

**NEEDHAM
ZONING BOARD OF APPEALS
AGENDA**

**Thursday, February 16, 2023 - 7:30PM
Zoom Meeting ID Number: 869-6475-7241**

**To view and participate in this virtual meeting on your computer, at the above date and time, go to [www.zoom.us](https://us02web.zoom.us/j/86964757241), click “Join a Meeting” and enter the Meeting ID: 869-6475-7241
Or join the meeting at link: <https://us02web.zoom.us/j/86964757241>**

AGENDA

- | | |
|------------------|--|
| Minutes | Review and approve Minutes from January 19, 2023 meeting. |
| Case #1 – 7:30PM | 28 Tudor Road – Jeanne Schwalbach, owner, applied for a Special Permit under Sections 3.15 and any other applicable Sections of the By-Law to allow the addition of an Accessory Dwelling Unit (ADU) to a single-family residence. The property is located at 28 Tudor Road, Needham, MA in the Single Residence B (SR-B) District. |
| Case #2 – 7:30PM | 50 Morningside Road –Michael and Siobhan O’Connell, owners, applied for a Special Permit under Sections 3.15 and any other applicable Sections of the By-Law to allow the addition of an Accessory Dwelling Unit (ADU) to a single-family residence. The property is located at 50 Morningside Road, Needham, MA in the Single Residence B (SR-B) District. |

NEEDHAM
ZONING BOARD OF APPEALS
MINUTES
THURSDAY, January 19, 2023– 7:30 PM
Zoom Meeting ID Number: 876-1480-7841

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, January 19, 2023 at 7:30 p.m. Jon D. Schneider, Chair, presided and the following members were present: Jonathan D. Tamkin, Howard S. Goldman, Peter Friedenberg and Nik Ligris. Also in attendance was Daphne M. Collins, Zoning Specialist. Mr. Schneider opened the meeting at 7:30 p.m.

Minutes - Mr. Goldman motioned to approve the minutes of November 17, 2022. Mr. Tamkin seconded the motion. The Board unanimously approved the minutes.

Case #1	145 Rosemary Street	Approved
Informational Item	Proposed Zoning Amendments – Third Car Garage and Accessory Dwelling Units (ADU)	

Mr. Schneider reported that the Planning Board is discussing amending the Zoning By-Law for Third Car Garages and ADUs. He attended two meetings of the Planning Board in January

It is likely that they will propose a zoning amendment that will eliminate the requirement for a Special Permit for a third garage in the SRB district and allow them by-right as long as there are not three garages in a line facing the street. The third garage would need to be set back 5 feet if on the front or be on the side or rear. This will probably eliminate 70% of the garage requests before the Board.

They are discussing an ADU zoning amendment that will eliminate some of the restriction on ADUs in hopes to expand affordable housing in Needham. Some of the changes discussed were allowing ADUs to be occupied by anyone without restriction to relationship to the owner with a 12 month lease and allowing an ADU in an accessory building. ADU's would be allowed by right if located within the primary dwelling unit. If the ADU is in an accessory building, a special permit would be required.

The Planning Board has to draft a final zoning proposal, submit it to the Select Board for approval and hold Public Hearings. The Planning Board is hoping to present amendments to Town Meeting in the Spring. If any Board member wants to be involved, he should let Mr. Schneider know and there will be an opportunity to participate in the next meeting of the Planning Board.

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 8:15 p.m.



ADU – ZBA Special Permit Application

Owner's Name	Jeanne Schwalbach			
Address	28 Tudor Rd			
Phone	781-710-6618	E-mail	jeanneschwalbach@gmail.com	
ADU Resident's Name	SAME AS ABOVE - self- * Son's family to live in Principal dwelling			
Phone	" " "	E-mail	SAME as above	
* 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	4	Total Occupants not related to Owner (not to exceed five)	0	Owner to occupy: ☐ Principal Unit ☒ ADU

ADU Information

Map & Page ID	Map 12 Page 78	Zoning District	SRB
Size of ADU (not to exceed 850 sq. feet)	849	Location of ADU: ☐ basement, ☐ attic, ☐ 1 st floor, ☐ 2 nd floor 1 st 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: - TWO means of egress will exist: The front door of the home & A second means of egress through the ADU Kitchen (Principal Dwelling)			
Describe where the interior door access between ADU and Principal Dwelling Unit is? back door. The ADU entrance is approximately 12 feet from the Principal Dwelling front door.			
Total number of off-street parking for Principal Dwelling Unit and ADU: There is A 2 car garage and a driveway that can accommodate 4 cars			

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

Jeanne Schwalbach
Owner's Signature/Date

(over for Additional Information on ADUs)



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	JEANNE Schwalbach			Date:	1/4/23
Applicant Address	28 Tudor Rd, Needham				
Phone	781-710-6618	email	jeanneschwalbach@gmail.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	N/A				
Address					
Phone		email			
Representative is ☐ Attorney; ☐ Contractor; ☐ Architect; ☐ Other _____					
Contact ☐ Me ☐ Representative in connection with this application.					

Subject Property Information

Property Address	28 Tudor Rd		
Map/Parcel Number	MAP 12 PAGE 78	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			



ZBA Application For Hearing

Existing Conditions:

Single family home

Statement of Relief Sought:

The addition of an ADU to the principal dwelling

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

3.15 any other Applicable section of the zoning By Law

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

	Existing Conditions	Proposed Conditions
Use	N/A	
# Dwelling Units		
Lot Area (square feet)		
Front Setback (feet)		
Rear Setback (feet)		
Left Setback (feet)		
Right Setback (feet)		
Frontage (feet)		
Lot Coverage (%)		
FAR (Floor area divided by the lot area)		
Numbers must match those on the certified plot plan and supporting materials		



ZBA Application For Hearing

Date Structure Constructed including additions:

April 1956

Date Lot was created:

12/14/1955

Submission Materials	Provided
Certified Signed Plot Plan of Existing and Proposed Conditions (Required)	
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" (Required)	
If applicant is tenant, letter of authorization from owner (Required)	
Electronic submission of the complete application with attachments (Required)	
Elevations of Proposed Conditions (when necessary)	
Floor Plans of Proposed Conditions (when necessary)	

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

12/29/23

date of consult

Date:

1/4/23

Applicant Signature

Jeanne Schwalbach

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

TOWN OF NEEDHAM, MASSACHUSETTS

Building Inspection Department

Assessor's Map & Parcel Number: 1990120007800000

Building Permit Number: _____

Zoning District: R

Lot Area: 10,194 S.F.

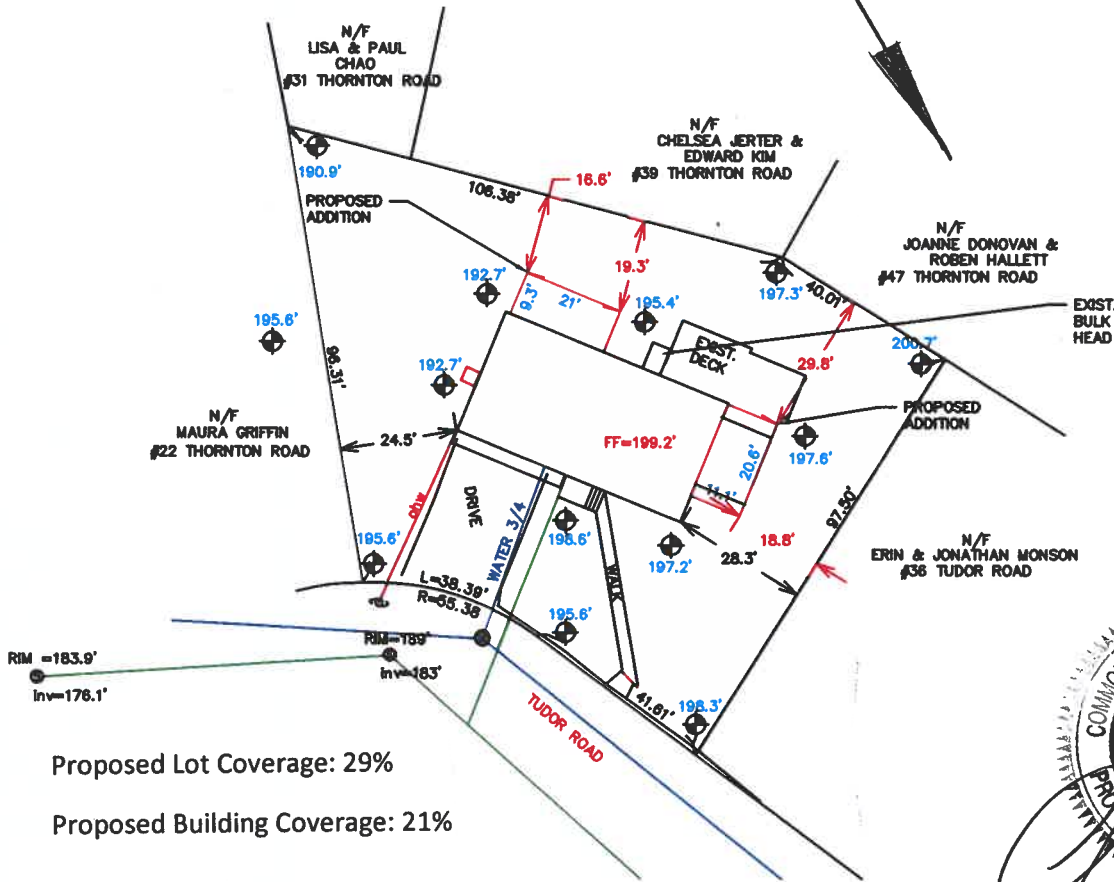
Address: 28 TUDOR ROAD

Owner: JEANE + RICHARD BEDINE

Builder: _____

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

Circle One that Applies
40' Scale



Proposed Lot Coverage: 29%

Proposed Building Coverage: 21%



Note: Plot Plans shall be drawn in accordance with Sections 7.2.1 and 7.2.2 of the Zoning By-Laws for the Town of Needham. All plot plans shall show existing structures and public & private utilities, including water mains, sewers, drains, gas lines, etc.; driveways, septic systems, wells, Flood Plain and Wetland Areas, lot dimensions, lot size, dimensions of proposed structures, sideline, front and rear offsets and setback distances (measured to the face of structure) and elevation of top of foundations and garage floor. For new construction, lot coverage, building height calculations, proposed grading and drainage of recharge structures. For pool permits, plot plans shall also show fence surrounding pool with a gate, proposed pool and any accessory structures*, offsets from all structures and property lines, existing elevations at nearest house corners and pool corners, nearest storm drain catch basin (if any) and sewage disposal system location in areas with no public sewer.

*Accessory structures may require a separate building permit — See Building Code.

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 21st day of DECEMBER, 2022.

