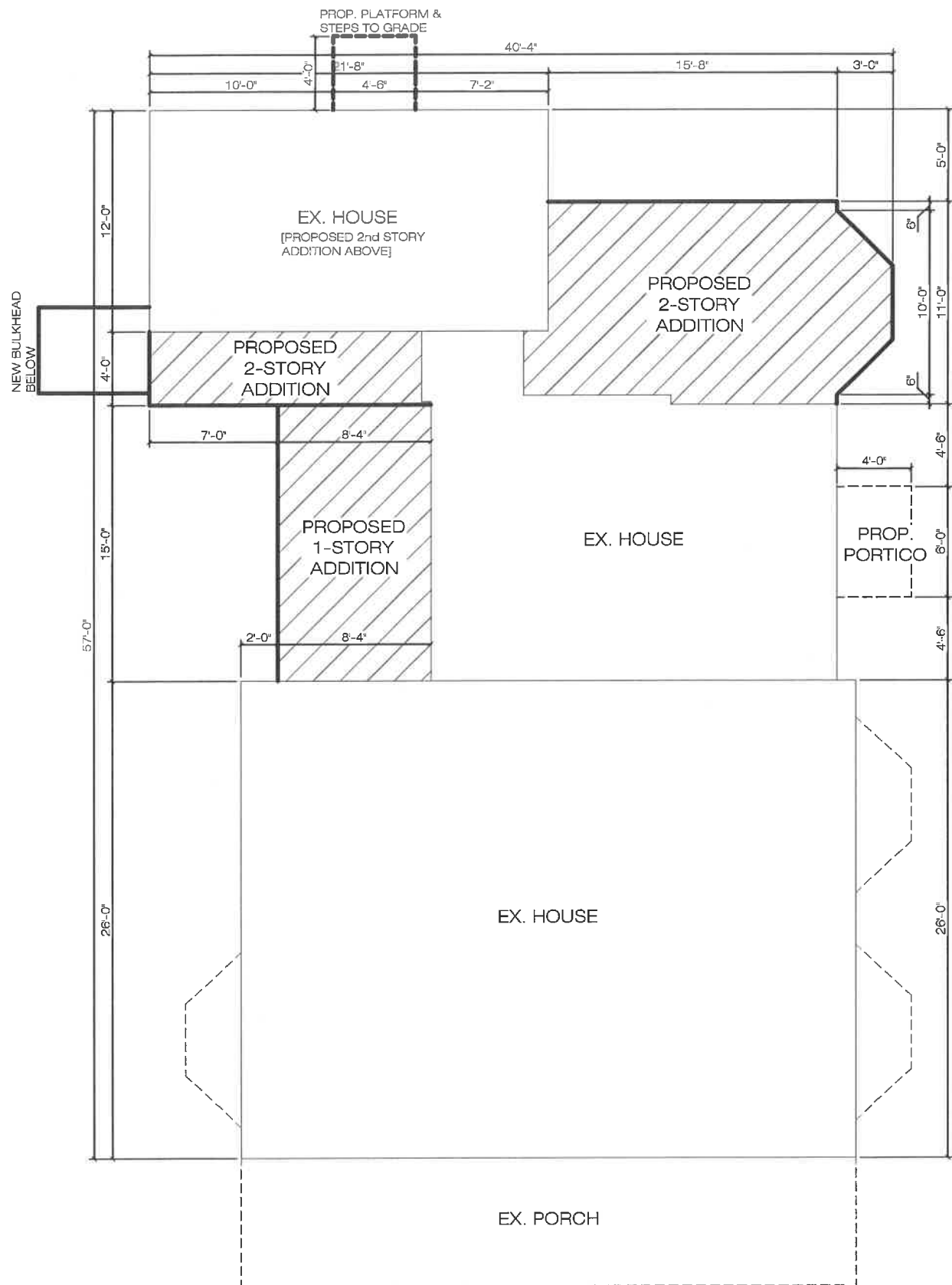
PLAN OF LAND IN
NEEDHAM, MASS.
 Scale: 30 feet to an inch
 SEPT. 10, 1949
 Joseph Selwyn, Civil Engineer
 14 Linden Ave., Belmont, Mass.

Norfolk Registry of Deeds
 DEDHAM, MASS.
 Received Oct. 14, 1949 with Deed
 Charlotte E. Beless to
 Paul F. Alexander et ux.
 Filed as No. 1055-1949 Bk. 2863 Pg. 6
 Attest: *L. Thomas Shine*
 Register.

→



Assessor's office photo of 14 Burnside Rd. Photo taken in 1949 (confirmed by Chip Davis). Existing garage is clearly visible and in current location



FOOTPRINT

064-047

69 HIGH ST

No. 69 Street HIGH STREET

Card No.

