

**Continuation Sheet to Special Permit Application
109 Essex Road**

The property consists of 43,560 sq. ft. in an SR-1 zone. The existing three-story single family home was built in 1922. The house and grounds currently have been renovated by right pursuant to permits. The by-right exterior renovations are complete except for installation of landscaping and some exterior features such as new walkways and steps per landscaping plan accompanying this petition. The design of the exterior facades and improvements for both the by-right and special permit aspects of the renovations were shown to the Chestnut Hill Historic District Commission, which determined that it did not have jurisdiction.

The owners propose to build a small 1-story addition on the northeasterly side of the existing house. It will contain an enlarged pantry with approximately 156.54 gross square feet (approx. 10'35/8"x12') and enlarged mudroom (approx. 8'x 9'71/4"). The enlarged pantry will no longer be accessed from the mudroom, but rather directly from the kitchen. The renovations will replace an existing mudroom with approximately 66 gross square feet (approx. 6'x11') and existing pantry with approximately 25 gross square feet (approx. 4'2" x 6') in the same location.

The existing pantry and mudroom are within the 25 foot frontyard setback along Gatehouse Road. The existing setback for the pantry and mudroom is approximately 17 feet. A portion of the proposed addition and renovation will have 15.1-foot setback from Gatehouse Road. The closest point of the existing frontyard setback for the entire 2 and 1/4 story northeasterly facade (facade along Gatehouse Road) is 15.1 feet at the southeast corner of said wall. The proposed addition and renovation will also be no closer than 15.1 feet. The gross floor area of the first floor is 3,262 gross square feet. The addition of the proposed mudroom and pantry is 156.5 gross square feet. The house is lawfully nonconforming as to height (38.8' and 2 and 1/4 floors), and frontyard setback on Gatehouse Road (15.1').

The only relief requested is a special permit under section 30-21(b) for extension of a nonconforming structure/nonconforming front setback for the 1-story portion of the house to 15.1 feet where there is currently a 17' setback. The house itself was built in 1922. The acre lot was created in 1928.

The proposal will have no impact on the neighborhood visually or otherwise. The proposal is located where there is an existing one-story pantry and mudroom which are already within the front setback and some of which will be retained and some demolished for the expansion proposal. The house itself is 2 and 1/4 stories (i.e., the top floor is a mansard) while the proposed addition is one-story in height and is located on the first floor, so the mass of the existing house visually "surrounds" the addition. Also the addition has only slightly more area than the existing "wing" that it will replace. And finally the side of the house facing Gatehouse Road is not a single continuous wall but rather has multiple indentations or variations, so that the proposed addition and renovation blends into the facade. **For all these reasons approval of the requested relief will not be substantially more detrimental to the neighborhood.**