



2019 00088536  
Bk: 72825 Pg: 31 Doc: DECIS  
Page: 1 of 4 06/26/2019 08:20 AM

## TOWN OF BELMONT ✓

### PLANNING BOARD

PB 19-05  
RECEIVED  
TOWN CLERK  
BELMONT, MA

2019 JUN -3 AM 11:14

**CASE NO.** 19-05  
**APPLICANT:** Lilit Gasparyan  
**PROPERTY:** 22 Audrey Road ✓  
**DATE OF PUBLIC HEARING:** May 7, 2019  
**MEMBERS SITTING/  
VOTING:** Steve Pinkerton, Vice Chair  
Thayer Donham  
Karl Haglund  
Edmund 'Ed' Starzec

### 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, Lilit Gasparyan ("Applicant"), requests a Special Permit under Section 1.5.4 of the By-Laws to alter a nonconforming structure (required: lot size - 9,000 sq. ft., lot frontage - 75', side setback - 10'; existing: lot size - 6,508 sq. ft., lot frontage - 70', side setback - 8.1') in order to increase the size of the single-family home by more than 30 percent at 22 Audrey Road located in the Single Residence C Zoning District.

### Proposal

The Applicant proposed to construct a second-floor addition (approximately 1,588 sq. ft. of total livable area (TLA)) above the existing one-story, single-family home (1,022 sq. ft. of TLA). Upon completion, the home will have a TLA of approximately 2,610 sq. ft. The floor area ratio (FAR) for the existing home is .16, and the proposed FAR will be .40. The addition will increase the number of bedrooms by two, bringing the total count to four.

The Applicant stated that the existing house was small and representative of living standards from the era of its construction - 1950s. Additionally, the Applicant indicated that the renovation would allow a greater separation of the more private bedroom areas (on the new second floor) from the less private living and dining areas (on the first floor). The design intent was to be in harmony and consistent with the architecture and scale of the neighborhood, and was said to be in compliance with Town building requirements.

Lilit Gasparyan  
26 Audrey Rd.  
Belmont, MA 02478

BK. 69780 p. 254

**Submissions to the Board**

1. March 7, 2019:

- a. Application for Special Permit;
- b. Copy of the original denial letter;
- c. Project narrative;
- d. Neighborhood photographs;
- e. Zoning Compliance Checklist;
- f. Basement/Cellar Calculations;
- g. Proposed Plot Plan;
- h. Building Plans:
  - i. Landscape Plan;
  - ii. Street Elevation;
  - iii. Existing Basement Plan;
  - iv. Existing First Floor Plan;
  - v. Proposed First Floor Plan;
  - vi. Proposed Second Floor Plan;
  - vii. Attic Floor Plan and Calculations;
  - viii. Door and Window Schedule;
  - ix. Building Section A-A;
  - x. Building Section B-B;
  - xi. Proposed Front Elevation;
  - xii. Proposed North Side Elevation;
  - xiii. Proposed East (Rear) Elevation;
  - xiv. Proposed South Elevation;
  - xv. Eave and Rake Details;
  - xvi. Stair Details;
  - xvii. Proposed Foundation Detail;
  - xviii. Proposed 2<sup>nd</sup> and 3<sup>rd</sup> Floor Framing Plan;
  - xix. Roof Framing Plan;
  - xx. Framing Details;
  - xxi. Structural Notes; and,
  - xxii. Radon Installation and Notes.

2. May 7, 2019:

- a. Minutes from the January 31, 2019, Working Group meeting (submitted by Staff)

3. May 13, 2019 (Submitted for the May 16, 2019, Working Group meeting):

- a. Proposed Basement Floor Plan;
- b. Proposed First Floor Plan;
- c. Proposed Second Floor Plan;
- d. Proposed Front Elevation;
- e. Proposed North Elevation;
- f. Proposed South Side Elevation; and,
- g. Proposed East (Rear) Elevation.

4. May 17, 2019:
  - a. Street Elevation;
  - b. Proposed Basement Floor Plan;
  - c. Proposed First Floor Plan;
  - d. Proposed Second Floor Plan;
  - e. Attic Plan and Calculations;
  - f. Door and Window Schedule;
  - g. Building Section A-A;
  - h. Building Section B-B;
  - i. Proposed Front Elevation;
  - j. Proposed North Elevation;
  - k. Proposed South Side Elevation;
  - l. Proposed East (Rear) Elevation; and,
  - m. Landscape Plan.
5. May 21, 2019 (at the Continued Hearing):
  - a. Signatures of support;
  - b. Revised Zoning Compliance Checklist; and,
  - c. Revised Plot Plan.

#### **Public Hearing**

The Board held a duly advertised public hearing on May 7, 2019, and discussed concerns regarding the proposed height, square footage, and increase to the nonconforming side setback.

The hearing was continued to May 21, 2019, and S. Pinkerton and T. Donham were appointed to a Working Group so that the Applicant could meet with representatives of the Board at a public meeting prior to May 21.

On May 21, 2019, the Board closed the public hearing, deliberated, and voted.

No member of the public spoke in opposition to the Applicant's proposal, and four members of the public spoke in support.

#### **Deliberation and Decision**

On May 21, 2019, the Board deliberated on the Applicant's request for a Special Permit under Section 1.5.4 of the By-Law to alter a nonconforming structure in order to increase the size of the single-family home by more than 30 percent at 22 Audrey Road located in the Single Residence C Zoning District. The Board agreed that the revised plans sufficiently addressed concerns raised at the hearing on May 7, as well as the discussions at the May 16th public Working Group meeting. More specifically, the proposed TLA was reduced to 2,495 sf, which is more consistent with the average TLA for the neighborhood, and the FAR was reduced to 0.38. Additionally, the overall height of the house was reduced to 30'-9", which was achieved by reducing the pitch of the roof. Lastly, the proposed second floor addition over the garage was reduced in order to bring the proposed side setback into conformity. Therefore, the Board agreed that the proposed structure, as represented in the May 17 plans and the May 21 Plot Plan, was in

Case No. 19-05  
Property: 22 Audrey Road


keeping with the scale and character of the surrounding neighborhood, and that it would not be more detrimental to the neighborhood than the existing home.

Accordingly, upon motion duly made and seconded, **the Board voted 4-0 to GRANT THE APPLICANT'S REQUEST FOR A SPECIAL PERMIT to alter a nonconforming structure in order to increase the size of the home by more than 30 percent at 22 Audrey Road subject to the following conditions:**

General:

1. This approval is based upon the plans submitted on May 17 and 21, as 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: June 3, 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 June 3, 2019, and further I certify that no appeal has been filed with regard to the granting of said one (1) Special Permit with two (2) conditions.

June 24, 2019



Ellen O'Brien Cushman, Town Clerk  
Belmont, MA

-----\*  
Official Receipt for Recording in:

Middlesex South Registry of Deeds  
208 Cambridge St.

Cambridge, Massachusetts 02141

Issued To:

LILIT GASPARYAN  
26 AUDREY RD

BEL MA 02478

Recording Fees

Document Description	Number	Book/Page	Recording Amount
DECIS	00088536	72825 31	\$75.00
			\$75.00

Collected Amounts

Payment Type	Amount
Check	34332
	\$75.00
	\$75.00

Total Received :	\$75.00
Less Total Recordings:	\$75.00
Change Due :	\$0.00

Thank You  
MARIA C. CURTATONE - Register of Deeds

By: Kimberley M

Receipt#    Date    Time  
2337444    06/26/2019    08:20a