

**TOWN OF BELMONT  
PLANNING BOARD**

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**CASE NO.** 23-07

**APPLICANT:** Kaleb and Tammy Keithley

**PROPERTY:** 103 Brookside Avenue

**DATE OF PUBLIC HEARING:** March 21, 2023  
Continued: April 11, 2023, May 2, 2023

**MEMBERS SITTING/** Jeff Birenbaum (Chairman)  
Thayer Donham  
Renee Guo  
Karl Haglund  
Carol Berberian (Associate Member)

**MEMBERS VOTING:** Jeff Birenbaum  
Thayer Donham  
Renee Guo  
Karl Haglund  
Carol Berberian (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 Applicants, Kaleb and Tammy Keithley, request One (1) Special Permit under §1.5.4 C (2) of the Zoning By-Law to increase the Gross Floor Area of a non-conforming structure more than thirty percent (30%). The existing Gross Floor Area is 2366SF and the proposed addition is 1045SF or 44.1%. The expansion is allowed by a Special Permit Granted by the Planning Board.

**Proposal**

The Applicants propose to add 1,045 square feet to their existing house to enlarge an existing garage and to add a second story on the first half of the proposed garage. The total square footage of the house including the addition will be approximately 3,411 square feet.

The Special Permit requested from the Board is as follows:

1. §1.5.4C of the By-Law allows expansions of structures, 30% or more of the existing in the Single residence C district by a Special permit granted by the Planning Board.

**Submissions to the Board:**

- 1) Application Submission:
  - a. Application for Special Permit.
  - b. Project Narrative prepared by Kaleb and Tammy Keithley, dated January 20, 2023.
  - c. Construction Documents, dated September 13, 2022
  - d. Zoning Compliance Check List, dated January 11, 2023
  - e. Certified Plot Plan, dated October 25, 2022.

**Public Hearing**

The Board held a duly noticed public hearing on the application on March 21, 2023 and continued on April 11, 2023 and May 2, 2023. The applicants came before the Board and noted they would like to replace the one-car garage with a two-car garage and to put a master suite above the garage. There are

many houses on Brookside Avenue that have done additions and there is one very large house that was a teardown. They said that they worked very hard to make the proposed addition fit into the neighborhood. The Board reviewed the neighborhood analysis and agreed that the proposed size of the home would fit into the neighborhood.

The Keithleys shared the draft of a landscape plan that they had been working on with the Conservation District.

The Board requested that they get the conservation commission's final approval prior to their approval of the proposed project.

There were no public comments.

### **Deliberation and Decision**

Before the May 2, 2023 meeting, the Board received the final decision from the conservation commission. The applicants had satisfied all the requirements the Planning Board had asked for.

On May 2, 2023, the Board deliberated on the Applicants' request for One Special Permit under Section 1.5 of the Zoning By-Law to construct and addition at 103 Brookside Ave. Board members found that the proposed addition will not be substantially more detrimental to the neighborhood than the existing home and that it will be in keeping with the character of the neighborhood. The addition will not increase any of the existing nonconformities and has been designed to reflect the surrounding neighborhood.

Neighbors have not expressed any objections to the proposed final revisions.

Accordingly, upon motion duly made by **Mr. Birenbaum** and seconded by **Ms. Berberian**, **The Board voted 5 in favor and 0 oppose (5-0) to grant the Special Permit as requested.**

On Behalf of the Board

Dated: May 22, 2023



Ara Yogurtian  
Assistant Director  
Office of Community Development