PLAN		SEC.	BLOCK	LOT	ZONING	TOWN OF NEEDHAM			REAL PROPERTY RECORD			BOARD OF ASSESSORS															
1	2	3	4	5	6	CLASS	1	2	3	FOUNDATIONS	1	2	3	BASEMENT	1	2	3	HEATING	1	2	3						
						SINGLE GENERAL				STONE				NONE				STOVE									
						INST.				CONCRETE								FULL				PIPELESS					
						BUSINESS				BRICK				BLOCKS								HOT AIR					
						MANUF.				POSTS									WOOD				" WATER				
										MASONRY PIERS									FINISHED				STEAM				
										PILES									UNFINISHED				VAPOR				
										" AND FLATS													GAS				
										" OFFICES													OIL BURNER				
										OFFICE						EXT. WALLS				FLOORS				FIRE PLACE			
										HOTEL						FRAME				TIMBER							
						ACT.				BRICK--SOLID				STEEL				PLUMBING									
						EST.				"--VENEER				CONCRETE				CONCRETE				NONE					
										THEATRE				CONCRETE				TILE				OLD STYLE					
										WAREHOUSE				"--BLOCK				MARBLE				COMMON					
										FACTORY				STONE				COMPOSITION				EXTRA					
										GARAGE--PUBLIC				TERRA COTTA				HARD WOOD				TOILETS					
										"--PRIVATE				METAL				SOFT				BATH					
										GAS STATION				STUCCO				EARTH				SHOWER					
										USE				CLAPBOARD				INT. WALLS				LAVATORY					
										RESIDENTIAL				SHINGLE				FRAME				SEWER					
						COMMERCIAL				COMPOSITION				BRICK				CRESS POOL									
						BUSINESS				FACE BRICK				CONCRETE				TILE				LIGHTING					
						INDUSTRIAL				CAST STONE				ROOF				METAL				ELECTRIC					
						UTILITY				FLAT				FLAT				UNFINISHED				GAS					
						TRANSPORTATION				HIP				HIP				PLASTERED				OIL					
						BENEVOLENT				GABLE				GABLE				WALL BOARD				MISC. AND EXTRAS					
						RECREATIONAL				MONITOR				MONITOR				INT. TRIM				ELEVATOR					
						CONSTRUCTION				WOOD				WOOD				HARD WOOD				FIRE ESCAPE					
						FRAME				STEEL				STEEL				SOFT				SPRINKLERS					
						BRICK AND FRAME				CONCRETE				CONCRETE				METAL				AIR CONDITION					
						BRICK--S.F.P.				SHINGLE				CEILINGS				INSULATION									
						CONCRETE				ASBESTOS				COMPOSITION				FLASTER				SPECIAL FRONT					
						BLOCK				COMPOSITION				SLATE				WALL BOARD				" CLOSED					
						METAL				TILE				TAR AND GRAVEL				METAL				SUN PARLOR					
						FIREPROOF												UNFINISHED				BSMT. RECREATION					

Rooms

	LIVING			DINING			KITCHEN			TOILET			BED			STORES			OFFICES			APTS			GARAGE		
	1	2	3	1	2	3	1	2	3	1	2	3	1	2	3	1	2	3	1	2	3	1	2	3			
BASEMENT:																											
1ST																											
2ND																											
3RD																											
ATTIC																											
TOTAL																											

REMARKS: Permit 674-941-68-Add approx. 3' to existing garage & murals. 6-15-78 AC

PROPERTY DATA ON THIS CARD

NOT UPDATED SINCE 1993.

COMBINED LISTING IS PROHIBIT

Permit No.

Date

DIAGRAM OF STRUCTURES DIVISIONS FEET





TO: THE MEMBERS OF THE BOARD OF APPEALS
TOWN OF NEEDHAM, MA

November 8, 2022

MEMORANDUM IN SUPPORT OF
APPLICATION OF
ERIC CARR
69 High Street, Needham, MA

The applicant, Eric Carr (hereinafter, interchangeably, the “Applicant” and “Carr”), has made application Special Permit pursuant to Section 1.4.6 of the Zoning By-Law, and a finding pursuant to M.G.L. c.40A, Section 6, for the change, extension, alteration and enlargement of a lawful, pre-existing, non-conforming structure, and a Special Permit pursuant to Section 3.2.1 of the Needham Zoning By-Law, to permit an Accessory Dwelling Unit, as well as any and all other relief necessary and appropriate to permit the proposed renovation and expansion of the existing single family dwelling at the Premises, as shown on the plans submitted with the application.

