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**TOWN OF NEEDHAM
MASSACHUSETTS
BOARD OF APPEALS**

Special Permit

***Andrew and Gia Jeas, applicants
299 Charles River Street
Map 215, Parcel 35***

September 23, 2021

299 Charles River Street—Andrew and Gia Jeas, applicants, applied to the Board of Appeals for a Special Permit under Sections 6.1.2 and any other applicable Sections of the By-Law to allow one additional garage space. This request is associated with the construction of a detached two-car garage. The property is located at 299 Charles River Street, Needham, MA in the Single Residence A (SRA) District. A public hearing was held remotely on Zoom, on Thursday, September 23, 2021 at 7:30 p.m.

Documents of Record:

- Application for Hearing, Clerk stamped August 30, 2021.
- Proposed Drainage Plan, prepared by Stamski and McNary, Inc., stamped by Joseph March, registered professional land surveyor, dated August 24, 2021.
- Plans S-1-S-7, prepared by The Barn Yard, stamped by the Everett W. Skinner, registered professional engineer, dated August 2, 2021.
- Letter from Lee Newman, Director of Planning and Community Development, dated September 9, 2021.
- Letter from Dave Roche, Building Commissioner, dated September 14, 2021.
- Email from Thomas A. Ryder, Assistant Town Engineer, dated September 14, 2021.
- Email from Chief Dennis Condon, Fire Department, dated September 1, 2021
- Email from Chief John Schlittler, Police Department, dated August 31, 2021.
- Email from John Penny, 285 Charles River Street, dated September 22, 2021.

September 23, 2021

The Board included Jon D. Schneider, Chair; Jonathan D. Tamkin, Vice-Chair and Howard S. Goldman, Member. Also participating were Kathy Lind-Berardi and Peter Friedenberg,

Associate Members. Mr. Schneider opened the hearing at 7:30 p.m. by reading the public notice.

Andrew Jeas, applicant, reported that the existing single-family home was built in 1951 on over two acres. The lot is large and irregular shaped in comparison to abutting properties because it was originally built as a vacation home in the country. He and his wife have restored the home and learned that the existing attached two-car garage does not accommodate three out of the four cars they own. They are proposing to build a detached two-car garage in a style that is reminiscent of the land's farmland history.

Everett Skinner, engineer, noted that the outside lighting will be four barn-style gooseneck lighting fixtures with direct light downward. There will be no flood lights or spotlights.

Comments received:

- Planning Board had no comment.
- Engineering Department had no comment or objection.
- Building Department noted that a free-standing barn was also being built on the site and that the maximum width of the barn doors be limited to seven feet so that they will not be counted as vehicle access.
- The Fire Department was satisfied with the proposal.
- The Police Department had no issue.
- Jack Penny, 285 Charles Street, was in support of the project.

There were no comments from the public.

Mr. Goldman thought the proposed garage fit nicely into the property.

Mr. Goldman moved to grant a Special Permit under Sections 6.1.2 and any other applicable Sections of the By-Law to allow one additional garage space associated with the construction of a detached two-car garage on the condition that there will be no noise, odors or glare observable at the lot lines in amounts clearly detrimental to the normal use of adjacent property. Mr. Tamkin seconded the motion. The motion was unanimously approved.

The meeting adjourned at 7:45 p.m.

Findings:

On the basis of the evidence presented at the hearing, the Board makes the following findings:

1. The premises is a 2-acre parcel improved with a single-family house that has two attached garages located in the Single Residence A District.
2. The applicant proposes to build a detached two car garage and barn to the rear of the parcel.
3. Properties located in the Single Residence A District may have three garages of right and a fourth garage upon the issuance of a Special permit under Section 6.1.2.

4. The proposed fourth garage will not alter the character of the premises, will not have a material adverse effect on the value of the land and buildings or structures in the neighborhood or on the amenities thereof, and will not produce noise, odors or glare observable at the lot lines. Issuance of a Special Permit is consistent with Section 7.5.2.

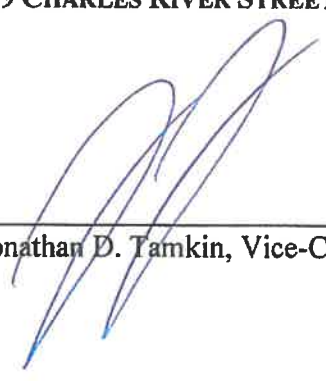
Decision:

On the basis of the foregoing findings, following due and open deliberation, upon motion duly made and seconded, the Board by unanimous vote, grants the Applicant a Special Permit under Section 6.1.2 of the Zoning By-law to allow one additional garage space in accordance with the plans presented at the hearing subject to the condition that there will be no noise, odors or glare observable at the lot lines in amounts clearly detrimental to the normal use of adjacent property.

SIGNATORY PAGE - 299 CHARLES RIVER STREET


Jon D. Schneider, Chair

SIGNATORY PAGE – 299 CHARLES RIVER STREET



Jonathan D. Tamkin, Vice-Chair

SIGNATORY PAGE – 299 CHARLES RIVER STREET



Howard S. Goldman, Member