

February 24, 2021

Chairperson
Town of Cohasset Zoning Board of Appeals
41 Highland Avenue
Cohasset, MA 02025

RE: Application for Special Permit - Baker Residence
18 Black Rock Road, Cohasset, MA

Dear Sir or Madam:

We are submitting the attached architectural drawings to support the Special Permit application for 18 Black Rock Road, under Section 8.7.B of the Zoning Bylaw. The proposal consists of expanding a portion of the second floor over the existing 1-story footprint of the house and reconstructing the main roof ridge to be 3.3' higher than the existing ridge with modified dormers. The attic level would continue over the expanded second floor below. No footprint change is proposed. The intent of the design is to avoid horizontal footprint expansion over the property, to add bedroom space to the house to accommodate the Baker family, and to improve the architectural appearance of the house.

We believe that the project meets the criteria outlined in Section 8.7.B [*(1) Shall not be substantially more detrimental than the existing nonconforming use to the neighborhood; and (2) Shall not be injurious or dangerous to the public health or hazardous because of traffic congestion or other reason.*] due to the following factors:

1. The existing lot is nonconforming in size, lot coverage (building) and front/side/rear setbacks. The lot is a triangular shape, with a long arc forming the frontage along Black Rock Road. Due to the limitations of the lot, the project does not propose any change of nonconforming floor/footprint area on the ground. By proposing a primarily vertical expansion, the project preserves the existing amount of building and impervious area coverage on the lot.
2. The project increases the building height from 25.5' to 28.8', which is significantly below the 35' height limit and is in keeping with the scale of the existing 2-1/2 story houses along the street.
3. The architectural design proposes a main 12:12 pitch gable roof line with a "Nantucket" dormer on the street side consisting of two small gable dormers with a shed dormer in between. A shed roof dormer is proposed on the back side of the main roof. The architectural language of the revised massing is in conformance with the houses in the neighborhood and the town in general.
4. The size of the project is compatible with other homes in the neighborhood, with the existing area of 2,632 SF increased to 3,177 SF of total RGFA.
5. The project proposes the following nonconforming façade area changes:
 - o Front (W) Façade Nonconforming Area increased from 645 SF to 949 SF (47% increase)
 - o Right Side (S) Façade Nonconforming Area increased from 691 SF to 976 SF (41% increase)
 - o Rear (E) Façade Nonconforming Area increased from 642 SF to 1,075 SF (67% increase)
 - o Left Side (N) Façade Nonconforming Area increased from 875 SF to 1,019 SF (16% increase).

We look forward to presenting the architectural aspects of the project to the Board at the next Hearing. Please let us know if you have any questions or require further information in the meantime.

Sincerely,

A handwritten signature in black ink, appearing to read 'Can Tiryaki', is centered below the text 'Sincerely,'.

Can Tiryaki, AIA
Tiryaki Architectural Design, LLC
Project Architect