

NEEDHAM
ZONING BOARD OF APPEALS
AGENDA
Wednesday August 13, 2025 - 7:30PM

Charles River Room Public Service Administration Building 500 Dedham Avenue Needham, MA 02492	Also livestreamed on Zoom Meeting ID:820-9352-8479 To join the meeting click this link: https://us02web.zoom.us/j/82093528479
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Minutes Review and approve Minutes from July 17, 2025 meeting.

7:30 PM **62 Kimball Street** – Douglas Sherman, Applicant, applied for a Special Permit under Section 6.1.2 and any other section of the Zoning By-Law to allow for an additional third garage. The property is located at 62 Kimball Street, Needham, MA in the Single Residence B (SRB) zoning district.

7:30PM* **136-140 Hillside Avenue** – Greg Keshishyan, applicant, applied for a Special Permit pursuant to Sections 1.4.7.4, 3.52, 4.2.3 and any other applicable section of the Zoning By-Law to permit the demolition and reconstruction of a non-conforming two-family dwelling to be replaced by a new two-family structure. The property is located in the Single-Residence B (SRB) zoning district.

7:30 PM* **10 Riverside Street** –Arthur and Anna Deych, applicants, seek a Special Permit pursuant to Sections 3.2.1 of the Needham Zoning By-Law for a private school, as well as a Special Permit pursuant to Section 5.1.1.5 waiving strict adherence with the off-street parking requirements of Section 5.1.2 (Required Parking) and 5.1.3 (Parking Plan and Design Requirements) and any other applicable section of the Zoning By-Law to permit art instruction at the residential property. The property is located in the General Residence (GR) zoning district.

**Prior cases may delay the precise start time.*

Next ZBA Meeting – September 18, 2025

**NEEDHAM
ZONING BOARD OF APPEALS
MINUTES
THURSDAY, July 17, 2025 - 7:15PM**

Charles River Room Public Services Administration Bldg. 500 Highland Avenue Needham, MA 02492	Also livestreamed on Zoom Meeting ID: 820-9352-8479
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Pursuant to notice published at least 48 hours prior to this date, a meeting of the Needham Board of Appeals was held in the Charles River Room, Public Services Administration Building, 500 Dedham Avenue, Needham, MA 02492 on Thursday, July 17, 2025 at 7:30 p.m.

BOARD MEMBERS PRESENT: Jonathan Tamkin, Chair; Peter Friedenberg, Associate Member
Valentina Elzon, Associate Member

BOARD MEMBERS ABSENT: Howard Goldman, Vice-Chair, Nikolaos Ligris, Member

STAFF PRESENT: Daphne Collins, Zoning Specialist

ATTENDANCE: See attached Sign-In Form

Mr. Tamkin, Chair, presided and opened the meeting at 7:30 p.m.

1. MINUTES OF JUNE 12, 2025

Ms. Elzon moved to approve the minutes of,2025. Mr. Friedenberg seconded the motion.
The motion was unanimously approved.

**62 KIMBALL STREET
SPECIAL PERMIT**

CONTINUED TO AUGUST 13, 2025

The Applicant did not appear at the meeting.

Ms. Elzon moved to continue the meeting to August 13, 2025, 7:30 pm. Mr. Friedenberg second the motion. The motion was unanimously approved.

2. 60 ELLICOTT STREET

SPECIAL PERMIT

APPROVED

Ms. Elzon moved to grant a Special Permit pursuant to Section 1.4.6 – Alteration of the By-Law to allow the total length of the left side wall on the second floor be extended to 35 feet as presented in the plans submitted contingent on the submission of documentation of the non-conformity. Mr. Friedenbergs second the motion. The motion was unanimously approved. A written decision will be prepared.

The meeting adjourned at 8:06 p.m.

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. Copies of the Decisions are filed at the Board website linked here: <https://needhamma.gov/Archive.aspx?AMID=141&Type=&ADID=> or by contacting Daphne Collins, Zoning Specialist, dcollins@needhamma.gov or 781-455-7550, ext. 72261.

The hearings can be viewed at <http://www.needhamchannel.org/watch-programs/> and <https://www.youtube.com/@TownofNeedhamMA/videos>



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	Douglas Sherman	Date:	6/23/25
Applicant Address	8 skylark Ave Plymouth Ma 02360		
Phone	7817067153	email	doug@dscarpentry.net
Applicant is ☐ Owner; ☐ Tenant; ☐ Purchaser; ☒ Other <u>contractor</u>			
If not the owner, a letter from the owner certifying authorization to apply must be included			
Representative Name	Douglas Sherman		
Address	8 Skylark Ave Plymouth Ma 02360		
Phone	7817067153	email	doug@dscarpentry.net
Representative is ☐ Attorney; ☒ Contractor; ☐ Architect; ☐ Other _____			
Contact ☒ Me ☐ Representative in connection with this application.			

Subject Property Information

Property Address	62 Kimball St.		
Map/Parcel Number	119-24	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 (<i>select one</i>): ☒ Special Permit ☐ Variance ☐ Comprehensive Permit ☐ Amendment ☐ Appeal Building Inspector Decision			



ZBA Application For Hearing

Existing Conditions: 2 car garage

Statement of Relief Sought:
want to add a 3rd garage 10 x 8 as part of a 26x15'5 2 story addition

Applicable Section(s) of the Zoning By-Law:
6.1.2

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

	Existing Conditions	Proposed Conditions
Use	single res	single res
# Dwelling Units	1	1
Lot Area (square feet)	14414	14414
Front Setback (feet)	25.7	25.7
Rear Setback (feet)	58.9	43.4
Left Setback (feet)	24.8	24.8
Right Setback (feet)	26.8	18.8
Frontage (feet)	111.42	111.42
Lot Coverage (%)	14.69%	19.4%
FAR (Floor area divided by the lot area)	0.224	0.313
Numbers must match those on the certified plot plan and supporting materials		



ZBA Application For Hearing

Date Structure Constructed including additions:

2003 original construction presently building addition

Date Lot was created:

Submission Materials	Provided
Certified Signed Plot Plan of Existing and Proposed Conditions <i>(Required)</i>	x
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>	x
If applicant is tenant, letter of authorization from owner <i>(Required)</i>	
Electronic submission of the complete application with attachments <i>(Required)</i>	x
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.

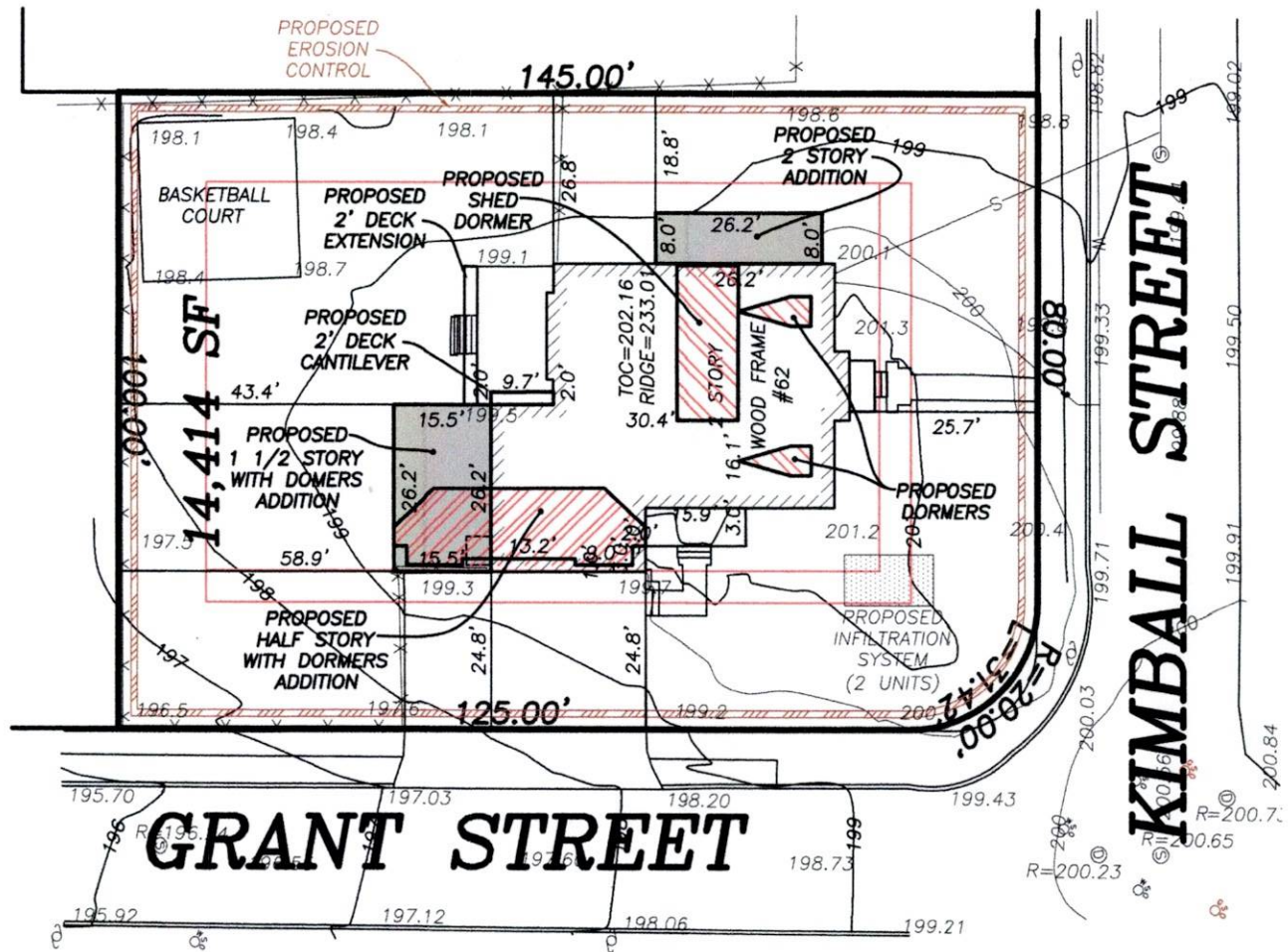


I hereby request a hearing before the Needham Zoning Board of Appeals. I have
reviewed the Board Rules and instructions.

I certify that I have consulted with the Building Inspector 4/8/25
date of consult

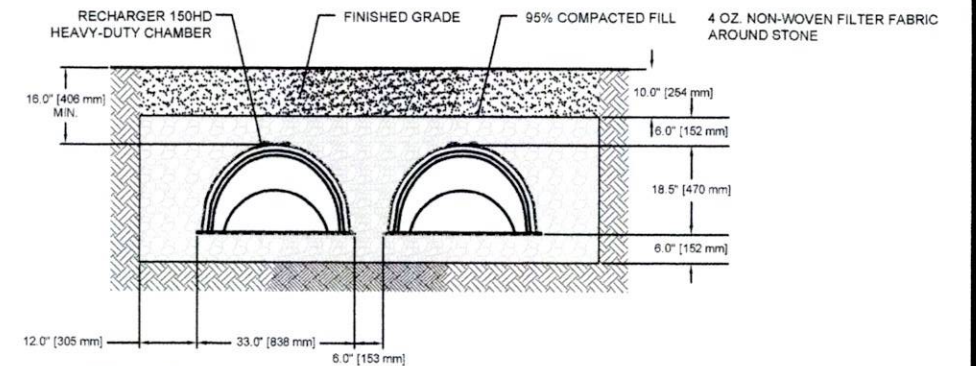
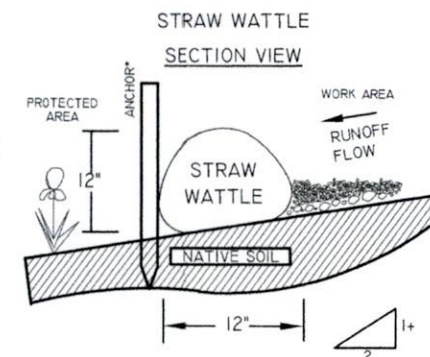
Date: 6/23/25 Applicant Signature

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



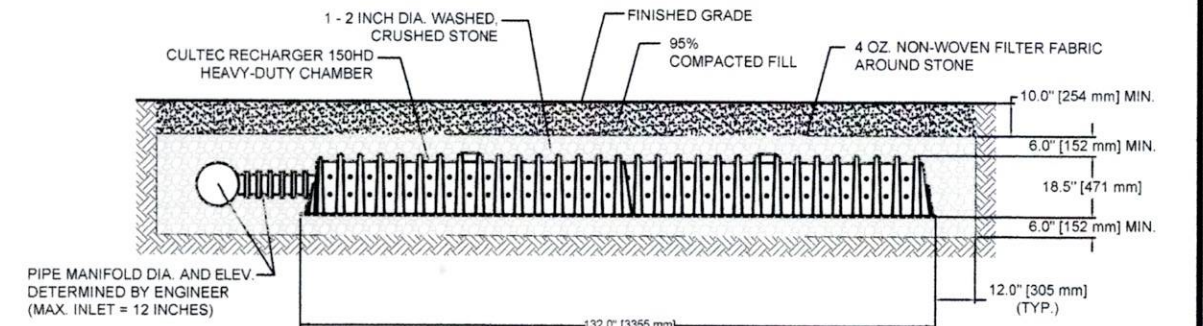
EXISTING LOT COVERAGE = 14.8% (2138 SF)
PROPOSED LOT COVERAGE = 19.4% (2802 SF)

EXISTING IMPERVIOUS AREA = 4002 SF
PROPOSED IMPERVIOUS AREA = 4640 SF



GENERAL NOTES
RECHARGER 150HD BY CULTEC, INC. OF BROOKFIELD, CT.
STORAGE PROVIDED = 4.89 CU FT PER DESIGN UNIT.
REFER TO CULTEC, INC.'S CURRENT RECOMMENDED
INSTALLATION GUIDELINES.
USE RECHARGER 150HD HEAVY-DUTY FOR TRAFFIC AND/OR H2O
APPLICATIONS.

ALL RECHARGER 150HD HEAVY-DUTY UNITS ARE MARKED WITH A
COLOR STRIPE FORMED INTO THE PART ALONG THE LENGTH OF
THE CHAMBER.
ALL RECHARGER 150 CHAMBERS MUST BE INSTALLED IN
ACCORDANCE WITH ALL APPLICABLE LOCAL, STATE AND
FEDERAL REGULATIONS.



INFILTRATION SYSTEM DETAILS

NOT TO SCALE

ZONING INFORMATION: SINGLE RESIDENCE B (SRB)		
	REQUIRED	PROPOSED
MINIMUM LOT AREA	10,000 SF	14,414 SF
MINIMUM LOT FRONTAGE	80 FEET	111.42 FEET
MINIMUM FRONT SETBACK	20 FEET	25.7 FEET
	(25 FEET FOR GARAGE)	(24.8 FEET TO GARAGE)
MINIMUM SIDE YARD	14 FEET	18.8 FEET
		43.4 FEET
MINIMUM REAR YARD	20 FEET	N/A
MAXIMUM BUILDING COVERAGE	25% (3,603 SF)	19.4% (2802 SF)
MAXIMUM FAR	0.36 (5189 SF)	REFER TO ARCHITECTS PLANS
MAXIMUM BUILDING HEIGHT	35 FEET	34± FEET (NO CHANGE FROM EXISTING)
MAXIMUM BUILDING HEIGHT	2 1/2 STORIES	2 1/2 STORIES

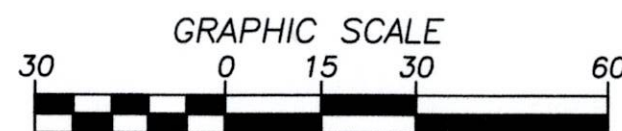
*MAXIMUM OF 32 LINEAR FEET OF THE BUILDING MAY BE BUILT AT MINIMUM SETBACK THE REMAINDER MUST BE AT LEAST 2 ADDITIONAL FEET.

AS PER THE HOME OWNER THE CURRENT DOWNSPOUTS ARE TIED INTO A COMPLETE INFILTRATION SYSTEM THE ADDITIONAL FOOTPRINT WILL BE CAPTURED AND INFILTRATED INTO A NEW SYSTEM

PROPOSED ADDITION FOOTPRINT = 664 SF

$(664 \text{ S.F.} \times 1'') / 12 = 55.3 \text{ Cu. Ft.}$

MITIGATED WITH 2 CULTEC CONTRACTOR 150 HDXL
RECHARGER DRYWELL CHAMBERS (OR SUITABLE REPLACEMENT)
CAPACITY OF 53.79 CU FT EACH. (11 x 4.89 CU FT)
RECHARGE WILL MITIGATE COMPLETELY FOR A 1" STORM FOR
THE PROPOSED FOOTPRINT
SEE DRYWELL DETAIL FOR SPECIFICATIONS
AND PLAN FOR LOCATIONS. LOCATIONS AS SHOWN.



REVISED: FEBRUARY 27, 2025

**CERTIFIED PLOT PLAN
SHOWING GRADE PLANES
62 KIMBALL STREET
NEEDHAM, MASS.**

Field Resources, Inc.
LAND SURVEYORS

JANUARY 20, 2025

SCALE 1"=30'

P.O. BOX 324
AUBURN, MA

281 CHESTNUT ST.
NEEDHAM, MA.

781 444 5936

office@fieldresources.net

119-24

ROUGH RIDGE
EL. = +29'-3 3/4"

ROUGH TOP OF WALL
EL. = +16'-10"
NEW ROUGH TOP OF WALL
EL. = +16'-5"
ROUGH HEAD-MATCH EXISTING
EL. = (+/-) 15'-8 1/2"

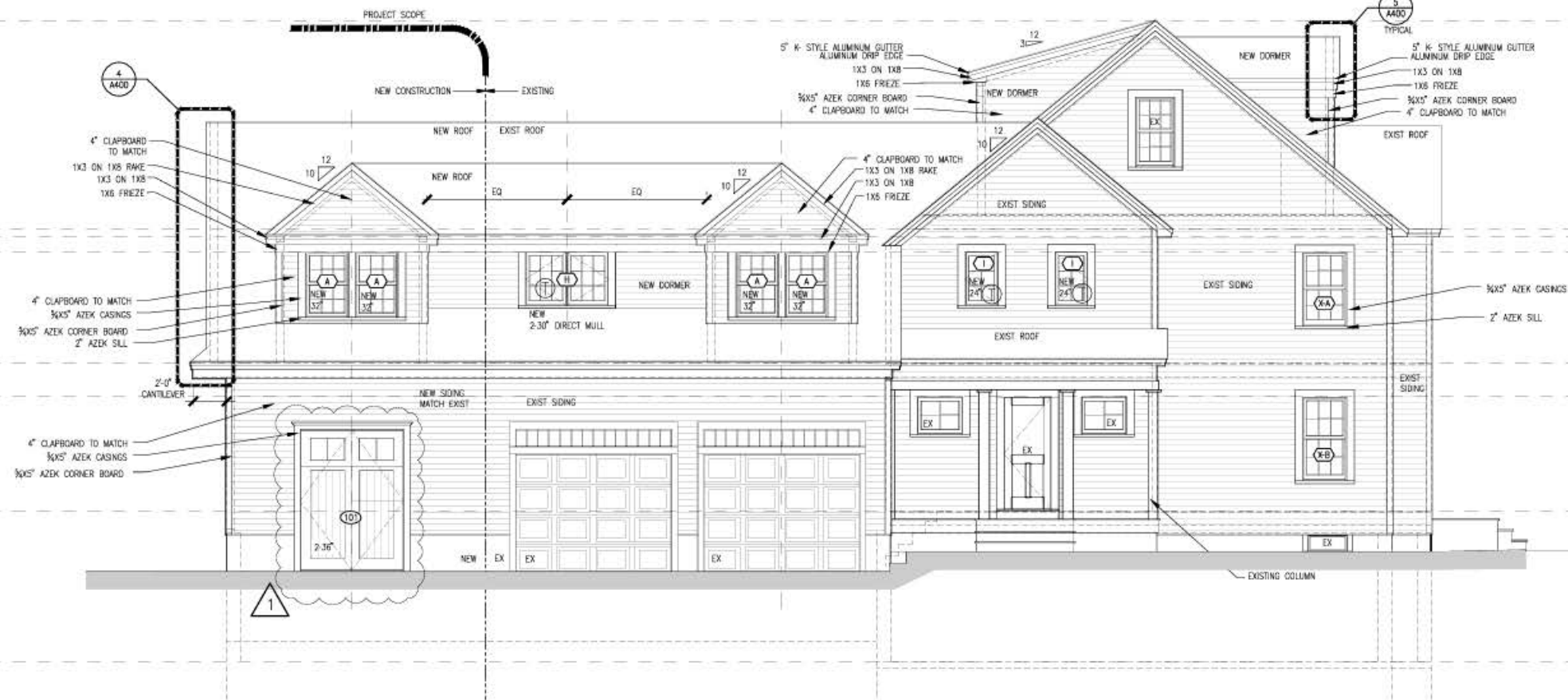
SECOND FLOOR ROUGH
EL. = +8'-10"

ROUGH HEAD
EL. = +8'-10"

FIRST FLOOR ROUGH
EL. = 0'-0"

BASEMENT LEVEL ROUGH
EL. = -(6'-8")

2 LEFT ELEVATION
SCALE: 1/4" = 1'-0"



Revisions

Number	Date	Description
1	04/15/2025	REVISED DORMER

Checked by :

Drawn by :

Cox Residence
62 Kimball Street
Needham, MA

PROPOSED EXTERIOR ELEVATIONS

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

Project Number:
2102435.00

Date Issued:
MAR.28.2025

A200

Daphne Collins

From: Joseph Prondak
Sent: Wednesday, July 9, 2025 2:35 PM
To: Daphne Collins
Subject: 60 and 62

Hi Daphne,

Some unexpected issues the past two weeks have prevented me from doing timely responses on these two cases but this email will confirm that I have reviewed both and have no comments or concerns on either.

Thanks,

Joe P

Get [Outlook for iOS](#)

Daphne Collins

From: Justin Savignano
Sent: Wednesday, July 9, 2025 9:37 AM
To: Daphne Collins; Joseph Prondak; Thomas Ryder
Subject: Re: 62 Kimball Street - ZBA Administrative Review - Due July 8, 2025

Hi Daphne,

After review of all the materials, we have no comment or objection to the proposal.

Thanks,

Justin

Get [Outlook for iOS](#)

From: Daphne Collins <dcollins@needhamma.gov>
Sent: Wednesday, July 9, 2025 8:41:48 AM
To: Joseph Prondak <jprondak@needhamma.gov>; Justin Savignano <jsavignano@needhamma.gov>; Thomas Ryder <tryder@needhamma.gov>
Subject: FW: 62 Kimball Street - ZBA Administrative Review - Due July 8, 2025

I need the ZBA review comments!

Thanks,
Daphne

Daphne M. Collins
Zoning Specialist
Zoning Board of Appeals
Planning and Community Development Department
Town of Needham – Public Services Administration Building
500 Dedham Street
Needham, MA 02492
781-455-7550, ext 72261
dcollins@needhamma.gov
www.needhamma.gov

In- Person Staff Hours are Monday – Wednesday 8:30 am – 5:00pm
Remote Hours – Thursday 8:30 am – 5:00pm

From: Daphne Collins
Sent: Tuesday, July 8, 2025 8:47 AM
To: Tara Gurge <TGurge@needhamma.gov>; John Schlittler <JSchlittler@needhamma.gov>; Joseph Prondak <jprondak@needhamma.gov>; Justin Savignano <jsavignano@needhamma.gov>; Thomas Ryder <tryder@needhamma.gov>
Subject: RE: 62 Kimball Street - ZBA Administrative Review - Due July 8, 2025

Daphne Collins

From: Tom Conroy
Sent: Tuesday, July 1, 2025 11:00 AM
To: Daphne Collins
Subject: RE: 62 Kimball Street - ZBA Administrative Review - Due July 8, 2025

Hi Daphne,
No issues with Fire,
Thanks



Thomas M. Conroy

Fire Chief - Needham Fire Department
tconroy@needhamma.gov
Ph (781) 455-7580

From: Daphne Collins <dcollins@needhamma.gov>
Sent: Tuesday, June 24, 2025 12:21 PM
To: Donald Anastasi <DAnastasi@needhamma.gov>; Jay Steeves <steevesj@needhamma.gov>; John Schlittler <JSchlittler@needhamma.gov>; Joseph Prondak <jprondak@needhamma.gov>; Justin Savignano <jsavignano@needhamma.gov>; Ronnie Gavel <rgavel@needhamma.gov>; Tara Gurge <TGurge@needhamma.gov>; Thomas Ryder <tryder@needhamma.gov>; Tom Conroy <TConroy@needhamma.gov>
Subject: 62 Kimball Street - ZBA Administrative Review - Due July 8, 2025

Good Morning –

62 Kimball Street - Douglass Sheman, contractor for the owner Chris Cox, applied for a Special Permit to allow an additional garage space under Sections 6.1.2* of the By-Law. The property is located in the Single-Residence B (SRB) zoning district.

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

I appreciate your comments no later than **July 8, 2025** to allow time for the applicant to respond prior to the hearing.