Name: CHRISTOPHER S. KELLEY

Registered Land Surveyor Date: 12-21-22

Address: 25 CENTER ST. City: PEMBROKE

State: MA Zip: 02359 Phone: 781-294-4454

Approved: _____

Director of Public Works Date: _____

Approved: _____

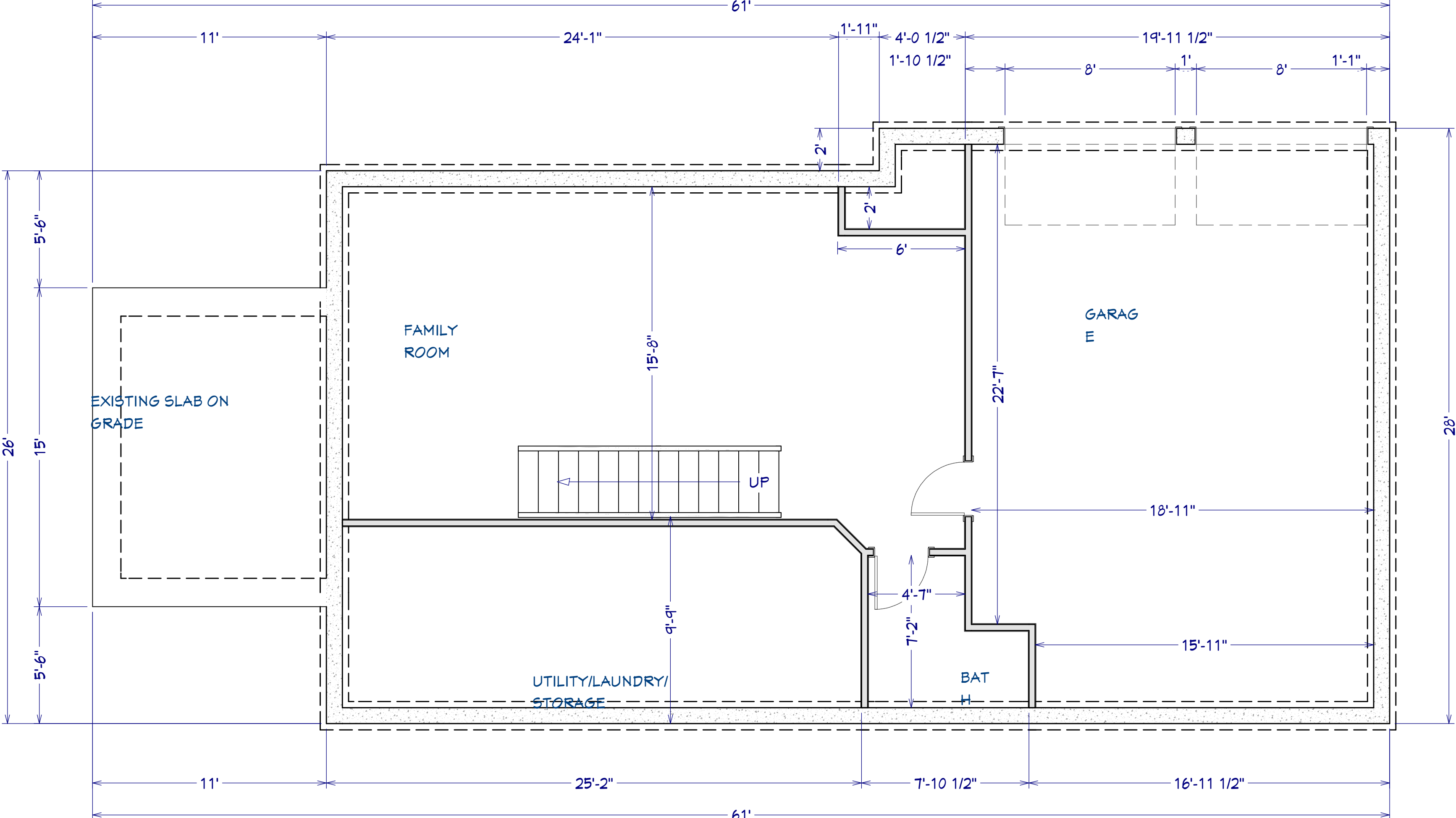
Building Inspector Date: _____



28 Tudor Rd.				
Needham, MA				
Zone: SRB				
Single Family Home				
Item	Existing	Proposed	Required	Notes
Lot Size	10194	no change		
GFA	1513	3117.5		
FAR	0.148	0.306		Max .38
Left Side Setback	24.5'	no change	10	
Right Side Setback	18.8'	18.8	10	Adding 5'6 to rear of existing sunroom. Turning Sunroom into 4 season room
Front Setback	31'	no change	20	
Rear Setback	26	18.8	14	Adding 9'4 x 21 single story addition behind garage
Building Height	18'	28'		
Frontage	96	no change	80	
Parking	6	6		1 spot Dedicated to ADU
Squae Footage Calcs. (GFA)				
Item	Existing	Proposed		Notes
Garage	560	560		
Basement	788	788		Existing Ceiling Height 6'10
Sunroom	165	0		
1st Floor	1348	1769.5		
2nd Floor	0	1348		
Total	2861	4465.5		
Countable Floor Area	1513	3117.5		
ADU	0	850		850 SF part of 1st floor Square footage

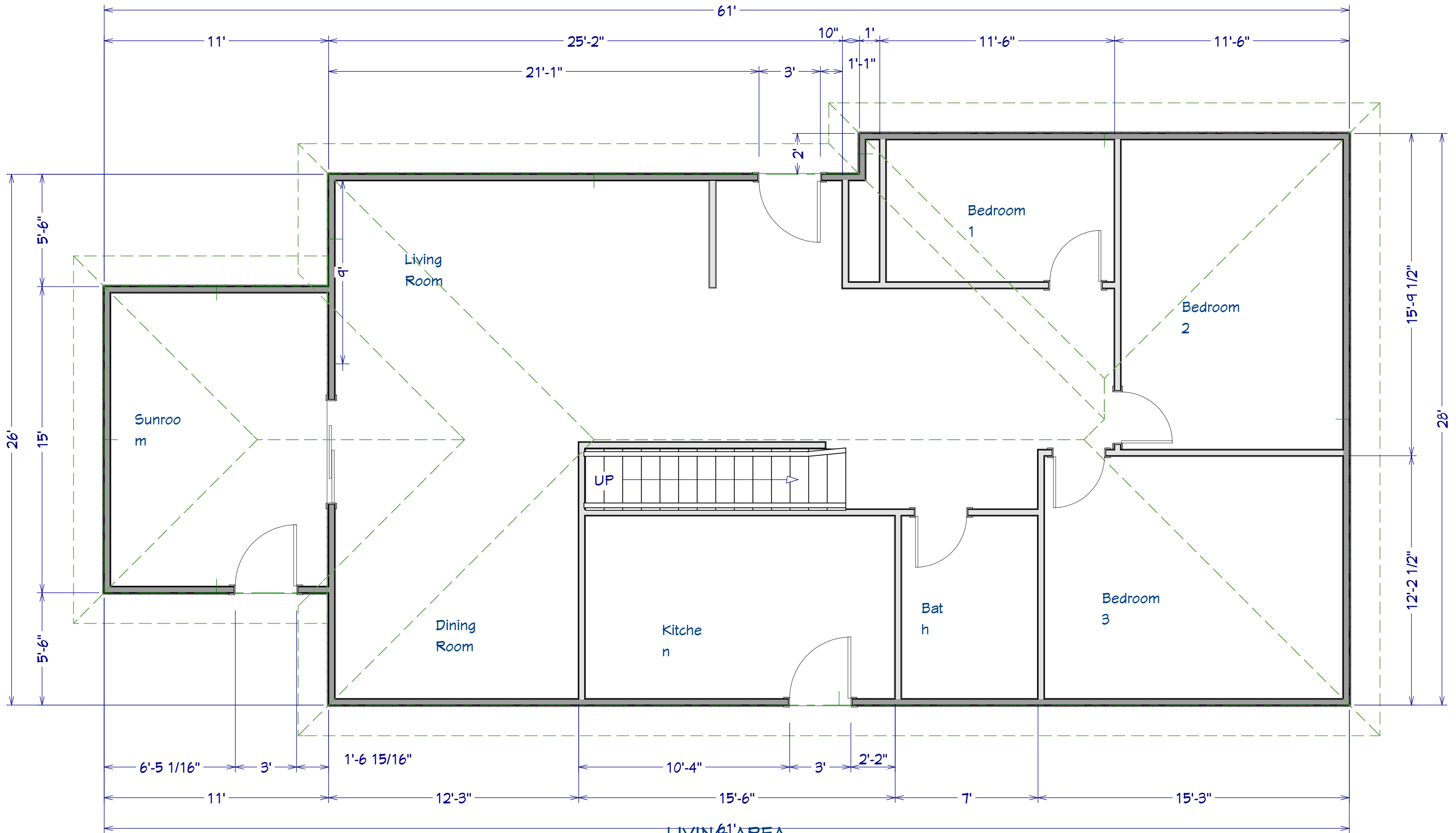
INSULATION				
LOCATION	TYPE	THICKNESS	R VALUE	TOTAL
Basement Walls	CCSF	3"	R21	
First Floor Exterior Walls	CCSF	3"	R21	
Second Floor Exterior Walls	Cellulose	5.5"	R 19.25	
Garage Ceiling	CCSF	2"	R14	R35
Garage Ceiling	Cellulose	6"	R21	
Roof	CCSF	2"	R14	R42
Roof	Cellulose	8"	R28	