I. BACKGROUND

The Premises is shown as parcel 47 on sheet 64 of the Assessor’s Map for the Town of Needham. It consists of approximately 10,204 square feet of land, with approximately 82 feet of frontage on High Street, on the northerly side, and 118.65 feet of frontage on Burnside Road, on the westerly side. The Premises is currently occupied by a two and one-half story, single-family residential dwelling. According to the records of the Assessor’s Department, the house was originally constructed in either 1888 or 1907.¹ It was subsequently altered and expanded, in 1983 and 1984, through the enclosure of the existing porch and the construction of an addition on the easterly side.² And again, at an undetermined date, through an addition on the southerly side, which is located less than the required ten (10) feet from the southerly property line, and appears to have initially been used as a garage.³

¹ See Exhibit A, Assessor’s Information, attached hereto. The older “field card” indicates an age of 1888, while the more recent computer information lists 1907.

² See Exhibit B, Building Permits, attached hereto.

³ See Exhibit C, Assessor’s photo from adjacent property at 14 Burnside Road, showing the garage on the southerly side of the house at 69 High Street. Plan 1055 of 1945, recorded with the Norfolk County Registry of Deeds in Book

While the exact date of the addition on the southerly end of the house is not clear, the Assessor's photo from the adjacent property at 14 Burnside Road, taken in 1949, appears to show a garage with the same shape, size and location as the current southerly end of the house.⁴ Moreover, Assessor's photos for the Premises, dated September, 1985, also show the addition, in the same shape, size and location as at current, but with the garage door removed and windows installed in its place.⁵ Such is the condition which existed when the Carrs acquired the Premises in 2011, and which exists today.⁶

II. PROPOSED ALTERATIONS & RELIEF REQUIRED

The Carrs have lived at the Premises since they acquired it in 2011. However, in order to better accommodate their family, including their aging parents, they now desire to renovate and expand the house. In particular, they propose to modify the southerly end of the house, through a combination of additions and renovations. The end result of the modifications will be to add a second story addition that conforms with setback requirements; add a second story above the existing one-story, former garage addition on the southerly end that is nonconforming with setback requirements; add a one-story addition off the easterly side in the vicinity of the existing deck; and rearrange and renovate portions of the interior space. As a part of the alterations and expansion, the Carrs intend to make a portion of the southerly end of the house (on both the first and second floors) into an Accessory Dwelling Unit ("ADU"). While the one-story addition on the easterly side of the house, the two-story addition that complies with setback requirements and certain of the interior renovations do not require zoning relief, the addition of a new second story on the southerly end of the house, and the creation of the ADU both require special permits.

The proposed ADU is intended to provide a so-called "in-law suite" for Carr's parents, currently age 76. It is located at the southerly end of the house and consists of 849 square feet of total area on two floors. It contains a kitchenette and full bath, as well as two open areas; one for

2863, Page 6, which created the lot by dividing a larger parcel, shows a detached garage of the same approximate shape and size, located over the lot line. It is not clear whether the garage that was added to the house was constructed from scratch or whether the detached garage was relocated to be approximately five (5) feet off the property line and then subsequently attached to the main house.

⁴ In a conversation with the Applicant, former Assessor Chip Davis verified that the photo from 14 Burnside was taken in 1949. Compare said photo with an image taken by Google in 2011, attached as Exhibit D.

⁵ See Exhibit A, attached hereto.

living and one for sleeping. The ADU is accessed from the Principal Dwelling Unit by means of a door off a hallway near the westerly entrance to the house, as well as a door off a hallway on the second floor. There is also an additional ingress / egress to the outside via a door off the southerly wall of the ADU. While the ADU will be occupied by Carr's parents, the main portion of the house, as the Principal Dwelling Unit, will be occupied by the Carrs and their five children.

III. LAW

Section 1.1 of the By-Law states that is the intent and purpose of the By-Law to

promote the health, safety, convenience, morals or welfare of the inhabitants of Needham; to lessen congestion in the streets; to conserve health; to secure safety from fire, panic and other dangers; to provide adequate light and air; to prevent overcrowding of land; to avoid undue concentration of population; to facilitate the adequate provision of transportation, water, sewerage, schools, parks, and other public requirements; to conserve the value of land and buildings; to encourage the most appropriate use of land throughout the Town and to preserve and increase amenities under the provisions of General Laws, Chapter 40A.

Pursuant to Sections 1.3 and 3.15.2(a) of the Zoning By-Law, an Accessory Dwelling Unit is defined as

An apartment in a single-family detached dwelling that is a second, self-contained dwelling unit and a complete, separate housekeeping unit containing provisions for living, sleeping, cooking and eating. This unit shall be subordinate in size to the principal dwelling unit on a lot and shall be constructed to maintain the appearance and essential character of the single-family dwelling.