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

Thank you,

Daphne

*Please note the applicant incorrectly identified the applicable Section of the By-Law. He will be submitting a revised page 2 of the Application with the correct Section which is 6.1.2

Daphne Collins

From: Tara Gurge
Sent: Tuesday, June 24, 2025 3:16 PM
To: Daphne Collins
Subject: RE: 62 Kimball Street - ZBA Administrative Review - Due July 8, 2025- Public Health

Daphne –

The Public Health Division conducted the Zoning Board review for the proposal for the property located at **#62 Kimball St.** The Public Health Division has 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

STATEMENT OF CONFIDENTIALITY

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From: Daphne Collins <dcollins@needhamma.gov>
Sent: Tuesday, June 24, 2025 12:21 PM
To: Donald Anastasi <DAnastasi@needhamma.gov>; Jay Steeves <steevesj@needhamma.gov>; John Schlittler <JSchlittler@needhamma.gov>; Joseph Prondak <jprondak@needhamma.gov>; Justin Savignano <jsavignano@needhamma.gov>; Ronnie Gavel <rgavel@needhamma.gov>; Tara Gurge <TGurge@needhamma.gov>; Thomas Ryder <tryder@needhamma.gov>; Tom Conroy <TConroy@needhamma.gov>
Subject: 62 Kimball Street - ZBA Administrative Review - Due July 8, 2025

Good Morning –

Daphne Collins

From: John Schlittler
Sent: Tuesday, July 8, 2025 9:26 AM
To: Daphne Collins
Subject: RE: 62 Kimball Street - ZBA Administrative Review - Due July 8, 2025

Police have no issues

From: Daphne Collins <dcollins@needhamma.gov>
Sent: Tuesday, July 8, 2025 8:47 AM
To: Tara Gurge <TGurge@needhamma.gov>; John Schlittler <JSchlittler@needhamma.gov>; Joseph Prondak <jprondak@needhamma.gov>; Justin Savignano <jsavignano@needhamma.gov>; Thomas Ryder <tryder@needhamma.gov>
Subject: RE: 62 Kimball Street - ZBA Administrative Review - Due July 8, 2025

Hi Folks-
Friendly reminder. ZBA review comments due today.
Thanks,
Daphne

Daphne M. Collins
Zoning Specialist
Zoning Board of Appeals
Planning and Community Development Department
Town of Needham – Public Services Administration Building
500 Dedham Street
Needham, MA 02492
781-455-7550, ext 72261
dcollins@needhamma.gov
www.needhamma.gov

In- Person Staff Hours are Monday – Wednesday 8:30 am – 5:00pm
Remote Hours – Thursday 8:30 am – 5:00pm

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Sent: Tuesday, June 24, 2025 12:21 PM
To: Donald Anastasi <Danastasi@needhamma.gov>; Jay Steeves <steevesj@needhamma.gov>; John Schlittler <JSchlittler@needhamma.gov>; Joseph Prondak <jprondak@needhamma.gov>; Justin Savignano <jsavignano@needhamma.gov>; Ronnie Gavel <rgavel@needhamma.gov>; Tara Gurge <TGurge@needhamma.gov>; Thomas Ryder <tryder@needhamma.gov>; Tom Conroy <TConroy@needhamma.gov>
Subject: 62 Kimball Street - ZBA Administrative Review - Due July 8, 2025

Good Morning –

GEORGE GIUNTA, JR.

ATTORNEY AT LAW*

P. O. BOX 70

SOUTH WEYMOUTH, MA 02190

*Also admitted in Maryland

TELEPHONE (781) 449-4520

FAX (781) 465-6059

July 14, 2025

Town of Needham
Zoning Board of Appeals
Needham, Massachusetts 02492

Attn: Daphne M. Collins, Zoning Specialist

Re: Greg Keshishyan
136-140 Hillside Avenue, Needham, MA

Dear Mrs. Collins,

Please be advised this office represents Greg Keshishyan of 58 Fay Lane, Needham, MA 02492 (hereinafter, the "Applicant"), prospective purchaser, with respect to the property known and numbered 136-140 Hillside Avenue, Needham, MA 02494 (hereinafter the "Premises"). In connection therewith, submitted herewith please find:

1. Seven copies of a completed Application for Hearing
2. Seven copies of Memorandum in Support of Application of Greg Keshishyan, 136-140 Hillside Avenue, Needham, MA;
3. Seven copies of architectural plans, prepared by RAV & Assoc., Inc., 21 Highland Avenue, Needham, MA 02494;
4. Seven copies of "Zoning Plan, Needham, Massachusetts", prepared by VTP Associates, Inc., Land Surveyors – Civil Engineers, 132 Adams Street, 2nd Floor, Suite 3, Newton, MA 02458;
5. Authorization letter of Brian R. Rothschild, Trustee, The John E. Rothschild – 136-140 Hillside Avenue Irrevocable Trust, current owner of the Premises; and
6. Check in the amount of \$500 for the applicable filing fee.

The Premises is currently occupied by a two-family house, built prior to the adoption of zoning. The house was modified and expanded in 1942 through the construction of an addition. It was further modified and expanded in 1989 pursuant to Decision of the Zoning Board of Appeals, dated October 17, 1989, issued to John Rothschild, granting a special permit pursuant to Section 1.4.6 to alter and enlarge an existing, non-conforming building. As part of that Decision, the Board found that the building had been “used as a two-family house since prior to the enactment of any zoning by-law provision prohibiting such use” and the Board authorized the enclosure of an existing open porch to provide additional living space.

The Applicant now desires to demolish the existing two-family dwelling, given its age and condition, and replace it with a new two-family house, conforming in all respects to dimensional and density requirements. In addition, the Applicant desires to construct two detached one-car garages to serve the new two-family house. Whereas the use of the Premises for two-family purposes constitutes a lawful, pre-existing, non-conforming use, a special permit pursuant to Section 1.4.7.4 is required for the proposed work.

Please schedule this matter for the next available hearing of the Board, If you have any questions, comments or concerns relative to the foregoing, please do not hesitate to contact me so that I may be of assistance.

Your courtesy and attention are appreciated.

Sincerely,

A handwritten signature in black ink, appearing to read "George Giunta, Jr.", with a stylized, cursive script.

George Giunta, Jr.



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	Greg Keshishyan			Date:	7/14/25
Applicant Address	58 Fay Lane, Needham, MA 02492				
Phone	617-799-9001	email	EdgeBuildersCorp@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	George Giunta, Jr., Esq.				
Address	P.O. Box 70, South Weymouth, MA 02190				
Phone	781-449-4520	email	george.giuntajr@needhamlaw.net		
Representative is ☒ Attorney; ☐ Contractor; ☐ Architect; ☐ Other_____					
Contact ☐ Me ☒ Representative in connection with this application.					

Subject Property Information

Property Address	136-140 Hillside Avenue, Needham, MA 02494		
Map/Parcel Number	Map 95 / Parcel 69	Zone of Property	Single Residence B (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 (<i>select one</i>): ☒ Special Permit ☐ Variance ☐ Comprehensive Permit ☐ Amendment ☐ Appeal Building Inspector Decision			



ZBA Application For Hearing

Existing Conditions:

Lawful, pre-existing, non-confirming two-family dwelling, expanded and enlarged pursuant to Decision of ZBA d. October 17, 1989, issued to John Rothschild, which is non-conforming as to side-yard setback.

Statement of Relief Sought:

Special Permit pursuant to Section 1.4.7.4 of the Needham Zoning By-Law and a finding pursuant to Section 6 of M.G.L. c.40A, to permit the demolition, extension, alteration, enlargement and reconstruction of the lawful, pre-existing, non-conforming, two-family dwelling, as shown on the plans submitted herewith and all other relief as may be necessary and appropriate in connection therewith.

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

1.4.7.4, 3.5.2, 4.2.3, 7.5.2 and any other applicable section or by-law

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

	Existing Conditions	Proposed Conditions
Use		
# Dwelling Units	2 units	2 units
Lot Area (square feet)		
Front Setback (feet)		
Rear Setback (feet)		
Left Setback (feet)	12.1'	20.1'
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>		



ZBA Application For Hearing

Date Structure Constructed including additions: Originally built 1860, enlarged 1948 and 1989.	Date Lot was created: 1942
--	--------------------------------------

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 prior to filing this application.

date of consult

Greg Keshishyan
by his attorney,

Date: July 14, 2025 Applicant Signature *George Giunta Jr*
George Giunta, Jr., Esq.

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

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

July 14, 2025

MEMORANDUM IN SUPPORT OF
APPLICATION OF
GREG KESHISHYAN
136-140 Hillside Avenue, Needham, MA

The applicant, Greg Keshishyan (hereinafter, the “Applicant”), seeks a Special Permit pursuant to Section 1.4.7.4 of the Needham Zoning By-Law and a finding pursuant to Section 6 of M.G.L. Chapter 40A, to permit the demolition and reconstruction of the lawful, pre-existing, non-conforming two family dwelling known and numbered 136-140 Hillside Avenue, as shown on the submitted plans, and all other relief as may be necessary and appropriate therefor.

PRESENT USE / HISTORY

The Premises is shown as parcel 69 on sheet 95 of the Assessor’s Map for the Town of Needham and consists of approximately 10,027 square feet of land with 95.5 feet of frontage on Hillside Avenue. The Premises is currently occupied by a two story, two-family residential dwelling which is nonconforming as to use and side yard setback.¹ According to the records of the Assessor’s Department, the existing dwelling was originally constructed in 1860, well prior to the adoption of zoning in the Town of Needham. It is built on a stone foundation and consists of approximately 2,166 square feet of interior finished living area and an additional 1,121 square feet of basement space. There are 9 total rooms, with 4 bedrooms and 2 full baths.

The original Assessor’s Department “Field Card” describes the property as a “2 fam house” on the back. On the front, the category “duplex” is marked with the number “2”; and for the categories hot water heating, fireplace and bath, the number “2” is written in, indicating two

¹ The side yard setback from the left, northerly side-line is approximately 12.1 feet to the left rear corner of the existing house, as opposed to 14 feet as currently required.

such of those items.² Subsequent Assessing Department Record Cards also describes the property as a two-family residence, and the Premises is currently listed and taxed as such.³

Like most other pre-existing two-family dwellings, and certainly those built prior to the adoption of zoning, there is no record of the initial construction on file with the Building Department. However, there are a couple of permits that indicate the use of the property for two-family purposes. The oldest such permit is no. 7370, dated June 11, 1948, for an “addition to 2 family dwelling”.⁴ Then there is permit no. 14582, and the related application dated August 28, 1989, both of which indicate that the property consisted of two dwelling units.⁵ Finally, there is also electrical permit no. 5566, dated August 28, 1989, which indicates that the purposes of the building was a “2 family apartment”⁶ Moreover, the Building Department field card indicates that the property is a “2 family dwelling”.⁷

Taken together, all the above evidence should be more than sufficient to establish that the use of the Premises for two-family purposes constitutes a lawful, pre-existing use. Which may be why, the Board itself has already made such a finding, as set forth in Decision dated October 17, 1989, issued to John Rothschild, granting a special permit to enclose an existing open porch to provide additional living space.⁸

PROPOSED ALTERATION

As indicated above, the Applicant seeks to demolish the existing two-family house and replace it with a new two-family dwelling and two one-car detached garages, as shown on the plans submitted herewith. Each unit will feature four bedrooms (three on the second floor and one in the basement) two full baths on the second floor, one full bath in the basement and one half-bath on the first floor. In addition, two detached, one-car garages are proposed with space for two total cars, one per unit, in compliance with the requirements of Section 1.4.7.4.

The proposed new, replacement two-family complies with all applicable dimensional and density requirements. The house occupies a total of approximately 1,932 square feet of footprint, with a lot coverage of 17.9% pursuant to Section 1.4.7, and 23.6% pursuant to Section

² See Exhibit A provided herewith.

³ See Exhibit B provided herewith.

⁴ See Exhibit C provided herewith.

⁵ See Exhibit D provided herewith.

⁶ See Exhibit E provided herewith.

⁷ See Exhibit F provided herewith.

⁸ See Exhibit G provided herewith.

4.2. As a result, the proposed new house is consistent with both the maximum footprint and maximum lot coverage allowed pursuant to of Section 1.4.7.4 (2,500 square feet and 18%, respectively), as well as the maximum 25% lot coverage allowed pursuant to Section 4.2.3 of the By-Law.⁹ The proposed replacement house is set back from Hillside Avenue by 20.5 feet at the closest point, and the house, as well as the proposed detached garages, all comply with all other setback requirements. Finally, the FAR for the proposed house is .359, less than the .38 maximum allowed pursuant to Section 4.2.3 of the By-Law.

LAW

Massachusetts General Laws, Chapter 40A, Section 9 states as follows: “Special Permits may be issued only for uses that are in harmony with the general purpose and intent of the ordinances of the by-law, and shall be subject to general or specific provisions set forth therein; and that such permits may also impose conditions, safeguards, and limitations on time and use.”

Section 1.4.7.4 of the Zoning By-Law authorizes the Board of Appeals to issue special permits for the reconstruction of lawful, pre-existing, non-conforming two-family dwellings, provided the Board finds that the reconstructed building is “appropriate in scale and mass for the neighborhood, with particular consideration of abutting properties”, and “that the proposed reconstruction will not be *substantially* more detrimental than the existing non-conforming building to the neighborhood” (emphasis added).

ANALYSIS / ARGUMENT

The Applicant asserts that the proposed replacement two-family structure is not **substantially** more detrimental to the neighborhood than the existing two-family structure. The new structure complies with all applicable dimensional and density regulations and is consistent with or below the applicable maximum lot coverage and FAR requirements. The Applicant feels that the design is attractive and is in keeping with other homes in the general area, especially recent reconstruction, such as the two-family dwelling located immediately to the rear, the multifamily development immediately adjacent to the Premises to the southeast, as well as the numerous other two-family dwellings in the general vicinity. Moreover, the replacement

⁹ Section 1.4.7.4(b) limits reconstruction of a pre-existing, non-conforming two-family dwelling on a conforming lot to a footprint not greater than 2,500 square feet and lot coverage not greater than 18%. The method for calculating lot coverage and footprint are different, as is the method for calculating lot coverage under Section 1.4.7.4 and Section 4.2.3.

structure eliminates the side-yard setback violation for the existing house. Furthermore, whereas there are no significant existing natural features of the site, and given the nature of the neighborhood, the Applicant asserts that the proposed replacement structure is in harmony with the site and the surrounding area.

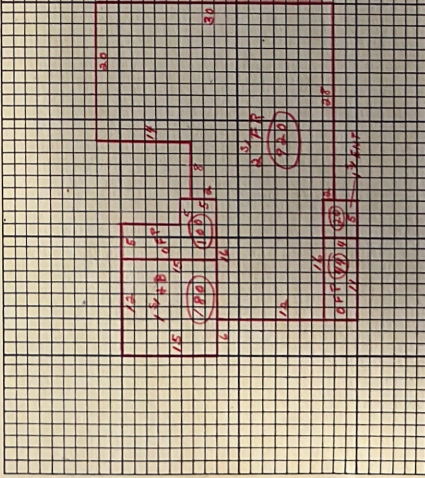
Therefore, the Applicant asserts that the issuance of a Special Permit under Section 1.4.7.4 of the By-Law and a finding under Section 6 of M.G.L. Chapter 40A, to allow for the reconstruction of the lawful, pre-existing, nonconforming two-family dwelling at 136-140 Hillside Avenue, are both appropriate and proper, and should be granted.

Respectfully submitted,
Greg Keshishyan
by his attorney,



George Giunta, Jr., Esq.
P.O. Box 70
South Weymouth, MA 02190
781-449-4520

Exhibit A
p 1 of 2
Original Assessing Department Field Card
(front)

No. 136 Street		HILLSIDE AVENUE		095-069 136 HILLSIDE AVE		Card No.											
PLAN	SEC.	BLOCK	LOT	ZONING	CLASS	REAL PROPERTY RECORD											
95 78			B														
				TOWN OF NEEDHAM													
Permit No.				Date	BOARD OF ASSESSORS												
DIVISIONS				FEET													
DIAGRAM OF STRUCTURES																	
																	
PROPERTY DATA ON THIS CARD NOT UPDATED SINCE 1993. COMPUTER LISTINGS CORRECTED																	
BASEMENT:				BASEMENT													
1ST				1ST													
2ND				2ND													
3RD				3RD													
ATTIC				ATTIC													
TOTAL				TOTAL													
REMARKS:				9-21-78 NC Permit to 1675 Hillside Ave. for 9 Rooms 1995 General as 2-Family & Store (Chilly Winter)													

[illegible]

Exhibit B
Additional Assessor's Documents
p 1 of 2

2003 Record Card

PARCEL_ID: 199095-0-0069-0000.0 MAP: 095.0 BLOCK: 0069 LOT: 0000.0 PARCEL ADDRESS: 136 HILLSIDE AVE as of: 1/25/03 Residential Property Record Card #1	
PARCEL INFORMATION	
Owner: ROTHSCHILD, JOHN E	Use Code: 104 Sale Price: 208000 Book: 8365 Road Type: T Inspect Date: 5/16/01
Address: 136 HILLSIDE AVENUE	Tax Class: T Sale Date: 7/28/89 Page: 128 Rd Condition: P Mass Date: X
	Tot Fin Area: 2166 Sale Type: P Cert Doc: M Traffic: M Entrance: X
	Tot Land Area: 0.23 Sale Value: Y Water: PS Collect: CD
	Exempt: 0% 0% Res: 0% 100/100 Comm: 0% 0% Indus: 0% 0% Open Sp: 0% 0%
NEEDHAM MA 02464	
RESIDENCE #1 INFORMATION	
Style: 2F Tot Rooms: 9 Main Fin Area: 1246 Attic: N	LAND INFORMATION NBHD CODE: 205 NBHD CLASS: ZONE: B Sug Type Code Method Sp-Ft Acres mly/vn Value Class 1 P 104 S 10000 0.23 N 214255 2 R 104 A 28 0.007 N 155
Story Height: 2 Bedrooms: 4 Up Fin Area: 920 Basement Area: 1121	
Roof: G Full Baths: 2 Add Fin Area: Fin Basement: 1121	
Ext Wall: WS Half Baths: 0 Unfin Area: Basement: 1121	
Masonry Trim: 0 Ext Bath Frc: 0 Tot Fin Area: 156173	
Foundation: ST Bath Qual: T	
Kitch Qual: T	
Head Type: HWY Ext Kitch: 1689 MK-4g	
Fuel Type: 0 Year Built: 1880 Sound Value: 15200	
Fireplaces: 2 Bath Gr: Cpr: AG Cond Bldg: 15200	
Central AC: N Bath Sq Sfr: 100 Pct Complete: 100 Att St Vld: 15200	
Att Gr Sfr: 100	DETACHED STRUCTURE INFORMATION Sfr Unit Mar-1 Mar-2 Ext-Rblt Grade Cond %Good PFER Cost Class
Porch Type: P Porch Area: 55 Porch Grade Factor:	
SKETCH	VALUATION INFORMATION Current Total: 370500 Bldg: 15200 Land: 214400 Mkt Loc: 214400 Prior Tot: 368800 Bldg: 144400 Land: 214400 Mkt Loc: 214400
PHOTO	

1991 Record Card
(front)

[illegible]

(back)

SECTION 1: GENERAL INFORMATION										SECTION 2: PROPERTY IDENTIFICATION										SECTION 3: ADJACENT PROPERTIES										SECTION 4: ZONING AND REGULATIONS									
1.1 PROJECT NAME: [Blank] 1.2 CLIENT: [Blank] 1.3 ADDRESS: [Blank]					2.1 LOT NUMBER: [Blank] 2.2 SUBDIVISION: [Blank] 2.3 MAP REFERENCE: [Blank]					3.1 ADJACENT NORTH: [Blank] 3.2 ADJACENT SOUTH: [Blank] 3.3 ADJACENT EAST: [Blank] 3.4 ADJACENT WEST: [Blank]					4.1 ZONING DISTRICT: [Blank] 4.2 SETBACKS: [Blank] 4.3 COVERAGES: [Blank]																								
5.1 SITE PLAN: [Blank]										6.1 SURVEY DATA: [Blank]										7.1 NOTES: [Blank]																			

SECTION 5: ADJACENT PROPERTIES										SECTION 6: ZONING AND REGULATIONS									
5.1 PROPERTY ADDRESS: [Blank] 5.2 OWNER: [Blank] 5.3 ZONING: [Blank]					6.1 ZONING DISTRICT: [Blank] 6.2 SETBACKS: [Blank] 6.3 COVERAGES: [Blank]														

SECTION 7: ADJACENT PROPERTIES										SECTION 8: ZONING AND REGULATIONS									
7.1 PROPERTY ADDRESS: [Blank] 7.2 OWNER: [Blank] 7.3 ZONING: [Blank]					8.1 ZONING DISTRICT: [Blank] 8.2 SETBACKS: [Blank] 8.3 COVERAGES: [Blank]														

Exhibit C
Building Permit No. 7370

PLOT AND BUILDING

Plans must be submitted and approved by this Department before a permit for erection will be granted. Separate application required for every building

APPLICATION

Needham, Mass. June 11 1948

No. 7370

TO THE INSPECTOR OF BUILDINGS:

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

1. Purpose of Building addition to 2 family dwelling
2. First-class General Second-class Third-class
3. Zoning District General
4. Location, St. and No. 36-40 Hillside Ave Nearest St. Hillside Ave
5. Owner Wm P Bailey Address Needham Tel.
6. Builder Wm P Bailey Address Needham Tel.
7. Architect Address Tel.
8. Size of Building—Front 14' Rear 20' Depth
9. No. of Feet Level of Ground to Highest Point of Roof 22
10. Set Back from Street Rear of Bldg Right Side Left Side
11. Area of Lot No. of Rooms
12. Material of Foundation Concrete Material of Underpinning
13. Size of Girder Kind
14. Size of Sills 4x6 Posts 4x6
15. First Floor Timbers 2x8 Second 2x8 Third
16. Size of Corner Braces 3x4 Outside Window and Door Studs
17. Size of Bridging 2x6 Rafters 2x6
18. Roof Covering Asphalt Shingles Exterior Wall Covering Aluminum
19. Is the Roof to be Flat, Pitch, Mansard or Hip Pitch
20. Heated by Steam, Furnace, Hot Water, Air Conditioned 2 Gas Hot Water
21. Oil Burner Gas Fired Coal
22. Plumbing Wiring
23. Estimated Value 2000 =
24. Plans Submitted Yes

In addition to the foregoing statement this building will be constructed under the Building and Zoning By-Laws of the Town of Needham. Permit card to be displayed until work is completed.