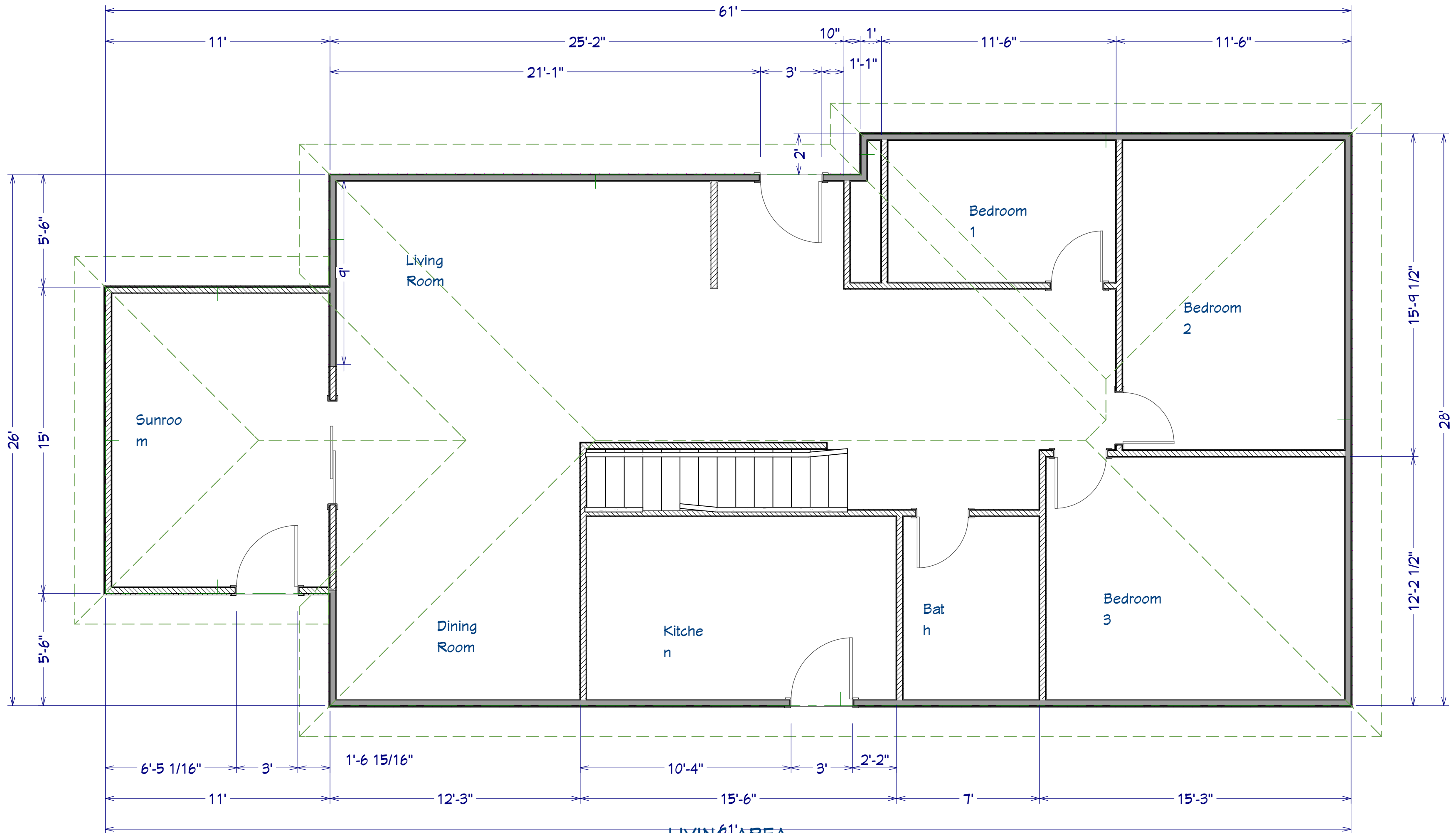
LIVING AREA
1513 SQ FT

EXISTING
BASEMENT



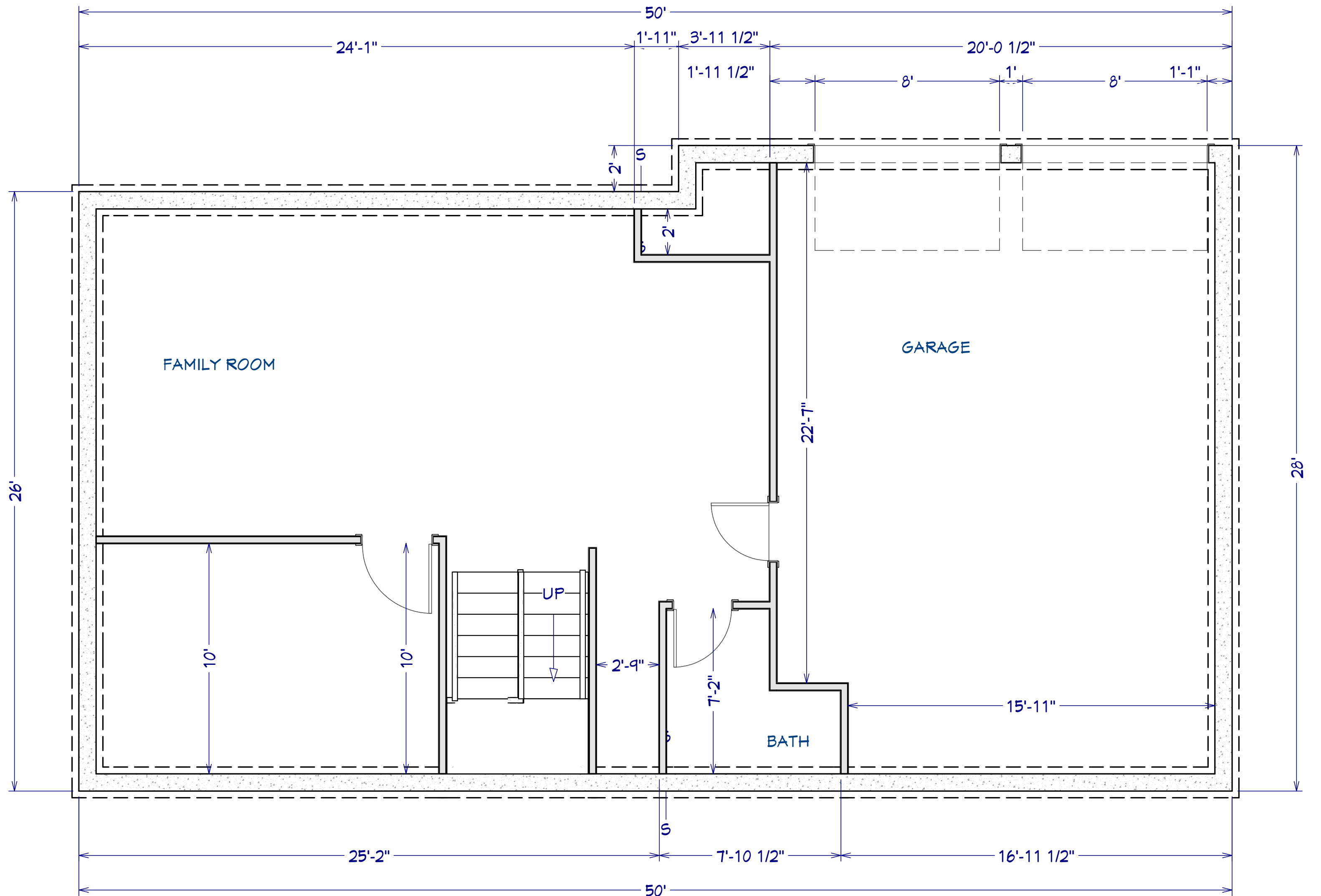
LIVING AREA
1513 SQ FT

EXISTING 1ST
FLOOR

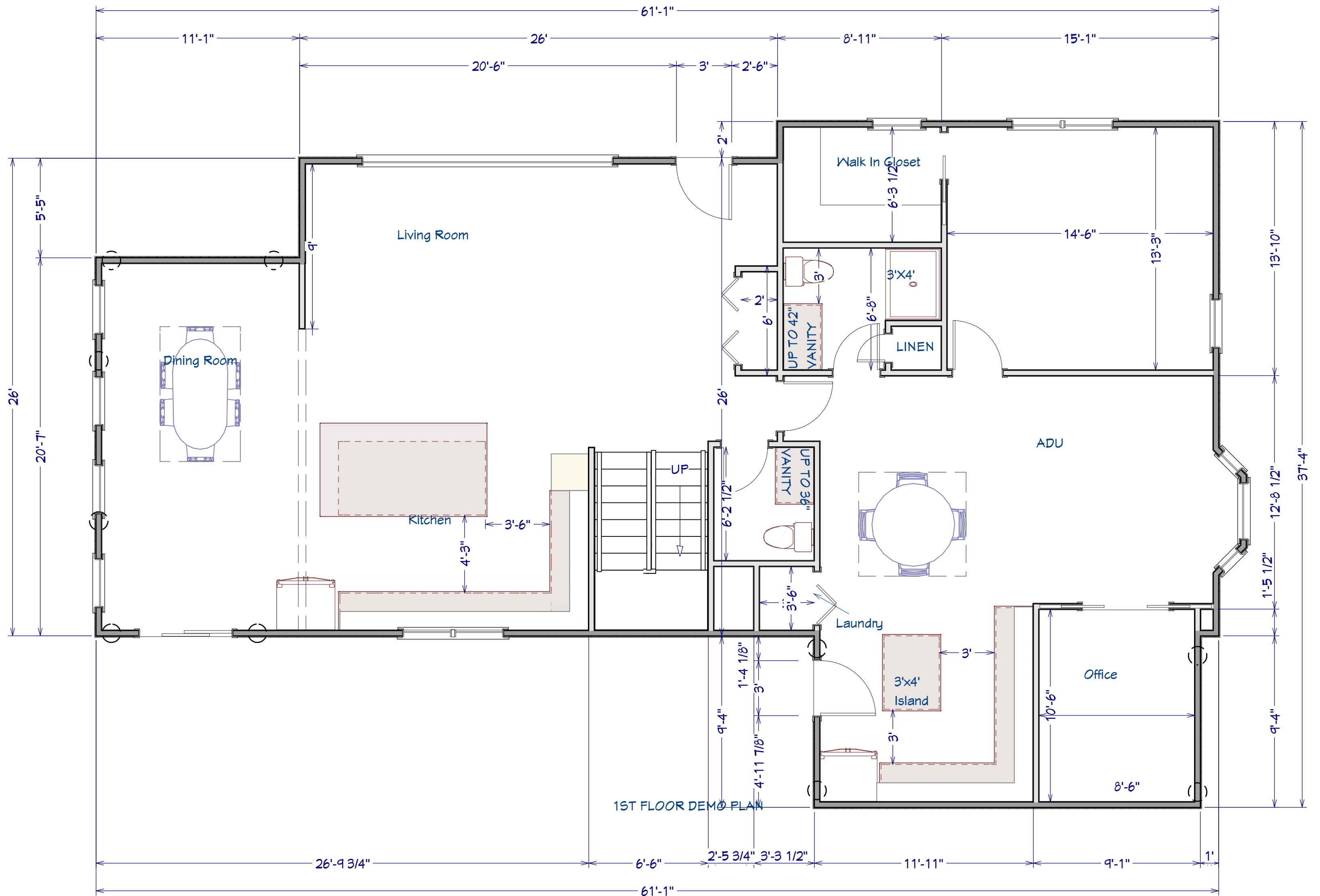


LIVING AREA
1513 SQ FT

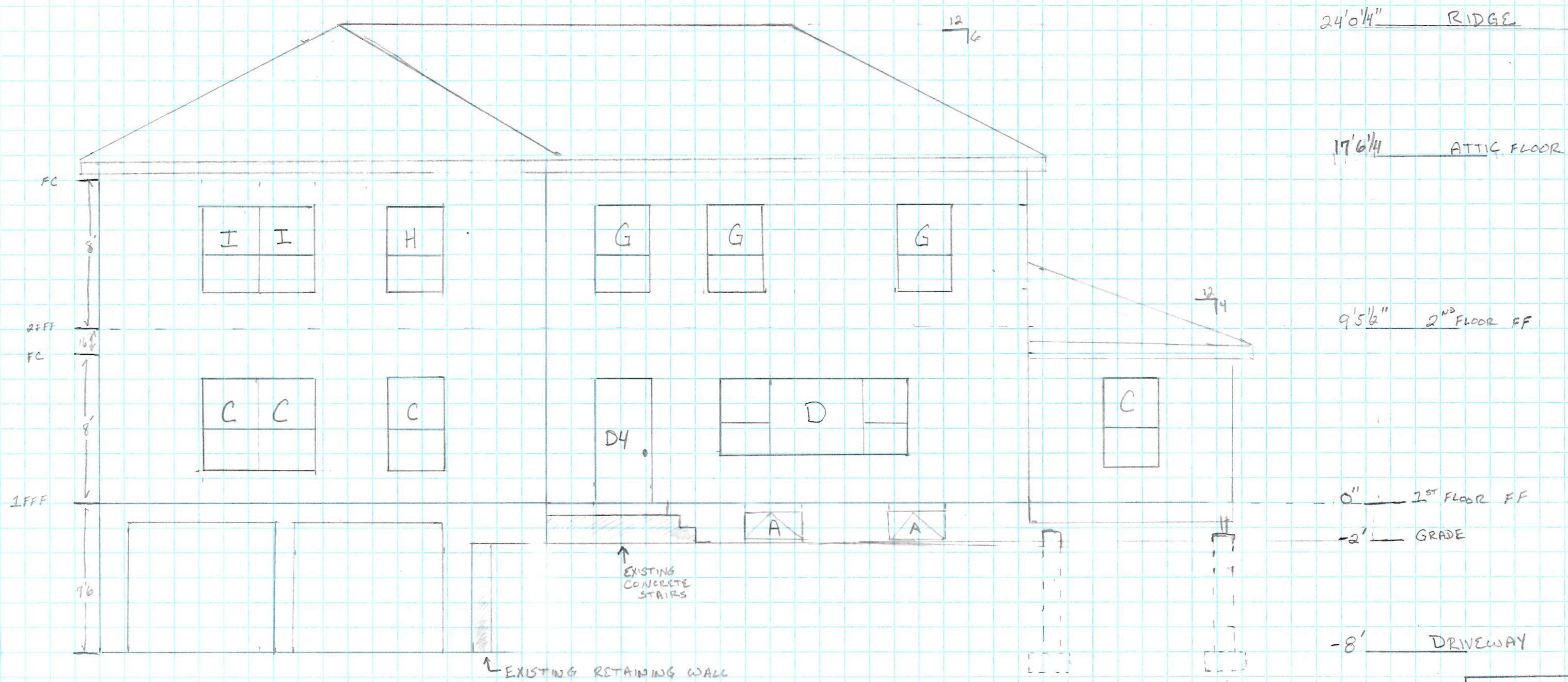
1ST FLOOR DEMO
PLAN



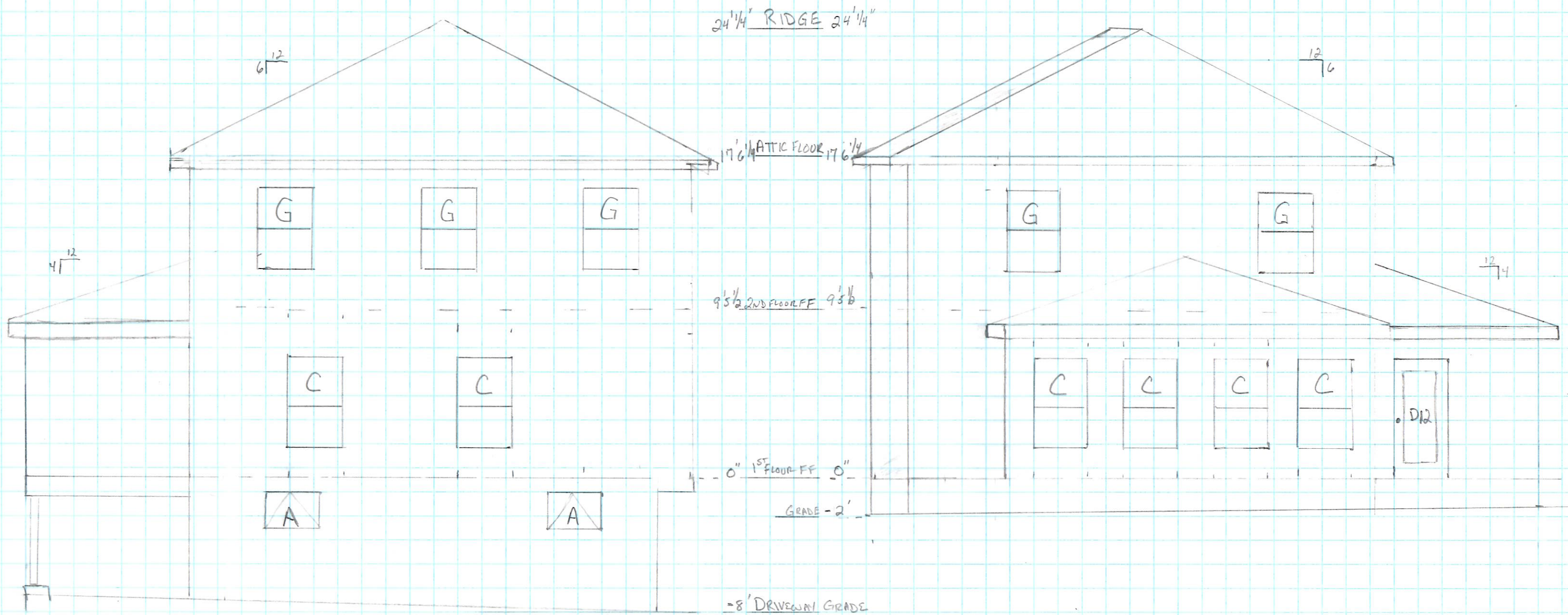
LIVING AREA
1348 SQ FT
BASEMENT DEMO PLAN



LIVING AREA
1780 SQ FT



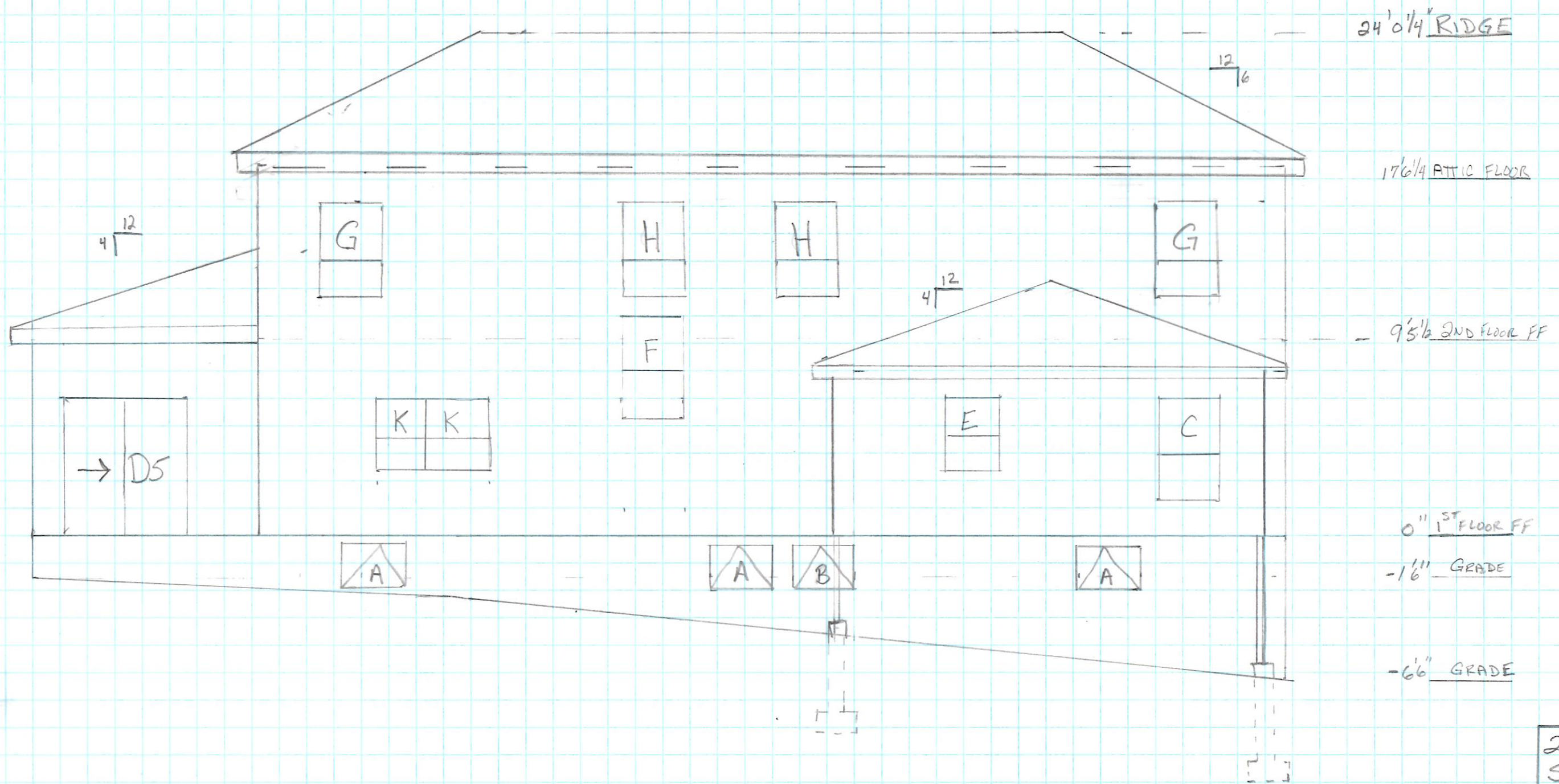
28 TUDOR RD
 NORTH ELEVATION
 3/16" = 1'
 1/3/2022



EAST ELEVATION

WEST ELEVATION

28 TUDOR RD
 EAST & WEST ELEVATION
 3/16" = 1"
 1/3/2022



28 TUDOR
 SOUTH ELEVATION
 3/16" = 1'
 1/3/2022



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

Tel. 781-455-7550 x 308

January 30, 2023

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

Re: Application review for the February Hearing

Dear Board Members,

I have reviewed the applications for the February 2023 hearing and have the following comments.

50 Morningside Road

The applicant is seeking a Special Permit for an ADU that will be in the basement of a new addition to the rear of the existing home. I have reviewed the plan and I had a concern about the second means of egress through the walk-in closet into the existing basement. The homeowner has agreed to leave an existing door that will exit directly from