Section 1.4.6 of the Zoning By-Law provides that

a lawful pre-existing non-conforming use may be changed or extended, and a non-conforming building may be structurally altered, enlarged, or reconstructed only pursuant to a special permit issued by the Board of Appeals pursuant to Section 7.5.2. No such permit shall be issued except in accordance with the requirements of Section 7.5.2 nor unless the Board shall determine that such change, extension, alteration, enlargement, or reconstruction would not be substantially more detrimental to the neighborhood than using the existing non-conforming use or structure. The issuance of a special permit hereunder shall not authorize the violation of any dimensional, parking or intensity regulation with which the structure or use was theretofore in conformity.

Pursuant to Section 3.2.1 of the By-Law, ADUs are permitted by Special Permit in the Single Residence B Zoning District. Section 3.15.2 sets forth the requirements for issuance of such special permit, which include the following, in pertinent part:

⁶ See Norfolk Deeds, Book 29394, Page 349 and existing conditions plan submitted with the application.

- (a) There shall be no more than one ADU on a lot, which ADU shall be located in the single-family detached dwelling and not in an accessory building.
- (b) At least one of the units, the principal unit or the ADU, shall be Owner-occupied, except for a temporary absence of the Owner for a period of nine months or less if written notice thereof is made to the Building Commissioner on a form prescribed by the Commissioner within 60 days of the commencement of the absence.
- (c) Occupancy of the unit that is not Owner-occupied shall be limited to a member of the Owner's Family or a Caregiver and such Caregiver's Family; provided that occupancy of the principal dwelling unit and the ADU combined shall be limited to five persons who are not Family of the Owner.
- (d) The size of the ADU shall be limited to 850 square feet of living space and shall have no more than one bedroom.
- (e) Off-street parking shall be provided for residents of both units with a minimum of one parking space per dwelling unit.
- (f) Adequate provisions for the proper disposal of sewage, waste, and drainage generated by the ADU shall be in accordance with Board of Health requirements.
- (g) Compliance with the ingress and egress provisions of the Massachusetts State Building Code, applicable to dwelling units, shall be required. To the extent possible, exterior entrances and access ways shall not detract from the single-family appearance of the dwelling. Where there are two or more existing entrances on the front façade of a dwelling and modifications are made to any entrance, the result shall be that one appears to be the principal entrance and the other appears to be secondary. An interior doorway shall be provided between each living unit as a means of access for purposes of emergency response. All stairways to additional floors shall be enclosed within the exterior walls of the structure.

And M.G.L. c.40A, Section 6, provides, in pertinent part, that:

Except as hereinafter provided, a zoning ordinance or by-law shall not apply to structures or uses lawfully in existence or lawfully begun, or to a building or special permit issued before the first publication of notice of the public hearing on such ordinance or by-law required by section five, but shall apply to any change or substantial extension of such use, to a building or special permit issued after the first notice of said public hearing, to any reconstruction, extension or structural change of such structure and to any alteration of a structure begun after the first notice of said public hearing to provide for its use for a substantially different purpose or for the same purpose in a substantially different manner or to a substantially greater extent *except where alteration, reconstruction, extension or structural change to a single or two-family residential structure does not increase the nonconforming nature of said structure. Pre-existing nonconforming structures or uses may be extended or altered, provided, that no such extension or alteration shall be permitted unless there is a finding by the permit granting authority or by the special permit granting authority designated by ordinance or by-law that such change, extension or alteration shall not be substantially more detrimental than the existing nonconforming use to the neighborhood.* (emphasis added)

Massachusetts General Laws, Chapter 40A, Section 7 provides, in pertinent part, that:

If real property has been improved by the erection or alteration of 1 or more structures and the structures or alterations have been in existence for a period of at least 10 years and no notice of an action, suit or proceeding as to an alleged violation of this chapter or of an ordinance or by-law adopted under this chapter has been recorded in the registry of deeds for the county or district in which the real estate is located . . . then the structures shall be deemed, for zoning purposes, to be legally non-conforming structures subject to section 6 and any local ordinance or by-law relating to non-conforming structures.

IV. ANALYSIS / ARGUMENT

A. Southerly End Addition – Addition of New Second Floor

The existing southerly end of the house, which is currently only one story high, is set back 5.2' from the southerly property line. While it is unclear exactly when or how this portion of the house came to be, based on the Assessor's photos, and the fact that it was in existence when the Carrs acquired the property in 2011, it has clearly been in existence for more than 10 years. Moreover, a due and diligent search of the records of the Norfolk County Registry of Deeds from 1933 through the present, has failed to locate or reveal any notice of an action, suit or proceeding as to an alleged violation. Similarly, there is no such notice in the Building Department file, notwithstanding the existence of a letter from 1984 implying, but not specifying, an alleged zoning violation. As a result, pursuant to M.G.L. c40A, Section 7, as revised, the southerly end of the house which encroaches into the applicable setback is now deemed, for zoning purposes, to be legally non-conforming, subject to both M.G.L. c.40A, Section 6 and Section 1.4.6 of the Needham Zoning By-Law.

