

**TOWN OF BELMONT
PLANNING BOARD**

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CASE NO. 24-06

APPLICANTS/OWNERS: Andrew and Rebecca Lilley

PROPERTY: 91 Kilburn Road

DATE OF PUBLIC HEARING: April 9, 2024

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

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

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 Applicant, Andrew Lilley, owner, requests One Special Permit under section §1.5.4 C (2) of the Zoning By-Law to construct an enclosed front porch at 91 Kilburn Road. §1.5.4C of the By-Law allows alteration or structural change increases, that increase the Gross Floor Area of a non-conforming structure (minimum required lot area is 9,000SF, existing and proposed lot area is 8,820SF) more than thirty percent (30%) within a period of five years by a Special Permit granted by the Planning Board. Special Permit: The Gross Floor Area of the existing structure is 1,871 square feet. The Building Department has issued a permit for an addition of 560SF, an equivalent of 29.9%. The proposed enclosed entry will add 69.4 SF to the proposed Gross Floor Area and will make the proposed addition 33.6%. This additional expansion will be allowed by a Special Permit granted by the Planning Board.

Proposal

The Applicant, Andrew Lilley proposes to enclose a front open porch. The porch will be 69.4SF and will add to the Gross Floor Area of the Building.

Public Hearing

The Board held duly noticed hearings conducted via ZOOM videoconference (in connection with current restrictions regarding social distancing in connection with COVID-19) on this

Case No. 24-06
Address: 91 Kilburn Road

case on April 9, 2024.

Ms. Rebecca Lilley made the presentation to the Board. She explained that currently they have a permit to construct an addition, total gross area of 560SF which equates to 29.9%. they also would like to enclose the front porch, which will add to the Gross Floor Area 69.4SF, thus will make the total addition within five years at 33.6%. She added that the enclosed front porch will provide a buffer against winter,

Mr. Birenbaum asked if this space will be heated and if other buildings in the vicinity have similar enclosed front porches. Mr. Andrew Lilley answered that the space will not be heated and other neighbors did have similar enclosed porches. He also added that they had letters of support from neighbors.

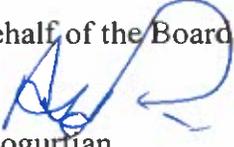
Deliberation and Decision

After the close of the public hearing, the Board deliberated on the Applicant's request for One Special Permit to enclose the front porch at 91 Kilburn Road located in a Single Residence C (SRC) 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 Special Permit as requested. Motion passed.**

On Behalf of the Board

Date: June 26, 2024


Ara Yogurtian
Inspector of Building
Planning and Building Department