

# 506 Claflin Ave.

Zoning Board of Appeals -  
Pre-Existing Non-conforming Proposed Addition

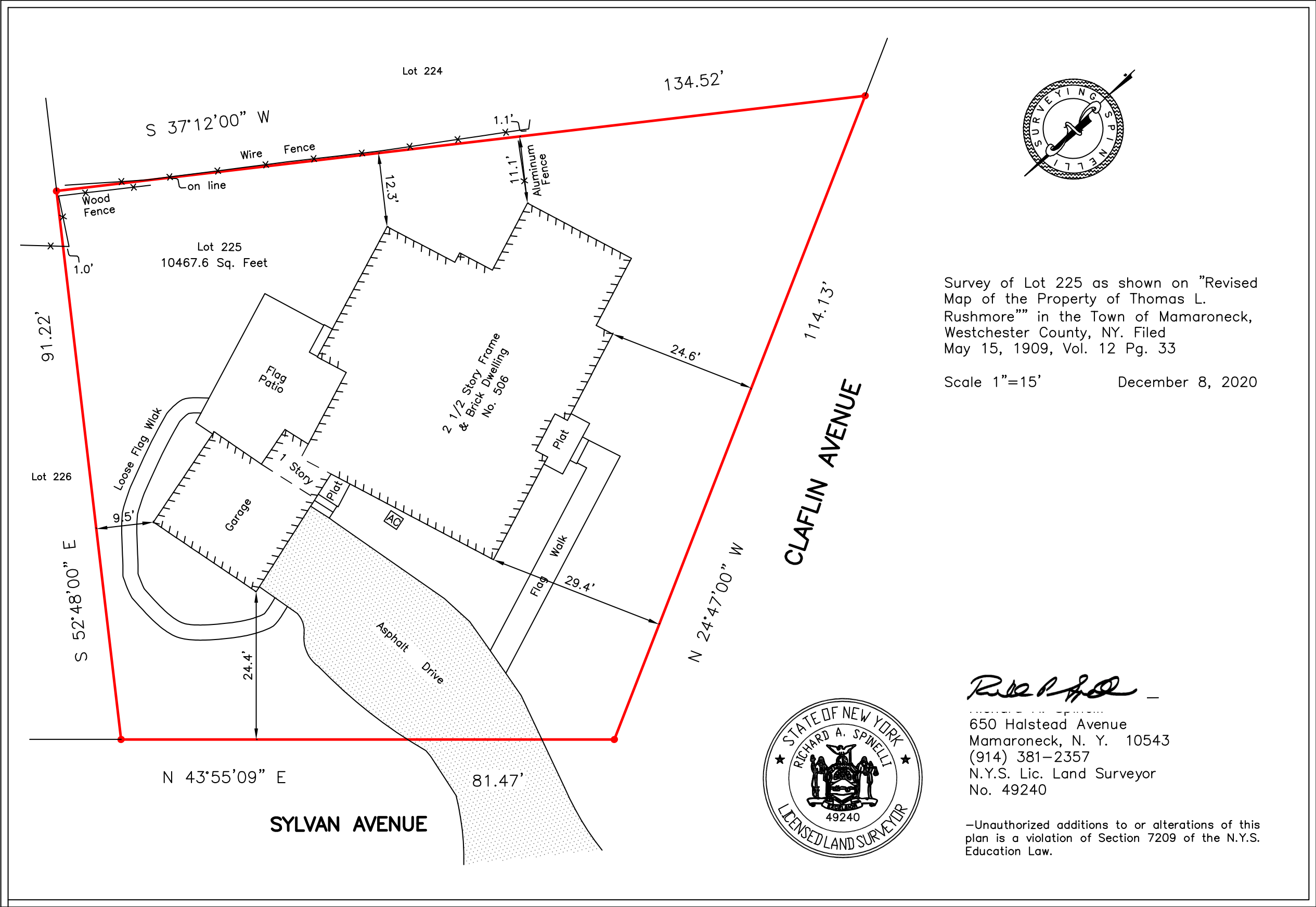
March 01, 2021

ZBA approval is required to build above a pre-existing nonconforming garage structure. The intrusion into the setback zone is minimal and does not pose a hardship to any neighboring home.