The Applicants propose to remove the southerly end of the house and rebuild it with an additional second story; no closer to the southerly property line than the existing structure. The overall effect will be to add a second story above the current non-conforming first floor. Whereas the current structure is pre-existing, non-conforming, a special permit pursuant to Section 1.4.6 of the Zoning By-Law and a finding pursuant to M.G.L. c40A, Section 6 are required for the proposed work. Pursuant to both the By-Law and the Statute, in order for such a special permit to issue, the Board must determine that the proposed reconstructed portion of the house, with the addition of a second floor, would not be *substantially* more detrimental to the neighborhood than the existing one story portion of the house.

Carr assert that the proposed work will not be more detrimental in any material way, and especially not in any substantial way. The reconstruction of the first floor space with the addition of new second story living space is not anticipated to have any materially different impact than the existing one story space. Moreover, whereas the proposed second story space and the reconstructed first floor will be no closer to the property line than the existing structure, there is no new or additional violation of any dimensional requirement.

B. Accessory Dwelling Unit

Carr assert that the proposed ADU meets all applicable requirements. There is only one proposed ADU and it consists of a self-contained dwelling unit that constitutes a separate housekeeping unit. The ADU contains provisions for living, sleeping, cooking and eating. The proposed ADU is subordinate in size to the principal dwelling unit and is designed such that it will maintain the appearance and essential character of the single-family dwelling. The Principal Unit will be occupied by the Carrs, owners of the Premises, and their five children. The ADU will be occupied by Carr's parents. The proposed ADU contains 849 square feet of area, in compliance with the applicable maximum size, and there is ample parking for both the Principal unit and the ADU. In as much as the proposed ADU is part and parcel of the house, no special provisions are required or contemplated relative to disposal of sewage, waste, and drainage. There is only one exterior entrance to the ADU, which is located on the southerly side of the house, and therefore, will not detract from the single-family appearance of the dwelling. The main entrance to the ADU is via an interior doorway between the Principal Unit and the ADU. Therefore, on the basis of the foregoing, Carr asserts that the issuance of a Special Permit authorizing the proposed ADU is both proper and appropriate and should be granted.

V. Conclusion

Carr is seeking to make changes to his house to accommodate his family. The first of those changes is an expansion of the first floor living area, on the easterly side of the house. The second of those changes is the construction of a small two-story addition on the westerly side. And, the third, and only change that requires zoning relief, is the reconstruction of the southerly end of the house with new second floor living space.

Carr asserts that the proposed changes are all in keeping with the existing house and the change requiring zoning relief will not be any more detrimental, let alone substantially more detrimental, than the existing house. Therefore, Carr assert that the issuance of the necessary zoning relief is proper and appropriate, and requests that same be granted.

Respectfully submitted,
Eric Carr
by his attorney,

A handwritten signature in black ink, appearing to be "G. Giunta, Jr.", written in a cursive style.

George Giunta, Jr., Esq.
281 Chestnut Street
Needham, Massachusetts 02492
781-449-4520
george.giuntajr@needhamlaw.net

EXHIBIT A
Assessor Information

1. Current / Computer Information

PARID: 1990640004700000
CARR, ERIC &

MUNICIPALITY: NEEDHAM
69 HIGH ST

LUC: 101
PARCEL YEAR: 2022

Residential Card Summary

Card/Building:	1
Stories:	2
Condition:	4 - ABOVE AVERAGE
Grade:	B - GOOD
CDU:	P- - ABOVE AVERAGE
Exterior Wall:	FB - FRAME-CLAPBD
Style:	CL - COLONIAL
Year Built:	1907
Effective Year:	1998
Square Feet of Living Area:	2907
Total Rooms:	10
Bedrooms:	4
Full Baths:	2
Half Baths:	1
Additional Fixtures:	0
Roofing Material:	AS - ASPHALT-SHNG
Heating:	D - HOT WATER
Fuel Type:	G - GAS
Dwelling Value:	\$376,700

2. Old Field Card

064-047
69 HIGH ST
Card No.