the ADU bedroom into the existing basement, which will give them an unobstructed second egress. I have attached a plan showing that door to remain. This second egress will meet the Mass. State Building Code requirements, additionally the windows will also comply with emergency egress requirements. I have no issues with the Special Permit request.

28 Tudor Road

The applicant is seeking a Special Permit for an ADU that will be located on the first floor as part of a major renovation of the existing home with a new second floor level and two first floor additions. This ADU unit has a front entry door directly out of the home the second egress is through the existing primary unit to a rear exit door. This plan complies with the egress requirements in the Mass. State Building Code. I have no issues with the Special Permit request.

Any questions please contact my office.

David A Roche
Building Commissioner
Town of Needham

**EXISTING
SINGLE FAMILY HOME
NEW ADDITIONS**

General Notes :

Symbol



681 MAIN STREET
WALTHAM, MA 02451
TEL./FAX: 781-647-5831



Job Number: 21277

$$|t_0^*| = 1 - 0^+$$

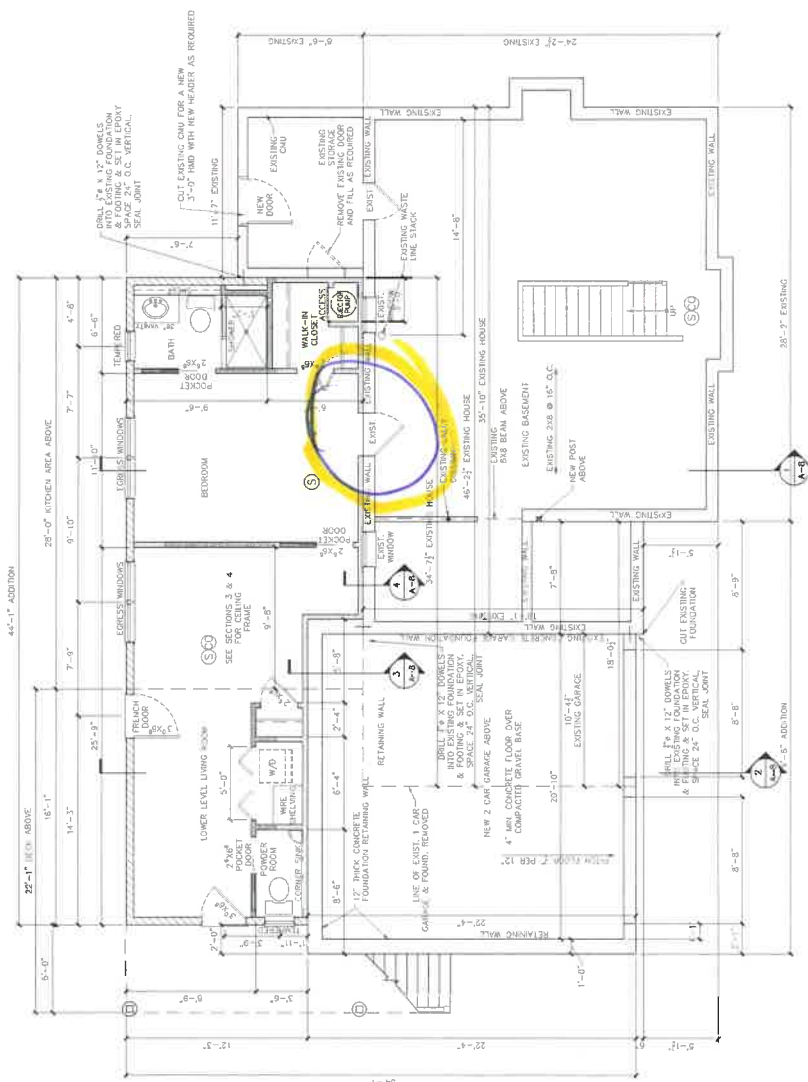
Date: 05-11-2022

Revisions: 06.14.2022

EXISTING/PROPOSED
BASEMENT PLAN

Drawing

A-2



EXISTING/PROPOSED BASEMENT PLAN

SCALE 1/4"=1'-0"

- ALL DIMENSIONS TO BE VERIFIED IN THE FIELD.