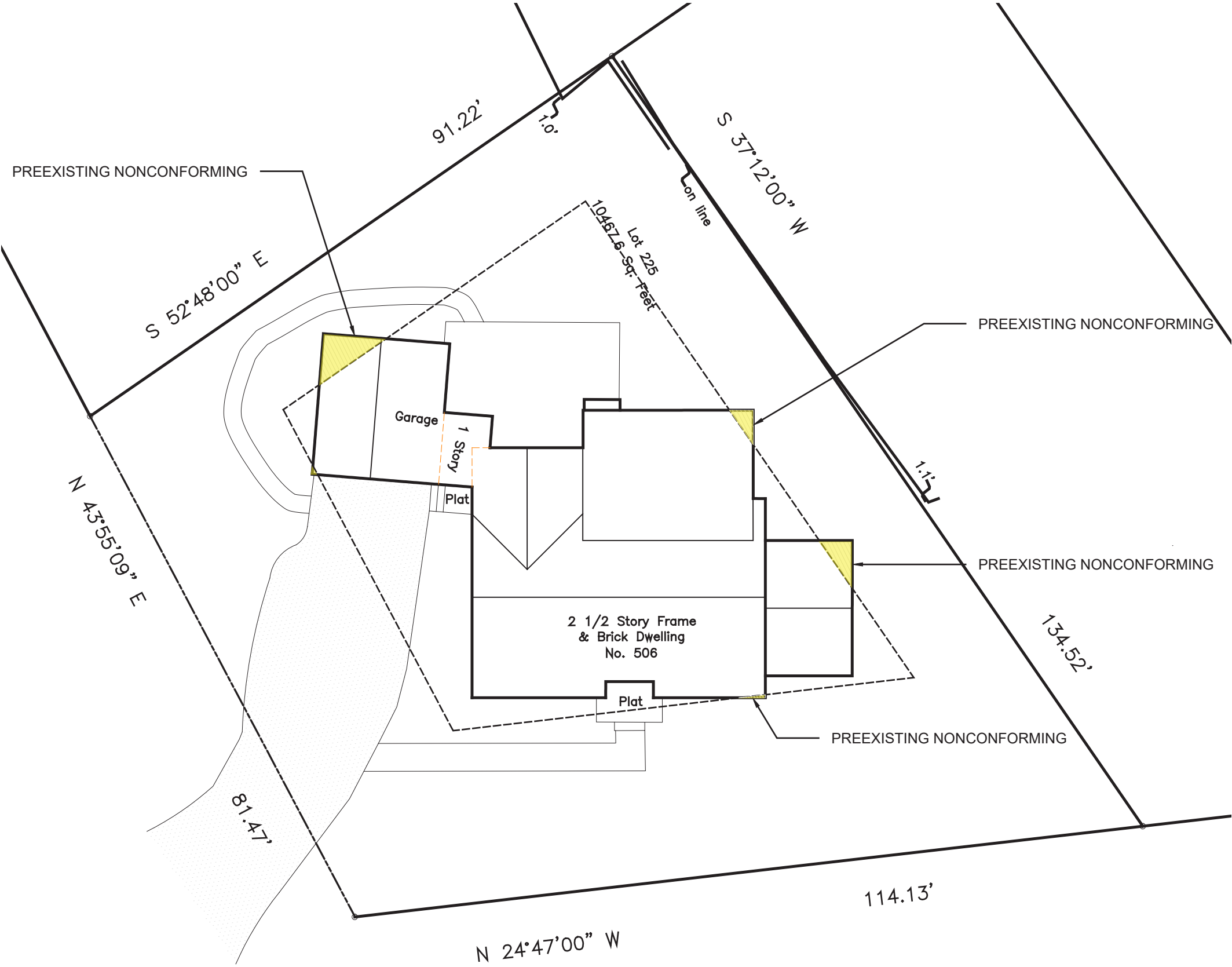
The boundary and setback of the lot do not allow for substantial expansion beyond the existing footprint. A second story above the main house poses greater structural challenges, and alters the character of the existing home to a greater degree than the proposed addition.

The lot, like many within the residential zone is below the minimum 15,000sf regulation for R-15, however the size of the home is much smaller in size and proportion than the neighboring properties. After the proposed addition 506 Claflin Ave will remain smaller than the majority of the existing homes within the neighborhood.