No. 69 Street HIGH STREET
REAL PROPERTY RECORD

PLAN	SEC.	BLOCK	LOT
183c 183			A



CLASS		TOWN OF NEEDHAM				CARD NO.				BOARD OF ASSESSORS			
CLASS	1	2	3	4	5	6	7	8	9	10	11	12	13
SINGLE COTTAGE					STONE				NONE				STONE
GENERAL INST.					CONCRETE				PART				PIPELESS
BUSINESS MANUF.					" BLOCKS				FULL				HOT AIR
					BRICK				CONCRETE FLOOR				" WATER
					MULTIPLE PORTS				WOOD				STEAM
					APARTMENT MASONRY PIERS				FINISHED				VAPOR
					STONES				UNFINISHED				GAS
					" AND FLATS								OIL BURNER
					" OFFICES								FIRE PLACE
					AGE OFFICE				FLOORS				
					HOTEL				TIMBER				PLUMBING
					BANK				STEEL				NONE
					THEATRE				CONCRETE				OLD STYLE
					WAREHOUSE				" BLOCK				COMMON
					CONFECTIONERY				STONE				EXTRA
					FACTORY				MARBLE				TOILETS
					GARAGE-PUBLIC				COMPOSITION				BATH
					" PRIVATE				HARD WOOD				SHOWER
					GOOD MEDIUM FAIR POOR				SOFT				LAVATORY
					GAS STATION				EARTH				SEWER
									CLAPBOARD				CESSE POOL
									SHINGLE				INT. WALLS
									COMPOSITION				FRAME
					RESIDENTIAL				FACE BRICK				BRICK
					COMMERCIAL				CAST STONE				CONCRETE
					BUSINESS								TILE
					INDUSTRIAL								ELECTRIC
					UTILITY								GAS
					TRANSPORTATION								OIL
					RECREATIONAL								INT. TRIM
													WOOD
					CONSTRUCTION								HARD WOOD
					FRAME								SOFT
					BRICK AND FRAME								METAL
					BRICK-S.F.P.								CEILINGS
					CONCRETE								PLASTER
					BLOCK								WALL OPEN
					METAL								" CLOSED
					FIREPROOF								SUN PARLOR
													BSMT. RECREATION

Permit No.
Date

DIAGRAM OF STRUCTURES
DIVISIONS
FEE



[illegible]

3. Assessor Photos



EXHIBIT B
Building Permits

1. 1983

TOWN OF



NEEDHAM

Application for Permit to Alter, Repair or Add

(SEPARATE APPLICATION REQUIRED FOR EVERY BUILDING)

Needham, Mass. Oct 11 1983
Permit No.

TO THE INSPECTOR OF BUILDINGS:

DETAILS OF EXISTING BUILDINGS

The undersigned hereby applies for a permit to build according to the following specifications:

1. Location of Building 68 High St. Zoning District
2. PRESENT OWNER Mrs. Goodill Address 68 High St.
3. How is the Building occupied? Single family
4. For what purpose built?
5. If a dwelling, occupied by how many families?
6. Size of Building: Area Front Right Left Rear
7. Height of Building in feet No. of Stories
8. Existing roof construction No. of Layers
9. Material of foundation wall Thickness
10. Existing floor construction
11. Existing wall construction
12. New Work
Girts
Sills
Floor Joists: Size 2x6 Span 9' Spacing 6' OC
Ceiling Joists: Size 4x8 Span 9' Spacing 7'
Rafters: Size 2x8 Span 10' Spacing 16' OC
Sub Floor Sub Sheathing
13. Size of extension: Area 10.37 Length 7' Width 9' Height in feet
14. No. of stories 1 Type of roof Asphalt Shingle Material of roofing
15. Class of Construction Material of Foundation
16. Proposed occupancy use Kitchen
17. Is any part of Lot in Flood Plain District? No (See Zoning By-Law)
18. Full estimated value of all new work \$ 10,000
19. Plans drawn by
20. Contractor Michael Tashke 010 398

Brief description of work to be performed: Adding on existing porch, removing existing porch, new addition is 10' x 12' with old porch 12' x 12' porch for support on old porch.

Applicant will insert all pertinent information called for above, describing the proposed work in detail, including but not limited to the following: Location, Sizes, Materials Design (with computation when required), Type of Roof, previous and proposed occupancy or use.

NOTE: Building plans including floor framing and elevations must be submitted in duplicate. (reversed plans or improper plans will not be accepted).

Plot Plans are required whenever the work consists of an addition.

In addition to the foregoing statements this construction shall be performed under the building and Zoning By-Laws of the Town of Needham and the applicable laws of the Commonwealth of Massachusetts. It shall not be lawful to start construction before the foundation permit is issued by the Building Inspector. Superstructure shall not be started until the Building Permit Card has been issued and properly posted on the premises as required by law. NOTE: The Building Permit will become the Use and Occupancy Permit when the building is approved after completion.

THE ABOVE ANSWERS ARE TRUE AND CORRECT AND THIS APPLICATION IS SIGNED UNDER THE PENALTIES OF PERJURY.

REQUIRED	FURNISHED	Signature of Owner
\$1000 BOND		(or authorized agent)
ST. OCC. PERMIT		Address
SURVEY RECORD		Telephone No.

