

2 a

PB 17-13

RECEIVED
TOWN CLERK
BELMONT, MA

TOWN OF BELMONT

PLANNING BOARD

2017



2018 00064637

Bk: 70983 Pg: 235 Doc: DECIS
Page: 1 of 2 05/09/2018 10:31 AM

CASE NO. 17-13

APPLICANT: James Krom
and owner.

PROPERTY: 50 Trowbridge Street

43213-109

DATE OF PUBLIC HEARING: October 3, 2017

MEMBERS SITTING/
VOTING:

Elizabeth Allison, Chair
Charles Clark
Barbara Fiacco
Karl Haglund
Steve Pinkerton

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, James Krom ("Applicant"), requests a Special Permit under Section 1.5 of the Zoning By-Law to maintain the side setback (10.0' allowed, 8.7' existing and proposed) in order to enlarge a deck at 50 Trowbridge Street in a General Residence Zoning District.

Proposal

The Applicant proposes to enlarge an existing deck at the rear of his home. The Applicant suggested this addition will not be detrimental to the neighborhood since the deck is only being slightly enlarged from 11'-8" X 11'-9" to 13'-0" X 15'-0". While the enlarged deck is nonconforming with respect to the side setback, the deck will be constructed to meet all other dimensional regulations. The Applicant has shown the plans to several of the neighbors and they have not expressed any objections to them.

Public Hearing

The Board held a duly noticed hearing on the application on October 3, 2017. No one spoke in support or opposition to the Applicant's proposal.

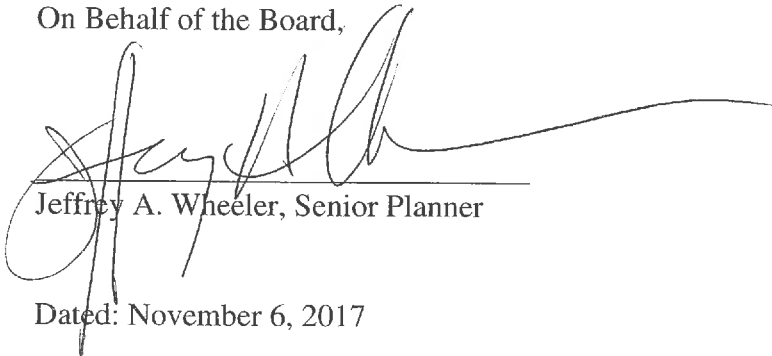
JAMES KROM
50 TROWBRIDGE ST
BELMONT MA 02478

Deliberation and Decision

On October 3, 2017, the Board deliberated on the Applicant's request for a Special Permit under Section 1.5 of the Zoning By-Law to maintain the side setback (10.0' allowed, 8.7' existing and proposed) in order to enlarge an existing deck at the rear of his home located at 50 Trowbridge Street in a General Residence Zoning District. The Board found that the enlarged deck will not be substantially more detrimental to the neighborhood and that it will be in keeping with the character of the neighborhood and/or home. The deck will be slightly enlarged, it will meet all other dimensional regulations, and neighbors have not expressed any objections to the addition.

Accordingly, upon motion duly made and seconded, **the Board voted 5-0 to GRANT** the applicant's request for **A SPECIAL PERMIT TO MAINTAIN THE SIDE SETBACK** to enlarge the existing deck at the rear of his home located at 50 Trowbridge Street in a General Residence Zoning District.

On Behalf of the Board,




Jeffrey A. Wheeler, Senior Planner

Dated: November 6, 2017

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 November 6, 2017, and further I certify that no appeal has been filed with regard to the granting of said one (1) Special Permit with zero (0) conditions.

May 9, 2018



Ellen O'Brien Cushman, Town Clerk
Belmont, MA