Paid by cash

Fee, \$ 2.00

Sign Here Wm P Bailey

Address 1000 South Plain Ave

[Signature]

Exhibit D
Building Permit No. 14582, Occupancy Permit and Application
P 1 of 2

1 of Needham
0 Dedham Ave.
Needham, MA. 02192
455-7542

FIELD COPY

BUILDING PERMIT

FILE

PERMIT NO. **14582**

APPLICANT Peter Chace DATE 8-28 19 89 ADDRESS 93 Westside Ave. N. Attleboro, MA 02760 (CITY'S LICENSE)

PERMIT TO Alterations (TYPE OF IMPROVEMENT) NO. 1 STORY residential (PROPOSED USE) NUMBER OF DWELLING UNITS Two

AT (LOCATION) 136 Hillside Ave. (NO.) (STREET) ZONING DISTRICT

BETWEEN Honeywell (CROSS STREET) AND Webster (CROSS STREET)

SUBDIVISION _____ LOT _____ BLOCK _____ LOT SIZE _____

BUILDING IS TO BE 12'3" x 15'8" FT. WIDE BY _____ FT. LONG BY 2 1/2 stories T. IN HEIGHT AND SHALL CONFORM IN CONSTRUCTION

TO TYPE 4-B USE GROUP R-3 BASEMENT WALLS OR FOUNDATION existing (TYPE)

REMARKS: Install shower stall and create hall closet

AREA OR VOLUME 175 sq.ft. (CUBIC/SQUARE FEET) ESTIMATED COST \$ 7,000 PERMIT FEE \$ 53.00

OWNER John Rothschild BUILDING DEPT. BY _____

ADDRESS 136-140 Hillside Ave. Needham, MA. 02192

Town of Needham
470 Dedham Ave.
Needham, MA. 02192
455-7542

CERTIFICATE ISSUED DATE _____

**BUILDING PERMIT -
CERTIFICATE OF OCCUPANCY**

APPLICANT Peter Chace DATE 8-28 19 89 PERMIT NO. 14582

ADDRESS 93 Westside Ave. N. Attleboro, MA 02760 (CITY'S LICENSE)

PERMIT TO Alterations (TYPE OF IMPROVEMENT) NO. 1 STORY residential (PROPOSED USE) NUMBER OF DWELLING UNITS Two

AT (LOCATION) 136 Hillside Ave. (NO.) (STREET) ZONING DISTRICT

BETWEEN Honeywell (CROSS STREET) AND Webster (CROSS STREET)

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TO TYPE 4-B USE GROUP R-3 BASEMENT WALLS OR FOUNDATION existing (TYPE)

REMARKS: Install shower stall and create hall closet

AREA OR VOLUME 175 sq.ft. (CUBIC/SQUARE FEET)

OWNER John Rothschild

ADDRESS 136-140 Hillside Ave. Needham, MA. 02192

TO BE POSTED ON PREMISES
SEE REVERSE SIDE FOR CONDITIONS OF CERTIFICATE

Exhibit D
Building Permit No. 14582, Occupancy Permit and Application
P 2 of 2

TOWN OF



NEEDHAM

DATE 8/28/89

PERMIT NUMBER 14582

LOCATION OF BUILDING	AT (LOCATION) <u>136 - 138 411 Side Ave</u> (NO) (STREET)	ZONING DISTRICT
	BETWEEN <u>Honeywell</u> AND <u>Webster</u> (CROSS STREET) (CROSS STREET)	
SUBDIVISION _____ LOT(S) _____ (PLAT) _____		
TYPE AND COST OF BUILDING		
A. TYPE OF IMPROVEMENT		
☐ 1 New Construction		
☐ 2 Addition (If residential, enter number of new housing units added, if any, in Part D, 13)		
☒ 3 Alteration (See 2 above)		
☐ 4 Wood stove or fireplace (See Part P)		
☐ 5 Wrecking (If multifamily residential, enter number of units in building in Part D, 13. See Part Q)		
☐ 6 Moving (relocation) (See Part Q)		
☐ 7 Foundation only		
B. OWNERSHIP		
☒ 8 Private (individual, corporation, nonprofit institution, etc.)		
☐ 9 Public (Federal, State or local government)		
C. COST		
☐ 10 Cost of improvement \$ <u>7,000</u> (Over Costs) To be installed but not included in the above cost		
a. Electrical		
b. Plumbing		
c. Heating, air conditioning		
d. Other (elevator, etc.)		
☐ 11 TOTAL COST OF IMPROVEMENT \$		
D. PROPOSED USE — For "Wrecking" most recent use		
Residential		
☐ 12 One Family		
☒ 13 Two or more family Enter number of units <u>2</u>		
☐ 14 Swimming Pool		
☐ 15 Garage		
☐ 16 Carport		
☐ 17 Other—Specify <u>Create Hall closet 4.5x7.5</u> <u>= 34</u>		
Nonresidential		
☐ 18 Amusement, recreational		
☐ 19 Church, other religious		
☐ 20 Industrial		
☐ 21 Parking garage		
☐ 22 Service station, repair garage		
☐ 23 Hospital, institutional		
☐ 24 Office, bank, professional		
☐ 25 Public utility		
☐ 26 School, library, other educational		
☐ 27 Stores, mercantile		
☐ 28 Tanks, towers		
☐ 29 Other—Specify _____		
E. NONRESIDENTIAL		
☐ 30 Use Group _____ ☐ 31 Const. Type _____		
☐ 32 Wind Load _____ ☐ 33 Snow Load _____		
☐ 34 Floor load 1st _____ 2nd _____ 3rd _____		
☐ 35 Size of Bldg. Front _____ Right _____ Rear _____ Left _____		
☐ 36 Sprinkler System _____ ☐ 37 Emergency Lights _____		
F. IS ANY PART OF THE BUILDING IN FLOOD PLAIN OR WETLANDS?		
G. PRINCIPAL TYPE OF FRAME		
☐ 38 Masonry (wall bearing)		
☒ 39 Wood frame		
☐ 40 Structural steel		
☐ 41 Reinforced concrete		
☐ 42 Other—Specify _____		
H. PRINCIPAL TYPE OF HEATING FUEL		
☐ 43 Gas		
☒ 44 Oil		
☐ 45 Electricity		
☐ 46 Coal		
☐ 47 Other—Specify _____		
I. TYPE OF SEWAGE DISPOSAL		
☒ 48 Public or private company		
☐ 49 Private (septic tank, etc.)		
J. TYPE OF WATER SUPPLY		
☒ 50 Public or private company		
☐ 49 Private (well, cistern)		
K. TYPE OF MECHANICAL		
☐ 52 Will there be central air conditioning? ☐ Yes ☒ No		
☐ 53 Will there be an elevator? ☐ Yes ☒ No		
L. DIMENSIONS		
☐ 54 Number of stories <u>1</u>		
☐ 55 Total square feet of floor area, all floors, based on exterior dimensions <u>1225 x 1528 = 141</u>		
☐ 56 Total land area, sq. ft.		
M. NUMBER OF OFF-STREET PARKING SPACES		
☐ 57 Enclosed		
☐ 58 Outdoors		
N. RESIDENTIAL BUILDINGS ONLY		
☐ 59 Number of Bedrooms		
☐ 60 Number of bathrooms { Full Partial		

Office Use Only
Permit No. 5566
Occupancy & Fee Checked 25.00
(leave blank)

APPLICATION FOR PERMIT TO PERFORM ELECTRICAL WORK

Date Aug 28 1989

Nature of the Proposed Electrical Work rewire new kitchen

Location of Room	Light Outlets	Sv.	Plugs	Pixt.	Location of Room	Light Outlets	Sv.	Plugs	Pixt.
Kitchen	2	3	6						
DISHWASHER									
DISPOSAL									
ELECTRICAL									

CEIVED

JUL 29 1989

STANFORD
BUILDING

No. of Sw. Out.	Heat - Type	Oil
No. of Outlets Lt.	Gas	Electric - KW Connected Load
No. of Rec.		Hot Water - Motors and Size
No. of Motors	H.P.	Steam - Motors and Size
No. of Signs	Trans.	Hot Air - Motors and Size
Air Cond.		Misc.
Range Name plate rate		
Water Heater Name plate rate		
Clothes Dryer Name plate rate		
Total Load		
Size of Main Entrance Sw.		
Size of S. E. Conductors		

Work to Start Aug 30, 89 Inspection Date Requested will call Permit Fee \$ 35.00

Signed under the Penalties of Perjury: _____

Licensee Peter Chace Signature Peter Chace License No. A1252
(Please print) (Please sign)

Address 55 Eddy St. N. Attleboro MA. ⁰¹⁹
(Street & Number) (City or Town) (Zip Code) Tel. No. 508-699-0901

Supplemental information on forms furnished by the inspectors of wires shall be mailed or delivered by the applicant within five (5) working days from the date of said application, if required by the inspector of wires.

Exhibit F Building Department Field Card

1925 Town Family
Shower

PT. NO.	FEE	DATE
Locus 136-140 Hillside Avenue		
BLDG. 2 family dwelling	NO. RMS	
OWNER William Bailey	VALUE	
BLDG.		FEE
ELECT.	PT. NO.	
PLBR.	PT. NO.	
GAS FTR.	PT. NO.	
SEPTIC TANK	SEWER	
HEAT	GRILLS	
COMPLETE		
OCC. PT.		
TOWN OF NEEDHAM INSPECTION DEPARTMENT		WORK ORDER

#678 5/6/54 Michael Piciarello, plumber. Water heater

#8000 5/6/54 Acme Electric Co., electrician. Water heater.

#8103 6/14/54 L. O. Gagnon, Oil Burner.

#1495 8/8/63 Umberto Libertini, plumber. Fee \$3.00 Electric hot water heater. Owner: Francis B. Eaton.

#2394 8/18/65 James J. Woods, plumber. Fee \$4.00 4 fixtures. F
Owner: Frances Eaton

#2700 9/8/65 Umberto Libertini, gasfitter. Fee \$3.00. Replace gas water heater. Owner: Frances Eaton.

#2409 Umbertoini Libertini, plumber. Fee \$3.00. Gas water heater. Owner: Frances Eaton.

#1075 G. W. Holt & Son, alt. bldr. Fee \$2.00. Re-single roof 10 squares. Owner: Frances Eaton. Value \$450.00-

136-140 Hillside Avenue

#4257 12/22/77 John G. Stanley, Plumber F Fee \$5.00
Hot water heater Owner: Frances Eaton

#3101 1/3/83 John G. Stanley, Gasfitter F 12-21-74 Fee \$15.00
range @ 136 Hillside Owner: Frances Eaton

#5566 (#136 Hillside) 8-29-89 Chace elec owner-Rothschild fee \$35.00

#4513 (#136) Kenco-Karpovich gas owner-Rothschild fee \$20.00 9-12-89

#9484 (136) Kenco Karpovich 9-12-89 plumb owner-Rothschild fee \$20.00

#5830 (136) P Chace elec owner Rothchild fee \$37.00 1-16-90

12/10/93 # 12173 (140) Mm. O'Neil, Plumb. hot water tank, water piping
Fee: \$20.00 Owner: Jack Rothchild

12/10/93 #5644 (140) Mm. O'Neil, Plumb. water heater, conv. burner
Fee: \$20.00 Owner: Jack Rothchild

Exhibit G
Zoning Board of Appeals Decision

P 1 of 2

TOWN OF NEEDHAM
MASSACHUSETTS
BOARD OF APPEALS
OCTOBER 17, 1989

RECEIVED
TOWN CLERK
NEEDHAM

'89 OCT 27 A8 46

JOHN ROTHSCHILD

Upon the application of John Rothschild, 136-140 Hillside Avenue, Needham, MA, owner, to the Board of Appeals for a special permit under Section 1.4.6 of the Zoning By-law to alter, enlarge or reconstruct a non-conforming building at 136-140 Hillside Avenue by converting an existing porch into living space, a public hearing was held at the Town Hall, Needham, MA on Tuesday, October 17, 1989 in the evening pursuant to notice thereof published in a local newspaper and mailed to all interested persons.

Mr. Rothschild appeared and stated that he would like to convert an existing porch to the rear of the premises into a year-round heated room. He stated that he would use the existing foundation and not increase the footprint of the dwelling. He continued that the property is a two-family house located in a single residence zone because of a redrawing of district lines in the 1970s. He stated that there are 7 two-family houses across the street. Mr. Rothschild stated that the house is approximately 80 years old and that it has been a two-family dwelling continuously as far as he knows. He showed photographs of the existing porch that will be converted.

No one appeared in favor or in opposition to the application. Chairman Henkoff read a statement from the Planning Board dated October 17, 1989 which stated that it makes no comment on the application. The hearing closed at 7:40 p.m. and the Board proceeded to deliberate.

Decision

On the basis of the evidence presented at the hearing on the application by John Rothschild (the "applicant") for a special permit under Section 1.4.6 of the Zoning By-law to alter, enlarge, or reconstruct the existing non-conforming building situated at 136-140 Hillside Avenue, the Board makes the following findings:

1. The existing building situated at 136-140 Hillside Avenue has been used as a two-family house since prior to the enactment of any zoning by-law provision prohibiting such use.
2. Because the existing two-family house situated at 136-140 Hillside Avenue is located in a Single Residence B district in which a two-family dwelling house is not a permitted use, the existing building is a non-conforming building.
3. The applicant proposes to enclose an existing open porch in order to provide additional living space. The proposed enclosing of the porch will not increase the footprint of the existing building. The existing foundation and roof line will be maintained.

TOWN OF NEEDHAM
BOARD OF APPEALS
NOTICE OF HEARING
Public notice is hereby given that John Rothschild, 136-140 Hillside Ave., Needham, MA, owner, has made application to the Board of Appeals for a special permit under Section 1.4.6 of the Zoning By-law to alter, enlarge or reconstruct a non-conforming building at 136-140 Hillside Avenue by converting an existing porch into living space. Upon said application, a public hearing will be held at the Town Hall, Needham, MA on Tuesday, October 17, 1989 in the evening at 7:30 p.m. at which time and place all persons interested may appear and be heard.
(DTJ)Oc2.9

Exhibit G
Zoning Board of Appeals Decision

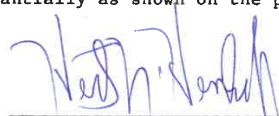
P 2 of 2

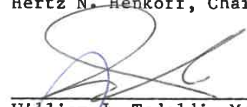
Rothschild
Page 2
10/17/89

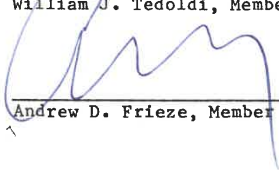
4. The proposed enclosing of the porch will be in accordance with applicable intensity regulations and dimensional regulations contained in the Zoning By-law and will not increase the extent of the non-conformity.

5. The proposed enclosing of the porch will not be substantially more detrimental to the neighborhood than the existing non-conforming use.

On the basis of the foregoing findings, following due and open deliberation, the Board, by unanimous vote after motion duly made and seconded, grants the applicant a special permit under Section 1.4.6 of the Zoning By-law for the structural alteration of the non-conforming building situated at 136-140 Hillside Avenue by enclosing the existing porch substantially as shown on the plans submitted with the application.



Hertz N. Henkoff, Chairman

William J. Tedoldi, Member

Andrew D. Frieze, Member

Brian R. Rothschild, Trustee
The John E. Rothschild – 136-140 Hillside Avenue Irrevocable Trust
2116 W. Sunnyside Ave #1
Chicago, IL 60625

Town of Needham
Zoning Board of Appeals
Needham, Massachusetts 02492

Attn: Daphne M. Collins, Zoning Specialist

Re: 136-140 Hillside Avenue, Needham, MA
Application for Zoning Relief

Dear Mrs. Collins,

Please accept this letter as confirmation that I, Brian R. Rothschild, Trustee of The John E. Rothschild – 136-140 Hillside Avenue Irrevocable Trust, owner of the two-family residential property known and numbered 136-140 Hillside Avenue, Needham, MA (the “Premises”), have authorized Greg Keshishyan, whether individually or through a nominee entity, directly or through his attorney, George Giunta, Jr., Esquire, to make application for special permits and any and all other zoning, planning, general by-law and other relief that may be required or appropriate in connection with the demolition and reconstruction of the existing two-family residential dwelling and continued use of the Premises for two-family purposes. In connection therewith, Attorney Giunta is specifically authorized to execute, sign, deliver and receive any and all necessary documentation related thereto, including, without limitation, Application for Hearing.

Sincerely,

Signed by:

Brian R. Rothschild

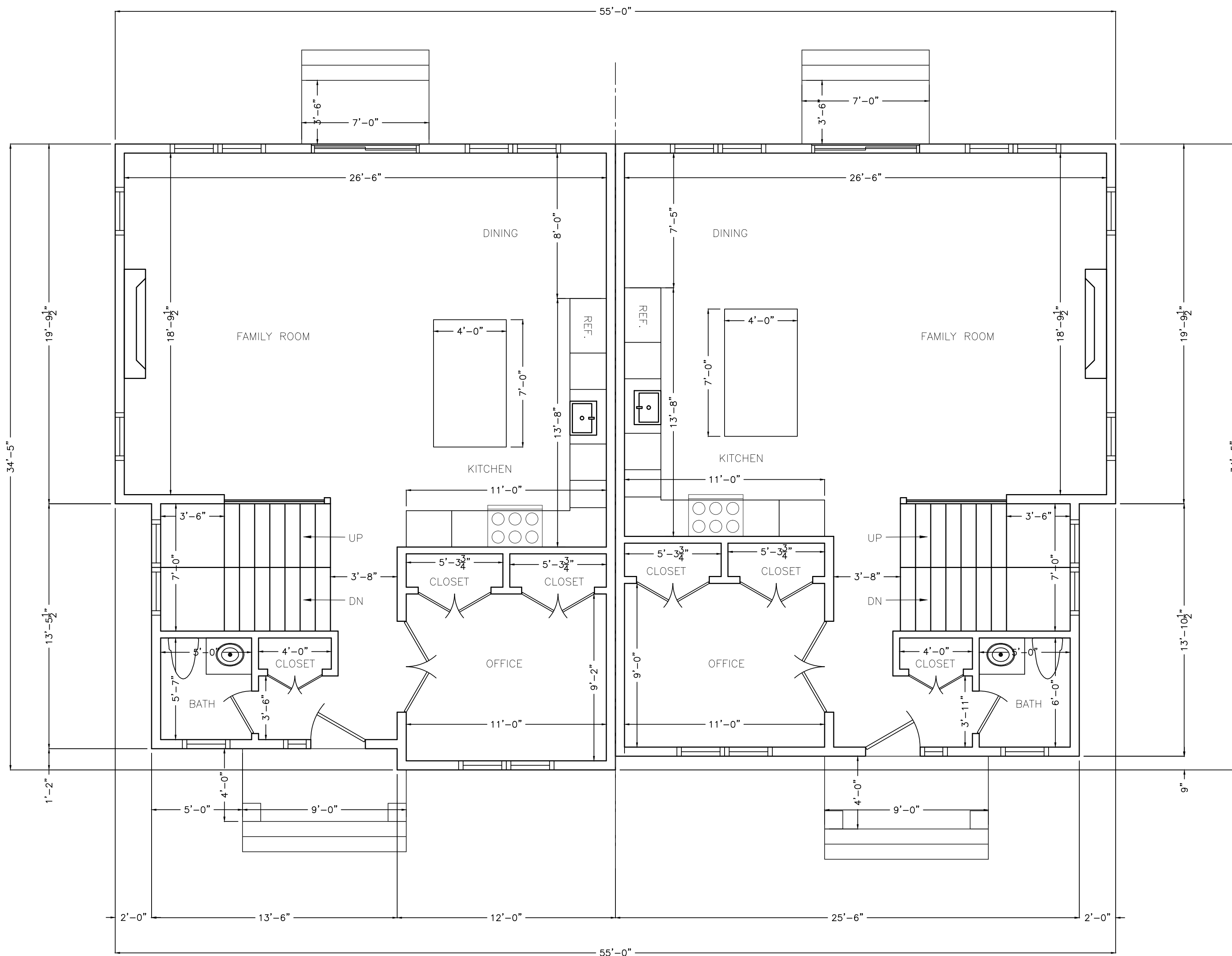
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7/10/2025

Brian R. Rothschild, Trustee
The John E. Rothschild – 136-140 Hillside Avenue Irrevocable Trust

UNIT 136

UNIT 140



FIRST FLOOR PLAN

GENERAL NOTES

- ALL WORK SHALL CONFORM TO MASSACHUSETTS BUILDING CODE AND ALL FEDERAL, STATE AND THE TOWN OF NEEDHAM LAWS, CODES AND REGULATIONS AS EACH MAY APPLY.
- ALL EXISTING CONDITIONS MUST BE VERIFIED IN FIELD. IF DISCREPANCIES ARE FOUND, THEY HAVE TO BE REPORTED TO THE ENGINEER PRIOR TO START OF WORK. OMISSIONS OR CONFLICTS BETWEEN THE VARIOUS ELEMENTS OF THE WORKING DRAWINGS AND/OR THE SPECIFICATIONS SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO THE START OF SUCH WORK.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING THE SCHEDULING AND WORK OF ALL TRADES AND SHALL CHECK ALL DIMENSIONS. ALL DISCREPANCIES SHALL BE CALLED TO THE ATTENTION OF THE ENGINEER AND SHALL BE RESOLVED PRIOR TO PROCEEDING WITH THE WORK. FAILURE TO REPORT DISCREPANCIES WILL RESULT IN CONTRACTOR'S RESPONSIBILITY FOR THE ENTIRE PROJECT.
- THE CONTRACTOR SHALL SUPERVISE AND DIRECT THE WORK AND SHALL BE SOLELY RESPONSIBLE FOR THE CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES, INCLUDING BUT NOT LIMITED TO BRACING AND SHORING.
- THE CONTRACTOR AGREES THAT IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, THE CONTRACTOR SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR THE JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION, INCLUDING THE SAFETY OF ALL PERSONS AND PROPERTY, AND THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS.
- ALL WORK SHALL BE PERFORMED IN A FIRST CLASS AND WORKMANLIKE MANNER IN CONFORMITY WITH THE PLANS AND SPECIFICATIONS, AND SHALL BE IN GOOD USABLE CONDITION AT THE COMPLETION OF THE PROJECT.
- THE CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONDITIONS, UTILITY LOCATIONS AND STRUCTURE PLACEMENT, PRIOR TO START OF THE WORK. THE CONTRACTOR WILL OBSERVE ALL POSSIBLE PRECAUTIONS TO AVOID DAMAGE TO SAME. ANY DAMAGE TO EXISTING STRUCTURES AND UTILITIES, WHETHER SHOWN OR NOT ON THE DRAWINGS, SHALL BE REPAIRED OR REPLACED AT THE CONTRACTOR'S EXPENSE.
- PRIOR TO BIDDING THE WORK THE CONTRACTOR SHALL VISIT THE SITE AND THOROUGHLY SATISFY HIMSELF AS TO THE ACTUAL CONDITIONS AND QUANTITIES, IF ANY. NO CLAIM AGAINST THE OWNER OR ENGINEER WILL BE ALLOWED FOR ANY EXCESS OR DEFICIENCY THEREIN, ACTUAL OR RELATIVE.
- CONTRACTOR IS RESPONSIBLE FOR ALL DEMOLITION AND RELOCATION WORKS, IF ANY.

PROPOSED GFA (GROSS FLOOR AREA) CALCULATION:

ZONING DISTRICT: SR-B
LOT AREA 10,027 SF

ALLOWABLE FAR: 0.38

ALLOWABLE FLOOR AREA: 3,810 SF

PROPOSED FLOOR AREA OF THE BUILDING:

- 1ST FLOOR: 1,799 SF
- 2ND FLOOR: 1,799 SF
- ATTIC: NA
- BASEMENT: NA
- GARAGE: 572 SF

TOTAL PROPOSED FLOOR AREA OF THE BUILDING:
1,799 (1ST FL.) + 1,799 (2ND FL.) = 3,598 SF

3,598 SF < 3,810 SF

CONCEPTUAL
DESIGN
NOT FOR CONSTRUCTION

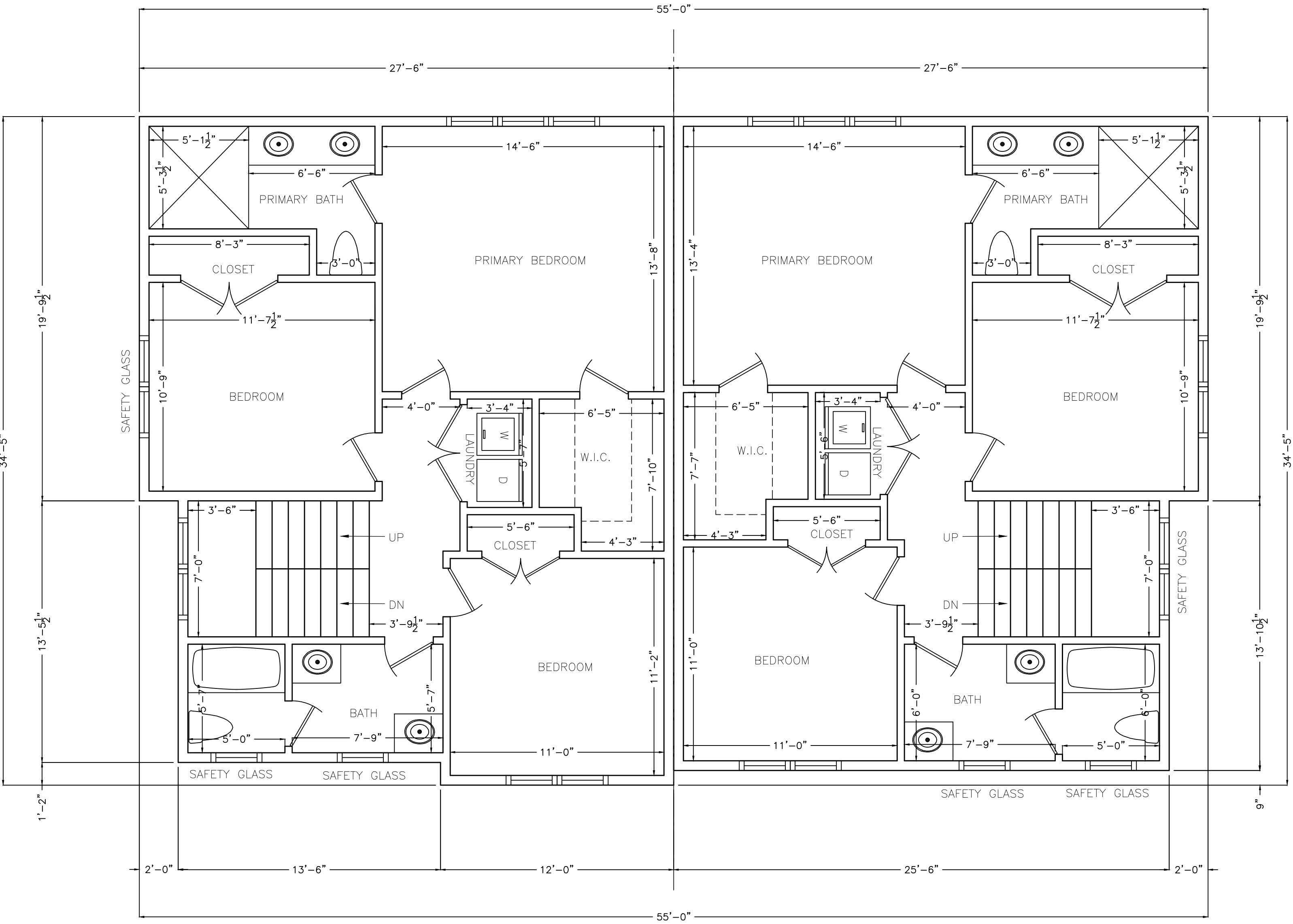
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FIRST FLOOR PLAN	
136-140 HILLSIDE AVENUE, NEEDHAM, MASSACHUSETTS	
RAV & Assoc., Inc. 21 HIGHLAND AVENUE NEEDHAM, MASSACHUSETTS 02494 TELEPHONE: (617) 281-4144	
SCALE: 1/4"=1'-0"	
APPROVED: S.B.	DESIGNED BY: I.B.
DATE: 07/14/25	DRAWN BY: I.B.
	CHECKED BY: S.B.
	DRAWING No. A-1

REVIEWED BY:



UNIT 136

UNIT 140



SECOND FLOOR PLAN

CONCEPTUAL
DESIGN
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DATE	REVISION

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SECOND FLOOR PLAN

136-140 HILLSIDE AVENUE,
NEEDHAM, MASSACHUSETTS

RAV & Assoc., Inc.
21 HIGHLAND AVENUE
NEEDHAM, MASSACHUSETTS 02494
TELEPHONE: (617) 281-4144

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

APPROVED: S.B.

DATE: 07/14/25

DESIGNED BY: I.B.

DRAWN BY: I.B.

CHECKED BY: S.B.

DRAWING No.