231

2. 1984

TOWN OF



NEEDHAM

Application for Permit to Alter, Repair or Add
(SEPARATE APPLICATION REQUIRED FOR EVERY BUILDING)

Needham, Mass. 5/4 1984
Permit No. 16211

TO THE INSPECTOR OF BUILDINGS:

DETAILS OF EXISTING BUILDINGS

The undersigned hereby applies for a permit to build according to the following specifications:

1. Location of Building 69 High St Needham 02194 Zoning District B
2. PRESENT OWNER Janet With Goddard Address 69 High St Needham
3. How is the Building occupied? Single family - owner occupied
4. For what purpose built? Single family dwelling
5. If a dwelling, occupied by how many families? 1 family (ONE)
6. Size of Building: Area Front Right Left Rear
7. Height of Building in feet No. of Stories
8. Existing roof construction asphalt No. of Layers 1
9. Material of foundation wall Cement Slab Thickness 10"
10. Existing floor construction wood 2x4
11. Existing wall construction
12. New Work
Girts See Plans
Sills
Floor Joists: Size Span Spacing
Ceiling Joists: Size Span Spacing
Rafters: Size Span Spacing
Sub Floor Sub Sheathing
13. Size of extension: Area Length Width Height in feet
14. No. of stories 2 Type of roof Shingles Material of roofing asphalt
15. Class of Construction Additional family living space
16. Proposed occupancy use
17. Is any part of Lot in Flood Plain District? No (See Zoning By-Law)
18. Full estimated value of all new work \$ 60,000.00
19. Plans drawn by Dan Grob
20. Contractor Dan Grob (License # 039846)

Brief description of work to be performed: Adding full basement, living, room, master bedroom + bath + attic guest room.

Applicant will insert all pertinent information called for above, describing the proposed work in detail, including but not limited to the following: Location, Sizes, Materials Design (with computation when required), Type of Roof, previous and proposed occupancy or use.

NOTE: Building plans including floor framing and elevations must be submitted in duplicate. (reversed plans or improper plans will not be accepted).

Plot Plans are required whenever the work consists of an addition.

In addition to the foregoing statements this construction shall be performed under the building and Zoning By-Laws of the Town of Needham and the applicable laws of the Commonwealth of Massachusetts. It shall not be lawful to start construction before the foundation permit is issued by the Building Inspector. Superstructure shall not be started until the Building Permit Card has been issued and properly posted on the premises as required by law. NOTE: The Building Permit will become the Use and Occupancy Permit when the building is approved after completion.

THE ABOVE ANSWERS ARE TRUE AND CORRECT AND THIS APPLICATION IS SIGNED UNDER THE PENALTIES OF PERJURY.

REQUIRED FURNISHED
\$1000 BOND
ST. OCC. PERMIT
SURVEY RECORD 8/12/84
Signature of Owner Judith B. Goddard
(or authorized agent)
Address 69 High St Needham 02194
Telephone No. 644-9145

* Certificate may be substituted

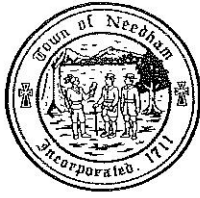
EXHIBIT C
Assessor's Photo
14 Burnside Road



Assessor's office photo of 14 Burnside Rd. Photo taken in 1949 (confirmed by Chip Davis). Existing garage is clearly visible and in current location

EXHIBIT D
Google Image Photo
2011





**TOWN OF NEEDHAM, MASSACHUSETTS
PUBLIC WORKS DEPARTMENT
500 Dedham Avenue, Needham, MA 02492
Telephone (781) 455-7550 FAX (781) 449-9023**

November 7, 2022

Needham Zoning Board of Appeals
Needham Public Safety Administration Building
Needham, MA 02492

RE: Case Review-Special Permit
69 High Street- Special Permit

Dear Members of the Board,

The Department of Public Works has completed its review of the above referenced Special Permit to allow the proposed 2 story addition to the existing single-family home for an AHU.

The documents submitted for review are as follows:

- Application for Special Permit dated 10/22/22;
- Existing Condition Plot Plan and Proposed Plot Plan prepared by Cheney Engineering dated October, 6th 2022 and October 20th, 2022
- Town of Needham Plot Plan Dated May 2nd 1984
- Architectural plans prepared by CME Architects Inc. dated October 17th 2022 consisting of 4-sheets.
- Town of Needham Property Record Card with Photos

Our comments and recommendations are as follows:

- In accordance with the Town of Needham Stormwater Bylaw, the proposed new structure requires a minimum combined volumetric capacity of 1 inch over the entire impervious area of the addition to be recharged. The plans should be revised, prior to receiving a building permit, showing the calculations that the infiltration system is sized to contain a minimum of 1-inch of the total impervious area of the addition for infiltration.

If you have any questions regarding the above, please contact our office at 781-455-7538.

