

TOWN OF WINCHESTER
BOARD OF APPEALS

71 Mount Vernon Street
Winchester, Massachusetts 01890
(781) 721-7115

FORM 2F, SPECIAL PERMIT (NONCONFORMING SINGLE AND DUPLEX
RESIDENTIAL STRUCTURES)

1. The applicant, Ben & Erin McCoy, asks the Board of Appeals to grant a special permit under Massachusetts General Laws, Chapter 40A, Sections 6 and 9, and Sections 3.5.5, 9.3.3, and 9.4 of the Winchester Zoning Bylaw.

2. The applicant asserts the following in support of its application for a special permit:

a. The existing nonconforming structure and its nonconformity consist of:

7.1' side setback, left (15' req'd), 5,000 SF lot size (10,000 SF req'd), 50' frontage and width (80' req'd), 26% open area (70% req'd), 32% green area (35% req'd)

b. The proposed reconstruction, extension, alteration, or change to the existing nonconforming structure consists of:

A new upper floor is proposed to create better bedrooms and bathrooms, new safer more convenient stairs from ground floor to basement and ground floor to proposed addition.

c. The proposed reconstruction, extension, alteration, or change will not be substantially more detrimental than the existing nonconforming structure to the neighborhood because:

There are other recent additions to other houses in the vicinity of the same size and this proposed project reflects the character other traditional houses on the street, such as 30 Prince Avenue.

d. The beneficial impacts of the proposal will outweigh its adverse effects on the town or the neighborhood in view of the particular characteristics of the site and of the proposal in relation to that site for the following reasons:

The shape, proportion and volumes of the proposed 7 Prince Ave addition, along with the pattern and type of traditional double-hung windows furthers the historic character of the street.

e. The following community needs will be served by the proposal:

Providing better housing for the current and future residents of 7 Prince Ave.

f. The effects of the proposal on traffic flow and safety, including parking and loading, will be:

There will no impact on parking, the same household will park the same two vehicles at this address in the driveway.

g. The effects of the proposal on the adequacy of utilities (e.g., electricity, gas, water) and other public services will be:

The household size remains the same. The total number of bedrooms will remain (3) bedrooms total for the house.

h. The impacts on neighborhood character will be as follows, including the extent to which:

1. Building forms and materials are compatible with the prevailing scale and character of buildings in the neighborhood for the reasons indicated below. (In addition to discussing this factor below, provide pictures of at least the ten nearest buildings in the neighborhood.):

The general scale and shape of the proposed 7 Prince ave is in keeping with other 2.5 story houses near and abutting the property, such as the right abutter at 359 Washington St, the rear abutter at 353 Washington St, 16 Prince Ave, 31 Prince Ave, 30 Prince Ave, and 351 Washington St, many of which because their surround grade are 3.5 stories, by zoning ordinance story definition, as is the proposed project.

2. Architectural features (for example, dormers, lintels, bay windows, open porches, chimneys) would add visual character to the neighborhood by:

The proposed addition within the existing footprint includes broad overhangs, a 1st floor front porch with a hip roof, a 2nd floor angled front bay and hip/pyramidal roof and front gable facing the street, echoing historic elements of Stick Victorian and Queen Anne examples in the neighborhood.

3. Patterns and proportions of windows are consistent with the neighborhood because:

Many of the existing houses on the street have single double-hung windows centered on gables, projecting bays and grouping of two and three double-hungs, the proposed addition reflects these patterns with a single double-hung window centered in the gable facing the street, in the existing projecting bay at the ground floor and a grouping of three double-hung windows in an angled bay at the 2nd floor.

j. Any proposed screening and buffering will be adequate because:

No new screening or buffering is proposed, the existing house is adequately set back from the street.

k. The proposal will have the following impacts on the natural environment, including, but not limited to, changes in topography, installation of retaining walls, or the removal of mature trees:

The building footprint does not change and no trees will be taken down and no changes are proposed to the existing hardscape.

l. The proposal will have the following fiscal impacts, including impact on town services, tax base and employment:

(not applicable)

m. The proposal involves (or does not involve) a building, area, neighborhood, or other structure that is an historic resource, as recited in a, b, or c of the definition of Historic Resource in Section 10 of the Zoning Bylaw for the reasons indicated below. [In addition, locate and attach any Massachusetts Historical Commission Form B—Building or other similar document that pertains to any historic characteristics of the building, area, neighborhood, or other structure that is impacted by the proposal.]

(not applicable)

n. If the proposal involves an historic resource, the impacts on that historic resource are as follows:

(not applicable)

3. Required attachments:

Plot plan by a Registered Land Surveyor including proposed screening and buffering, changes in topography, installation of retaining walls, existing trees, and removal of mature trees.

Building drawings including plans and elevations and showing the building's forms, materials, architectural features (including dormers, lintels, bay windows, open porches, and chimneys), patterns and proportions of windows.

Landscaping plans.

Drainage plans. **(the footprint of the existing house remains the same and all existing mature trees will remain and there is no net increase in roof area)**

Description and photographs of the building and the property (including topography and trees) and photographs showing the prevailing scale and character of buildings in the neighborhood (for example the nearest ten buildings).

Massachusetts Historical Commission Form B, if any. [Forms B can be found at the Massachusetts Historical Commission MACRIS website at <https://mhc-macris.net/>. Note that MACRIS is not always up-to-date and that buildings may be included in Forms A applicable to multiple resource. Additional help may be available from the Town Planner or the Massachusetts Historical Commission.]

Any written determination by the Winchester Historical Commission concerning whether a building associated with the proposal is historically significant without regard to whether the building was or is subject to a demolition delay.

Any other written comments, recommendations, or decisions related to the proposal from other town agencies or officials.

Other attachments may also be provided.

Attach additional sheets if more space is needed.