

**TOWN OF BELMONT
ZONING BOARD OF APPEALS**

CASE NO. 20-38

APPLICANT: Daniel and Cortney Eldridge

PROPERTY: 206-208 Beech Street

DATE OF PUBLIC HEARING: December 7, 2020

MEMBERS SITTING: Nick Iannuzzi, Chairman
Jim Zarkadas, Vice Chair
Casey Williams
Andrew Kelley
Teresa MacNutt
William Fick, Associate Member
Elliot Daniels, Associate Member

MEMBERS VOTING: Jim Zarkadas, Vice Chair
Casey Williams
Andrew Kelley
Teresa MacNutt
William Fick, Associate Member

Introduction

This matter came before the Board of Appeals (“Board”) of the Town of Belmont (“Town”) acting as Variance and 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, Daniel and Cortney Eldridge (“Applicant”), request two (2) Special Permits under Section 1.5 of the Zoning By-Laws to Construct a dormer and a balcony at 206-208 Beech Street located in a General Residence (GR) Zoning District.

The Board held a duly noticed hearing on the application on December 7, 2020. The applicants had submitted architectural drawings dated October 22, 2019, a plot plan and a zoning checklist dated August 25, 2020.

No one spoke in support or in opposition to the application.

Proposal

The applicants would like to construct a dormer to enlarge an existing bedroom, add a new bathroom with a closet and raise the ceiling height of the existing stairs and to construct a balcony at the attic level. Section 4.2.2 of the Zoning By-Laws Dimensional Regulations require a minimum side setback of 10.0’ in the GR zoning District. The existing side setback of the dwelling and the proposed side setback to the dormer is 7.0’. Section 1.5.4A of the By-law allows expansions or alterations of non-conforming structures (balcony) in the General Residence district by a Special permit granted by the Board of Appeals.

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Mr. Eldridge presented the case to the Board. He explained that similar dormers in the neighborhood and this district are very common and most encroach to the property line less than the required 10.0' by the By-Law.

The proposed dormer is in keeping with the character of the neighborhood and is not more detrimental than the existing structure.

Conclusion

On December 7, 2020, the Board deliberated on the Applicants' request for two (2) Special Permits under Section 1.5 and 1.5.4A of the Zoning By-Law to Construct a Dormer and a balcony at 206-208 Beech Street located in a General Residence (GR) Zoning District.

Accordingly, **upon motion duly made by William Fick and seconded by Casey Williams, the Board voted 5-0 to grant the Applicants the requested Two (2) Special Permits.**

For the Board:

Dated: January 28, 2021

Ara Yogurtian
Assistant Director
Office of Community Development