

**TOWN OF BELMONT
PLANNING BOARD**

2023 MAY 22 PM 5: 36

CASE NO. 23-09

APPLICANT: Mohit and Katherine Dilawari

PROPERTY: 55 Munroe Street

DATE OF PUBLIC HEARING: May 2, 2023
Continued: May 16, 2023

MEMBERS SITTING Jeff Birenbaum (Chairman)
Carol Berberian, Vice Chair, (Associate Member)
Thayer Donham
Renee Guo
Karl Haglund

MEMBERS VOTING: Jeff Birenbaum (Chairman)
Carol Berberian, Vice Chair, (Associate Member)
Thayer Donham
Renee Guo
Karl Haglund

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 Mohit and Katherine Dilawari, request One Special Permit under section 1.5 of the zoning By-Law to construct a one story and a two-story addition at 55 Munroe Street located in Single Residence C (SRC) Zoning District. Special Permit: §1.5.4 C (2) of the Zoning By-Law allows alteration or structural change increases that increase the Gross Floor Area of a non-conforming structure more than thirty percent (30%) by a Special Permit granted by the Planning Board. The proposed Gross Floor Area addition exceeds 30% of the existing and allowed by a Special Permit.

Proposal

The Applicants propose to construct a one story side and a two-story rear addition. Mr. and Mrs. Dilawari, Applicants, with their Architect, Yael Getz came before the Board to present their plans for the additions.

Submissions to the Board:

1) Application Submission:

- a. Application for Special Permit dated March 13, 2023.
- b. Project Narrative prepared by Kate and Mohit Dilawari.
- c. Construction Documents, dated February 24, 2023 and revised March 23, 2023.
- d. Zoning Compliance Check List, dated December 21, 2022, revised May 12, 2023.
- e. Certified Plot Plan, dated December 21, 2022, revised May 12, 2023.
- f. Pictures of dwellings in the neighborhood with similar dormers.

Public Hearing

The Board held a duly noticed meeting on May 2, 2023 and continued on May 16, 2023. Applicants request One Special Permit under §1.5.4 C (2) of the Zoning By-Law to construct a one story and a two-story addition at 55 Munroe Street located in Single Residence C (SRC) Zoning District. Structural change increases that increase the Gross Floor Area of a non-conforming structure by more than thirty percent (30%) are allowed by a Special Permit granted by the Planning Board. The proposed Gross Floor Area addition exceeds 30% of the existing. Mohit and Katherine Dilawari, came before the Board to present their project. They would like to increase the size of their home to accommodate their growing family. They have shared their plans with their neighbors and have received letters of support from the neighbors. Mr. Dilawari presented the plans for the addition.

Yael Getz, Architect, walked the Board through the existing and proposed plans. Ms. Dilawari noted that the proposed addition falls within the setback requirements. She presented the elevations for the proposed home. Ms. Dilawari noted that the overall ridge height would be raised by 1.5 foot. They are not proposing to finish the attic. Ms. Guo noted that the skylights and dormer make the storage attic space seem like they are something more. Ms. Getz noted that they comply with the half-story calculations. Mr. Yogurtian noted that the lot coverage was at 24.97 percent and right at the 25% limit allowed by the By-Law and he would like to call the surveyor to clarify some matters before the Board makes a motion to approve.

Mr. Haglund noted that this was a drastic redo but if the neighbors were in support and they meet the setback requirements then he was fine with the project, but he is not ready to vote in favor until Mr. Yogurtian has had his questions answered regarding lot coverage.

Ms. Berberian shared the neighborhood analysis. The proposed TLA of 2,964 square feet placed the home as the seventh largest home in the neighborhood. The proposed FAR value was 0.36 and this placed the proposed home at the third largest home in the neighborhood.

Mr. Birenbaum asked for some other options for dormer designs as the one presented could overshadow the neighbors. Ms. Guo and Ms. Donham agreed that they would like to see a less prominent dormer. Mr. Birenbaum noted that they would wait on the public comments until the next meeting. Ms. Guo asked how the other Board members were feeling about the size of the proposed addition. Ms. Donham noted that the bulk was exacerbated by the dormer in front. Ms. Berberian noted that she was fine as there was a lot of neighborhood support. Mr. Haglund would like to revisit the neighborhood.

Previous to the May 16 meeting, the surveyor had submitted a revised plot plan with clarifications about the lot coverage and the number of stories which appeared all in compliance with the By-Law requirements.

Deliberation and Decision

On May 16, 2023, the Board deliberated on the Applicants' request for One Special Permit under Section 1.5 of the Zoning By-Law to construct a rear two story and a side one story addition with a dormer at 55 Munroe Street located in a Single Residence C zoning district. Board members found that although the proposed structure appeared to be larger than other dwellings in the neighborhood, alternate design number two of the dormer will better fit and will be in character with the other dormers in the neighborhood, and that the project as a whole will not be substantially more detrimental to the neighborhood than the existing home and that it will be in keeping with the general character of the neighborhood.

Neighbors have expressed support to this project.

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