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**TOWN OF BELMONT
PLANNING BOARD**

CASE NO. 24-07

APPLICANTS/OWNERS: K.K Banger and S.V. Kumar

PROPERTY: 543 Pleasant Street

DATE OF PUBLIC HEARING: May 14, 2024

MEMBERS SITTING: Jeff Birenbaum (Chairman)
Carol Berberian, (Vice Chair)
Thayer Dunham
Renee Guo
Taylor Yates
Andrew Osborn (Associate Member)

VOTING MEMBERS: Jeff Birenbaum (Chairman)
Carol Berberian, (Vice Chair)
Thayer Dunham
Renee Guo
Taylor Yates

Introduction

This matter came before the Planning Board ("Board") of the Town of Belmont ("Town") acting as Special Permit Granting Authority under the Zoning By-Law of the Town of Belmont, Massachusetts ("By-Law") and Chapter 40A of the Massachusetts General Law ("Zoning Act"). The Applicants, K.K Banger and S.V. Kumar, owners, request Two Special Permits under section 1.5.4B of the By-Law to construct additions at 543 Pleasant Street located in a Single Residence B (SRB) zoning district. §1.5.4 B (2) of the Zoning By-Law allows alteration or structural change increases, that increase the Gross Floor Area of a non-conforming structure (minimum side setback required 10.0', existing and proposed side setback 6.4') more than thirty percent (30%) or greater than 700SF by a Special Permit granted by the Planning Board, and section 4.2 of the By-Law requires a minimum of 10.0' side setback. Special Permits: 1.- The existing Gross Floor Area is 3377SF square feet and the proposed addition is 1,358 square feet or 40.21% and is greater than 700SF. The expansion is allowed by a Special Permit Granted by the Planning Board. 2.- The existing and proposed side setback is 6.4'.

Public Hearing

Diane Miller, Architect, representing the applicants K.K Banger and S.V. Kumar, made the presentation to the Board. She explained that the applicants have received a certificate of appropriateness from the Historic District Commission. She added that the applicants currently live in a two-bedroom ranch style house with their two teenagers, they seek to create an additional bedroom for their children and a master suite with a sitting area and rear enclosed porch above the garage. In addition, the current garage space is too small to meet the applicants'

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need and they wish to make it large enough to accommodate two cars. As a part of the proposed construction, the roof line will be changed slightly so that it extends over the porch. Furthermore the applicants seek to add a 5.5 foot rear addition on the first floor. The increase in Gross Floor Area (GFA) is 1358 square feet with about 558 square feet being added to the first floor and about 800 square feet being added to the second floor. Ms. Miller said that the property is not a corner lot and does not have a frontage on Clifton Street, the small triangular parcel of land to the west of their property separates them from the street and this is where the side setback is less than the required 10'. She shared a diagram which was included in the application packet. She also noted that the evergreens on the property would be remain and be saved during construction, however, the unhealthy hemlock trees will be removed.

Ms. Miller indicated that the neighbors were in support of this project.

Mr. Richard Madden, of 535 Pleasant Street spoke in favor of the project. No other comments were made by the public.

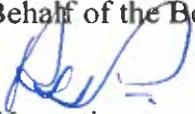
Deliberation and Decision

After the close of the public hearing, the Board deliberated on the Applicants' request for Two Special Permits to construct additions at 543 Pleasant Street located in a Single Residence B (SRB) zoning district. The Board found that the proposed is not detrimental to the neighborhood than the existing and it is in keeping with the character of other structures in the neighborhood.

Accordingly, **upon motion duly made by Jeff Birenbaum and seconded by Thayer Dunham, The Board voted 5-0 in favor to grant the Two Special Permits as requested.**

On Behalf of the Board

Date: June 26, 2024


Ara Yogurtian
Inspector of Building
Planning and Building Department