

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, Mr Robert Colt and Mrs. Annemarie Colt, 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: No. 26 Johnson Road is located on a 17,127 square foot lot in zone, RDA. Zone RDA requires a minimum lot area of 20,000 square feet.
  - b. The proposed reconstruction, extension, alteration, or change to the existing nonconforming structure consists of: replacing a 9'-6" x 18'-2" screen porch with a 13'-6" x 27'-6" sunroom for an additional 198 square feet.
  - c. The proposed reconstruction, extension, alteration, or change will not be substantially more detrimental than the existing nonconforming structure to the neighborhood because: The proposed modest sunroom continues the single story section on the right side of the existing house and fits well within the existing neighborhood fabric in terms of scale and use of materials.
  - 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 lot has very steep grade in the back yard, making expanding in the back difficult and expensive. By expanding to the West, the proposed 198 square addition avoids creating large new retaining walls and drainage patterns.
  - e. The following community needs will be served by the proposal: The modest addition will help a long-term Winchester family better meet their and their extended family's needs. Mrs. Colt watches her grandchildren and the new space will provide play and craft space.
  - f. The effects of the proposal on traffic flow and safety, including parking and loading, will be: There will be no change to the existing traffic flow and safety and no changes to parking and loading.

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

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 proposed addition continues the single story development of the existing home and adds a small crossing gable to emphasize the sunroom. The existing house is clad with a mixture of brick veneer and cedar shingles. The proposed addition will mirror that pattern with cedar singles.

2. Architectural features (for example, dormers, lintels, bay windows, open porches, chimneys) would add visual character to the neighborhood by: The sunroom adds a small crossing gable to add detail and emphasis.

3. Patterns and proportions of windows are consistent with the neighborhood because: The proposed addition uses tall, thin windows with simulated, divided lites. These window are architecturally consistent with traditional sunrooms.

j. Any proposed screening and buffering will be adequate because: None of the existing screening and buffering will be changed. The neighbor next to the addition, #28 Johnson Road, sits at a higher elevation, separated by a stone retaining wall and a row of mature evergreen trees.

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: There will be minimal changes to the topography. There will be no removal of mature trees or retaining walls.

l. The proposal will have the following fiscal impacts, including impact on town services, tax base and employment: The addition will increase the value and tax potential of the existing home.

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.] The existing home was built in 1959 and is not a historically significant building.

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

3. Required attachments:

X 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.

X 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.

X Landscaping plans.

X Drainage plans.

X 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).

NA 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.]

NA 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.

X 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.