=====

= NEW 2"x6" EXTERIOR WOOD STUD WALL @ 15" O.C.R.-21 INSULATION, 1/2" GWB INTERIOR, PLASTER FINISH, TYVEK WRAP, 1/2" EXTERIOR PLYWOOD SHEATHING, DR ZIP SYSTEM, FINISHED SIDING TO MATCH EXISTING, VERIFY IN FIELD, TYPICAL

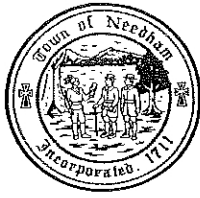
TYPICAL

= NEW 2"x4" INTERIOR WOOD STUD WALL @ 16" O.C., 1/2" GWB BOTH SIDES, PLASTER FINISH, PAINT FINISH. COLOR AS SELECTED BY OWNER.

EXISTING WALLS

EXISTING WALLS

Existing Door to remain per Dave Roche Comment of 1.30.23
50 Morningside Rd.



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

January 30, 2023

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

RE: Case Review-Special Permit
28 Tudor Road- Special Permit

Dear Members of the Board,

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

The documents submitted for review are as follows:

- Application for Special Permit dated 01/4/23;
- Existing Condition Plan prepared by Christopher Kelley dated December 21, 2022
- Architectural plans prepared by Good Energy Construction consisting of 9 sheets.
- Photo of Existing Street View of Home

Our comments and recommendations are as follows:

- We have no comment or objection to this special permit.

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: Tom Conroy
Sent: Tuesday, January 24, 2023 1:57 PM
To: Daphne Collins
Subject: RE: 28 Tudor Road - ZBA Administrative Review - Due January 31, 2023

Ok with fire.
Thank you



From: Daphne Collins <dcollins@needhamma.gov>
Sent: Tuesday, January 24, 2023 12:49 PM
To: David Roche <droche@needhamma.gov>; Tara Gurge <TGurge@needhamma.gov>; Tom Conroy <TConroy@needhamma.gov>; Justin Savignano <jsavignano@needhamma.gov>; Thomas Ryder <tryder@needhamma.gov>; John Schlittler <JSchlittler@needhamma.gov>
Subject: 28 Tudor Road - ZBA Administrative Review - Due January 31, 2023

Good Afternoon-

28 Tudor Road – Jeanne Schwalbach, owner, is seeking a Special Permit to add an ADU in their single family home.

Attached please find the application with its associated back-up documents for your information and review.

I appreciate your comments no later than **January 31, 2023** to allow time for the applicant to respond prior to the hearing.

If you have any questions, feel free to contact me.

January 31, 2023 is a hard deadline as I'm leaving on vacation and I don't have any wiggle room nor will I be attending the ZBA meeting to shepherd late comments to the Board.

Thank you for your understanding,
Daphne

Daphne M. Collins
Zoning Specialist
Phone 781-455-7550, x 261
Web <https://www.needhamma.gov/>
<https://needhamma.gov/1101/Board-of-Appeals>
www.needhamma.gov/NeedhamYouTube

Town of Needham
Planning and Community Development
500 Dedham Avenue
Needham, MA 02492

Daphne Collins

From: Tara Gurge
Sent: Monday, January 30, 2023 2:20 PM
To: Daphne Collins
Subject: RE: 28 Tudor Road - ZBA Administrative Review - Due January 31, 2023

Daphne –

The Public Health Division conducted our Zoning Board Administrative review for the property located at #28 Tudor Rd. and have no comments to share at this time.

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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[Follow Needham Public Health on Twitter!](#)

From: Daphne Collins <dcollins@needhamma.gov>
Sent: Tuesday, January 24, 2023 12:49 PM
To: David Roche <droche@needhamma.gov>; Tara Gurge <TGurge@needhamma.gov>; Tom Conroy <TConroy@needhamma.gov>; Justin Savignano <jsavignano@needhamma.gov>; Thomas Ryder <tryder@needhamma.gov>; John Schlittler <JSchlittler@needhamma.gov>
Subject: 28 Tudor Road - ZBA Administrative Review - Due January 31, 2023



ADU – ZBA Special Permit Application

RECEIVED TOWN CLERK
DEDHAM, MA 02455
JAN 23 PM 12:53

Owner's Name	Siobhan and Michael O'Connell			
Address	50 Morningside Road			
Phone	617-908-8022	E-mail	Siobhan.okie@gmail.com	
ADU Resident's Name	Leah and Gerry Cosby			
Phone	781-254-8981	E-mail	Cosby154@gmail.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	6 (2 adults and 2 children in principal and 2 adults in ADU)	Total Occupants not related to Owner (not to exceed five)	zero	Owner to occupy: ☒ Principal Unit ☐ ADU

ADU Information	
Map & Page ID	Zoning District
Size of ADU (not to exceed 850 sq. feet)	638 sq. ft.
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: exterior door (back left corner of home), 2 egress windows, and egress door into principal home)	
Describe where the interior door access between ADU and Principal Dwelling Unit is? Off the bathroom/laundry room in walk in closet/office-right hand side of the home.	
Total number of off-street parking for Principal Dwelling Unit and ADU: 4 spaces	

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

Siobhan O'Connell
dotloop verified
01/18/23 8:03 PM EST
Z3NN-KQ3I-BTVA-A7H7

Owner's Signature/Date

(over for Additional Information on ADUs)



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	Siobhan O'Connell & Michael O'Connell			Date:	01/17/2023
Applicant Address	50 Morningside Road Needham, MA 02492				
Phone	617-908-8022	email	siobhan.okie@gmail.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					
Address					
Phone		email			
Representative is ☐ Attorney; ☐ Contractor; ☐ Architect; ☐ Other _____					
Contact ☐ Me ☐ Representative in connection with this application.					

Subject Property Information

Property Address	50 Morningside Road Needham, MA 02492		
Map/Parcel Number	Map 24 Parcel 57	Zone of Property	SRB
Is property within 100 feet of wetlands, 200 feet of stream or in flood Plain? ☐ Yes ☒ No			

Is property X ☐ Residential or ☐ Commercial
If residential renovation, will renovation constitute "new construction"? ☐ Yes X ☒ No
If commercial, does the number of parking spaces meet the By-Law requirement? ☐ Yes ☐ No N/A not commercial Do the spaces meet design requirements? ☐ Yes ☐ No N/A not commercial
Application Type (<i>select one</i>): X ☐ Special Permit ☐ Variance ☐ Comprehensive Permit ☐ Amendment ☐ Appeal Building Inspector Decision



Existing Conditions:
Single family home with 3 bedrooms and a one car garage.

Statement of Relief Sought:
Requesting to add an accessory dwelling unit in the lower level/basement for my aging parents to reside with us for 1/3 of the year.

Applicable Section(s) of the Zoning By-Law:
3.15 ADU and any other applicable by-laws.

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

	Existing Conditions	Proposed Conditions
Use		
# Dwelling Units		
Lot Area (square feet)		
Front Setback (feet)		
Rear Setback (feet)		
Left Setback (feet)		
Right Setback (feet)		
Frontage (feet)		
Lot Coverage (%)		
FAR (Floor area divided by the lot area)		
<i>Numbers must match those on the certified plot plan and supporting materials</i>		



Date Structure Constructed including additions: Property was built in 1938, renovations by previous owners (dates unavailable), and current renovations underway.	Date Lot was created: 1938
---	--------------------------------------

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 tenant, letter of authorization from owner <i>(Required)</i>	
Electronic submission of the complete application with attachments <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 1/6/23
date of
consult

Date: 1/23/23 Applicant Signature 

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

General Notes :

Symbol



681 MAIN STREET
WALTHAM, MA 02451
TEL: 781-647-5931

Job Number: 21277

174° E 1'-0"

Date: 05-11-2022

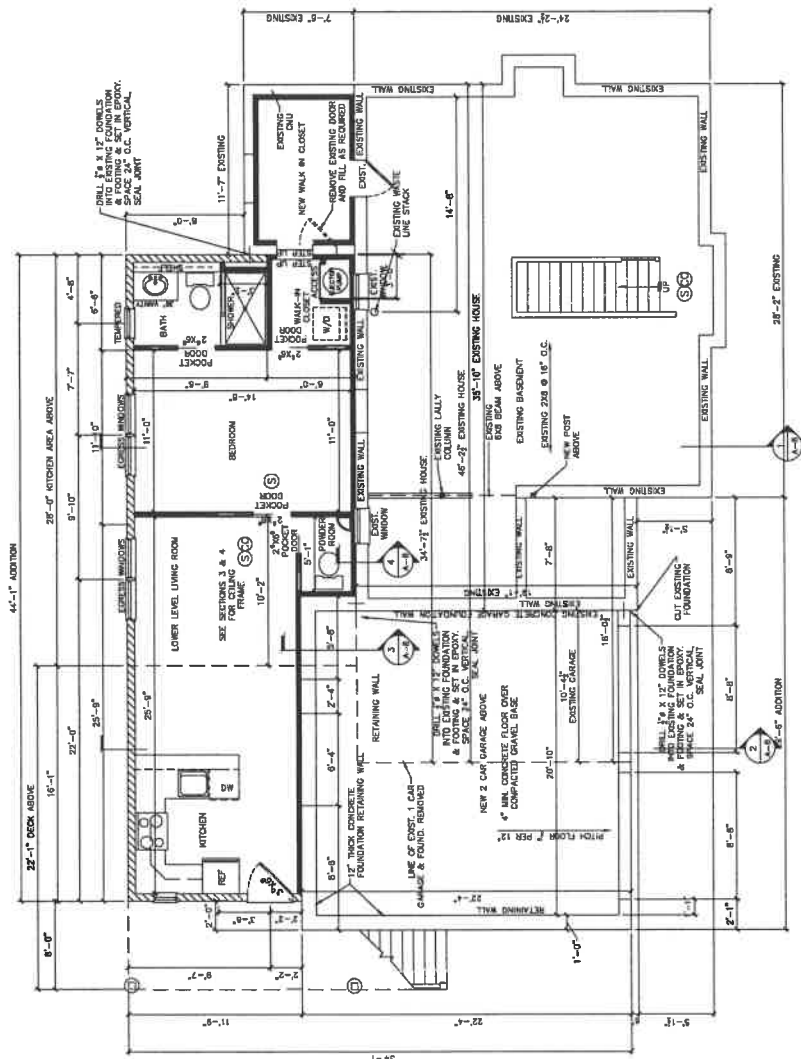
Revisions:

06-14-2022	
06-21-2022	
11-15-2022	
01-12-2023	

**EXISTING/PROPOSED
BASEMENT PLAN**

Drawing

SK-



EXISTING/PROPOSED BASEMENT PLAN

SCALE 1/4"=1'-0"

2. EXACT MATERIALS, COLORS TO BE VERIFIED IN THE FIELD WITH OWNER

NEW 2"x6" EXTERIOR WOOD STUD WALL @ 16"