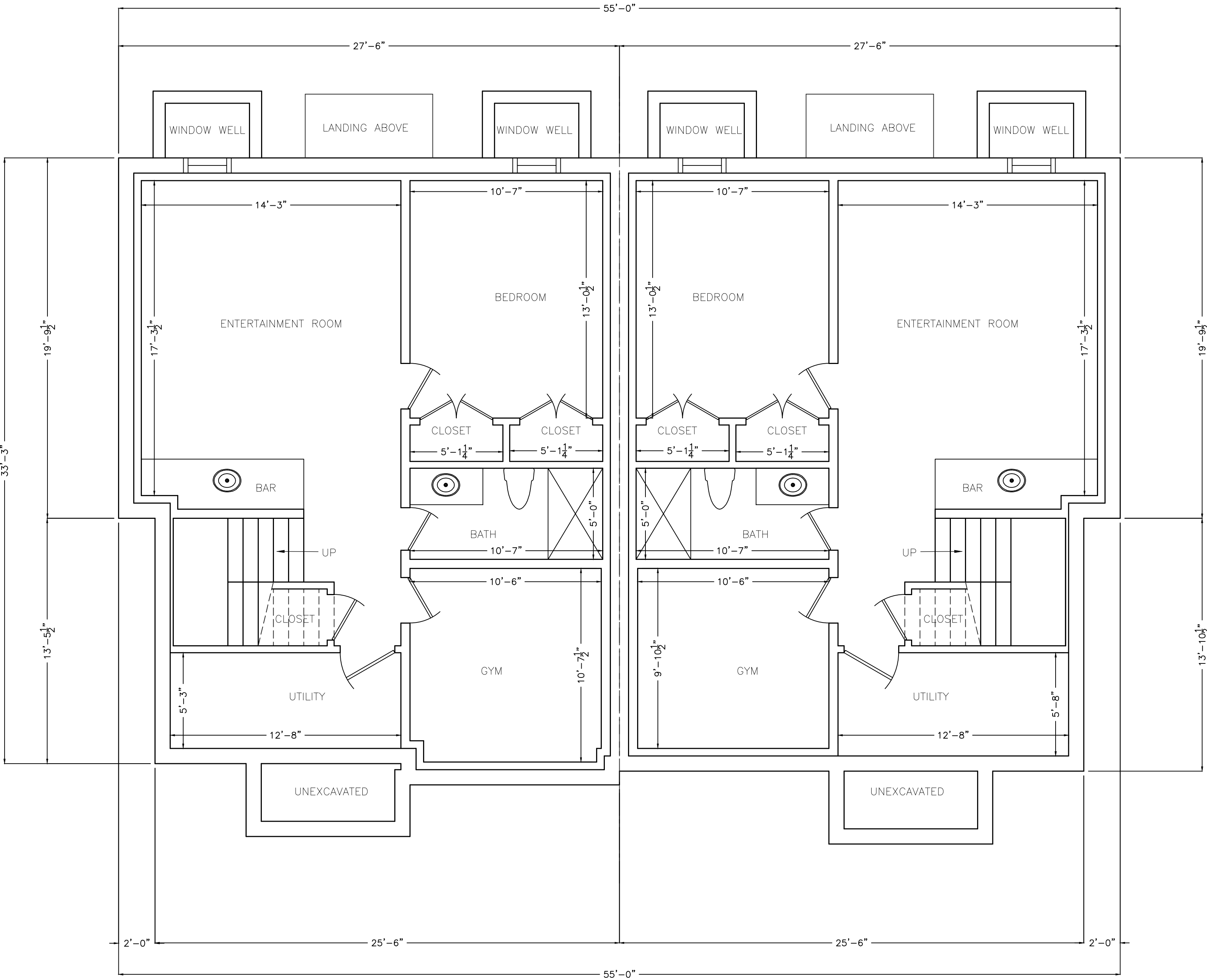
A-2

REVIEWED BY:



UNIT 136

UNIT 140



BASEMENT PLAN

CONCEPTUAL
DESIGN
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DATE	REVISION

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BASEMENT PLAN

136-140 HILLSIDE AVENUE,
NEEDHAM, MASSACHUSETTS

RAV & Assoc., Inc.
21 HIGHLAND AVENUE
NEEDHAM, MASSACHUSETTS 02494
TELEPHONE: (617) 281-4144

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

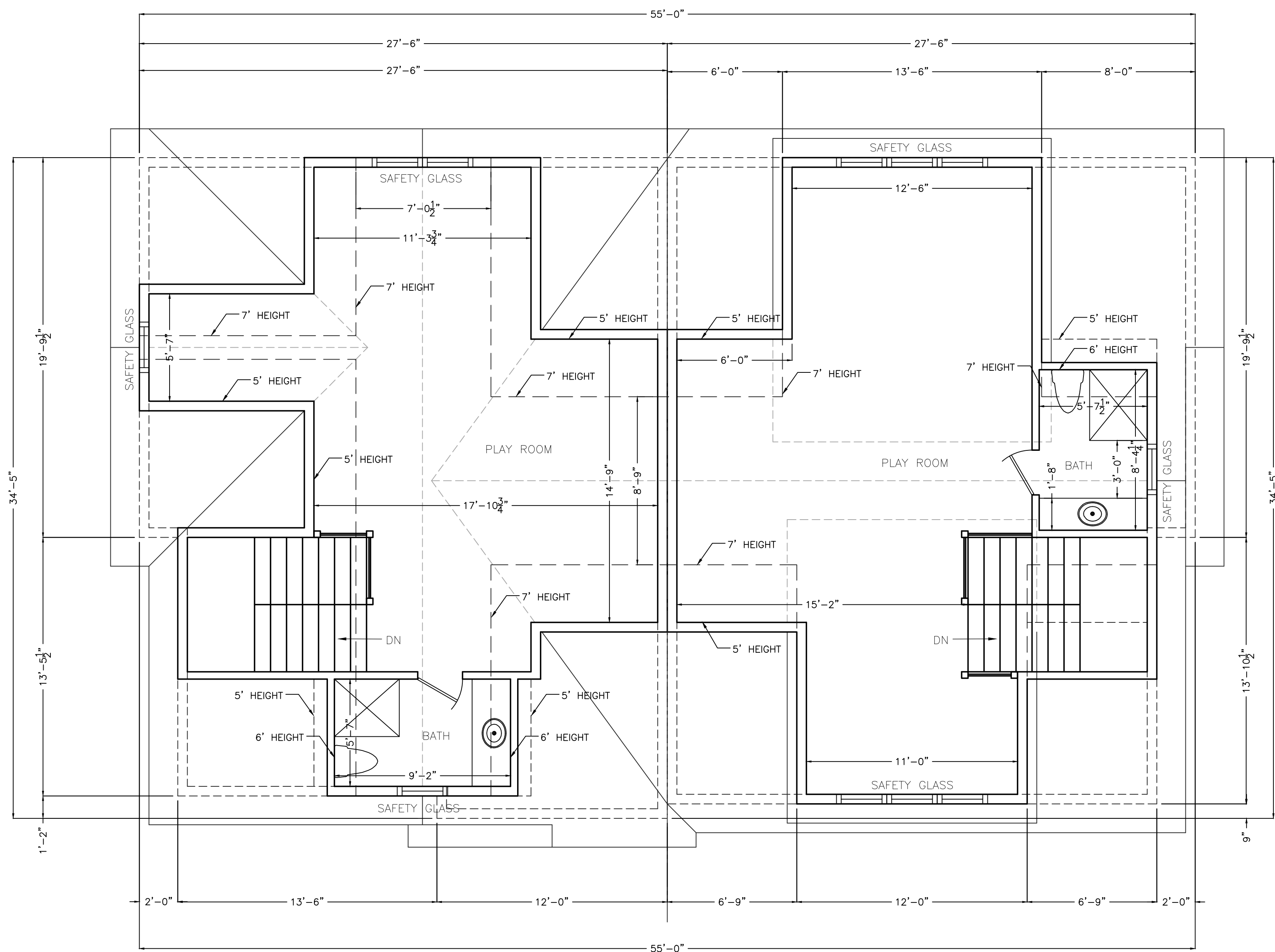
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DATE: 07/14/25	DRAWN BY: I.B.	CHECKED BY: S.B.

REVIEWED BY:



UNIT 136

UNIT 140



ATTIC PLAN

CONCEPTUAL
DESIGN
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DATE	REVISION

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REVIEWED BY:



ATTIC PLAN
136-140 HILLSIDE AVENUE,
NEEDHAM, MASSACHUSETTS

RAV & Assoc., Inc.
21 HIGHLAND AVENUE
NEEDHAM, MASSACHUSETTS 02494
TELEPHONE: (617) 281-4144

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

APPROVED: S.B.

DATE: 07/14/25

DESIGNED BY: I.B.

DRAWN BY: I.B.

CHECKED BY: S.B.

DRAWING No.

A-4



FRONT ELEVATION

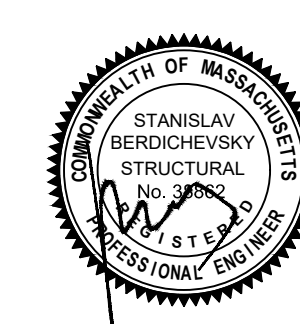


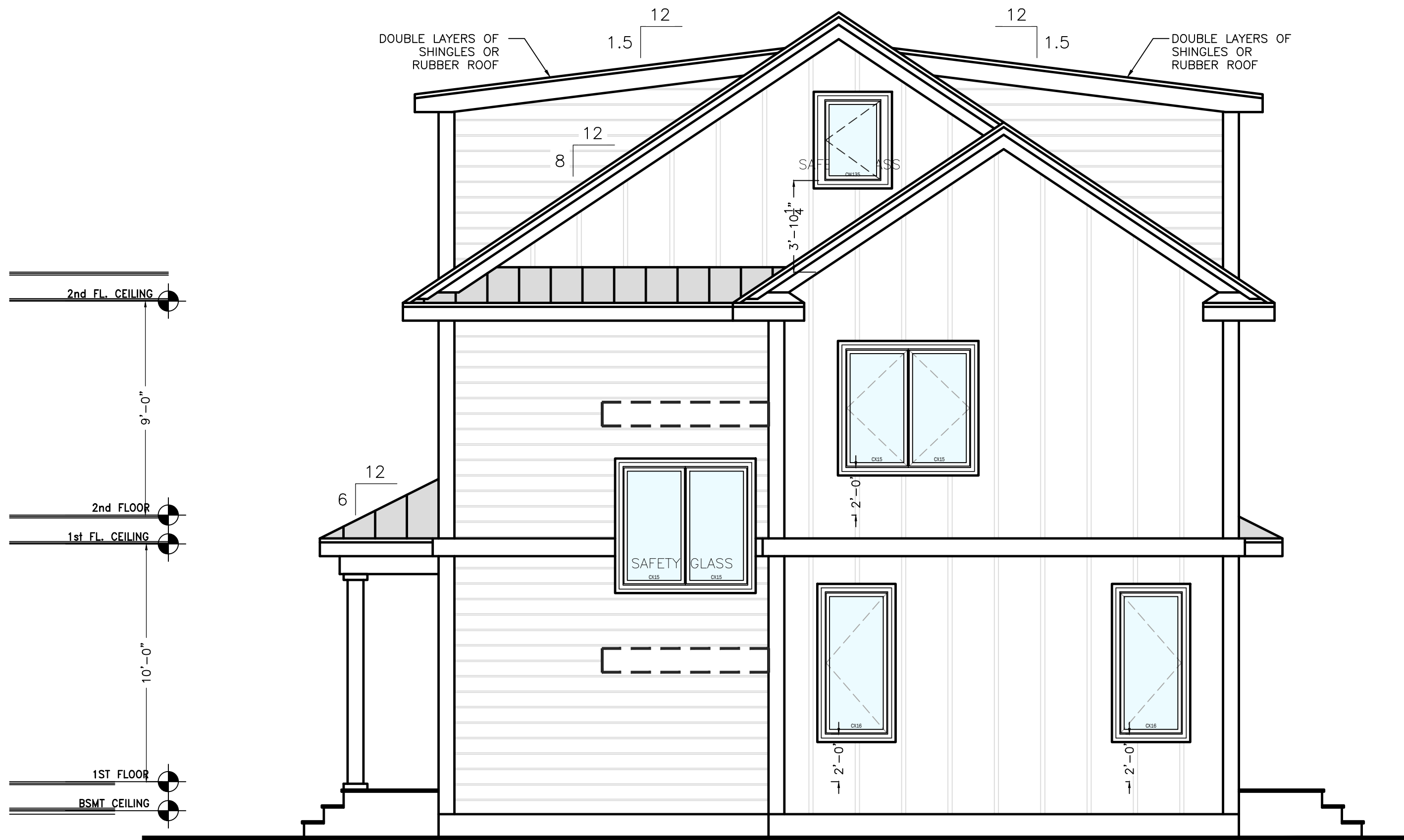
REAR ELEVATION

CONCEPTUAL
DESIGN
NOT FOR CONSTRUCTION

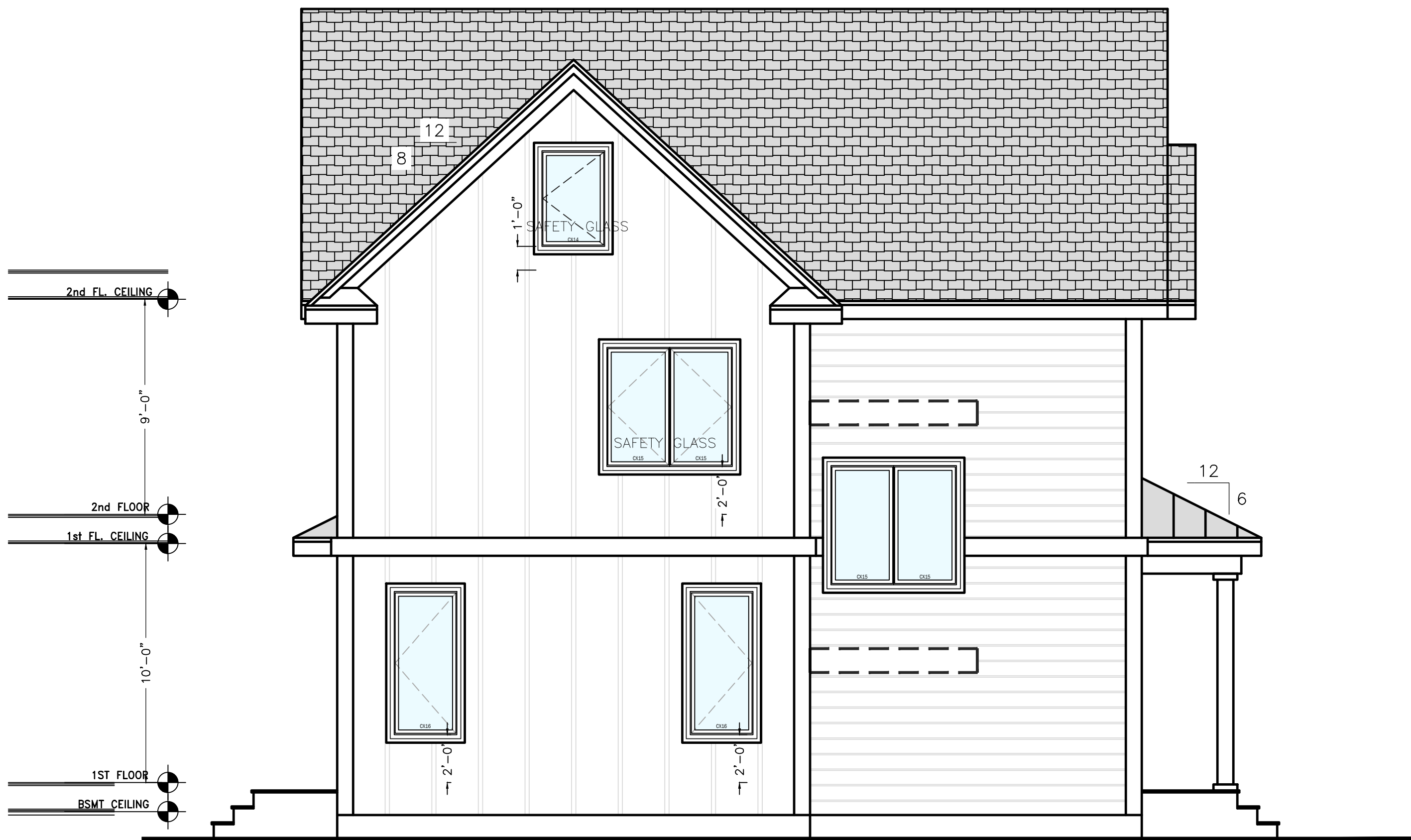
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ELEVATIONS 136-140 HILLSIDE AVENUE, NEEDHAM, MASSACHUSETTS RAV & Assoc., Inc. 21 HIGHLAND AVENUE NEEDHAM, MASSACHUSETTS 02494 TELEPHONE: (617) 281-4144	
SCALE: 1/4"=1'-0"	
APPROVED: S.B.	DESIGNED BY: I.B.
DATE: 07/14/25	DRAWN BY: I.B.
	CHECKED BY: S.B.
	DRAWING No. A-5

REVIEWED BY:





RIGHT SIDE ELEVATION



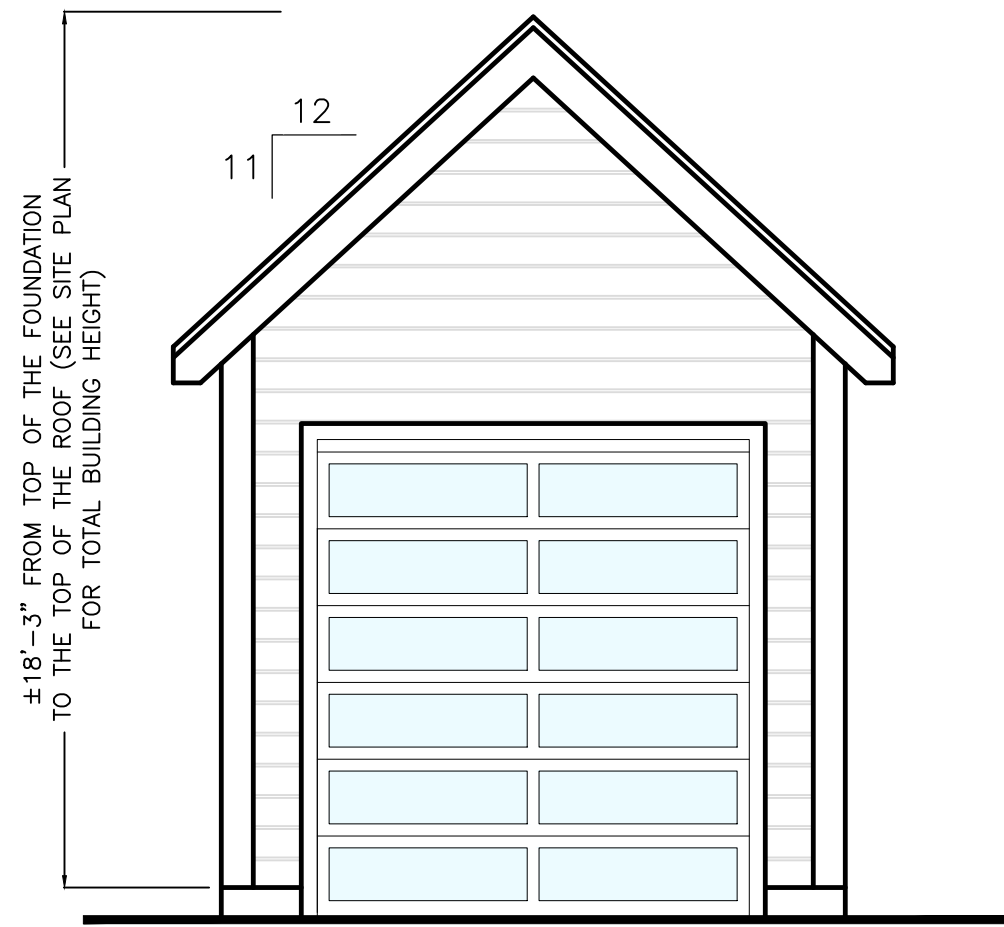
LEFT SIDE ELEVATION

CONCEPTUAL
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ELEVATIONS	
136-140 HILLSIDE AVENUE, NEEDHAM, MASSACHUSETTS	
RAV & Assoc., Inc. 21 HIGHLAND AVENUE NEEDHAM, MASSACHUSETTS 02494 TELEPHONE: (617) 281-4144	
SCALE: 1/4"=1'-0"	
APPROVED: S.B.	DESIGNED BY: I.B.
DATE: 07/14/25	DRAWN BY: I.B.
	CHECKED BY: S.B.
	DRAWING No. A-6

REVIEWED BY:

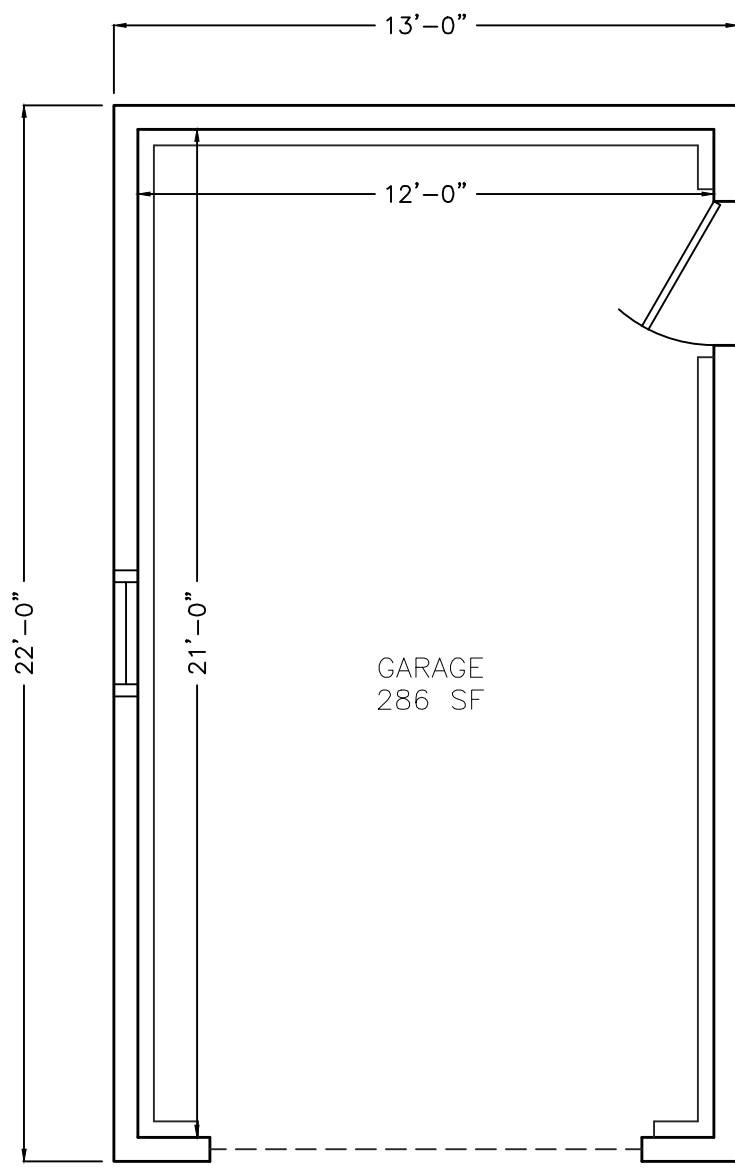




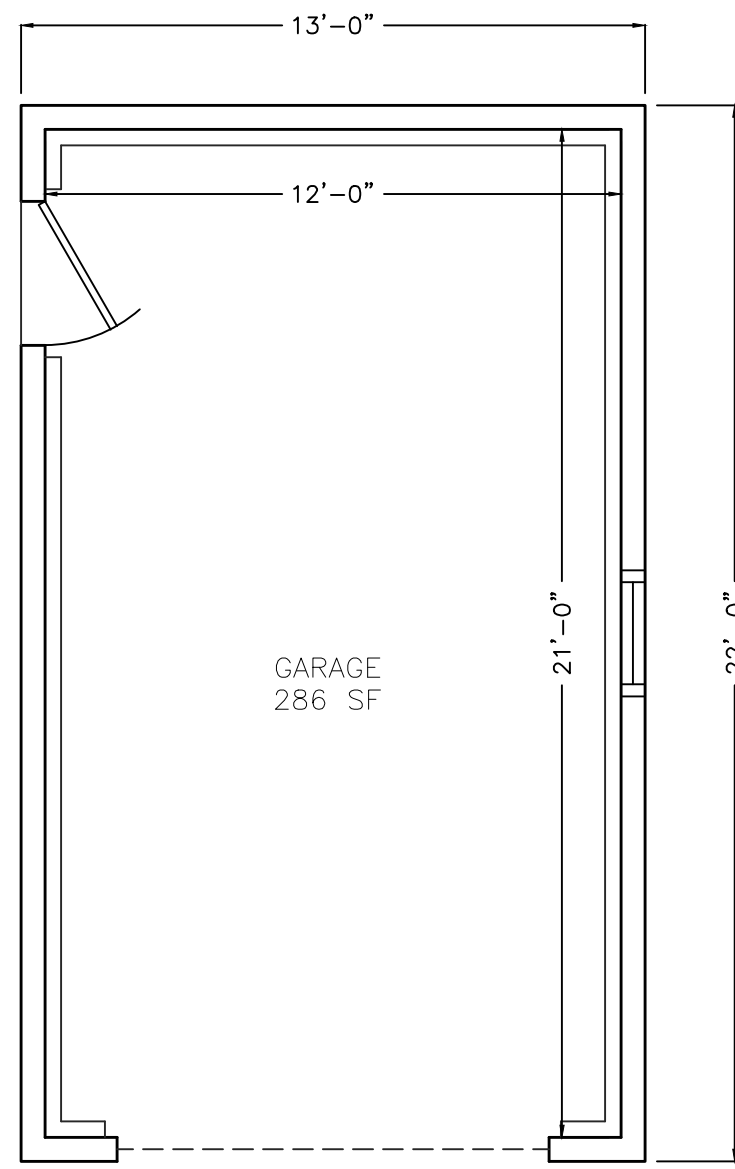
FRONT ELEVATION



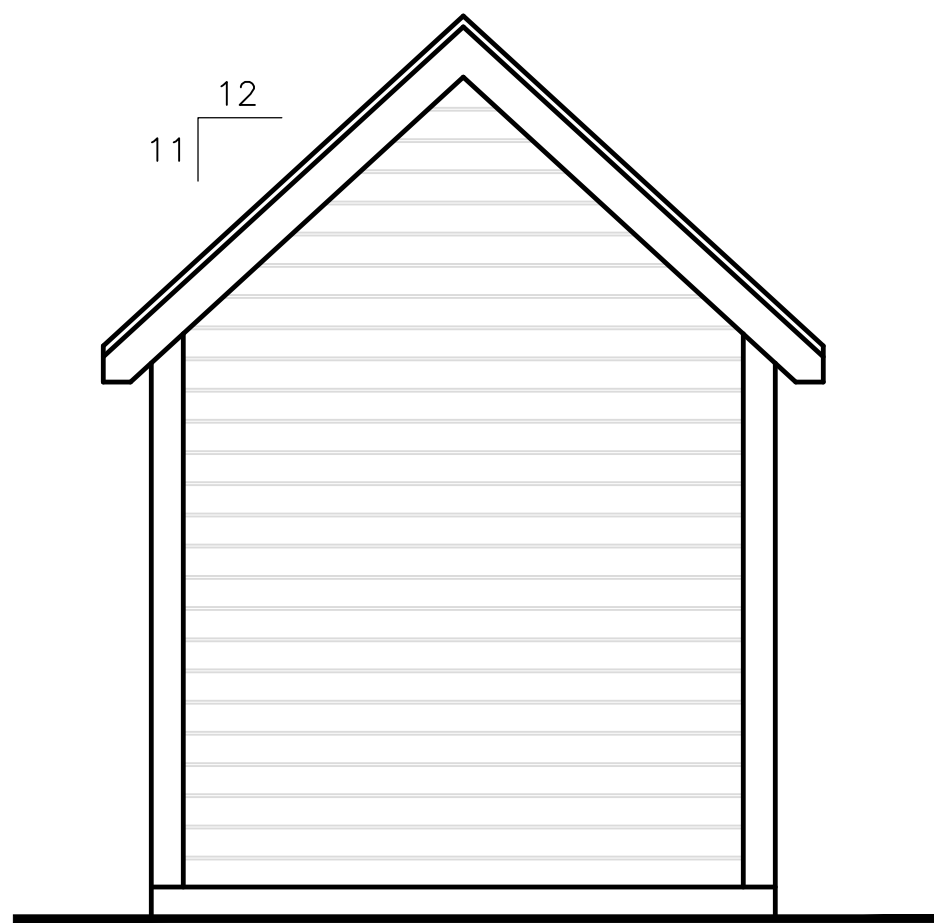
RIGHT SIDE ELEVATION



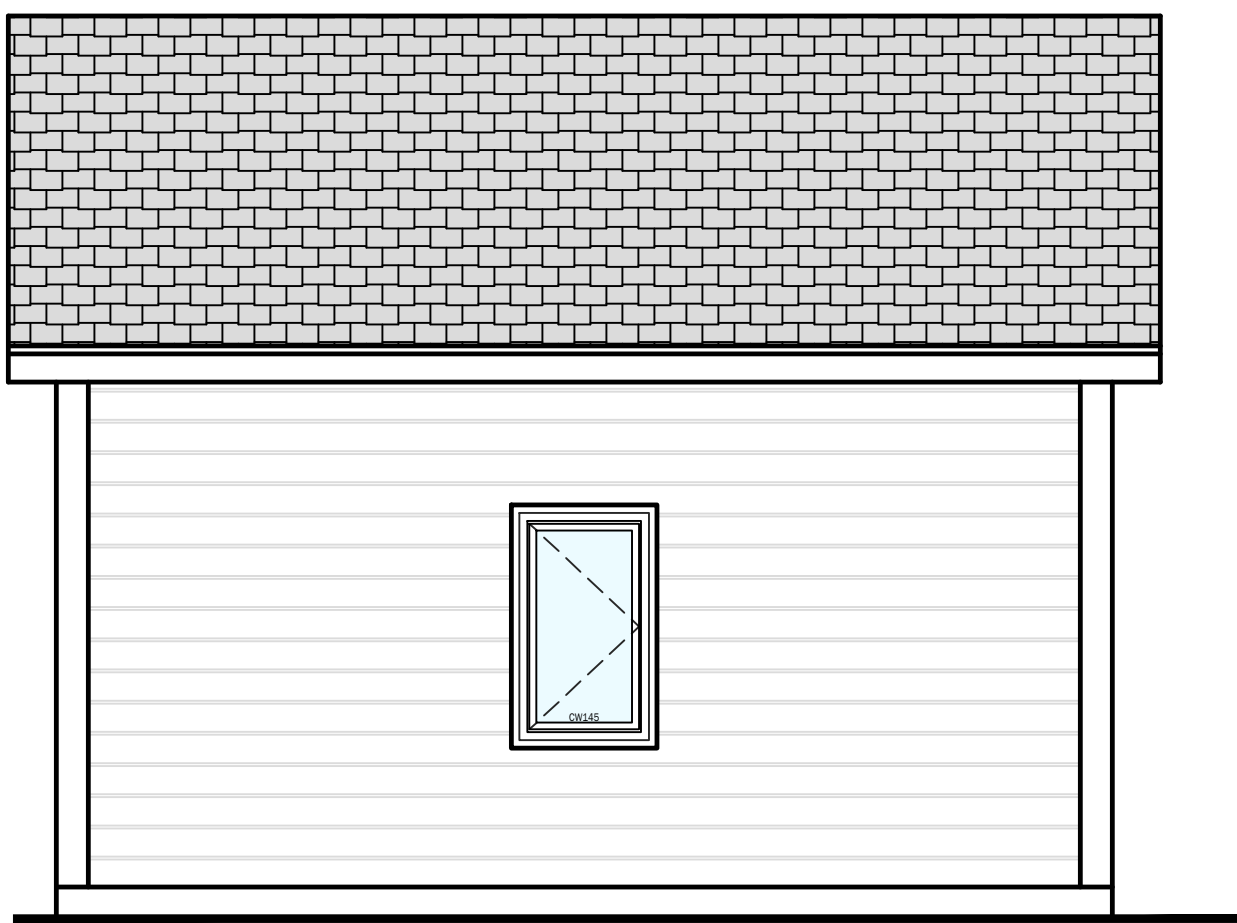
GARAGE PLAN 286 SF
UNIT 136



GARAGE PLAN 286 SF
UNIT 140



REAR ELEVATION



LEFT SIDE ELEVATION

CONCEPTUAL
DESIGN
NOT FOR CONSTRUCTION

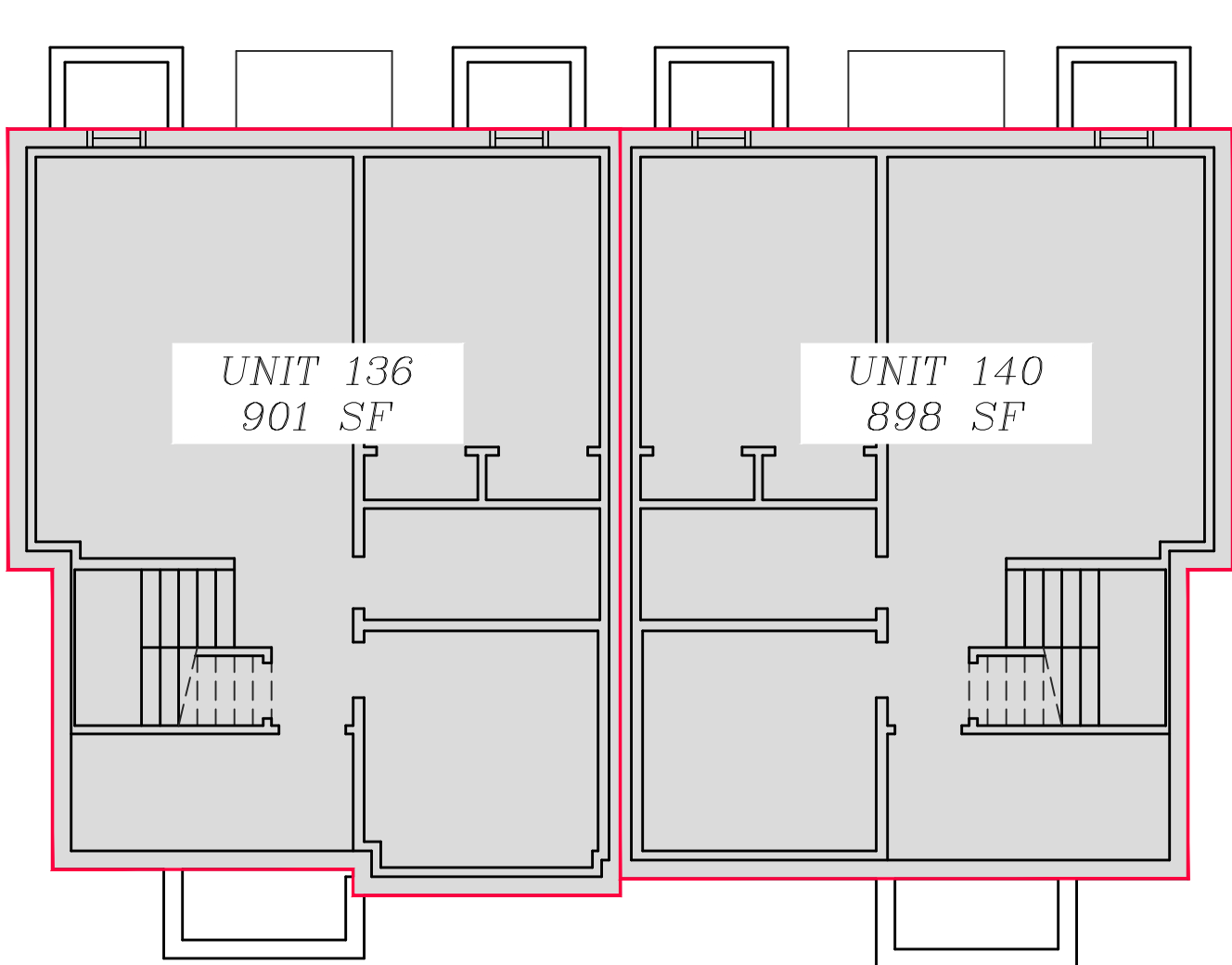
DATE	REVISION

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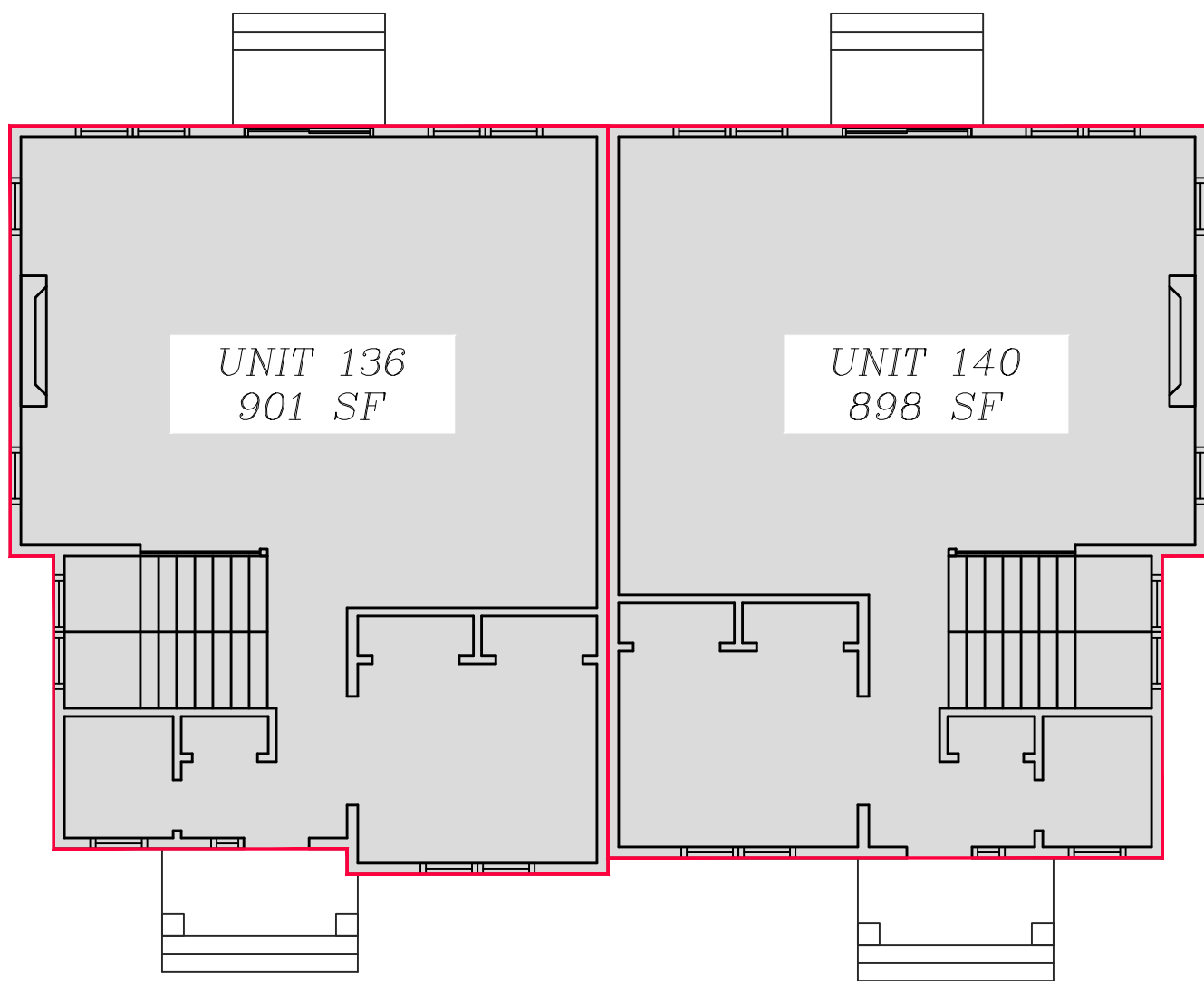
REVIEWED BY:



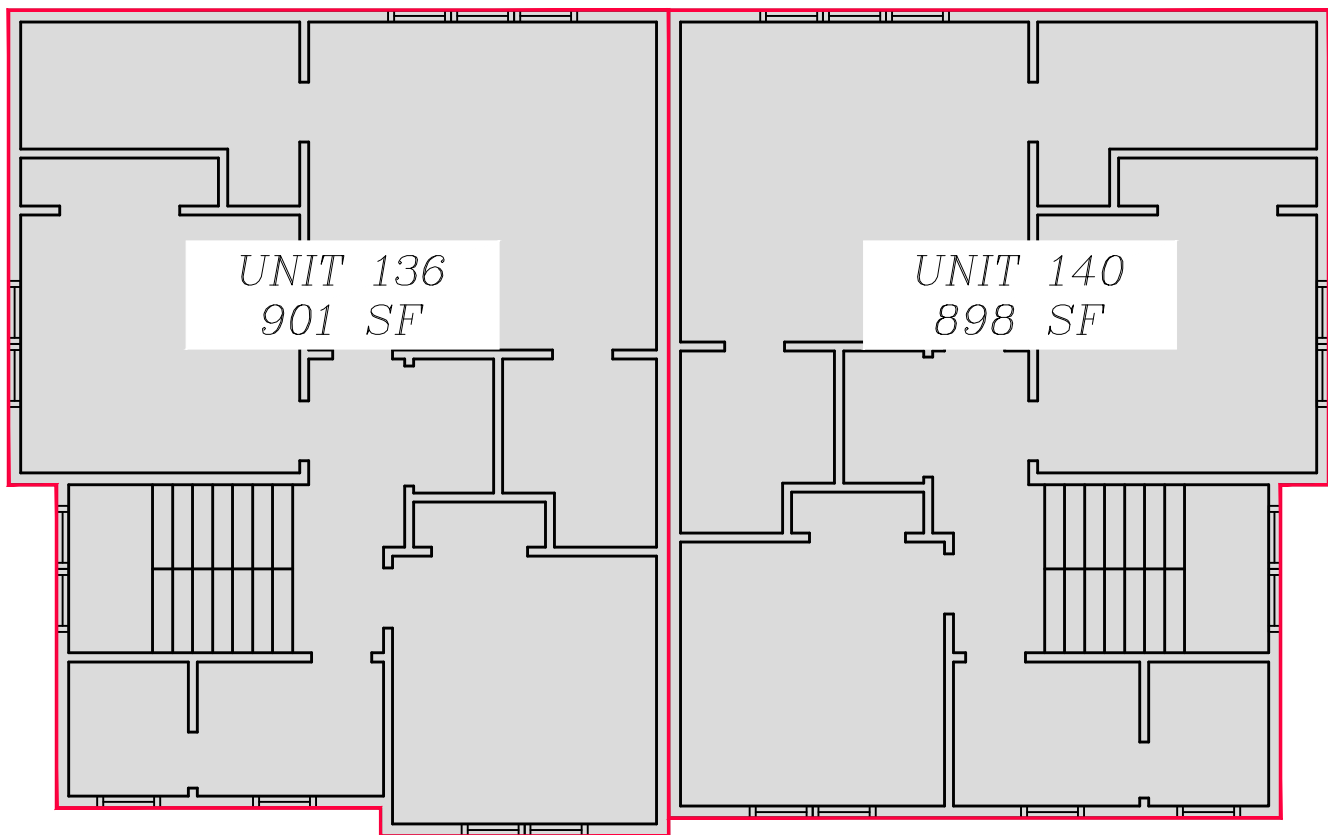
GARAGE PLANS		
136-140 HILLSIDE AVENUE, NEEDHAM, MASSACHUSETTS		
RAV & Assoc., Inc. 21 HIGHLAND AVENUE NEEDHAM, MASSACHUSETTS 02494 TELEPHONE: (617) 281-4144		
SCALE: 1/4"=1'-0"		
APPROVED: S.B.	DESIGNED BY: I.B.	DRAWING No. A-7
DATE: 07/14/25	CHECKED BY: S.B.	



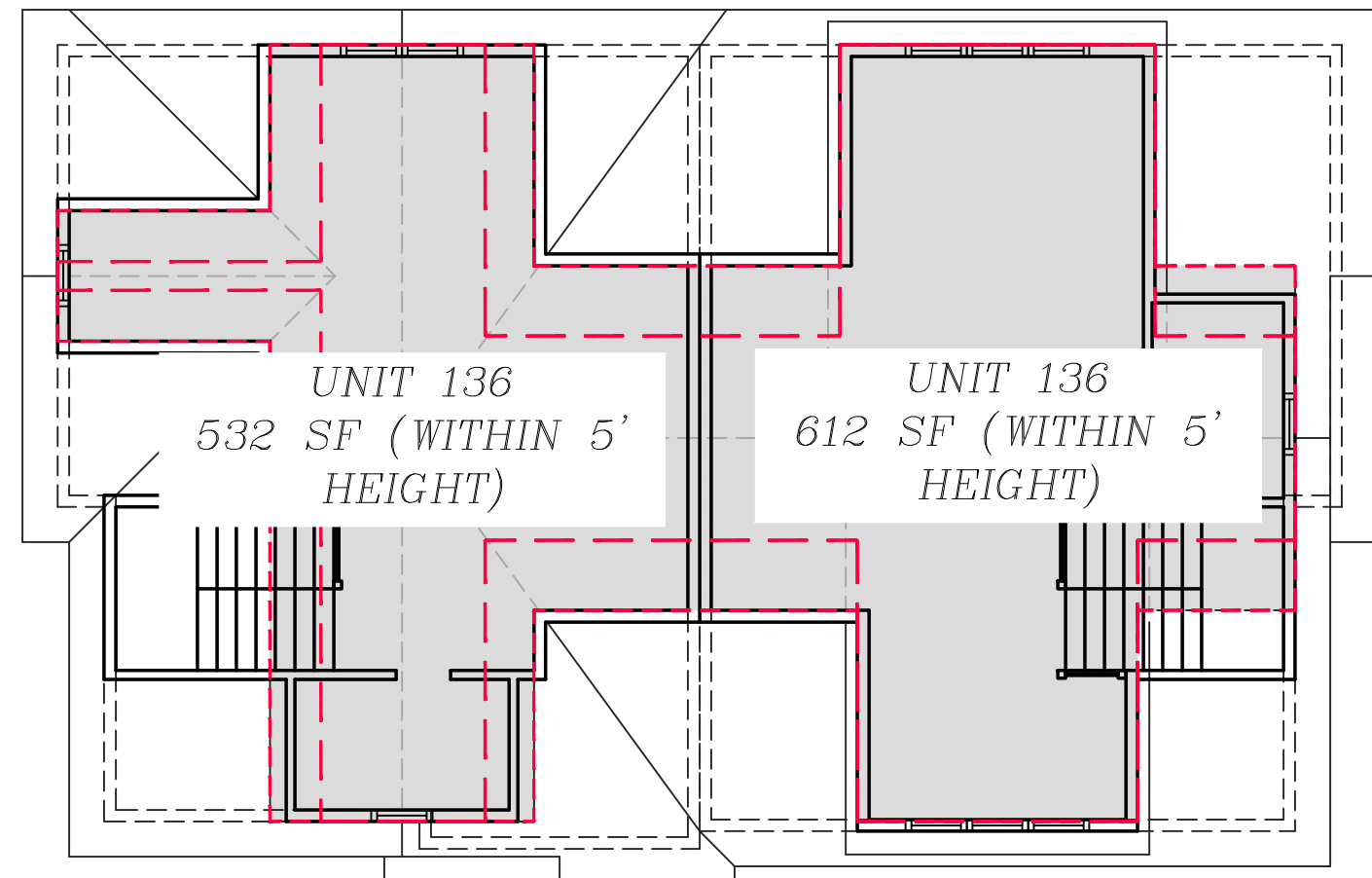
BASEMENT FLOOR FAR PLAN
TOTAL INCLUDED IN FAR = 0 SF



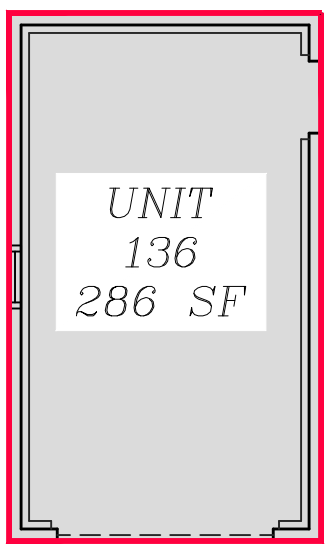
FIRST FLOOR FAR PLAN
TOTAL INCLUDED IN FAR = 1,799 SF



SECOND FLOOR FAR PLAN
TOTAL INCLUDED IN FAR=1,799 SF



ATTIC FLOOR FAR PLAN
TOTAL INCLUDED IN FAR=0 SF



GARAGE PLAN 286 SF



GARAGE PLAN 286 SF

PROPOSED GFA (GROSS FLOOR AREA) CALCULATION:

ZONING DISTRICT: SR-B
LOT AREA 10,027 SF
ALLOWABLE FAR: 0.38
ALLOWABLE FLOOR AREA: 3,810 SF
PROPOSED FLOOR AREA OF THE BUILDING:
1. 1ST FLOOR: 1,799 SF
2. 2ND FLOOR: 1,799 SF
3. ATTIC: NA
4. BASEMENT: NA
5. GARAGE: 572 SF
TOTAL PROPOSED FLOOR AREA OF THE BUILDING:
1,799 (1ST FL.) + 1,799 (2ND FL.) = 3,598 SF
3,598 SF < 3,810 SF

CONCEPTUAL
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DATE	REVISION
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FAR CALCULATIONS	
136-140 HILLSIDE AVENUE, NEEDHAM, MASSACHUSETTS	
RAV & Assoc., Inc. 21 HIGHLAND AVENUE NEEDHAM, MASSACHUSETTS 02494 TELEPHONE: (617) 281-4144	
SCALE: 1/4"=1'-0"	
APPROVED: S.B.	DESIGNED BY: I.B.
DATE: 07/14/25	DRAWN BY: I.B.
	CHECKED BY: S.B.
	DRAWING No. A-8

REVIEWED BY:



225135_bp.dwg
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LEGEND

- EXISTING BUILDING

PROPOSED BUILDING
- PROPERTY LINE

CONTOUR

STOCKADE FENCE

CHAINLINK FENCE

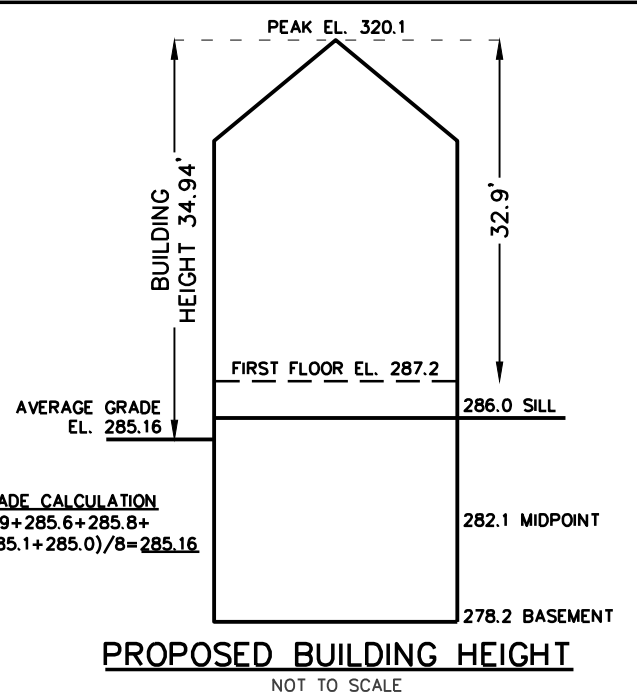
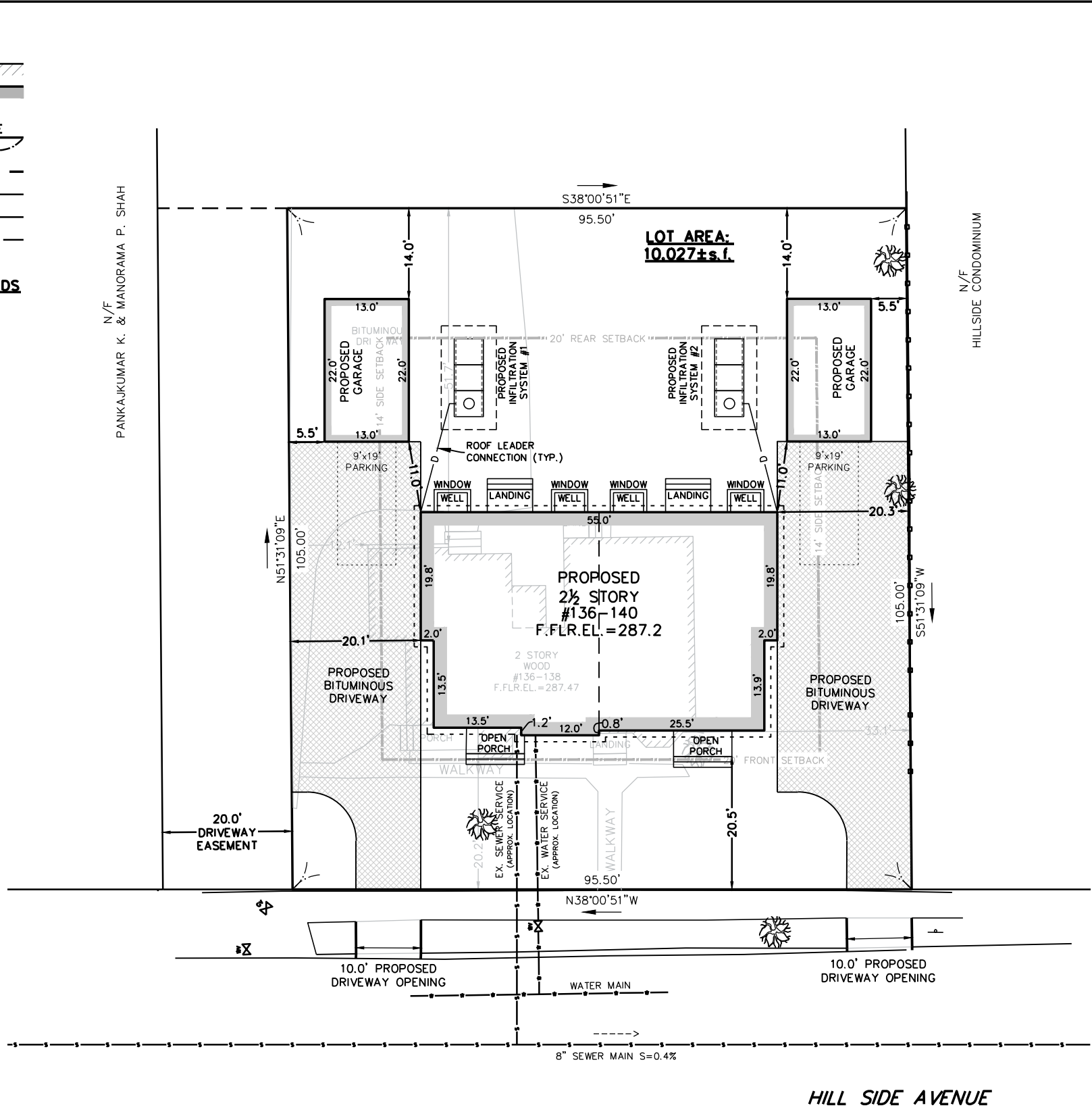
PICKET FENCE

NORFOLK COUNTY REGISTRY OF DEEDS

DEED REFERENCE
BOOK 42052 PAGE 68258

PLAN REFERENCE
PLAN BOOK 383 No. 717 OF 1989

OWNER OF RECORD
BRIAN R. ROTHCHILD, TRUSTEE OF
THE HOHN E. ROTHCHILD
136-140 HILLSIDE AVENUE
IRREVOCABLE TRUST

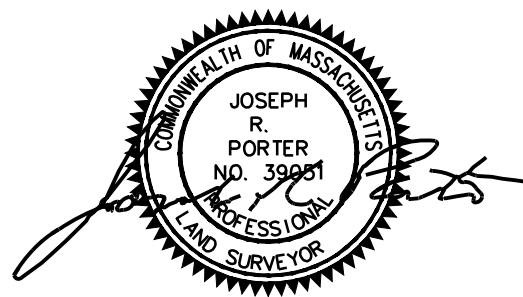


ZONING CHART			
NEEDHAM, MASSACHUSETTS			
ZONE: SRB		SUBMISSION: PROPOSED	
REGULATION	REQUIRED	EXISTING	PROPOSED
LOT AREA	10,000s.f.	10,027±s.f.	N/C
LOT FRONTAGE	80.0'	95.5'	N/C
FRONT SETBACK	20.0'	20.2'	20.5'
SIDE SETBACK	14.0'	12.1'	20.1'
REAR SETBACK	20.0'	51.7'	46.8'
BUILDING HEIGHT	35.0'	25.22'	34.94'
AVERAGE GRADE	-	285.01	285.16
LOT COVERAGE (4.2)	25% (2,506±s.f.)	13.3% (1,333.4s.f.)	23.6% (2,371.2s.f.)
LOT COVERAGE (1.4.7)	18% (1,804±s.f.)	13.3% (1,333.4s.f.)	17.9% (1,799.2s.f.)
MAX FOOTPRINT (1.4.7)	2,500s.f.	N/A	1,932.0s.f.
F.A.R.	0.38	-	0.359

ZONING PLAN
NEEDHAM, MASSACHUSETTS
SHOWING PROPOSED CONDITIONS AT
#136-140 HILL SIDE AVENUE

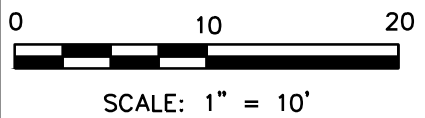
SCALE: 1in.=10ft. DATE: JULY 14, 2025

PROJECT: 225135



VTP
ASSOCIATES
INC.

LAND SURVEYORS - CIVIL ENGINEERS.
132 ADAMS STREET 2ND FLOOR SUITE 3
NEWTON, MA 02458
(617) 332-8271



GEORGE GIUNTA, JR.
ATTORNEY AT LAW*
P. O. BOX 70
SOUTH WEYMOUTH, MA 02190
*Also admitted in Maryland

TELEPHONE (781) 449-4520

FAX (781) 465-6059

July 31, 2025

Town of Needham
Zoning Board of Appeals
Needham, Massachusetts 02492

Attn: Daphne M. Collins, Zoning Specialist

Re: Greg Keshishyan
136-140 Hillside Avenue, Needham, MA

Dear Mrs. Collins,

In connection with the pending application of Greg Keshishyan (hereinafter, the "Applicant"), with respect to the property known and numbered 136-140 Hillside Avenue, Needham, MA 02494 (hereinafter the "Premises"), submitted herewith please find:

1. Color renderings of the proposed new dwelling;
2. Affidavit of Brian R. Rothschild; and
3. Occupant Index for the period 1989 – 2024.

The renderings illustrate the attractive appearance of the proposed new two-family dwelling. Based on that appearance, the Applicant asserts that the new dwelling will not be substantially more detrimental than the existing structure.

The Affidavit and the Occupant Index, taken together, show that the Premises has been continuously used and occupied for two-family purposes since 1989 when the Board found such use to be lawful, pre-existing, non-conforming. Furthermore, in addition to the individuals set forth in the Occupancy Summary, an internet search indicates the following individuals have also lived at the Premises, although exact years of occupancy are unclear:

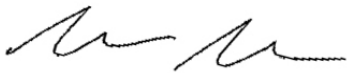
1. Mark Sampson, currently age 70, living in Saco, ME
2. Robin Drayer, currently age 78, living in Warwick, NY
3. Brian Hudon, currently age
4. Elise Brady, currently age 61, living in Winchester, MA
5. Lisa Hassler, currently age 61, living in Providence, RI

6. Susan McKenney, currently age 71, living in Weaverville, NC

Robin Drayer, Brian Hudon and Lisa Hassler likely all lived at the property at the same time as listed occupants with the same last name. However, Mark Sampson, Elise Brady and Susan McKenney appear to be unrelated to any of the listed occupants and therefore likely lived at the Premises during times when no named occupant is listed.

I trust the foregoing and the materials submitted herewith will be of assistance in the Board's consideration of this matter.

Sincerely,

A handwritten signature in black ink, appearing to read "George Giunta, Jr.", with a stylized, cursive script.

George Giunta, Jr.









AFFIDAVIT

COMMONWEALTH
OF
MASSACHUSETTS

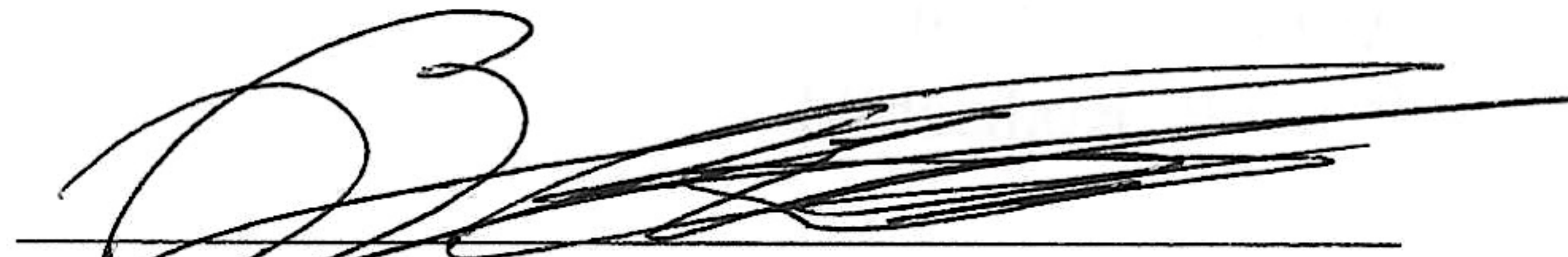
)
)
)

AFFIDAVIT OF
Brian R. Rothschild

NOW COMES Brian R. Rothschild, of Needham, Norfolk County, Massachusetts, and being duly sworn, deposes and states as follows:

1. I currently reside at 2116 W. Sunnyside Ave #1, Chicago, IL 60625.
2. I have personal knowledge of the facts set forth herein and I make this affidavit to the best of my knowledge, opinion, and belief.
3. In July, 1989, my father, John E. Rothschild, purchased the property known and numbered 136-140 Hillside Avenue, Needham, MA (the "Premises") from F.B Eaton Ltd. Last year, title was transferred to me, as trustee of The John E. Rothschild – 136-140 Hillside Avenue Irrevocable Trust. From 1990 until approximately 2005, I lived at the Premises part-time with my father.
4. The Premises is currently occupied by a two-family residential dwelling. This two-family has been existence for some time, since before my father purchased the Premises in 1989.
5. At the time when my father purchased the Premises, both units were used and occupied as rental units. It is my understanding and belief that the Premises was continuously used and rented as a two-family prior to my father's acquisition.
6. Shortly after my father acquired the Premises in 1989, he obtained permission from the Zoning Board of Appeals to convert an existing porch to the rear into a year-round heated room.
7. My father continued to rent both units until 1990, when he moved into one unit. He lived there until 2009, when he moved out of state. During this time, my father lived in one unit and rented the other unit.
8. In 2023, my father moved back to the unit he previously occupied and continued to rent the other unit.
9. Between 2009 when my father moved out and 2023, when he moved back in, both units were continually rented and occupied.
10. At all times material, from 1989 through the present, while my father, and then I, as Trustee, have owned the property, it has been used and occupied as a two-family, with both units being continually occupied.

Sworn to under the pains and penalties of perjury this 17 day of July 2025.

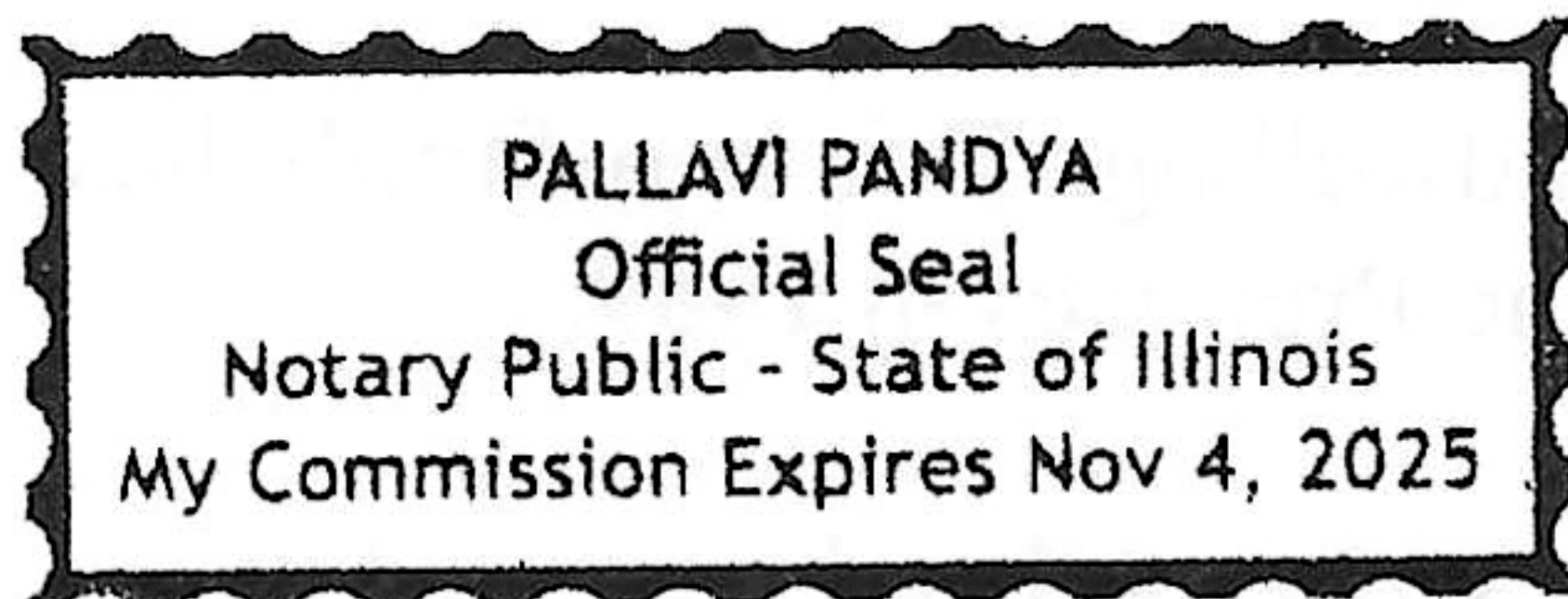

Brian R. Rothschild

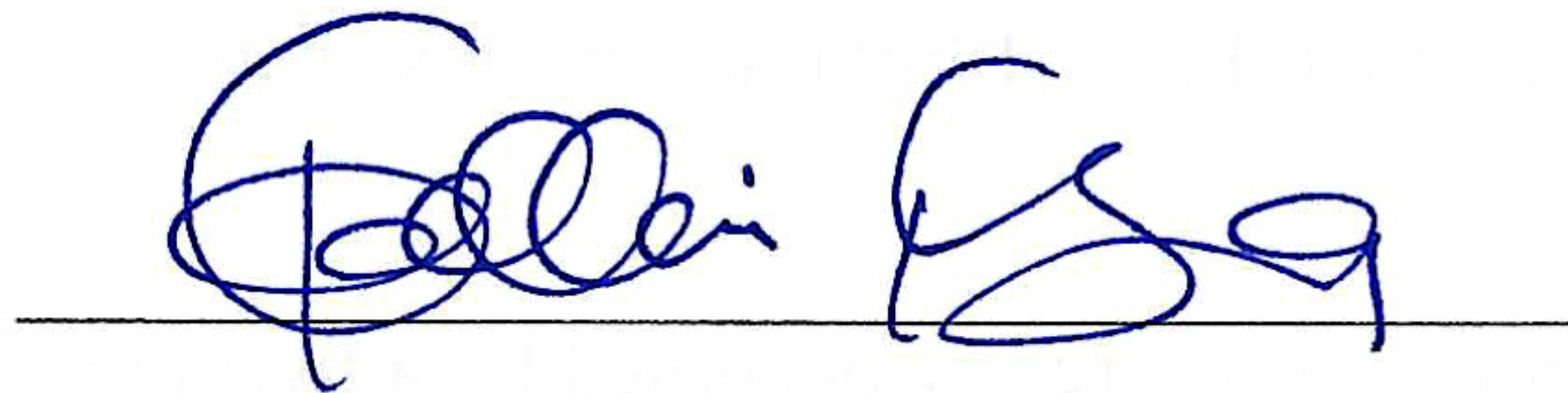
STATE OF ILLINOIS

County of Cook

July 17, 2025

On this 17 day of July 2025, before me, the undersigned notary public, Brian R. Rothschild personally appeared, proved to me through satisfactory evidence of identification, which was DRIVER'S LICENSE, to be the person who signed the preceding or attached document in my presence and who swore or affirmed to me that the contents of the document are truthful and accurate to the best of her knowledge and belief.





Notary Public

My Commission Expires: November 4, 2025

136-140 Hillside Avenue
Occupancy Summary
Based on Poll Tax / Census / Street List

1989 – 2024

1989	Mark S. Sampson	1954	Syst Consultant	
	Robin J. Sampson	1959	Student	
	Sean P. Abely	1967	Student	
	Stephen L. Carden Timothy J. Pogorelc	1963 1966	Plumber Manager	
1990	John Rothschild	1944	Marketing Supp	
	Current Resident			
1991	John Rothschild	1944	Marketing Supp	
	Richard A. Hassler	1965	Engineer	
1992	John Rothschild	1944	Marketing Supp	
	Janet G. Smith	1959	Unemployed	
1993	John Rothschild	1944	Marketing Supp	
1994	John Rothschild	1944	Marketing Supp	
	Cheryl Stoney	1958	Administrator	
	Raymond T. Stoney	1959	Service Tech	
1995	John Rothschild	1944	Marketing Supp	
	Cheryl Stoney	1958	Administrator	
	Raymond T. Stoney	1959	Service Tech	
1996	John Rothschild	1944	Marketing Supp	
	Current Resident			
1997	John Rothschild	1944	Marketing Supp	
	Current Resident			
1998	John Rothschild	1944	Social Serv	
	Denise Marie Corless	1960	Cust Serv	
	Jeff Bray Corless	1953	Field Engineer	
1999	John Rothschild	1944	Social Serv	
	Denise Marie Corless	1960	Cust Serv	
	Jeff Bray Corless	1953	Field Engineer	
2000	John Rothschild	1944	Social Serv	
	Denise Marie Corless	1960		
	Jeff Bray Corless	1953		
2001	John Rothschild	1944	Social Serv	
	Denise Marie Corless	1960		
	Jeff Bray Corless	1953		

2002	John Rothschild	1944	Social Serv	
	Denise Marie Corless Jeff Bray Corless	1960 1953	MCP Tech CSR	
2003	John Rothschild Samuel Re	1944 1946	Social Serv Teacher	
	Denise Marie Corless Jeff Bray Corless	1960 1953	MCP Tech CSR	
2004	John Rothschild Samuel Re	1944 1946	Social Serv Teacher	
	Denise Marie Corless Jeff Bray Corless	1960 1953	MCP Tech CSR	
2005	John Rothschild Samuel Re	1944 1946	Teacher Sales	
	Denise Marie Corless Jeff Bray Corless	1960 1953	Unemployed CSR	
2006	John Rothschild Samuel Re	1944 1946	Teacher Sales	
	Denise Marie Corless Jeff Bray Corless	1960 1953	CSR CSR	
2007	John Rothschild Samuel Re	1944 1946	Teacher Teacher	
	Denise Marie Corless Jeff Bray Corless	1960 1953	CSR CSR	
2008	John Rothschild Samuel C. Re, Jr.	1944 1946	Teacher Teacher	
	Denise Marie Corless Jeffery B. Corless	1960 1953	CSR CSR	
2009	John Rothschild Samuel C. Re, Jr.	1944 1946	Teacher Teacher	
	Denise Marie Corless Jeffery B. Corless	1960 1953	CSR CSR	
2010	Jessica E. Hudon	1971	Teacher	
	Denise Marie Corless Jeffery B. Corless	1960 1953	CSR CSR	
2011	Jessica E. Hudon	1971	Teacher	
	Denise Marie Corless Jeffery B. Corless	1960 1953	CSR CSR	
2012	Jessica E. Hudon	1971	Teacher	
	Denise Marie Corless Jeffery B. Corless	1960 1953	CSR CSR	
2013	Jessica E. Hudon	1971	Teacher	
	Denise Marie Corless Jeffery B. Corless	1960 1953	CSR CSR	

2014	Jessica E. Hudon	1971	Teacher	
	Denise Marie Corless Jeffery B. Corless	1960 1953	CSR CSR	
2015	Jessica E. Hudon	1971	Teacher	
	Denise Marie Corless Jeffery B. Corless	1960 1953	CSR CSR	
2016	Jessica E. Hudon	1971	Teacher	
	Denise Marie Corless Jeffery B. Corless	1960 1953	CSR CSR	
2017				
	Denise Marie Corless Jeffery B. Corless	1960 1953	CSR CSR	
2018				
	Denise Marie Corless Jeffery B. Corless	1960 1953	CSR CSR	
2019	Barry Drayer	1939	Finance	
	Denise Marie Corless Jeffery B. Corless	1960 1953	CSR CSR	
2020	Barry Drayer	1939	Finance	
	Denise Marie Corless Jeffery B. Corless	1960 1953	CSR CSR	
2021	Barry Drayer	1939	Finance	
	Denise Marie Corless Jeffery B. Corless	1960 1953	CSR CSR	
2022	Barry Drayer	1939	Finance	
	Denise Marie Corless Jeffery B. Corless	1960 1953	CSR CSR	
2023	Barry Drayer	1939	Finance	
	Denise Marie Corless Jeffery B. Corless	1960 1953	CSR CSR	
2024	Barry Drayer Samuel Carl Re, Jr. John E. Rothschild	1939 1946 1944	Finance Teacher	
	Denise Marie Corless Jeffery B. Corless	1960 1953	CSR CSR	



**Town of Needham
Building Department
500 Dedham Avenue
Needham, MA 02492
Tel: 781-455-7550**

August 5, 2025

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

Re: 136-140 Hillside Ave.

Dear Board Members,

This office has reviewed this proposal to demolish the existing 2-family home and construct a new 2-family home.

We agree that this 2-family home is pre-existing and is entitled to apply for a Special Permit under Section 1.4.7.4. The plot plan shows the proposed home having a footprint of 1804 square feet. By itself, this is compliant with the maximum lot coverage prescribed by Section 1.4.7.4 (b). However, the 2 proposed detached garages add 572 square feet which must be included in the lot coverage calculation. $(1804 + 572 = 2376 / 10027 = .237)$ These 2 garages make the lot coverage 23.7% which is above the allowable 18%.

If it is agreed that the square footage, including the detached garages, is reduced to a lot coverage of 18% or less, this office has no additional concern for this proposal.

Sincerely,

Joe Prondak
Building Commissioner

Daphne Collins

From: Tom Conroy
Sent: Monday, July 21, 2025 2:56 PM
To: Daphne Collins
Subject: RE: 136-140 Hillside Avenue - ZBA Review - Comments due August 5, 2025

Hi Daphne,
The fire dept has no issues at this point.
Thanks,
Tom



Thomas M. Conroy

Fire Chief - Needham Fire Department
tconroy@needhamma.gov
Ph (781) 455-7580

From: Daphne Collins <dcollins@needhamma.gov>
Sent: Thursday, July 17, 2025 2:37 PM
To: Donald Anastasi <DAnastasi@needhamma.gov>; Jay Steeves <steevesj@needhamma.gov>; John Schlittler <JSchlittler@needhamma.gov>; Joseph Prondak <jprondak@needhamma.gov>; Justin Savignano <jsavignano@needhamma.gov>; Ronnie Gavel <rgavel@needhamma.gov>; Tara Gurge <TGurge@needhamma.gov>; Thomas Ryder <tryder@needhamma.gov>; Tom Conroy <TConroy@needhamma.gov>
Subject: 136-140 Hillside Avenue - ZBA Review - Comments due August 5, 2025

Good Afternoon –

136-140 Hillside Avenue –Greg Keshishyan applied for a Special Permit pursuant to Section 1.4.74 of the By-Law to allow the demolition, extension, alteration, enlargement and reconstruction of the lawful, pre-existing, non-conforming, two-family dwelling to be replaced by a new two-family. The property is located in the Single-Residence B (SRB) zoning district.