# Survey and Siteplan







Elevations



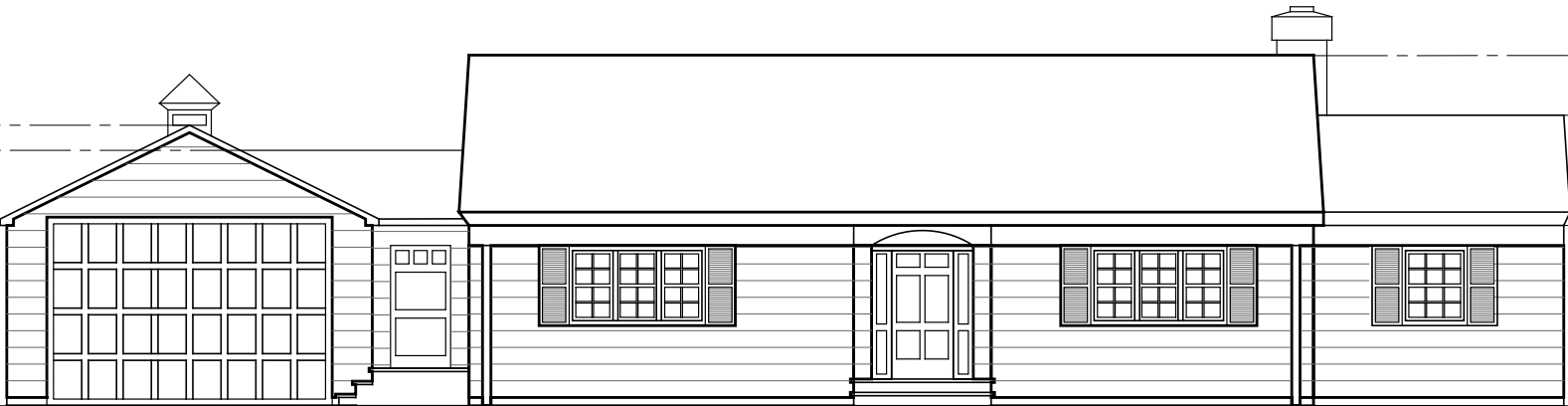
ROOF  
+ 22'-0"  
ROOF  
+ 19'-5"  
B.O. SOFFIT  
+ 16'-8"  
  
B.O. SOFFIT  
+ 9'-0"  
  
GROUND FLR  
+ 0'-0"



ROOF  
+ 17'-6"  
ROOF  
+ 14'-6"  
  
B.O. SOFFIT  
+ 9'-0"  
  
GROUND FLR  
+ 0'-0"



ROOF  
+ 14'-0"  
ROOF  
+ 12'-9"  
B.O. SOFFIT  
+ 9'-0"  
  
GROUND FLR  
+ 0'-0"



ROOF  
+ 17'-6"  
ROOF  
+ 14'-6"  
  
B.O. SOFFIT  
+ 9'-0"  
  
GROUND FLR  
+ 0'-0"

# Reference Imagery

Existing Site Photos

Neighboring Property Photos



Second Story addition above Garage

No adjustment to front setback or driveway is proposed.

Minimal impact to the Claflin Ave elevation.



Existing 620 Sylvan Ave Residence

The back corner of garage extends beyond existing setback.

The proposed addition maintains this corner of the existing structure.