O.C.R-21 INSULATION, 1/2" GNB INTERIOR,

PLASTER FINISH, TYVEK WRAP, 1/2" EXTERIOR PLYWOOD SHEATHING, OR ZIP SYSTEM, FINISHED

**SIDING TO MATCH EXISTING. VERIFY IN FIELD.
TYPICAL**

Year	Number of cases	Rate per 100,000	Rate per 100,000 (95% CI)
1990	10	1.0	0.5-1.5
1991	12	1.2	0.7-1.7
1992	15	1.5	1.0-2.0
1993	18	1.8	1.3-2.3
1994	20	2.0	1.5-2.5
1995	22	2.2	1.7-2.7
1996	25	2.5	2.0-3.0
1997	28	2.8	2.3-3.3
1998	30	3.0	2.5-3.5
1999	32	3.2	2.7-3.7
2000	35	3.5	3.0-4.0
2001	38	3.8	3.3-4.3
2002	40	4.0	3.5-4.5
2003	42	4.2	3.7-4.7
2004	45	4.5	4.0-5.0
2005	48	4.8	4.3-5.3
2006	50	5.0	4.5-5.5
2007	52	5.2	4.7-5.7
2008	55	5.5	5.0-6.0
2009	58	5.8	5.3-6.3
2010	60	6.0	5.5-6.5
2011	62	6.2	5.7-6.7
2012	65	6.5	6.0-7.0
2013	68	6.8	6.3-7.3
2014	70	7.0	6.5-7.5
2015	72	7.2	6.7-7.7
2016	75	7.5	7.0-8.0
2017	78	7.8	7.3-8.3
2018	80	8.0	7.5-8.5
2019	82	8.2	7.7-8.7
2020	85	8.5	8.0-9.0

= NEW 2"x4" INTERIOR WOOD STUD WALL @ 16" O.C., 1 1/2" GWB BOTH SIDES, PLASTER FINISH,

PAINT FINISH, COLOR AS SELECTED BY OWNER,
TYPICAL

[illegible]

STERN MAGAZIN = CASTING MATS

TOWN OF NEEDHAM, MASSACHUSETTS

Building Inspection Department

Assessor's Map & Parcel No. 199/024.0-0057

Building Permit No. _____

Zoning District SRB

Lot Area 8455 ± SF

Address 50 Morningside Road

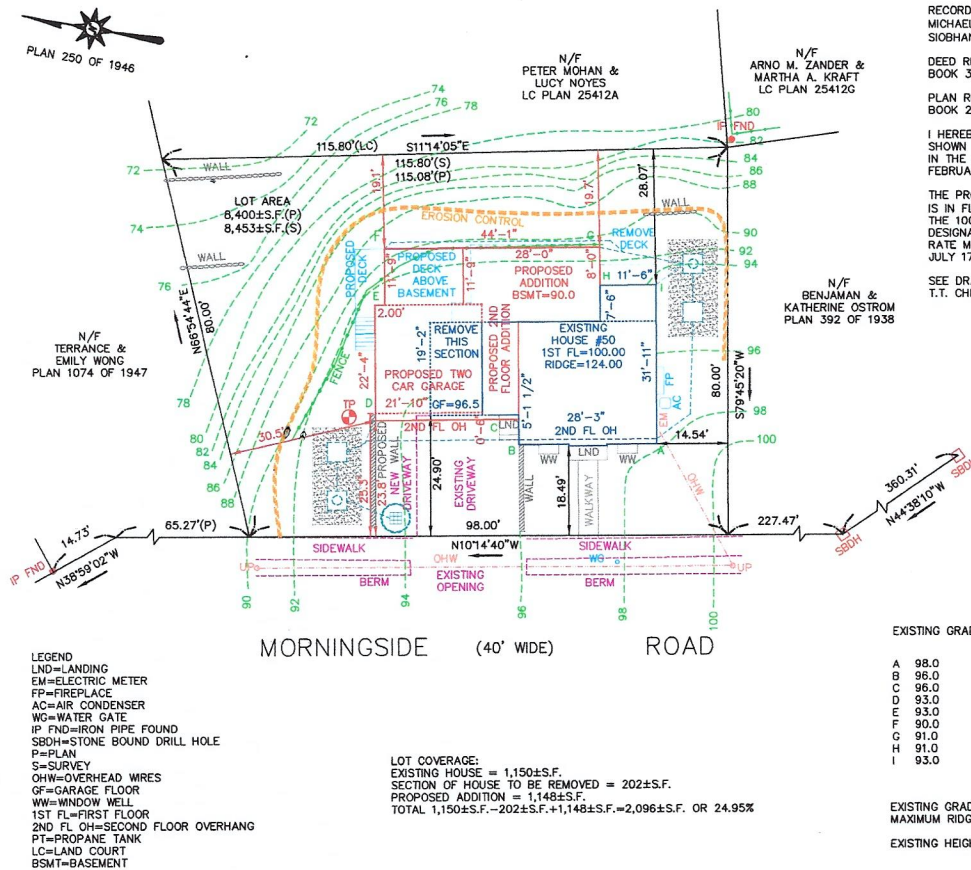
Owner Michael R. & Siobhan M. O'Connell

Builder _____

PROPOSED PLOT PLAN / FOUNDATION AS BUILT / FINAL AS BUILT

CIRCLE ONE THAT APPLIES

40' Scale



RECORD OWNER:
MICHAEL R. O'CONNELL &
SIOBHAN M. O'CONNELL

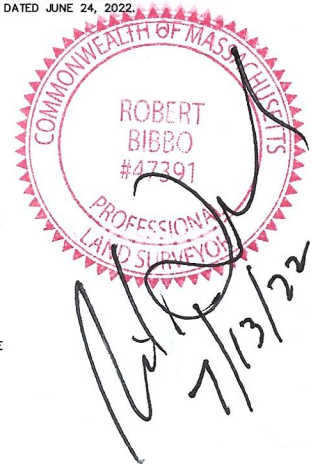
DEED REFERENCE:
BOOK 31412 PAGE 493

PLAN REFERENCE:
BOOK 2217 PAGE 92

I HEREBY CERTIFY THAT THE HOUSE
SHOWN ON THIS PLAN WAS LOCATED
IN THE FIELD BY INSTRUMENT ON
FEBRUARY 20, 2022.

THE PROPERTY SHOWN ON THIS PLAN
IS IN FLOOD ZONE "X" AND IS NOT IN
THE 100 YEAR FLOOD PLAIN AREA AS
DESIGNATED BY THE FLOOD INSURANCE
RATE MAP #25021C0037E DATED
JULY 17, 2012.

SEE DRAINAGE REPORT BY DR. EDWARD
T.T. CHIANG, PE DATED JUNE 24, 2022.



Note: Plot Plans shall be drawn in accordance with Sections 7.2.1 and 7.2.2 of the Zoning By-Laws for the Town of Needham. All plot plans shall show existing structures and public & private utilities, including water mains, sewers, drains, gas lines, etc.; driveways, septic systems, wells, Flood Plain and Wetland Areas, lot dimensions, lot size, dimensions of proposed structures, sideline, front and rear offsets and setback distances, (measured to the face of structure) and elevation of top of foundations and garage floor. For new construction, lot coverage, building height calculations proposed grading and drainage of recharge structures. For pool permits, plot plans shall also show fence surrounding pool with a gate, proposed pool and any accessory structures*, offsets from all structures and property lines, existing elevations at nearest house corners and pool corners, nearest storm drain catch basin (if any) and, sewage disposal system location in areas with no public sewer. (*Accessory structures may require a separate building permit — See Building Code)

I hereby certify that the information provided on this plan is accurately shown and correct as indicated.

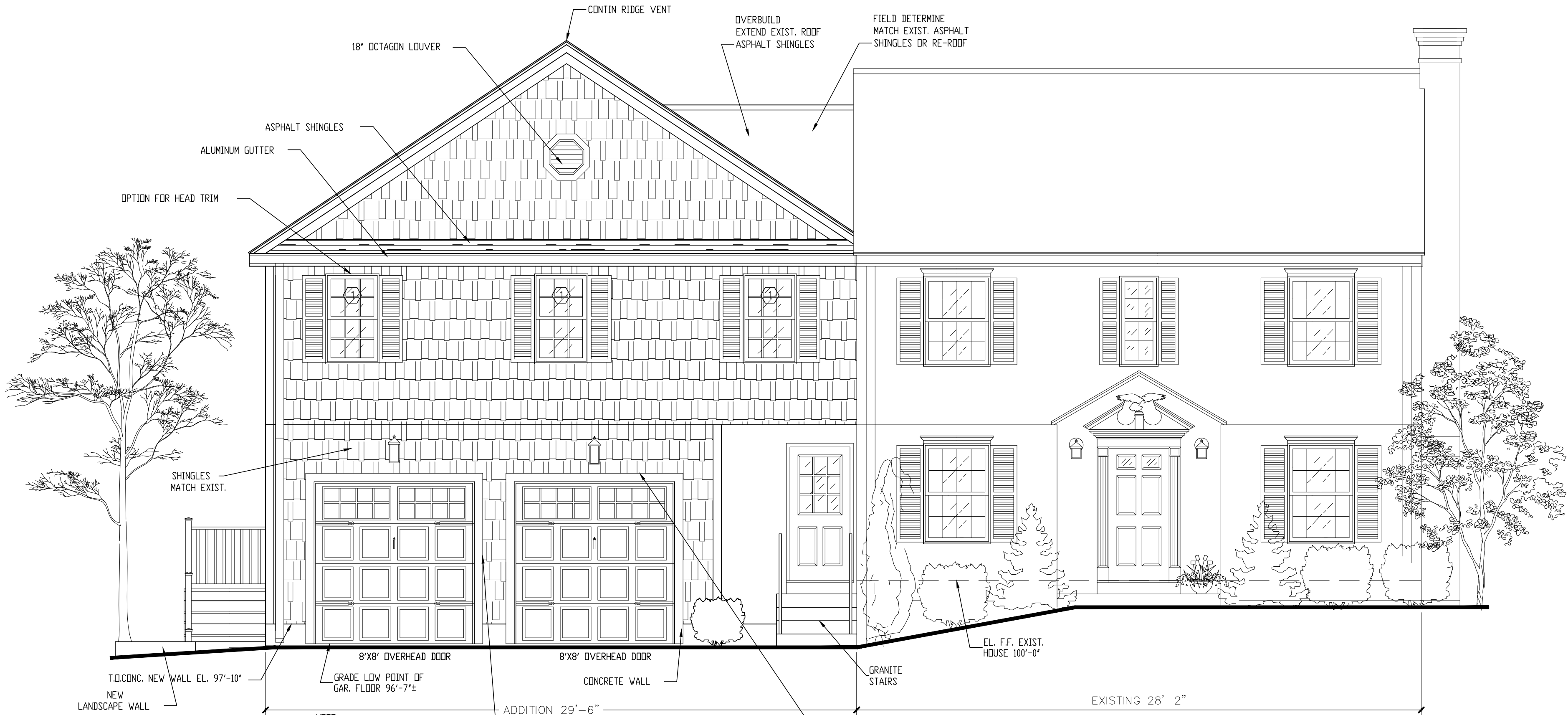
The above is subscribed to and executed by me this 13th day of July 2022

Name Robert Bibbo Registered Land Surveyor No. 47391

Address 10 Hammer St. City Waltham State MA Zip 02453 Tel. No. (781) 891-0417

Approved _____ Director of Public Works Date _____

Approved _____ Building Inspector Date _____



FRONT ELEVATION
1/4"=1'-0"

