

## TOWN OF BELMONT

## PLANNING BOARD

2017 NOV -8 PM 2:09

## CASE NO.

17-14

## APPLICANT:

Kathleen and Lawrence Gajdos

## PROPERTY:

76 Lewis Road

## DATE OF PUBLIC HEARING:

October 3, 2017

Continued to October 17, 2017

MEMBERS SITTING/  
VOTING:Charles Clark, Chair  
Elizabeth Allison  
Karl Haglund  
Steve Pinkerton

2017 00193279

Bk: 70303 Pg: 480 Doc: DECIS  
Page: 1 of 2 11/29/2017 11:39 AMIntroduction

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, Kathleen and Lawrence Gajdos ("Applicants"), request a Special Permit under Section 1.5 of the Zoning By-Law to increase the nonconforming lot coverage (30% allowed, 33.4% existing, and 37.7% proposed)<sup>1</sup> in order to construct a one-story addition to enlarge the kitchen and dining room at the side of their home located at 76 Lewis Road in a General Residence C Zoning District.

Proposal

The Applicants propose to construct a one-story addition to enlarge a kitchen and dining room close a spa at the side of their home. The Applicants suggested this addition will not be detrimental to the neighborhood since other houses in the area have similar additions. While the existing home is nonconforming with respect to the front setback, the addition will be constructed to meet all other dimensional regulations. The Applicants worked with an architect to design an addition that complements the house and the surrounding neighborhood. The structure will also be finished to match the existing structure with similar windows and siding. The Applicants have shown the plans to several of the neighbors and they have not expressed any objections to them.

<sup>1</sup> Please note that the garage will be removed reducing the lot coverage to 31.1%. Additionally the structure is nonconforming to the side setback (10'-0" allowed; 6.3' existing and proposed) and the front setback will be reduced (20'-0" allowed, 16.2' existing, 14.2' proposed).

67372-394

### Public Hearing

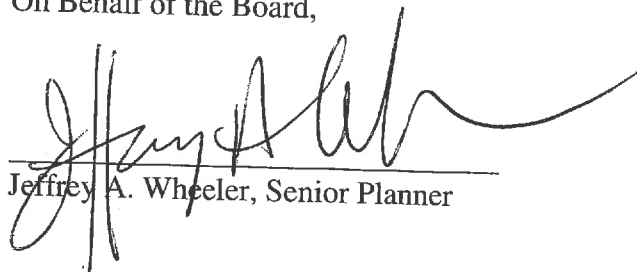
The Board held a duly noticed hearing on the application on October 3, 2017, and continued it to October 17, 2017. No one spoke in support or opposition to the Applicant's proposal.

### Deliberation and Decision

On October 17, 2017, the Board deliberated on the Applicants' request for a Special Permit under Section 1.5 of the Zoning By-Law to increase the nonconforming lot coverage (30% allowed, 33.4% existing, and 37.7% proposed) in order to construct a one-story addition to enlarge the kitchen and dining room at the side of their home located at 76 Lewis Road in a General Residence C Zoning District. The Board found that the proposed addition would not be substantially more detrimental to the neighborhood and that it would be in keeping with the character of the neighborhood and/or home. The addition was designed to complement the existing home and surrounding neighborhood, will be constructed to meet all dimensional regulations, the structure will also be finished to match the existing structure with similar windows and siding and neighbors have not expressed any objections to the addition.

Accordingly, upon motion duly made and seconded, **the Board voted 4-0 to GRANT THE APPLICANT'S REQUEST FOR A SPECIAL PERMIT to construct a one-story addition to enlarge the kitchen and dining room at the side of their home.**

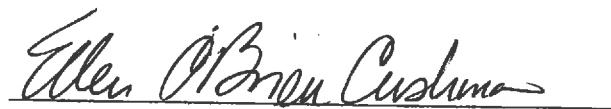
On Behalf of the Board,

  
Jeffrey A. Wheeler, Senior Planner

Dated: November 8, 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 8, 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.

November 29, 2017

  
Ellen O'Brien Cushman, Town Clerk  
Belmont, MA

NOV 29 2017

COMMONWEALTH OF MASSACHUSETTS.

MIDDLESEX S.S. \_\_\_\_\_

SOUTH DIST. REGISTRY OF DEEDS

CAMBRIDGE, MA

I HEREBY CERTIFY THE FOREGOING

IS A TRUE COPY OF A PAPER

RECORDED IN BOOK 70303

PAGE 480



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\*-----\*  
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Thank You  
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By: Elizabeth By

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2155273    11/29/2017    11:39a