Truly yours,

Thomas A Ryder
Town Engineer

Daphne Collins

From: Tara Gurge
Sent: Tuesday, November 8, 2022 10:30 AM
To: Daphne Collins
Subject: RE: 69 High Street - ZBA Administrative Review - Due November 8, 2022

Daphne –

The Public Health Division conducted our Zoning Board review for the property located at **#69 High Street**. **PLEASE NOTE: The property record card does not confirm that this property is on municipal sewer, and no sewer lines were noted on the proposed plot plan.** If this property is serviced by the towns municipal sewer system, please see our comments noted below:

- Prior to demolition, the owner must apply for this Demolition review online, via our online permit application system. See direct link to this permit review application
- <https://needhamma.viewpointcloud.com/categories/1073/record-types/1006508>. This form will need to be completed along with the submittal of the required supplemental report documents for our review and approval (as noted on the form.) **PLEASE NOTE:** Pest control reports, along with the asbestos sampling reports, etc., must be uploaded to our online system for review, prior to the issuance of a Demolition permit by the Building Department.
- On-going pest control must be conducted during demolition of the structure AND on-going pest control must be conducted throughout construction.

Please let us know if you have any follow-up questions or if you need any additional information from us on those requirements.

Thanks,



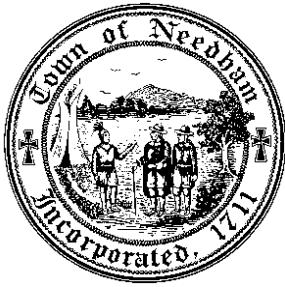
TARA E. GURGE, R.S., C.E.H.T., M.S. (she/her/hers)
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PLANNING & COMMUNITY DEVELOPMENT
PLANNING DIVISION

November 2, 2022

Mr. Jon Schneider, Chairman and Members
Zoning Board of Appeals
Public Services Administration Building
500 Dedham Avenue
Needham, MA 02492

Dear Mr. Schneider and Members of the Zoning Board of Appeals:

At its meeting of November 1, 2022, the Planning Board reviewed the applications to be heard by the Board of Appeals on November 17, 2022, and made the following recommendations:

1. **12 Clarke Road**—Nick Landry, applicant, applied to the Board of Appeals for a Special Permit under Sections 6.1.2, and any other applicable Sections of the By-Law to allow one additional garage space on the lot. This request is associated with the new construction of a four-bay garage with parking and fitness on the first floor, and storage on the second floor. The property is located at 12 Clarke Road, Needham, MA in the Single Residence A (SR-A) District.

The Planning Board makes NO COMMENT.

2. **69 High Street** – Public notice is hereby given that Eric Carr, owner, applied to the Board of Appeals for a Special Permit under Sections 1.4.6, 3.2.1 and 3.15, and any other applicable Sections of the By-Law to allow the addition of an Accessory Dwelling Unit (ADU) to a pre-existing non-conforming structure. The property is located at 69 High Street, Needham, MA in the Single Residence B (SR-B) District.

The Planning Board wishes to ask the ZBA to consult with the Building Commissioner to ensure the proposal is in compliance with the ingress and egress provisions of the Massachusetts State Building Code applicable to dwelling units.

NEEDHAM PLANNING BOARD

Lee Newman

Lee Newman
Director of Planning and Community Development



Town of Needham
Building Department
500 Dedham Ave.
Needham, MA 02492

Tel. 781-455-7550 x 308

November 9, 2022

Town of Needham / Zoning Board of Appeals
500 Dedham Ave.
Needham, MA. 02492

Re: Application review for the November 2022 Hearing

Dear Board Members,

I have reviewed the applications for the November 2022 hearing and have the following comments.

12 Clarke Road

Applicant is seeking a Special Permit under section **6.1.2** to add a fourth garage space for the construction of a new freestanding garage. The existing garage is pre-existing non-conforming because it was constructed within 10' of another accessory structure. To bring that building into compliance the shed and new garage will be attached, eliminating a new Zoning violation. The new structure will meet all the dimensional requirements for an accessory structure in the SRA District, I have no issue with the Special Permit.

69 High Street

The applicant is seeking a Special Permit to construct an ADU unit that will be accessory to the Single-Family Dwelling. The proposed construction of the ADU appears to meet all the requirements of the Zoning By-Law. The applicant is also seeking a Special Permit under section **1.4.6**. alter or extend a lawful pre-existing non-conforming structure, one of the additions is 9.4' from the lot line where 10' is required to issue the permit by-right. The existing structure in this location is 5.2' from the lot line, therefore the second story addition proposed will also be 5.2' from the lot-line when constructed. All other setbacks will be compliant for a Structure constructed before 1986.

Any questions please contact my office.

David A Roche
Building Commissioner
Town of Needham