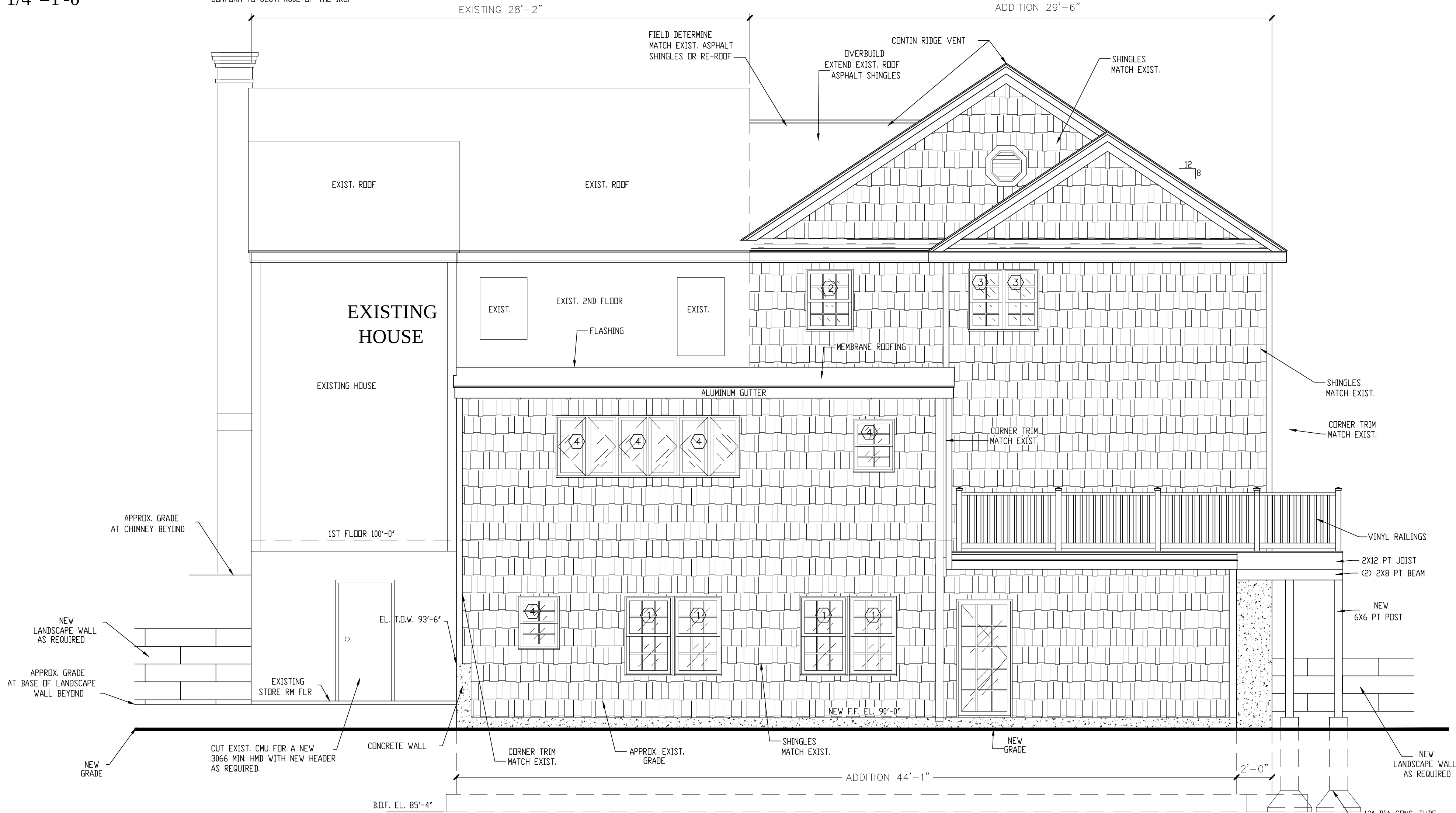
WINDOW SCHEDULE			
SYMBOL	WINDOW SIZE	NOTES	QUANTITY
①	2'-6"W X 4'-3"H	DOUBLE HUNG WINDOW	
②	2'-6"W X 3'-3"H	DOUBLE HUNG WINDOW	
③	1'-10"W X 3'-3"H	DOUBLE HUNG WINDOW	
④	2'-0"W X 2'-9"H	DOUBLE HUNG WINDOW	
④	3'-3"W X 3'-3"H	DOUBLE CRANK OUT CASEMENT	

GENERAL CONTRACTOR SHALL COORDINATE THE ROUGH OPENINGS OF WINDOWS AND DOORS AS PER THE SPECIFIC MANUFACTURER AS TO THE EXACT DIMENSIONS AND PLACEMENT WITHIN THE WALLS AND PARTITION- TYPICAL FOR ALL.

ALL GLASS IN BATHROOMS, STAIR WAYS, ENTRANCES, ETC. TO BE SAFETY TEMPERED

ALL BEDROOM WINDOWS TO BE EGRESS WINDOWS.

WINDOWS TO BE PREFINISHED, ANNEALED LOW E 270/189-ENERGY STAR ARGON GAS 62.218, ENERGY PERFORMANCE U=0.25, VISIBLE TRANSMITTANCE 0.50



REAR ELEVATION
1/4"=1'-0"

O'CONNELL RESIDENCE

50 MORNINGSID RD
NEEDHAM, MA

EXISTING
SINGLE FAMILY HOME
NEW ADDITIONS

General Notes :

Symbol



681 MAIN STREET
WALTHAM, MA 02451
TEL./FAX: 781-647-5831



Job Number: 21277

Scale: 1/4" = 1'-0"

Date: 05-11-2022

Revisions: 06-14-2022

EXISTING/PROPOSED
FRONT AND REAR
ELEVATIONS

Drawing

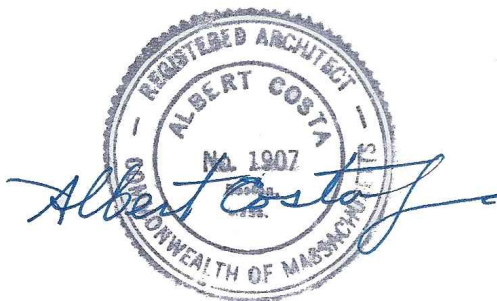
A-6

General Notes :

Symbol



681 MAIN STREET
WALTHAM, MA 02451
TEL./FAX: 781-647-5831



Job Number: 21277

Scale: 1/4" = 1'-0"