Second Story addition above Garage



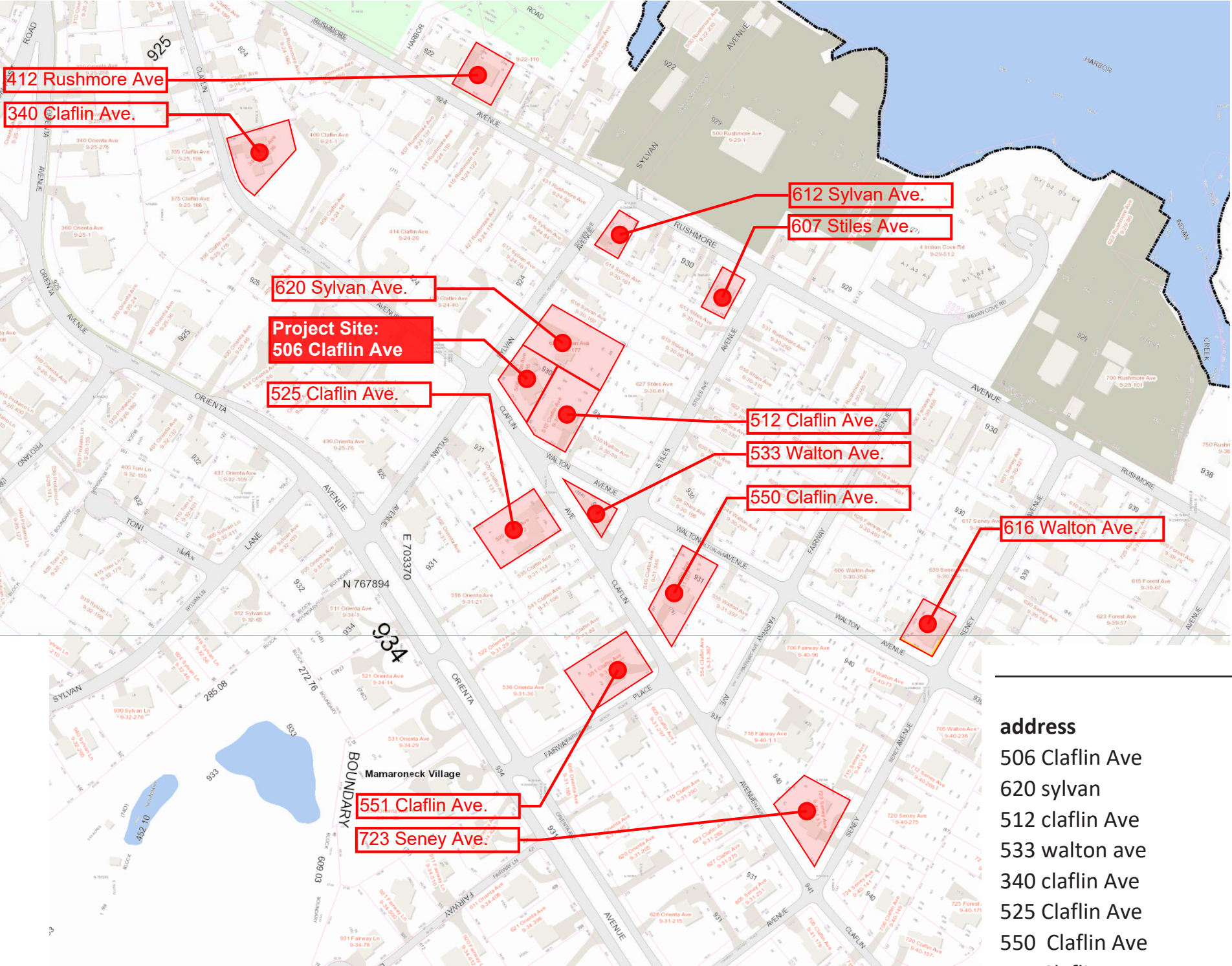
Second Story addition above Garage

The back corner of garage extends beyond existing setback.

The proposed addition maintains this corner of the existing structure.

Location of the proposed enclosed stair shall be kept to a minimum along the east wall of the garage.





Neighboring Property Register

					building area	Proposed
address	location	height	lot size			
506 Clafin Ave	residence	1-story	0.23 acres / 9854sf		1800sf	2232sf
620 sylvan	neighbor	2-story	0.43 acres / 18730sf		2334sf	
512 clafin Ave	neighbor	2-story	0.34 acres / 14810sf		2686sf	
533 walton ave	island lot	2-story	0.10 acres / 4284sf		2224sf	
340 clafin Ave		1.5-story	0.31 acres / 13503sf		2540sf	
525 Clafin Ave		2-story	0.35 acres / 15246sf		3847sf	
550 Clafin Ave		2-story	0.32 acres / 13939sf		2616sf	
551 Clafin Ave		2-story	0.35 acres / 15246sf		3161sf	
723 Seney Ave		2-story	0.35 acres / 15246sf		4069sf	
712 Orienta Ave		2-story	0.56 acres / 24394sf		5000sf	
412 rushmore ave		2-story	0.20 acres / 8857sf		2326sf	
612 sylvan	corner lot	2-story	4389sf		1938sf	
607 stiles	corner lot	2-story	5227sf		1842sf	
815 old boston post rd	corner lot	2-story	6114sf		2604sf	
616 walton ave	corner lot	2-story	7078sf		2871sf	





340 Claflin Ave

Larger property, larger sq footage

2-Story House with exaggerated roof lines above the garage.



525 Claflin Ave

Larger property, larger sq footage

2-Story house with extended over garage living space





550 Claflin Ave  
Larger property, larger sq footage

2-Story House with exaggerated single-pitch roof lines, two-story living over the garage



551 Claflin Ave  
Corner Lot, larger property, larger sq footage

2-Story House with exaggerated roof line and living space over the garage.





