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TOWN OF BELMONT  
ZONING BOARD OF APPEALS

19-03  
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TOWN CLERK  
BELMONT, MA

2019 JAN 31 PM 1:23

Case No. 19-03

Applicants: Michael and Maryellen Grant

Property: 208 White Street

Date of Public Hearing: January 7, 2019

Members Sitting: Nicholas Iannuzzi, Chair  
James Zarkadas  
Craig White  
Andrew Plunkett  
Phil Ruggiero  
Casey Williams (Associate Member)



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Members Voting: James Zarkadas  
Craig White  
Andrew Plunkett  
Phil Ruggiero  
Casey Williams (Associate Member)

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This matter came before the Board of Appeals (the "Board") of the Town of Belmont (the "Town") acting as Special Permit Granting Authority under the Zoning By-Law of the Town of Belmont, Massachusetts (the "By-Law") and Chapter 40A of the Massachusetts General Law (the "Zoning Act"). The applicants, Michael and Maryellen Grant ("Applicant"), seek one Special Permit under Section 1.5 of the Zoning By-Laws to construct a dormer at 208 White Street located in a General Residence (GR) Zoning District.

The applicants propose to construct a dormer. The existing structure is three (3) stories. The upper level of the dwelling is a floor (maximum allowed area with 5' headroom or greater should not exceed the 60% of the second floor area). The existing attic area with 5' headroom or greater covers 66.75% and with the proposed dormer covers 73.5%.

During the hearing the Applicants presented details of the proposed plan and answered the board's questions regarding use and other matters related to the proposed construction. The applicant explained that they have three children and an additional bathroom has become a necessity and the attic space is the only area where an expansion is possible. The applicants noted that the addition requested is common in their neighborhood.

The Applicants indicated that they had sought feedback from their neighbors. They provided documentation with 26 signatures in support of the application from neighbors

The § 1.5.3. of the Town's Zoning By-Law provides that the Board may issue a Special Permit to reconstruct, extend, alter, or change a nonconforming structure "only if it determines that such reconstruction, extension, alternation, or change does not increase the nonconforming nature of said structure or create a new nonconformity and shall not be substantially more detrimental than the existing

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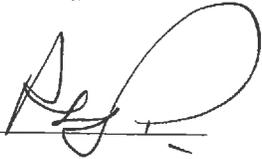
Address: 208 White Street

nonconforming structure to the neighborhood and that it shall be in keeping with the character of the neighborhood in which it is located.”

The Board deliberated on January 7, 2019. The Board found that the proposed dormer addition does not increase the nonconforming nature of the structure or create a new nonconformity. The Board noted that there are existing residences in the neighborhood which have similar dormers. The Board concluded that the proposed alteration is not substantially more detrimental than the existing nonconforming structure to the neighborhood and that the proposed alteration is in keeping with the character of the neighborhood in which it is located.

**Accordingly, upon motion duly made and seconded, the Board voted 5-0 to grant the Special Permit as requested.**

For the Board,



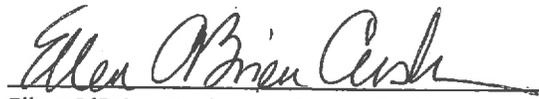
Ara Yogurtian  
Assistant Director  
Office of Community Development

Dated: January 30, 2019

CERTIFICATION BY TOWN CLERK

I, Ellen O'Brien Cushman, hereby certify that twenty (20) days have elapsed after the decision was filed in the office of the Belmont Town Clerk on January 31, 2019, and further I certify that no appeal has been filed with regard to the granting of said Special Permit with Zero (0) conditions.

February 26, 2019



Ellen O'Brien Cushman, Town Clerk  
Belmont, MA

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Official Receipt for Recording in:

Middlesex South Registry of Deeds  
208 Cambridge St.

Cambridge, Massachusetts 02141

Issued To:

GRANT  
208 WHITE ST

BELMONT MA 02478

Recording Fees

Document Description	Number	Book/Page	Recording Amount
DECIS	00033616	72349 250	\$75.00
			\$75.00

Collected Amounts

Payment Type	Amount
Cash	\$80.00
\$80.00	

Total Received :	\$80.00
Less Total Recordings:	\$75.00
Change Due :	\$5.00

Thank You  
MARIA C. CURTATONE - Register of Deeds

By: Kimberley M

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