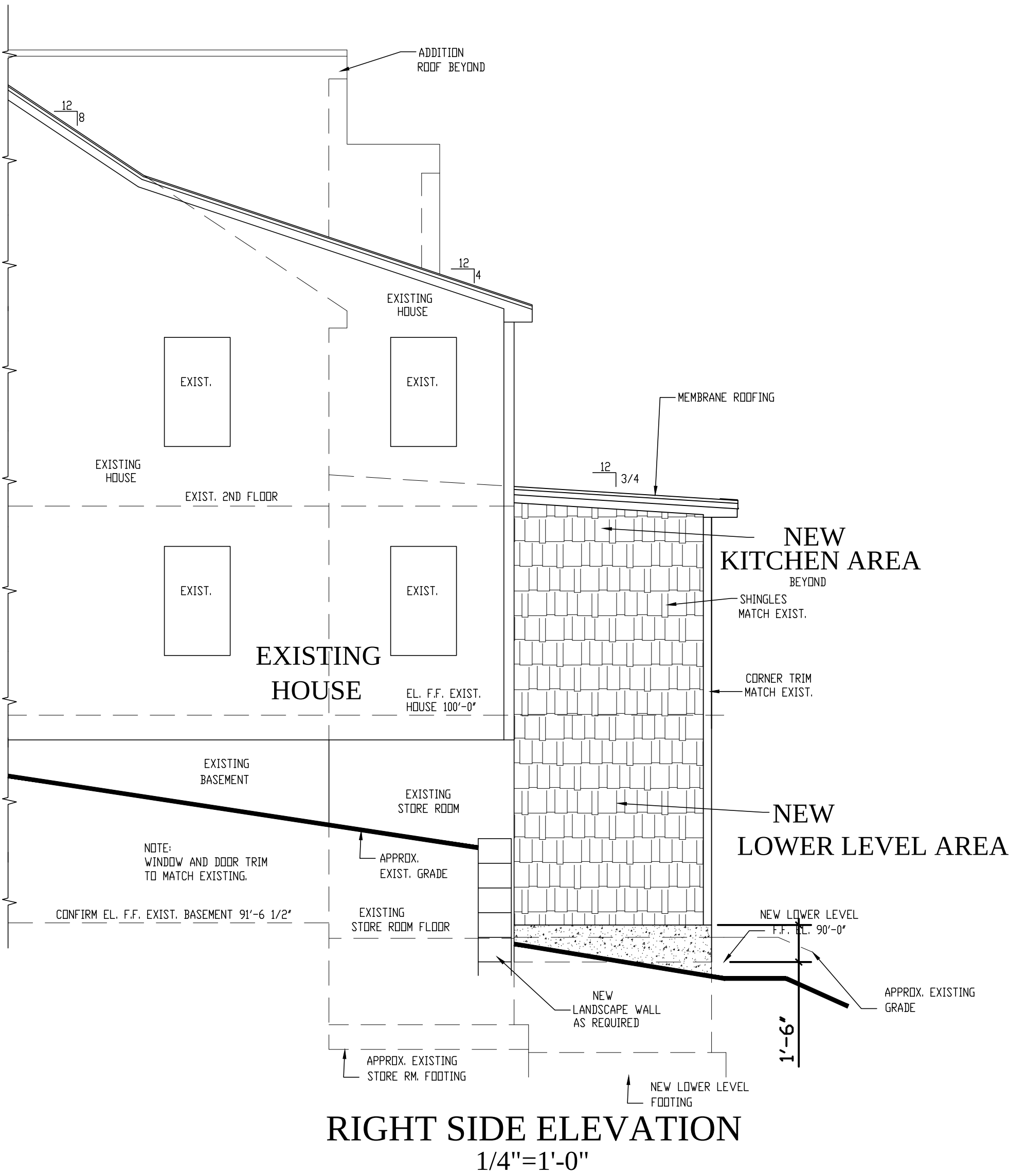
Date: 05-11-2022

Revisions: 06-14-2022
06-21-2022
11-15-2022

EXISTING/PROPOSED
RIGHT AND LEFT SIDE
ELEVATIONS

Drawing

A-7



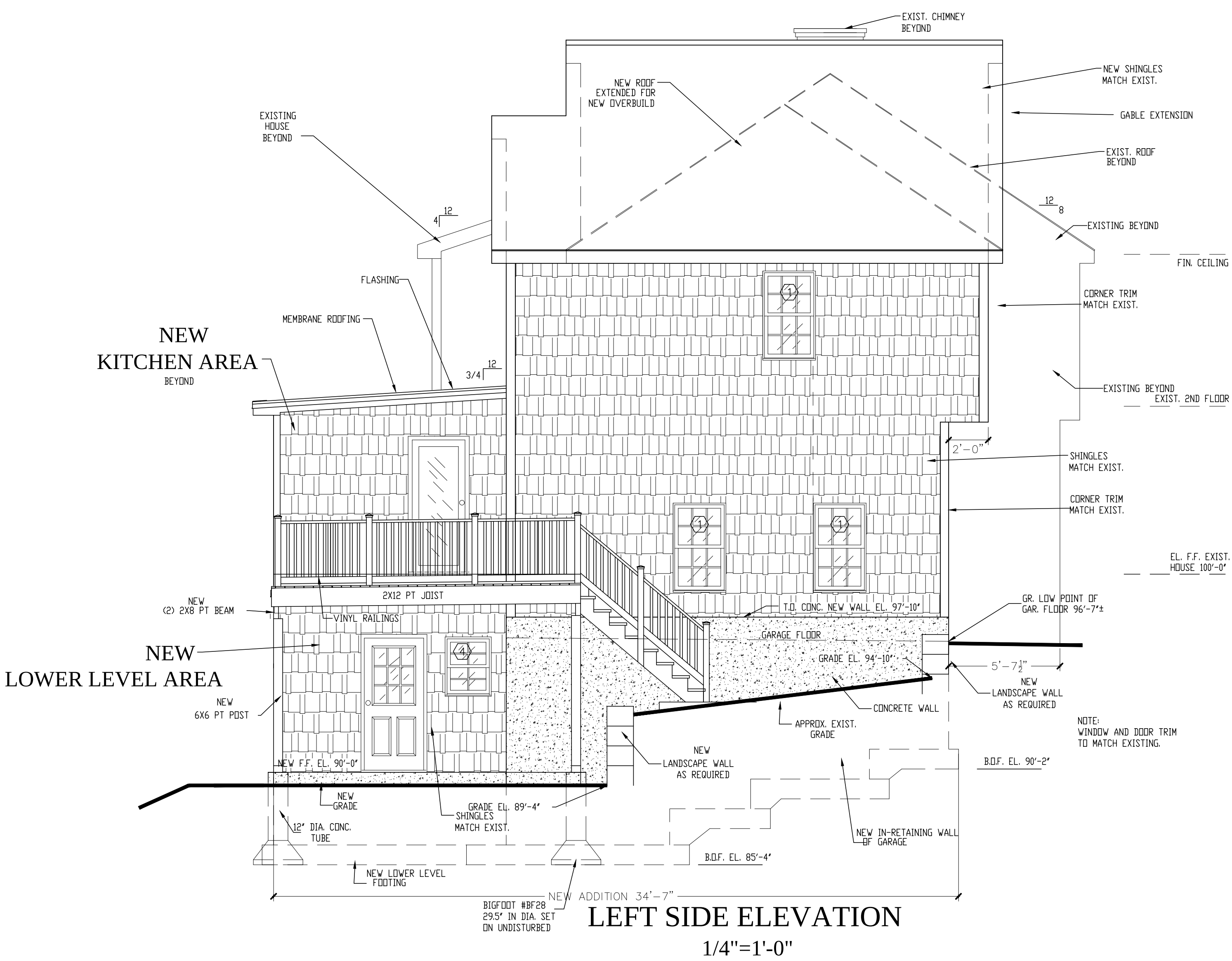
WINDOW SCHEDULE			
SYMBOL	WINDOW SIZE	NOTES	QUANTITY
①	2'-6"W X 4'-3"H	DOUBLE HUNG WINDOW	
②	2'-6"W X 3'-3"H	DOUBLE HUNG WINDOW	
③	1'-10"W X 3'-3"H	DOUBLE HUNG WINDOW	
④	2'-0"W X 2'-9"H	DOUBLE HUNG WINDOW	
⑤	3'-3"W X 3'-3"H	DOUBLE CRANK OUT CASEMENT	

GENERAL CONTRACTOR SHALL COORDINATE THE ROUGH OPENINGS OF WINDOWS AND DOORS AS PER THE SPECIFIC MANUFACTURER AS TO THE EXACT DIMENSIONS AND PLACEMENT WITHIN THE WALLS AND PARTITION- TYPICAL FOR ALL.

ALL GLASS IN BATHROOMS, STAIR WAYS, ENTRANCES, ETC. TO BE SAFETY TEMPERED

ALL BEDROOM WINDOWS TO BE EGRESS WINDOWS.

WINDOWS TO BE PREFINISHED, ANNEALED LOW E 270/189-ENERGY STAR ARGON GAS 62.218, ENERGY PERFORMANCE U=0.25, VISIBLE TRANSMITTANCE 0.50





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

Tel. 781-455-7550 x 308

January 30, 2023

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

Re: Application review for the February Hearing

Dear Board Members,

I have reviewed the applications for the February 2023 hearing and have the following comments.

50 Morningside Road

The applicant is seeking a Special Permit for an ADU that will be in the basement of a new addition to the rear of the existing home. I have reviewed the plan and I had a concern about the second means of egress through the walk-in closet into the existing basement. The homeowner has agreed to leave an existing door that will exit directly from the ADU bedroom into the existing basement, which will give them an unobstructed second egress. I have attached a plan showing that door to remain. This second egress will meet the Mass. State Building Code requirements, additionally the windows will also comply with emergency egress requirements. I have no issues with the Special Permit request.

28 Tudor Road

The applicant is seeking a Special Permit for an ADU that will be located on the first floor as part of a major renovation of the existing home with a new second floor level and two first floor additions. This ADU unit has a front entry door directly out of the home the second egress is through the existing primary unit to a rear exit door. This plan complies with the egress requirements in the Mass. State Building Code. I have no issues with the Special Permit request.

Any questions please contact my office.

David A Roche
Building Commissioner
Town of Needham

**EXISTING
SINGLE FAMILY HOME
NEW ADDITIONS**

General Notes :

Symbol



681 MAIN STREET
WALTHAM, MA 02451
TEL./FAX: 781-647-5831



Job Number: 21277

$$1/\epsilon^2 = 1.0^{\circ}$$

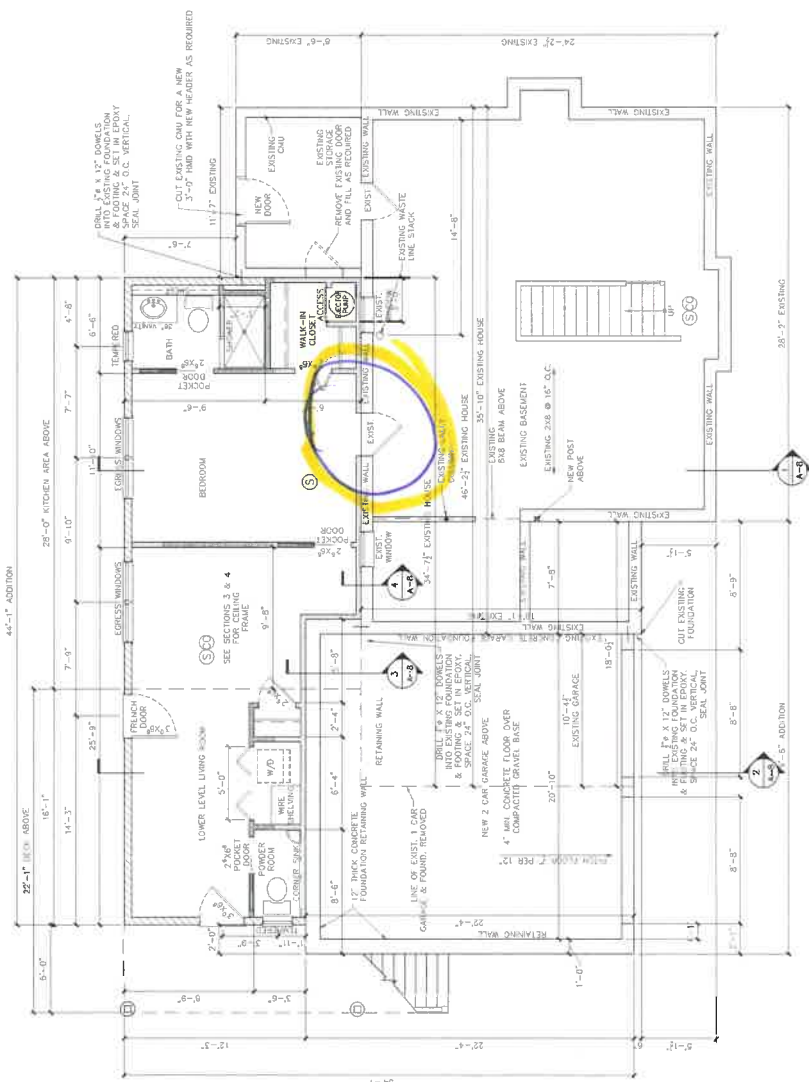
Date: 05-11-2022

Revisions: 06.14.2022

EXISTING/PROPOSED
BASEMENT PLAN

Drawing

A-2



EXISTING/PROPOSED BASEMENT PLAN

SCALE 1/4"=1'-0"

3. EXACT MATERIALS, COLORS TO BE VERIFIED IN THE FIELD WITH OWNER

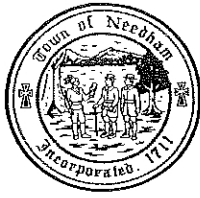
■ NEW 2"x6" EXTERIOR WOOD STUD WALL @ 16" O.C.—21 INSULATION, 1/2" GIB INTERIOR, PLASTER FINISH, TYPEX WRAP, 1/2" EXTERIOR PLYWOOD SHEATHING, DR 20" SYSTEM, FINISHED SIDING TO MATCH EXISTING, VERRY IN FIELD, TYPICAL

— = NEW 2"x4" INTERIOR WOOD STUD WALL @ 16" O.C., 1/2" GWB BOTH SIDES, PLASTER FINISH, PAINT FINISH. COLOR AS SELECTED BY OWNER.

EXISTING WALLS

EXISTING WALLS

Existing Door to remain per Dave Roche Comment of 1.30.23
50 Morningside Rd.



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

January 30, 2023

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

RE: Case Review-Special Permit
50 Morningside Road- Special Permit

Dear Members of the Board,

The Department of Public Works has completed its review of the above referenced Special Permit for the proposed 1 story addition to the existing single-family home for an AHU.

The documents submitted for review are as follows:

- Application for Special Permit dated 01/17/23;
- Architectural Sketch SK-1 prepared by Costa Architects Inc. dated 05/11/22 consisting of 1-sheet.
- Existing Condition Plot Plan prepared by Robert Bibbo dated July 13th, 2022

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.
- Final location of storm drainage field should be reviewed for approval prior to field installation.

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: Tom Conroy
Sent: Tuesday, January 24, 2023 2:08 PM
To: Daphne Collins
Subject: RE: 50 Morningside Road - ZBA Administrative Review - Due January 31

Ok with fire.
Thank you



From: Daphne Collins <dcollins@needhamma.gov>
Sent: Tuesday, January 24, 2023 1:26 PM
To: David Roche <droche@needhamma.gov>; Thomas Ryder <tryder@needhamma.gov>; Justin Savignano <jsavignano@needhamma.gov>; Tara Gurge <TGurge@needhamma.gov>; John Schlittler <JSchlittler@needhamma.gov>; Tom Conroy <TConroy@needhamma.gov>
Subject: 50 Morningside Road - ZBA Administrative Review - Due January 31

Good Afternoon-

50 Morningside Road– Michael and Shiobhan O’Connell, owners, are seeking a Special Permit to add an ADU in their single family home.

Attached please find the application with its associated back-up documents for your information and review.

I appreciate your comments no later than **January 31, 2023** to allow time for the applicant to respond prior to the hearing.

If you have any questions, feel free to contact me.

January 31, 2023 is a hard deadline as I’m leaving on vacation and I don’t have any wiggle room nor will I be attending the ZBA meeting to shepherd late comments to the Board.

Thank you for your understanding,
Daphne

Daphne M. Collins

Zoning Specialist

Phone 781-455-7550, x 261

Web <https://www.needhamma.gov/>

<https://needhamma.gov/1101/Board-of-Appeals>

www.needhamma.gov/NeedhamYouTube

Town of Needham
Planning and Community Development
500 Dedham Avenue

Daphne Collins

From: Tara Gurge
Sent: Monday, January 30, 2023 2:36 PM
To: Daphne Collins
Subject: RE: 50 Morningside Road - ZBA Administrative Review - Due January 31

Daphne –

The Public Health Division conducted our Zoning Board review for the property located at **#50 Morningside Rd.** and have no comments to share at this time.

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



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[Follow Needham Public Health on Twitter!](#)

From: Daphne Collins <dcollins@needhamma.gov>
Sent: Tuesday, January 24, 2023 1:26 PM
To: David Roche <droche@needhamma.gov>; Thomas Ryder <tryder@needhamma.gov>; Justin Savignano <jsavignano@needhamma.gov>; Tara Gurge <TGurge@needhamma.gov>; John Schlittler <JSchlittler@needhamma.gov>; Tom Conroy <TConroy@needhamma.gov>
Subject: 50 Morningside Road - ZBA Administrative Review - Due January 31