



TOWN OF WATERTOWN

Zoning Board of Appeals

Administration Building

149 Main Street

WATERTOWN, MASSACHUSETTS 02472

Melissa M. Santucci Rozzi, Chairperson
Deborah Elliott, Clerk
David Ferris, Member
Suneeth P. John, Member
Christopher H. Heep, Alternate Member

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MINUTES

On Wednesday evening, **January 25, 2012** at 7:00 p.m. in the Council Chambers on the second floor of the Administration Building, the Zoning Board of Appeals held a public hearing. In attendance: **Melissa Santucci Rozzi, Chairman; Deborah Elliott, Clerk; David Ferris, Member; Suneeth P. John, Member; Christopher H. Heep, Alternate Member; Steve Magoon, Director, Community Development & Planning; Michael Mena, Zoning Enforcement Officer.** *Absent: Gideon Schreiber, Senior Planner; Louise Civetti, Clerk to ZBA.*

Chair Santucci Rossi opened the meeting at 7:00 p.m., introduced the board and staff, swore in the audience and asked Ms. Elliott to read the legal notice for the first case. She asked the board to table the minutes to be approved until next month to provide more time for her review.

Member Elliott read the legal notice:

87 Lovell Road – Patrick & Anne Flanagan – Special Permit Finding

Patrick & Anne Flanagan, 58 Church Street, Watertown, MA 02472, herein request the Zoning Board of Appeals to grant a **Special Permit Finding** in accordance with §4.06(a), Alts/Additions to Non-Conforming Structures, Side Yard Setback, Zoning Ordinance, so as to enclose second floor sun room, maintaining non-conforming southerly side yard setback at 8.8', where 12' is required at **87 Lovell Road**, located in the S-6 (Single Family) Zoning District.

Patrick Flanagan, owner, spoke on the alteration to the second story sun porch to convert to a fourth bedroom to support his family of 6. He explained the 8.8' setback where 10' is required and how it would not be more detrimental than the existing sun porch. He introduced Avo Asdorian as the architect and suggested any questions be directed to him.

Chair Santucci Rossi asked which side the alterations were on as the plans go back and forth on which is the larger setback side.

Mr. Mena stated that the changes will be done to the side that is currently 8.8'. The other side is 7.1'. The analysis states that neither side is meeting the setback; however, this is the larger of the two sides in regards to the setback and therefore would be closer to meeting the requirement of the ordinance. He added that although the legal notice states this has to meet the 12', the Planning report states in several places that it is required to meet either 10 or 12.

Member Ferris asked if the windows in the new addition will match the existing windows. Mr. Asdorian stated that all of the windows in the house will be replaced and they will all match.

Member Ferris asked about the gable roof vs. the houses' hip roof and asked if there will be raised ceiling in the bedroom. Mr. Asdorian said the ceiling will be raised and the floor will be raised as the deck is very low and it has to be brought up to meet the floor; thereby the ceiling has to be raised.

No questions by Ms. Elliott , Mr. John or Mr. Heep.

Chair Santucci Rossi stated that they have the drawings showing the new roofline on the structure and asked what the pitch is on the existing roof. Mr. Asdorian clarified and stated that the existing roof is 8 on 12 and the proposed is 6 on 12, where the requirement is 3 on 12. The new roof will be a bit more. They would have to make the roof larger to match the existing. This will be less steep.

No one spoke from the audience.

Mr. Magoon asked if there are any plans for a kitchen or separate facilities on the second floor. Mr. Asdorian stated the only kitchen is on the first floor and there isn't any plan to convert to a two family home.

Ms. Santucci asked if they are living in the home currently. Mr. Flanagan stated that they have not moved in yet. They still live at 58 Church Street. When the work is done, they will move in.

Ms. Santucci closed the public hearing and read from the Planning Staff Report, which recommended approval of the proposal and the Planning Board, which met on January 13th, states that this meets the outline in the ordinance and recommends approval. No further comments were made.

Ms. Elliott motioned to approve the request for Special Permit Finding maintaining the 8.8' setback, where 12' is required. Mr. John seconded. Voted 5-0. Granted.

Mr. Heep motioned to adjourn. Ms. Elliott seconded. Voted 5-0. The meeting ended at approximately 7:30 p.m.

<p>These minutes have been reviewed and approved by the Zoning Board of Appeals on: February 22, 2012</p>