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

I appreciate your comments no later than **August 5, 2025** to allow time for the applicant to respond prior to the hearing.

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

Thank you,

Daphne

Daphne Collins

From: Tara Gurge
Sent: Monday, August 4, 2025 4:21 PM
To: Daphne Collins
Subject: RE: 136-140 Hillside Avenue - ZBA Review - Comments due August 5, 2025 / Public Health comments

Daphne –

The Public Health Division conducted the Zoning Board review for the proposed demolition, extension, alteration, enlargement and reconstruction of the property located at **#136-140 Hillside Avenue**. See comments noted below:

- Prior to the proposed demolition, the owner must apply for this Demolition review online, via the Town of Needham's ViewPoint Cloud online permitting system through Public Health Division. See direct link to this permit application - <https://needhamma.viewpointcloud.com/categories/1073/record-types/1006508>. This form will need to be completed along with the uploading 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 and approval, prior to the issuance of a Demolition permit issued by the Building Department.
- On-going pest control must be conducted during demolition AND on-going pest control must be conducted throughout construction of the new two-family structure.
- All Town of Needham Stormwater By-law Drainage requirements must be met for this new construction in order to prevent the risk of causing any potential public health nuisance concerns.

Please let us know if you have any questions on these requirements, or feel free to have the owner contact me directly if they have questions on these requirements.

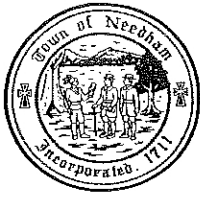
Thank you,



Tara Gurge, MS, RS ([she/her](#))
Assistant Director of Environmental &
Community Health
Needham Public Health Division
Rosemary Recreational Complex
178 Rosemary Street
Needham, MA 02494
Office: (781) 455-7940 ext 211
Fax: (781) 455-7922
Mobile: (781) 883-0127
www.needhamma.gov



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

August 5th, 2025

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

RE: Case Review-Special Permit Appeal
10 Riverside Street - Special Permit Appeal

Dear Members of the Board,

The Department of Public Works has completed its review of the above-mentioned Special Permit for the proposed renovation of the existing single-family Residents and maintain a studio space on the premise.

The documents submitted for review are as follows:

- Application for Special Permit dated 7/14/25.
- Cover Letter by George Giunta dated 7/14/25
- Memorandum in Support of Application of Arthur & Anna Deych dated 7/14/25
- Exhibit A Portion of Assessors Map
- Exhibit B photos of Premise
- Exhibit C photos of Studio
- Existing and Proposed Plot Plans by Chris Charlton dated 5/17/25

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 to be recharged. The proposed plot plan 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.
- The 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

GEORGE GIUNTA, JR.

ATTORNEY AT LAW*

P. O. BOX 70

SOUTH WEYMOUTH, MA 02190

*Also admitted in Maryland

TELEPHONE (781) 449-4520

FAX (781) 465-6059

July 14, 2025

Town of Needham
Zoning Board of Appeals
Needham, Massachusetts 02492

Attn: Daphne M. Collins, Zoning Specialist

Re: Arthur Deych and Anna Deych
10 Riverside Street, Needham, MA

Dear Mrs. Collins,

Please be advised this office represents Arthur Deych and Anna Deych of 10 Riverside Street, Needham, MA 02494 (hereinafter, jointly, "Deych" and the "Applicant") with respect to their property known and numbered 10 Riverside Street, Needham, MA 02494 (hereinafter the "Premises"). In connection therewith, submitted herewith please find:

1. Seven copies of a completed Application for Hearing;
2. Seven copies of Memorandum in Support of Application of Arthur Deych and Anna Deych, 10 Riverside Street, Needham, MA;
3. Seven copies of Plot Plan prepared by Christopher C. Charlton; and
5. Check in the amount of \$500 for the applicable filing fee.

The Premises is currently occupied by a single-family house, which is non-conforming relative to the applicable front yard setback, and two off-street parking spaces. Anna Deych, who is also known as Anna Starkova, is an award-winning artist, who desires to provide limited art instruction to children at the Premises. After consultation with the Building Commissioner, it is his opinion that such activity does not fit within either the professional studio or \ customary home occupation categories of Section 3.2.1., instead falling within the "other private school" category. As a result, such activity requires a special permit.

In addition, such use triggers the need for compliance with the off-street parking requirements of Section 5.1.2 and 5.1.3. Given the arrangement of the Premises and the limited parking available, a special permit waiving strict adherence with some or all of such requirements is also required.

Please schedule this matter for the next available hearing of the Board, If you have any questions, comments or concerns relative to the foregoing, please do not hesitate to contact me so that I may be of assistance.

Your courtesy and attention are appreciated.

Sincerely,

A handwritten signature in black ink, appearing to read "Giunta", with a stylized flourish at the end.

George Giunta, Jr.



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	Arthur and Anna Deych			Date:	7/14/25
Applicant Address	10 Riverside Street, Needham, MA 02494				
Phone	617-276-6450	email	arthurdeych@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	George Giunta, Jr., Esq.				
Address	P.O. Box 70, South Weymouth, MA 02190				
Phone	781-449-4520	email	george.giuntajr@needhamlaw.net		
Representative is ☒ Attorney; ☐ Contractor; ☐ Architect; ☐ Other_____					
Contact ☒ Me ☒ Representative in connection with this application.					

Subject Property Information

Property Address	10 Riverside Street, Needham, MA 02494		
Map/Parcel Number	Map 73 / Parcel 44	Zone of Property	General Residence (GR)
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:

Single-family dwelling which is non-conforming as to front yard setback and two associated off-street parking spaces.

Statement of Relief Sought:

Special Permit pursuant to Section 3.2.1 for a private school

Special Permit pursuant to Section 5.1.1.5 waiving the requirements of Section 5.1.2 (Required Parking) and Section 5.1.3 (Parking Plan and Design Requirements)

Any and all other relief as may be necessary for the use of a portion of the Premises for art instruction.

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

3.2.1, 5.1.1.5, 5.1.2, 5.1.3, 7.5.2 and any other applicable section or by-law.

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

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



ZBA Application For Hearing

Date Structure Constructed including additions:

Date Lot was created:

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 prior to filing this application.

Arthur and Anna Deych
by their attorney, *date of consult*

Date: July 14, 2025 Applicant Signature *George Giunta Jr*
George Giunta, Jr., Esq.

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

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

July 14, 2025

MEMORANDUM IN SUPPORT OF
APPLICATION OF
ARTHUR DEYCH and ANNA DEYCH
10 Riverside Street, Needham, MA

The applicants, Arthur Deych and Anna Deych (hereinafter, jointly, both “Deych” and, the “Applicant”), seek a Special Permit pursuant to Section 3.2.1 of the Needham Zoning By-Law for a private school as well as a Special Permit pursuant to Section 5.1.15 waiving strict adherence with the off-street parking requirements of Section 5.1.2 (Required Parking), as applicable, and Section 5.1.3 (Parking Plan and Design Requirements), to permit art instruction at the residential property known and numbered 10 Riverside Street, as described in the materials submitted herewith, and all other relief as may be necessary and appropriate therefor.

PRESENT USE / HISTORY

The Premises is shown as parcel 44 on sheet 73 of the Assessor’s Map for the Town of Needham and consists of approximately 2,955 square feet of land with 50 feet of frontage on Riverside Street. It is situated immediately adjacent to the Highland Commercial – 128 Zoning District, directly behind the Cookies by Design business at 54 Highland Avenue and across the Street from the Frank Webb Home store at 68 Highland Avenue.¹

The Premises is currently occupied by a two and one-half story, single-family residential dwelling, together with two associated off-street parking spaces.² The house is lawful, pre-existing, non-conforming as to the applicable front yard setback³ The house was originally built in 1925 and then expanded in 2018 pursuant to Decision of the Zoning Board of Appeals, dated

¹ See Exhibit A provided herewith – portion of Assessor’s Map No. 73.

² See Exhibit B – photos.

³ The existing house is setback only 1.3 feet from Riverside Street, as opposed to 20 feet as currently required.

February 15, 2018, issued to Anna & Arthur Deych. That Decision authorized construction of an addition to the rear and above, expanding the house and converting it from a one and one-half story house to a two and one-half story house.

PROPOSED USE / ACTIVITY

Anna Deych, also known as Anna Starkova, is an award winning, self-educated fine artist who has been selected to participate in many juried art exhibitions throughout New England and New York City. She works with a variety of techniques such as oils, acrylics, watercolors, and graphite, and her work can be found in private collections all around the world. As a mother of two, Anna has a natural appreciation for the value of art in the lives of children. She has previously offered art instruction online and at her home. Recently, it has come to her attention that in order to continue with instruction in her home, zoning relief is required. As a result, she is now seeking the special permits necessary to formalize and continue with such instruction.

Anna intends to offer classes to children generally ranging in age from 6 to 15. Given the age range, no students would drive themselves; all would be dropped off and picked up. Starting in the fall and running through the school year, classes are anticipated to be offered primarily in the late afternoon evening and weekend, with the bulk of classes offered during the day on Saturday. At present, class times are expected to be as follows:

Day of the Week	Hours of Instruction
Wednesday	Between 6:30 PM and 7:30 PM
Thursday	Between 4:00 PM and 6:15 PM
Friday	Between 4:00 PM and 6:15 PM
Saturday	Between 10 AM and 4:15 PM

Classes will run approximately 45 minutes to one hour long, with a minimum 15-minute gap between classes to facilitate drop-off and pick-up. During the summer, over the course of three weeks, Anna would expect to run three, separate sessions of “camp” style classes. Each session would last five days and would run Monday through Friday, 9:30 AM through 12 Noon for a half-day program, or 9:30 AM through 4 PM for a full day program. For these summer camp sessions, drop-off would be between 9 AM and 9:30 AM.

Anna is the only teacher with no other staff. Her priority with respect to her art is being an artist. The classes are simply a way for her to spread the love she has for art to others, especially children. She started teaching when her kids' friends/parents wanted to learn how to draw. Those parents then wanted more classes because Anna is such an amazing artist and that led to instruction of the children. Many of Anna's students either started as or became family friends. Then she began to teach friends of family and then friends and siblings from her network of family and friends. It has been a truly "home grown" activity. Anna says she is not trying to become the next Michael's with continual parties and classes, but rather wants to spread her love and joy of Art to children. Classes are taught in the lower level of the house, with a separate entrance on the left side of the structure next to the Cookies by Design detached garage.⁴

The number of students in each in-person class will vary, with some classes featuring individualized instruction and some classes with as many as five students. The maximum class size for all in-person instruction will be five students, including the summer camp sessions. Currently, at least six families that receive instruction have siblings that attend together, reducing the number of separate vehicles that arrive and depart, and it is expected that two to three of the students in the summer camp sessions would also be siblings.

Parents and caretakers are not allowed to either attend class or wait on premises. There is a strict drop-off / pick-up policy with signs posted inside and information provided to parents / caretakers. In addition, parents and caretakers are told to utilize the two off-street parking spaces to the right of the house or the on-street space directly in front of the house for drop-off and pick-up.

PARKING

There is no category in Section 5.1.3 (Required Parking) of the By-Law that is clearly applicable to the proposed use. Therefore, given the nature of the use and the age of the students, the Applicant asserts that it would be logical and make sense to apply the same parking demand standard as has been applied to numerous after school, child care and dance instruction purposes; namely, for known enrollment less than 45 students, 1 space for each member of staff and 1

⁴ See Exhibit C – photos.

space for every 5 students.⁵ Using this standard, the total parking demand for the proposed use will be 2 spaces, calculated as follows: 5 students @ 1 space / 5 students = 1 spaces + maximum 1 staff @ 1 space / 1 staff = 2 total spaces.

Whereas there are two parking spaces available on site, there are sufficient spaces available. However, the two existing spaces, which are tandem spaces, are consistent with residential construction and do not meet the design criteria set forth at Section 5.1.3. As a result, at a minimum a waiver from the design criteria pursuant to Section 5.1.1.5 is required. Furthermore, given the nature of the spaces as tandem spaces, it is not entirely clear that a waiver of the number spaces is not required, and so same has been requested as well, as a precautionary measure.

LAW

Massachusetts General Laws, Chapter 40A, Section 9 states that: “Special Permits may be issued only for uses that are in harmony with the general purpose and intent of the ordinances of the by-law, and shall be subject to general or specific provisions set forth therein; and that such permits may also impose conditions, safeguards, and limitations on time and use.”

Pursuant to Section 3.2.1 of the By-Law, the request for a special permit for a private school is to be evaluated pursuant to the standards of Section 7.5.2 of the By-law. That Section requires that all use related aspects:

- (a) comply with such criteria or standards as may be set forth in the section of the By-Law which refers to the granting of the requested special permit;
- (b) are consistent with: 1) the general purposes of the By-Law as set forth in subparagraph 1.1, and 2) the more specific objectives and purposes applicable to the requested special permit which may be set forth elsewhere in the By-Law, such as, but not limited to, those at the beginning of the various sections; and
- (c) are designed in a manner that is compatible with the existing natural features of the site and is compatible with the characteristics of the surrounding area

Section 5.1.1.5 authorizes and empowers the Board to waive strict adherence with the requirements of Sections 5.1.2 and 5.1.3 where a particular use, structure, or lot, owing to special circumstances, does not warrant the application of the parking requirements of Section 5.1.2 or the design requirements contained in Section 5.1.3. In addition, pursuant to Section 5.1.1.5 the

⁵ This standard has been applied to Arrais Ballet, Total Eclipse Dance Studio, Needham ACE afterschool program, the afterschool program upstairs at 315 Chestnut Street, Code Wiz and many others.

Board is directed to consider whether the issuance of the special permit would be detrimental to the Town or to the general character and visual appearance of the surrounding neighborhood and abutting uses and is further consistent with the intent of the Zoning By-Law.

ANALYSIS / ARGUMENT

I. USE

The proposed use of a portion of the existing house at the Premises for a private school is consistent with both the general and specific purposes of the By-Law. Provision of art instruction will promote the welfare and interests of the residents of the Town of Needham by providing and equipping young students with tools to develop their creativity, enhance their appreciation of art and expand their vision.

While the Premises is in General Residence zoning district, it is immediately adjacent to a busy commercial district and an existing commercial use and is across the street from another existing commercial use. The use of a portion of the existing house for art instruction does not contemplate any changes to the house, and certainly no alterations to the exterior. The existing side door, located on the same side of the house as the commercial district and the existing commercial use will remain the primary entry / exit for the use. As a result, the house will retain its appearance and character as a single-family residential dwelling. Therefore, the Applicant asserts that the proposed use of a portion of the existing house for a small private school use as described complies with the applicable provisions of both Chapter 40A and the By-Law and should be allowed.

II. PARKING

There are currently two on-site parking spaces available for use, as well as one on-street space directly in front of the house. As set forth above, the proposed use requires a total of two parking spaces. Therefore, there are sufficient spaces on site to accommodate the proposed use. However, because the spaces are laid out consistent with customary tandem residential spaces, they do not comply with the criteria applicable to commercial parking spaces. As a result, a special permit waiving strict adherence with the design criteria is required.

Due to the age of the students, all parking will be strictly drop-off and pick-up. Parents and caretakers are directed to use the two available on-site spaces, together with the one space in front of the house for this purpose. They are also prohibited from attending lessons or waiting on site. As a result, parking will only be very short term, for the duration of drop-off and pick-up. And because classes are timed with a 15 minute break in between, there is sufficient time to ensure that the spaces are available for each class.

Therefore, Deych asserts that, owing to the special circumstances applicable to the proposed use, a parking waiver from the applicable design requirements contained in Section 5.1.3 is appropriate. Due to the small size of the lot and the location and layout of the existing building and parking, it is not practical or possible to comply with the design criteria. Moreover, compliance with the criteria, if possible, would make the Premises appear more commercial in nature, as opposed to its current residential appearance.

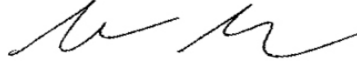
CONCLUSION

Educational services that function outside of regular classroom instruction provide numerous benefits to students, and therefore the community. Art instruction in particular, fosters creativity, helps with the development of fine motor skills, enhances self-expression, and boosts confidence. It also promotes problem-solving abilities, critical thinking, and emotional intelligence. Furthermore, art can be a powerful tool for self-discovery and communication, allowing children to explore and understand their emotions and perspectives. Therefore, there are good and sufficient reasons for granting the requested use special permit.

Furthermore, as there will be no alteration to the existing structure, and the entrance to the art studio is on the same side of the house as the adjacent commercial zone and an existing commercial use, the activity will not fundamentally change the nature of the Premises or its relationship to the neighborhood.

While the existing on-site parking spaces do not comply with applicable design criteria, part of the reason for that is the nature of the spaces as consistent with customary residential design. Moreover, there are sufficient spaces available on site, as well as one additional space directly in front of the house. Therefore, the parking is sufficient to support the use and there are good and sufficient reasons for granting the requested waivers. As a result, Deych asserts that the requested zoning relief is both proper and appropriate and should be granted.

Respectfully submitted,
Arthur and Anna Deych
by their attorney,

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

George Giunta, Jr., Esq.
P.O. Box 70
South Weymouth, MA 02190
Tel: 781-449-4520

This is a detailed plat map of a portion of the City of Chicago, showing lots, streets, and property boundaries. The map includes Highland Avenue, Highland Circle, and State Highway 1901. Key properties include Chestnut Motors, Cookies by Design, Frank Webb Home, and various lots numbered 40 through 49. Dimensions and areas are provided for many lots. A red dashed line indicates an 'Approximate Zone Boundary'.

Streets:

- HIGHLAND CIR.
- AVENUE
- STATE HIGHWAY 1901
- HIGHLAND CIR.

Properties and Lots:

- Chestnut Motors** (Lot 40)
- Cookies by Design** (Lot 43)
- Frank Webb Home** (Lot 22)
- Approximate Zone Boundary** (indicated by a red dashed line)
- Premises** (indicated by a red dashed line)
- Lot 44** (50.1, 2955 Sq. ft.)
- Lot 45** (Reg. 9,632 S.F., Lots 82-8, 150.02)
- Lot 46** (14, 16)
- Lot 47** (12, 18)
- Lot 48** (15, 17)
- Lot 49** (19)
- Lot 50** (10)
- Lot 51** (11, 13, 15, 17, 19)
- Lot 52** (12, 14, 16, 18, 20)
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Exhibit B
Photos of Premises



Exhibit C
P 1 of 2
Photos of Studio

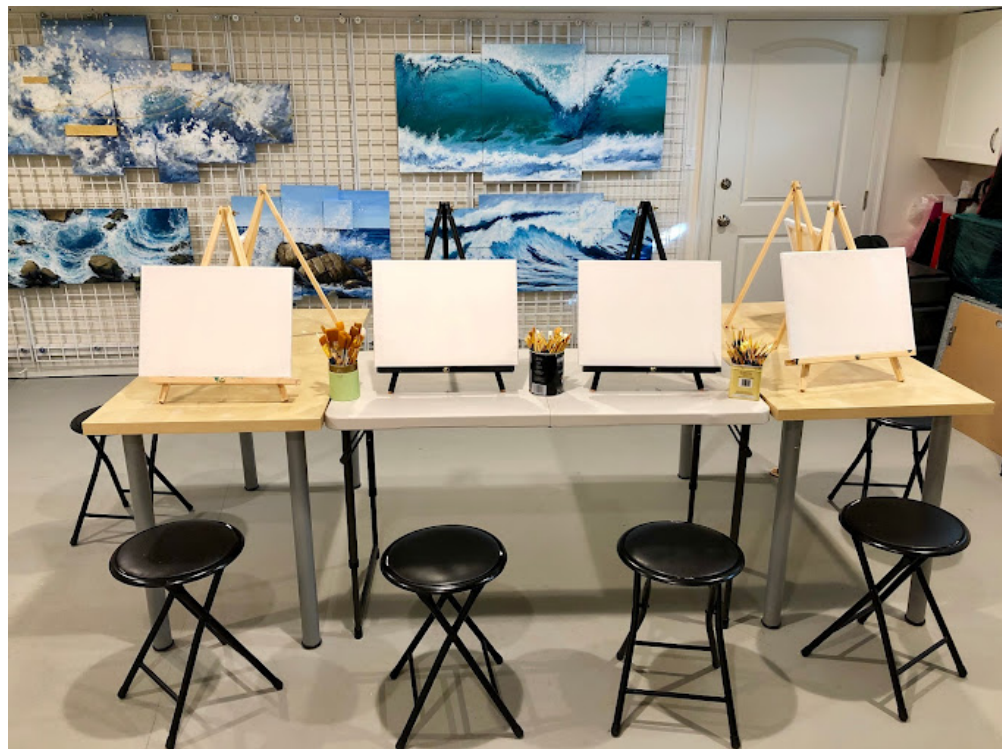


Exhibit C
P 2 of 2
Photo of Studio Entrance



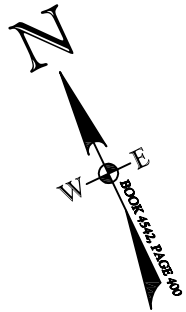
TOWN OF NEEDHAM, MASSACHUSETTS

Building Inspection Department

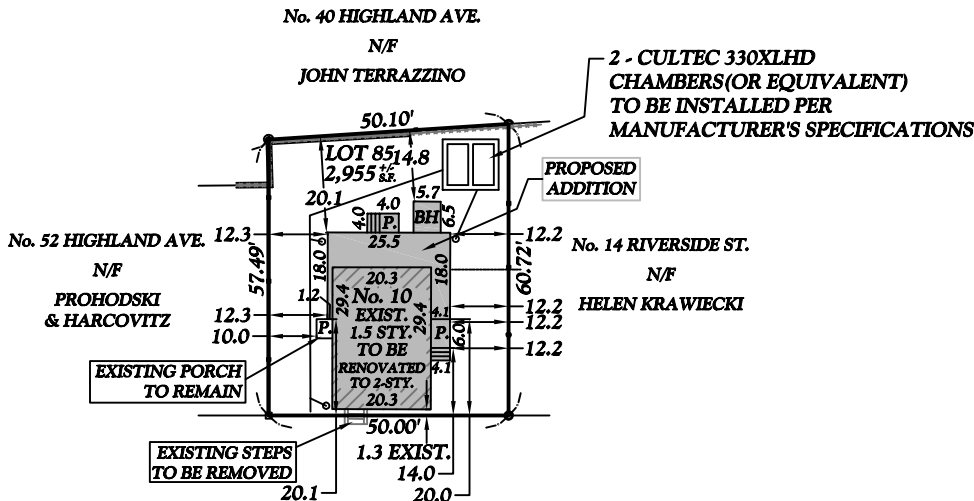
Assessor's Map & Parcel No. MAP NO. 73, PARCEL 44

Building Permit No. _____ At No. 10 RIVERSIDE STREET
Lot Area 2,955 S.F. Zoning District GR
Owner ARTHUR DEYCH Builder _____

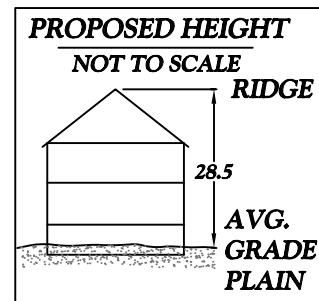
PROPOSED RENOVATIONS & ADDITION PLOT PLAN 40' Scale



**PROPOSED LOT
COVERAGE = 29.8%**



RIVERSIDE (PUBLIC - 40.0' WIDE) STREET



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 utilities, including water mains, sewers, drains, gaslines, etc.; driveways, Flood Plain and Wetland Areas, lot dimensions, dimensions of proposed structures, sideline offsets and setback distances, (allowing for overhangs) and elevation of top of foundations and garage floor. For new construction, elevation of lot corners at streetline and existing and approved street grades shall be shown for grading along lot line bordering streetline. 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 unsewered area.

(*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 17th day of MAY 20 18.

Name CHRISTOPHER C. CHARLTON Registered Land Surveyor No. 48649

Address 105 BEAVER STREET City FRANKLIN State MA Zip 02038 Tel. No. (508) 528-2528

Approved _____ Director of Public Works Date _____

Approved _____ Building Inspector Date _____



**Town of Needham
Building Department
500 Dedham Avenue
Needham, MA 02492
Tel: 781-455-7550**

August 4, 2025

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

Re: 10 Riverside St.

Dear Board Members,

This office has reviewed this proposal for a Special Permit to operate an art studio at 10 Riverside St. This office has no objection to the proposal and we agree that a Special Permit is required for this use as well as the need for a parking waiver.

However, the Board should be aware that this office received a complaint from an abutter to this property. The complaint made us aware that the business existed and the primary concern of the complainant seemed to be parking.

After a brief investigation, including a review of the website and class schedule for this business, a notice of violation was sent on November 19, 2024 (copy enclosed). Several conversations with Attorney Guinta have occurred since that date, resulting in this appeal. I have also copied here, information from the art studios website.

