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**TOWN OF BELMONT
PLANNING BOARD**

2019 MAY 13 PM 5:30

CASE NO. 19-06
APPLICANT: Yael Getz-Schoen
PROPERTY: 70 Hoitt Road
DATE OF PUBLIC HEARING: May 7, 2019



2019 00077041
Bk: 72725 Pg: 497 Doc: DECIS
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**MEMBERS SITTING/
VOTING:**
Chuck Clark, Chair
Steve Pinkerton, Vice Chair
Thayer Donham
Karl Haglund
Edmund 'Ed' Starzec
51639 - 320

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, Yael Getz-Schoen ("Applicant"), requests two Special Permits under Section 1.5.4 of the By-Law to alter a nonconforming structure (required: front setback – 22.5', rear setback – 27'; existing and proposed: front setback: 20.6', existing rear setback: 17.7', proposed rear setback: 26.6') in order to construct a second-story and a 2.5 story addition at 70 Hoitt Road located in the Single Residence C Zoning District (SR-C).

Proposal

The Applicant proposed to construct an addition above the existing single-family home as well as an addition to the left-hand side. The existing home has a total livable area (TLA) of 1,574 sq. ft., and an additional 722 sq. ft. is being proposed. Upon completion, the home will have a TLA of 2,296 sq. ft. The floor area ratio (FAR) for the existing home is .23, and the proposed FAR will be .34. The addition will decrease the number of bedrooms from five existing to four proposed. A garage will also be added, with a master suite above.

The Applicant stated that structural issues with the 1950's era home led to the decision to renovate and add an addition. In order to be consistent with the character of the neighborhood, the Applicant also explained that the design of the project took into consideration the unique orientation of the existing house and other houses in the area. Although the architectural style is more contemporary, the scale and placement of the house is consistent with the overall neighborhood character.

Submissions to the Board

1. March 13, 2019:

- a. Copy of the original denial letter;
- b. Application for Special Permit;
- c. Project narrative;
- d. Zoning Compliance Checklist;
- e. Building Plans:
 - i. Existing First and Second Floor Plans;
 - ii. Existing Cellar Floor Plan and Roof Plan;
 - iii. Existing Northwest and Southeast Elevations;
 - iv. Existing Northeast and Southwest Elevations;
 - v. Existing 3-D Renderings of the Exterior;
 - vi. Proposed Site Plan;
 - vii. Proposed First and Second Floor Plans;
 - viii. Proposed Cellar Floor Plan and Roof Plan;
 - ix. Proposed Attic Plan;
 - x. Proposed Northwest and Southeast Elevations;
 - xi. Proposed Northeast and Southwest Elevations;
 - xii. Proposed North Elevation and Window Schedule;
 - xiii. Proposed 3-D Renderings of the Exterior;
 - xiv. Proposed Landscape Plan;
 - xv. Existing Plot Plan;
 - xvi. Cellar Calculations; and,
 - xvii. Proposed Plot Plan.

2. May 7, 2019:

- a. Signed petition of support; and,
- b. Rendering depicting a reorientation of the gabled-end of the house.

3. From Planning Staff:

- a. Minutes from the February 28, 2019, 70 Hoitt Road Working Group meeting.

Public Hearing

The Board held a duly advertised public hearing, deliberated, and closed the hearing on May 7, 2019.

One member of the public spoke in favor of the Applicant's proposal, and no one spoke in opposition. Additionally, the Applicant submitted a petition of support that was signed by 21 individuals.

Deliberation and Decision

On May 7, 2019, the Board deliberated on the Applicant's request for two Special Permits under Sections 1.5.4 of the By-Law to alter a nonconforming structure in order to construct a second-story and a 2.5 story addition at 70 Hoitt Road located in the SR-C. S. Pinkerton and T. Donham stated that the necessary reductions identified at the Working Group meeting were implemented

and that the overall bulk and mass of the building was reduced as a result. The Board agreed that the TLA and FAR of the proposed home were appropriate for the neighborhood, and that the bulk and mass were as well. It was also agreed that the architectural style was not of issue for the Board.

An alternative design was presented to the Board at the hearing that called for a change in the orientation of the gabled-end of the house, which led to a decrease in the overall height of the structure and further reduced the appearance of bulk and mass. The Board stated their preference for this alternative approach. It was determined that the proposed home was in-keeping with scale and character of and would not be more detrimental to the neighborhood.

Accordingly, upon motion duly made and seconded, **the Board voted 5-0 to GRANT THE APPLICANT'S REQUEST FOR TWO SPECIAL PERMITS to construct a second-story and a 2.5 story addition at 70 Hoitt subject to the following conditions:**

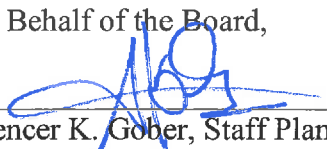
General:

1. This approval is based upon the submitted plans identified above as well as the rendering depicting the reorientation of the gabled-end of the house. 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 into the Town's building files.

Building Plans and Design:

1. A complete set of plans that reflects the reorientation of the gabled-end of the house, which was discussed at the hearing on May 7, 2019, shall be submitted to the Office of Community Development before the issuance of a Building Permit.

On Behalf of the Board,



Spencer K. Gober, Staff Planner
Dated: May 13, 2019

CERTIFICATION

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 May 13, 2019, and further I certify that no appeal has been filed with regard to the granting of said two (2) Special Permits with three (3) conditions.

June 6, 2019



Ellen O'Brien Cushman, Town Clerk
Belmont, MA

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