

CB3


PB 19-04

RECEIVED
TOWN CLERK
BELMONT, MA

TOWN OF BELMONT
PLANNING BOARD

2019 APR 18 PM 2:08

CASE NO. 19-04
APPLICANT: Shan Lou and Oliver Holmes
PROPERTY: 33 Trowbridge Street
DATE OF PUBLIC HEARING: April 11, 2019
**MEMBERS SITTING/
VOTING:** Chuck Clark, Chair
Steve Pinkerton, Vice Chair
Karl Haglund
Edmund 'Ed' Starzec


2019 00064301
Bk: 72615 Pg: 160 Doc: DECIS
Page: 1 of 3 05/17/2019 08:48 AM

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, Shan Lou and Oliver Holmes ("Applicants"), request two Special Permits under Sections 4.2.2 (minimum side setback required: 10', existing and proposed: 8.3') and 1.5.4 (alterations exceeding 300 sf to a nonconforming structure) of the Zoning By-Law in order to construct a second-floor addition totaling approximately 500 square feet at 33 Trowbridge Street located in the General Residence Zoning District.

BK 64977
PG 405

Proposal

The Applicants proposed to construct a second-floor addition (approximately 500 sq. ft. of total livable area (TLA)) above the existing one-story, single-family home (1,224 sq. ft. of TLA). Upon completion, the home will have a TLA of 1,770 sq. ft. The floor area ratio (FAR) for the existing home is .20, and the proposed FAR will be .30. The addition will increase the number of bedrooms by two, bringing the total count to four, and it will also add an additional bathroom.

The Applicants stated that various design approaches were considered, but that the current proposed design most effectively utilized the interior layout and was most in harmony with the eclectic neighborhood character. Additionally, given that the addition will stay within the existing footprint, the Applicant's felt that it will not be more detrimental to the neighborhood than what currently exists.

Submissions to the Board

1. March 7, 2019:

- a. Application for Special Permit;
- b. Copy of the original denial letter;
- c. Copy of letter to neighbors;
- d. Project narrative;
- e. Neighborhood photographs;
- f. Zoning Compliance Checklist;
- g. Proposed Plot Plan;
- h. Landscape Plan;
- i. Building Plans:
 - i. Existing Garage and Basement Floor Plan;
 - ii. Existing First and Second Floor Plan;
 - iii. Existing Attic Floor Plan;
 - iv. Existing Roof Plan;
 - v. Existing North, West, East, and South Elevations;
 - vi. Existing First and Second Floor Demo Plan;
 - vii. Existing Attic Demo Plan;
 - viii. Existing Roof Demo Plan;
 - ix. Proposed Gross Floor Area Calculations;
 - x. Proposed Second Floor Plan;
 - xi. Proposed Attic Floor Plan;
 - xii. Proposed Roof Plan;
 - xiii. Proposed North, West, South, and East Elevations; and,
 - xiv. Proposed Framing Plans.

Public Hearing

The Board held a duly advertised public hearing, deliberated, and closed the hearing on April 11, 2019.

No member of the public spoke in opposition to nor in favor of the Applicants' proposal.

Deliberation and Decision


On April 11, 2019, the Board deliberated on the Applicants' request for two Special Permits under Sections 4.2.2 and 1.5.4 of the Zoning By-Law to alter a nonconforming structure in order to construct a second-floor addition above the existing one-story, single-family home at 33 Trowbridge Street located in the General Residence Zoning District. The Board agreed that the TLA and FAR of the proposed home were on average with other single-family homes in the neighborhood. Therefore, it was determined to be within the scale and character of the surrounding neighborhood. The Board referred to its policy of discouraging the extension of an existing nonconformity, and highlighted that the proposed second-floor addition would extend the elevation of the nonconforming side of the house. However, the Board decided that the proposed design was the best approach, and that it was consistent with the character of and not more detrimental to the neighborhood.

Accordingly, upon motion duly made and seconded, **the Board voted 4-0 to GRANT THE APPLICANTS' REQUEST FOR TWO SPECIAL PERMITS to construct a second-floor addition totaling approximately 500 square feet) at 33 Trowbridge Sreet subject to the following conditions:**

General:


1. This approval is based upon the submitted plans identified above. No modifications may be made without the approval of the Board, or a determination in writing by a representative of the Board that the modification is so minor that the approval by the Board is not required.
2. Upon completion of the project, an as-built plot plan shall be submitted to the Office of Community Development to be incorporated in the Town's building files.

On Behalf of the Board,


Spencer K. Gober, Staff Planner
Dated: April 18, 2019

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 April 18, 2019, and further I certify that no appeal has been filed with regard to the granting of said two (2) Special Permits with two (2) conditions.

May 9, 2019


Ellen O'Brien Cushman, Town Clerk
Belmont, MA