Sincerely,

Joe Prondak
Building Commissioner



**Town of Needham
Building Department
500 Dedham Avenue
Needham, MA 02492
Tel: 781-455-7550, Ext. 537**

November 20, 2024

Anna and Arthur Deych
10 Riverside Street
Needham Heights, MA 02494

RE: Operation of a Private School at 10 Riverside Street, Needham

Dera Anna and Arthur,

This office received a complaint that an art studio, offering private lessons, is operating at your home at 10 Riverside Street. A view of a website, starkovagallery.com, shows an extensive schedule of private art classes taking place through the 2024-2025 season.

Records on file with this office indicate that 10 Riverside Street is a single-family home and lies in a General Residence (GR) Zoning District. The operation of a private school requires a Special Permit from the Zoning Board of Appeals along with an Occupancy Permit from this office. Records further indicate that neither of these required permits have been applied for or obtained by you, as owners of this property. This constitutes violations of the Needham Zoning Bylaw, sections 3.2.1 (Special Permit for Private school) and 7.3.1 (Occupancy Permit).

Upon receipt of this notice, you must cause the operation of a private school at 10 Riverside Street to cease.

Failure to comply with this directive or to file an appeal with the Zoning Board (either for the required Special Permit or specifically appealing this enforcement action) within 30 days of receipt, may cause this office to seek compliance through a court of competent jurisdiction.

Please also be aware that additional requirements mandated by the State Building Code may need to be addressed should the zoning matters be approved.

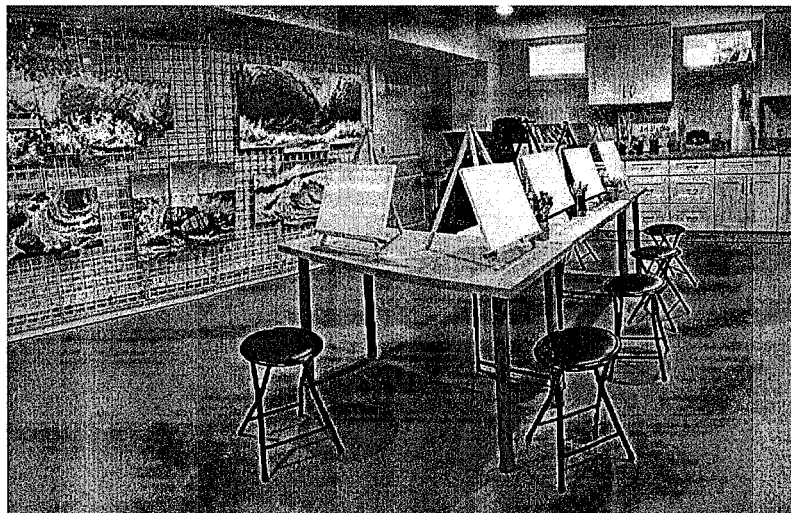
Please contact me at 781-455-7550 x308 to discuss your intention and further clarify your options in this matter.

Sincerely,

A handwritten signature in black ink, appearing to read "Joe Prondak", with a stylized flourish at the end.

Joe Prondak
Building Commissioner

Certified Mail # 7018-3090-0002-3178-6805



Anna Starkova Art Studio is offering private and group in-person and online classes. Please see the schedule below.

UPDATED Academic Calendar 2024-2025
([http://www.starkovagallery.com/wp-content/uploads/2024/11/calendar.p](http://www.starkovagallery.com/wp-content/uploads/2024/11/calendar.pdf)

IN-PERSON CLASSES AT THE STUDIO

2024-2025 ACADEMIC YEAR (PDF) (<http://www.starkovagallery.com/wp-content/uploads/2024/11/calendar.pdf>)

During 2024-2025 academic year there will be **33 lessons** offered for each group (please see the dates in the attached file above). Starting September 2024, the payment policy:

- For **1-hour group classes monthly fee is \$100 from September through May and \$0 in June**. Sibling's monthly payment - \$85 from September through May and \$0 in June. **Drop-in rate \$35** per class.
- For **45-minutes group classes monthly fee is \$80 from September to May and \$0 in June**. Sibling's monthly payment - \$65 from September through May and \$0 in June. **Drop-in rate \$25** per class.
- For **1-hour online group classes monthly fee is \$80 from September to May and \$0 in June**. Sibling's monthly payment - \$65 from September through May and \$0 in June.

If a student misses a class, there will be options to make up for the missed class.

If I cancel the class due to unforeseen circumstances/weather, I will offer an extra class or reimburse the fee at the end of the school year.

30-class package:

- **1-hour classes - \$850 (monthly payment of \$100 from September through April and \$50 in May)**. All 30 classes have to be used by June 15th, 2025 and cannot be transferred to next school year. A student has to be enrolled in a certain group. Please inquire for siblings discount for package.
- **45-minute classes and online classes - \$660 (monthly payment of \$80 from September through April and \$20 in May)**. All 30 classes have to be used by June 15th, 2025 and cannot be transferred to next school year. A student has to be enrolled in a certain group. Please inquire for siblings discount for package.

Please email to annastarkova.art@gmail.com (<mailto:annastarkova.art@gmail.com>) to inquire about availability or with any questions.

SEPTEMBER 3, 2024 - JUNE 15, 2025

Tuesdays

Regular in-person classes at the studio for children 4-5 years old. We explore various techniques and themes.

\$80 monthly per person/ \$25 drop-in rate

FULL (email <mailto:annastarkova.art@gmail.com>) for availability)

Please choose payment option

Trial class - Tue 3-3.45pm \$20.00 USD ▼



Regular in-person classes at the studio for children 10-14 years old. We explore various techniques and themes. Art projects are more advanced and may take longer than 1 class to complete.

\$100 monthly per person/ \$35 drop-in rate

FULL (email annastarkova.art@gmail.com <mailto:annastarkova.art@gmail.com>) for availability)

Please choose payment option

Trial class - Tue 4-5pm \$25.00 USD ▼



5.15-6.15pm (1 hour) - Art for kids 8-10 years old (in ENG)

Regular in-person classes at the studio for children 8-10 years old. We explore various techniques and themes. Art projects are more advanced and may take longer than 1 class to complete.

\$100 monthly per person/ \$35 drop-in rate

Enrolling - 2 spots available

Please choose payment option

Trial class - Tue 5.15-6.15pm \$25.00 USD ▼



Wednesdays

4-5pm (1 hour) - Art for kids 7/8-10 years old (in ENG)

Regular in-person classes at the studio for children 7/8-10 years old. We explore various techniques and themes. Art projects are more advanced and may take longer than 1 class to complete.

\$100 monthly per person/ \$35 drop-in rate

FULL(email <mailto:annastarkova.art@gmail.com>) for availability)

Please choose payment option

Trial class - Wed 4-5pm \$25.00 USD ▼

5.15-6.15pm (1 hour) - Art for kids 10-14 years old (in ENG)

Regular in-person classes at the studio for children 10-14 years old. We explore various techniques and themes. Art projects are more advanced and may take longer than 1 class to complete.

\$100 monthly per person/ \$35 drop-in rate

FULL(email <mailto:annastarkova.art@gmail.com>) for availability)

Please choose payment option

Trial class - Wed 5.15-6.15pm \$25.00 USD ▼



Thursdays

4.30-5.30pm (1 hour) - Art for kids 6-8 year old (in ENG)

Regular in-person classes at the studio for children 6-8 years old. We explore various techniques and themes.

\$100 monthly per person/ \$35 drop-in rate

Enrolling - 3 spots available

Please choose payment option

Trial class - Thur 4.30-5.30pm \$25.00 USD

Pay Now



Fridays

4-5pm (1 hour) - Art for kids 6-8 year old (in ENG)

Regular in-person classes at the studio for children 6-8 years old.
We explore various techniques and themes.

\$100 monthly per person/ \$35 drop-in rate

ENROLLING - 3 spots available

Please choose payment option

Trial class - Fri 4-5pm \$25.00 USD

Pay Now



5-6pm (1 hour) - Art for kids 8-10 years old (in ENG)

Regular in-person classes at the studio for children 8-10 years old.
We explore various techniques and themes. Art projects are more advanced and may take longer than 1 class to complete.

\$100 monthly per person/ \$35 drop-in rate

FULL(email (<mailto:annastarkova.art@gmail.com>) for availability)

Please choose payment option

Trial class - Fri 5-6pm \$25.00 USD

Pay Now



Saturdays

10-11am (1 hour) - Art for kids 5-9 year old Mixed (in RUSSIAN)

Regular in-person classes at the studio for children 5-9 years old.
We explore various techniques and themes.

\$100 monthly per person/ \$35 drop-in rate

11.15am-12.15pm (1 hour) - Acrylic painting for 12+years old (in ENG/RUS)

Regular in-person classes at the studio for children 12+ years old.
We learn various painting/drawing technique and finish one project within 2-4 classes

Enrolling - 2 spots available

Please choose payment option

Trial class - Sat 10-11am \$25.00 USD ▼

Pay Now



1-2pm (1 hour) - Art for kids 10-13 year old (in ENG)

Regular in-person classes at the studio for children 10-13 years old. We explore various techniques and themes and finish projects within 2-3 classes

\$100 monthly per person/ \$35 drop-in rate

Enrolling - 2 spots available

Please choose payment option

Trial class - Sat 1pm \$25.00 USD ▼

Pay Now



3.30-4.15pm (45 minutes) - Art for kids 5-7 year old (in ENG/RUS)

Regular in-person classes at the studio for children 5-7 years old. We explore various techniques and themes.

\$80 monthly per person/ \$25 drop-in rate

Enrolling - 3 spots available

Please choose payment option

Trial class - Sat 3.30-4.15pm \$20.00 USD ▼

Buy Now



Please choose payment option

Trial class - Sat 11.15am \$25.00 USD ▼

Pay Now



2.15-3.15pm (1 hour) - Art for kids 7-9 year old (in ENGLISH)

Regular in-person classes at the studio for children 7-9 years old. We explore various techniques and themes.

\$100 monthly per person/ \$35 drop-in rate

FULL(email (<mailto:annastarkova.art@gmail.com>) for availability)

Please choose payment option

Trial class - Sat 2.15pm \$25.00 USD ▼

Pay Now



GROUP ART LESSONS - ONLINE

September 3, 2024 - June 15, 2025

Thursdays

6.30-7.30pm (EST) - Art for kids 8-12 year old

Materials: watercolor pencils, watercolors/gouache paint, mix media/watercolor paper, brushes, pencil, eraser, water, paper towel, palette for paints (e.g. disposable plate/plastic cover from salad box)

\$80 per person per month

ENROLLING - 2 spots available

Please choose payment option

Trial class Online Thur 6.30-7.30pm \$20.00 USD

Buy Now



PRIVATE/SEMI-PRIVATE ART LESSONS

In-person studio private/semi-private art lessons:

- private - \$60/student for 1-hour lesson,
- semi-private \$45/student for 1-hour lesson

Available time slots varies, please [email \(mailto: annastarkova.art@gmail.com\)](mailto:annastarkova.art@gmail.com) to confirm **BEFORE** submitting a payment.

1-hour private studio art lesson (number of classes)

1 studio private art lesson (1 hour) \$60

1-hour semi-private art lessons (Number of lessons)

1 semi-private studio art lesson per stu

Buy Now

Buy Now

Online private/semi-private art lessons:

- private - \$55/student for 1-hour lesson;
- semi-private \$40/student for 1-hour lesson.

Available time slots varies, please [email \(mailto: annastarkova.art@gmail.com\)](mailto:annastarkova.art@gmail.com) to confirm **BEFORE** submitting a payment.

1-hour private art lessons (Number of lessons)

1 online private art lesson (1-hour) \$55

1-hour semi-private online art lessons (Number of lessons)

1 semi-private online art lesson per stu

Buy Now

Buy Now

METHODS OF PAYMENT: Payment can be made with cash, check, PayPal button, PayPal transfer to [PayPal.Me/AnnaStarkova](https://www.paypal.me/AnnaStarkova) (<https://www.paypal.me/AnnaStarkova>) or Venmo transfer [@Anna-Starkova](https://venmo.com/Anna-Starkova) (<https://venmo.com/Anna-Starkova>).

Sign up for my Newsletter to receive updates in your email.

Please call or email to confirm dates, time availability and registration.

Space is limited.

Contact information:

Anna Starkova Art Studio

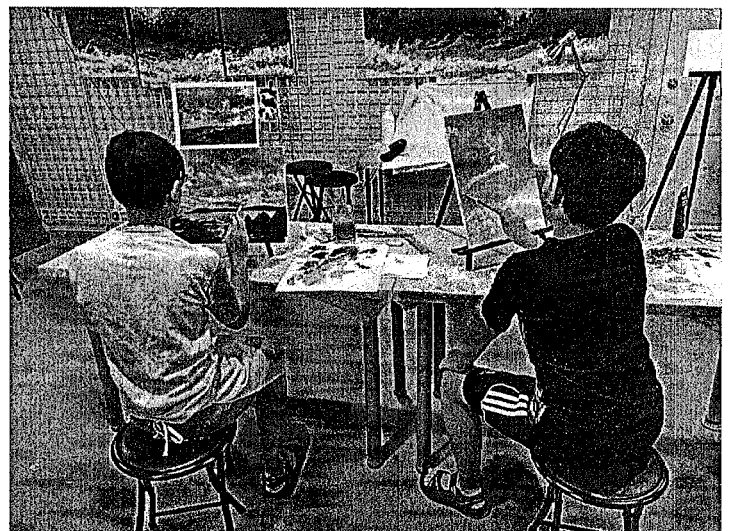
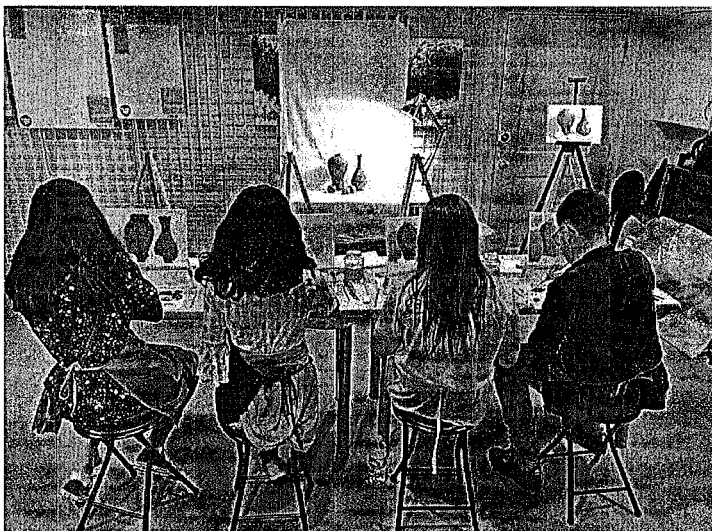
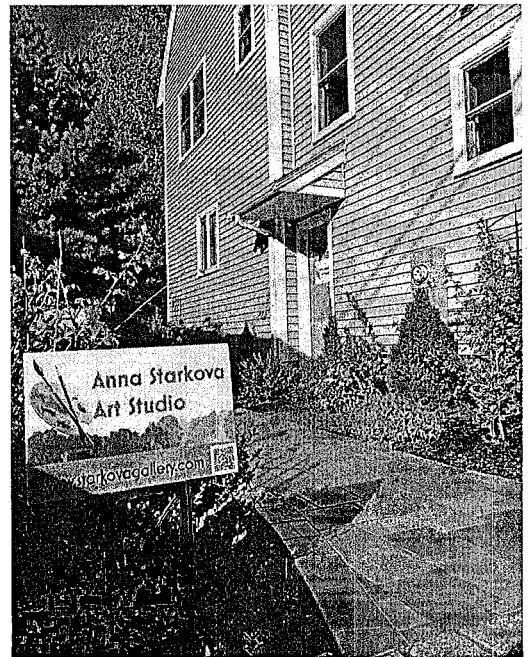
10 Riverside Street

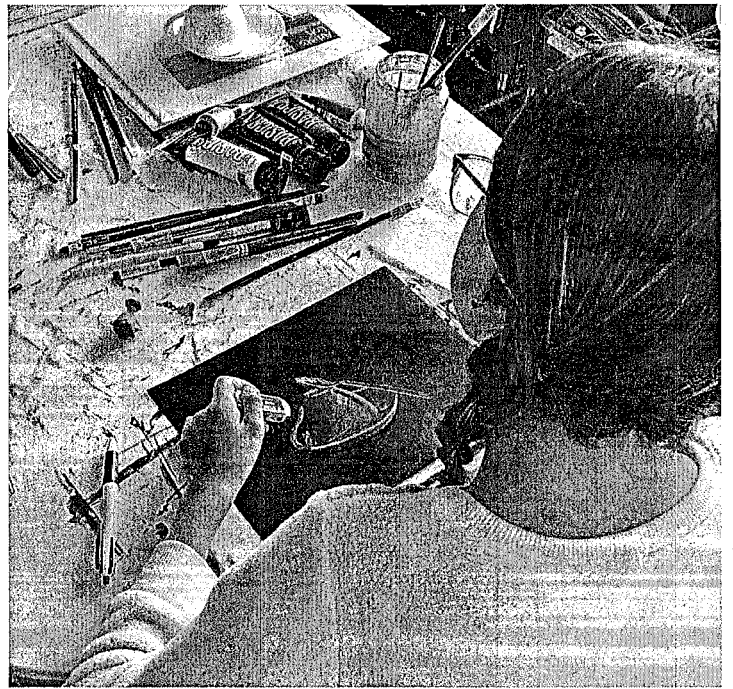
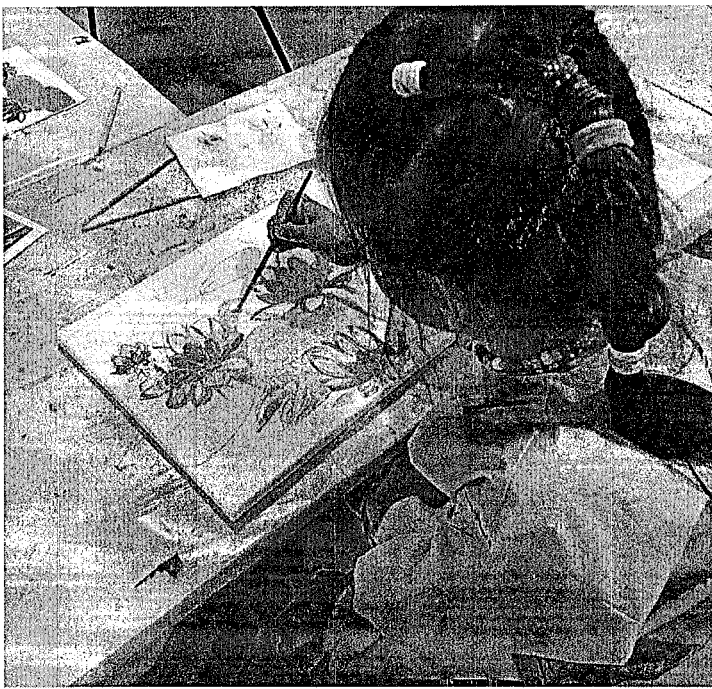
Needham, MA 02494

(side entrance of the single-family house)

(617) 794 8153

annastarkova.art@gmail.com (<mailto:annastarkova.art@gmail.com>)





Art project ideas for children and adults



Check out my YouTube Channel for paint-along videos and time-lapsed painting and drawing process. Subscribe to receive updates on new videos!

[YouTube Channel](#)

<https://www.youtube.com/channel/UCySGgEaVILvsJCGN>



Anna Starkova Fine Art, StarkovaGallery.com © All rights reserved. All images are subject to copyright ©

<http://tesseracttheme.com>

2024/25 Academic Calendar

Month	Su	Mo	Tu	We	Th	Fr	Sa
Sep 2024	1	2	3	4	5	6	7
	8	9	10	11	12	13	14
	15	16	17	18	19	20	21
	22	23	24	25	26	27	28
	29	30	1	2	3	4	5
Oct	6	7	8	9	10	11	12
	13	14	15	16	17	18	19
	20	21	22	23	24	25	26
	27	28	29	30	31	1	2
Nov	3	4	5	6	7	8	9
	10	11	12	13	14	15	16
	17	18	19	20	21	22	23
	24	25	26	27	28	29	30
Dec	1	2	3	4	5	6	7
	8	9	10	11	12	13	14
	15	16	17	18	19	20	21
	22	23	24	25	26	27	28
	29	30	31	1	2	3	4
Jan 2025	5	6	7	8	9	10	11
	12	13	14	15	16	17	18
	19	20	21	22	23	24	25
	26	27	28	29	30	31	1
Feb	2	3	4	5	6	7	8
	9	10	11	12	13	14	15
	16	17	18	19	20	21	22
	23	24	25	26	27	28	1
Mar	2	3	4	5	6	7	8
	9	10	11	12	13	14	15
	16	17	18	19	20	21	22
	23	24	25	26	27	28	29
	30	31	1	2	3	4	5
Apr	6	7	8	9	10	11	12
	13	14	15	16	17	18	19
	20	21	22	23	24	25	26
	27	28	29	30	1	2	3
May	4	5	6	7	8	9	10
	11	12	13	14	15	16	17
	18	19	20	21	22	23	24
	25	26	27	28	29	30	31
Jun	1	2	3	4	5	6	7
	8	9	10	11	12	13	14
	15	16	17	18	19	20	21
	22	23	24	25	26	27	28
	29	30	1	2	3	4	5

Total classes	0	0	33	33	33	33	33
scheduled classes							
buffer day for potential classes/makeups							
no classes							

Daphne Collins

From: Tara Gurge
Sent: Monday, August 4, 2025 4:03 PM
To: Daphne Collins
Subject: RE: 10 Riverside Street - ZBA Review - Comments due August 5, 2025 / Public Health comments

Daphne –

The Public Health Division conducted the Zoning Board review for the property located at **#10 Riverside Street**. See comments noted below:

- Prior to offering the proposed summer “camp” style art classes, the owner will need to contact the Public Health Division nurses to get a copy of a camp permit application, which will need to be filled out and submitted back for their review and approval, prior to the issuance of the permit.
- If the owner is planning to serve any open food items to her students, the owner must fill out and submit an online Public Health Division Food Permit Plan Review packet for review and approval, which includes a food permit application, through the Town of Needham’s ViewPoint Cloud online permitting system. Here is the direct link to the permit application - <https://needhamma.viewpointcloud.com/categories/1073/record-types/1006516> . The relevant documents must be uploaded online for review and approval. As part of this food permit approval process, please keep in mind that sufficient space must also be made available for separate trash and recycling waste containers.

Please let us know if you have any questions on these requirements, or feel free to have the owner contact me directly on these permit requirements.

Thank you,



Tara Gurge, MS, RS ([she/her](#))
Assistant Director of Environmental &
Community Health
Needham Public Health Division
Rosemary Recreational Complex
178 Rosemary Street
Needham, MA 02494
Office: (781) 455-7940 ext 211
Fax: (781) 455-7922
Mobile: (781) 883-0127
www.needhamma.gov



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**Needham Public
Health Division**
Prevent. Promote. Protect.

Please be advised that the Massachusetts Secretary of State Office has determined that this email may be considered a public record.

From: Daphne Collins <dcollins@needhamma.gov>

Sent: Thursday, July 17, 2025 2:32 PM

To: Donald Anastasi <DAnastasi@needhamma.gov>; Jay Steeves <steevesj@needhamma.gov>; John Schlittler <JSchlittler@needhamma.gov>; Joseph Prondak <jprondak@needhamma.gov>; Justin Savignano <jsavignano@needhamma.gov>; Ronnie Gavel <rgavel@needhamma.gov>; Tara Gurge <TGurge@needhamma.gov>; Thomas Ryder <tryder@needhamma.gov>; Tom Conroy <TConroy@needhamma.gov>

Subject: 10 Riverside Street - ZBA Review - Comments due August 5, 2025

Good Afternoon –

10 Riverside St – Arthur and Anna Deych have applied for a Special Permit pursuant to Section 3.2.1 to allow a private school in a single-family dwelling. In addition there are seeking a waiver of the required parking and parking plan and design requirements under Sections 5.1.1.5, 5.1.2 and 5.1.3. The property is located in the General Residence (GR) zoning district.

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

I appreciate your comments no later than **August 5, 2025** to allow time for the applicant to respond prior to the hearing.

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

Thank you,

Daphne



Daphne M. Collins

Zoning Specialist
Planning and Community Development Dept.
Public Services Administration Bldg.
500 Dedham Avenue
Needham, MA 02492

Office: (781) 455-7550 ext. 72261

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Daphne Collins

From: Tom Conroy
Sent: Monday, July 21, 2025 2:52 PM
To: Daphne Collins
Subject: RE: 10 Riverside Street - ZBA Review - Comments due August 5, 2025

Hi Daphne,
The Fire dept. agrees with the Building commissioner.
Thanks,
Tom



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**Town of Needham
Building Department
500 Dedham Avenue
Needham, MA 02492
Tel: 781-455-7550**

August 4, 2025

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

Re: 10 Riverside St.

Dear Board Members,

This office has reviewed this proposal for a Special Permit to operate an art studio at 10 Riverside St. This office has no objection to the proposal and we agree that a Special Permit is required for this use as well as the need for a parking waiver.

However, the Board should be aware that this office received a complaint from an abutter to this property. The complaint made us aware that the business existed and the primary concern of the complainant seemed to be parking.

After a brief investigation, including a review of the website and class schedule for this business, a notice of violation was sent on November 19, 2024 (copy enclosed). Several conversations with Attorney Guinta have occurred since that date, resulting in this appeal. I have also copied here, information from the art studios website.

Sincerely,

Joe Prondak
Building Commissioner