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**TOWN OF NEEDHAM
MASSACHUSETTS
BOARD OF APPEALS**

Special Permit

***Nicholas Tan, applicant
883 Greendale Avenue
Map 14, Parcel 12***

December 16, 2021

883 Greendale Avenue – Nicholas Tan, applicant, applied to the Board of Appeals for a Special Permit under Sections 6.1.2 and any other applicable Sections of the By-Law to allow one additional garage space. This request is associated with an addition to an existing single-family home with an attached two-car garage. The property is located at 883 Greendale Avenue, Needham, MA in the Single Residence B (SRB) District. A public hearing was held remotely on Zoom, on Thursday, December 16, 2021 at 7:45 p.m.

Documents of Record:

- Application for Hearing, Clerk stamped November 19, 2021.
- Proposed Plan prepared and stamped by Christopher C. Charlton, Professional Land Surveyor and dated August 23, 2021.
- Basement Floor Plan, A1, and Proposed Exterior Elevations stamped A4.02 by Haosheng Zhang, Registered Architect.
- Memorandum of Support, Exhibits A-M, prepared by George Giunta, Jr., dated November 8, 2021.
- Letter from Lee Newman, Director of Planning and Community Development, dated December 8, 2021.
- Letter from Dave Roche, Building Commissioner, dated December 7, 2021.
- Email from Chief Dennis Condon, Fire Department, dated November 22, 2021
- Email from Chief John Schlittler, Police Department, dated November 23, 2021.
- Email from Tara Gurge, Assistant Public Health Director, November 26, 2021.

December 16, 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 7:45 p.m. by reading the public notice.

Nicolas Tan, owner, lives in a split-level, single-family residence with an attached two-family garage on the property. He is the owner of the construction company undertaking the project which is underway. The proposed renovations and additions will result in a 9,000 square foot residence. The project complies with all dimensional and setback requirements of the By-Law. His parents will be living with him and he will need the additional garage to accommodate their car.

Mr. Tan noted the current property has an attached two-car garage which will be preserved. The additional garage will be built to the right of the current garages.

Comments received:

- Planning Board was unable to provide a recommendation as the provided perspective of the garage was insufficient to determine the impact of the third garage on Greendale Avenue.
- Engineering Department had no comment or objection.
- The Fire Department had no issue.
- The Health Department had no comment.
- The Police Department has no issue.

There were no comments from the public.

Mr. Goldman inquired about the proposed lighting. Mr. Schneider noted that any exterior lighting devices cannot spill over off the property. Mr. Tan responded that there will be no light spill onto neighbors' properties.

Mr. Tamkin inquired about the location of the garages which are not shown on the plot plan. Mr. Tan responded that the infiltration units shown on the plot plan are located in the driveway and the garage bays are directly behind them.

Mr. Tamkin moved to grant a Special Permit under Sections 6.1.2 to allow one additional garage space associated with an addition to an existing single-family home with an attached two-car garage located at 883 Greendale Avenue, in the Single Residence B District, in accordance with the plans submitted conditioned that no exterior light spill over to the adjacent properties. Mr. Goldman seconded the motion. The motion was unanimously approved.

The meeting adjourned at 8:00 p.m.

Findings:

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

1. The premises is a 14,326 square foot lot improved with a single family home located in the Single Residence B District.
2. The applicant is constructing a large addition to the existing house in anticipation of his parents moving in with him. The addition will comply with all applicable dimensional requirements. The applicant proposes to use a portion of the addition adjacent to the two existing garages as a third garage.
3. The applicant may have two garages of right and a third garage upon issuance of a Special Permit under Section 6.1.2.
4. There were no objections to the proposed third garage.
5. The proposed third garage will not alter the character of the premises, have a material adverse effect on the value of the land and buildings or structures in the neighborhood or amenities thereof or produce noise, odors or glare observable at the lot lines.

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 Sections 6.1.2 for a third garage, subject to the condition that no exterior light may spill over onto adjacent premises.

SIGNATORY PAGE - 883 GREENDALE AVENUE



John D. Schneider, Chair

SIGNATORY PAGE – 883 GREENDALE AVENUE



Jonathan D. Tankin, Vice- Chair

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Howard S. Goldman, Member

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