533 Walton Ave

Island Lot, smaller property, larger sq footage

House appears to encroach upon all setbacks 3 -Story house with second story above garage



616 Walton Ave

Corner Lot, smaller property, larger sq footage

3-Story massing with exaggerated roof lines





607 Stiles Ave

Corner Lot, smaller property, larger sq footage

2-Story house with 3-story massing and exaggerated roof lines



620 Sylvan Ave - Neighbor

Neighboring lot larger property, larger sq footage

2-Story House with 2nd floor living space above Garage





712 Orienta Ave

Larger property, larger sq footage

2-Story House with second floor above Garage



723 Seney Ave

Larger property, larger sq footage

2-Story House with detached second floor above Garage





412 Rushmore Ave

Full Second Floor addition across front of the house





# Proposed Imagery

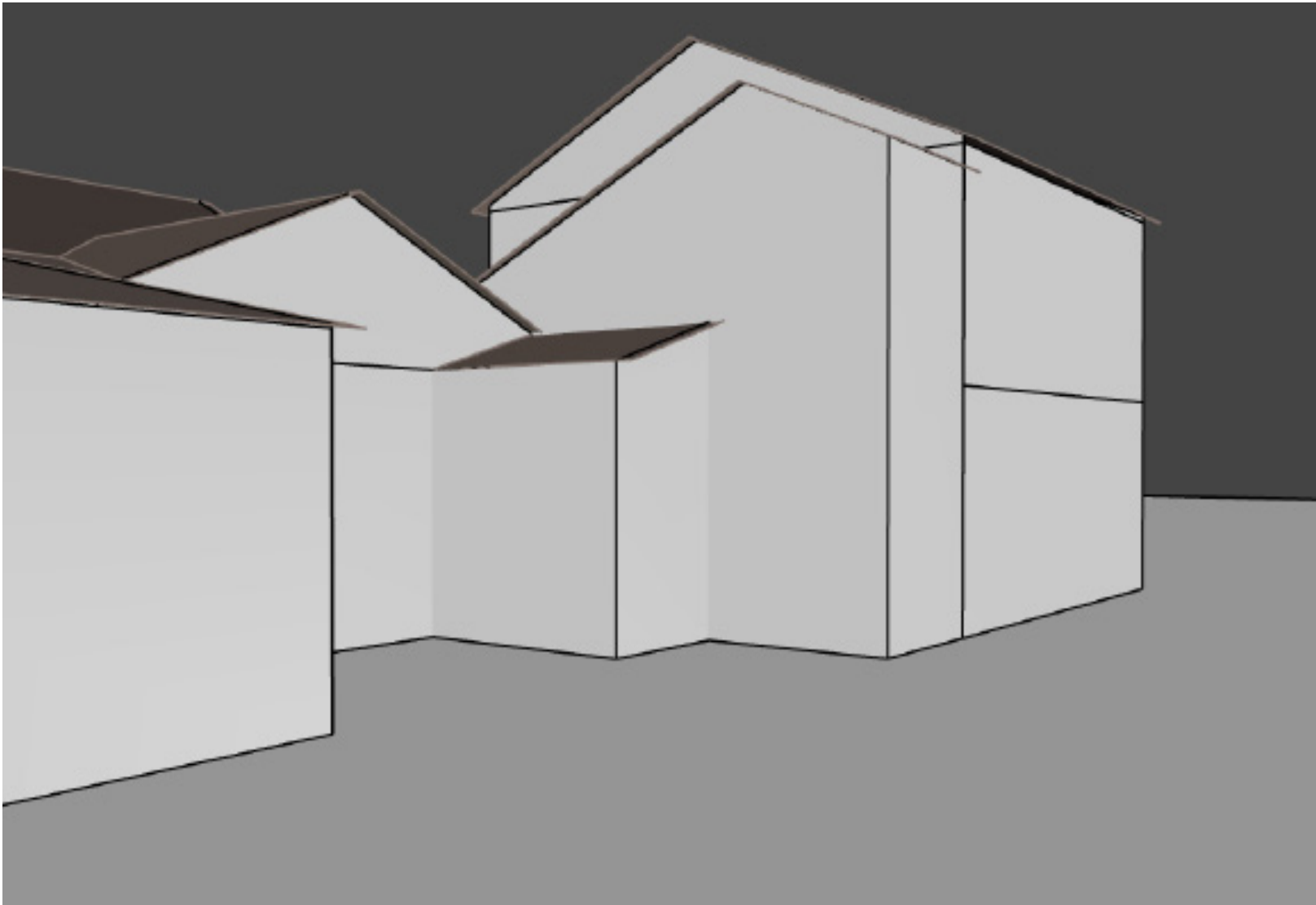
Existing Site Photos & Massing Overlay











Thank you.