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Page: 1 of 3 06/07/2019 10:57 AM

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**TOWN OF BELMONT**

**PLANNING BOARD**

2019 MAY 16 PM 1:57

**CASE NO.** 19-07

**APPLICANT:** Jaime Murphy and Sabrina Tan

**PROPERTY:** 22 Clyde Street

**DATE OF PUBLIC HEARING:** May 7, 2019

**MEMBERS SITTING/  
VOTING:** Chuck Clark, Chair  
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 Applicants, Jaime Murphy and Sabrina Tan ("Applicants"), request a Special Permit under Section 1.5.4 of the By-Law to alter a nonconforming structure (required: front setback – 20', side setback – 10'; existing: front setback – 8.6', existing side setback – 5.3', proposed front setback – 9.3', proposed side setback – 5.2') in order to increase the size of the structure by more than 300 square feet at 22 Clyde Street located in the General Residence Zoning District (GR).

**Proposal**

The Applicants propose to convert the existing two-family structure into a single-family structure, and to add a two-story addition off the rear as well as a dormer that would expand the size of the existing half-story. The existing home has a total livable area (TLA) of 2,208 sq. ft., and an additional 723 sq. ft. is being proposed. Upon completion, the home will have a TLA of 2,931 sq. ft. The floor area ratio (FAR) for the existing home is .37, and the proposed FAR will be .49. The addition will increase the number of bedrooms from four existing to five proposed.

The Applicant stated that the surrounding neighborhood is a mix of single- and two-family homes, and that the proposal to convert the home to a single-family was consistent with the existing housing stock in the neighborhood. Additionally, the renovation will improve the aesthetic of the property by removing architectural features and massing that detract from the character of the neighborhood while redesigning the exterior to be more consistent with traditional New England architectural styles.

BK. 58528 p. 309

### **Submissions to the Board**

1. March 14, 2019:

- a. Application for Special Permit;
- b. Project narrative;
- c. Photographs of the neighborhood;
- d. Copy of the original denial letter;
- e. Building Plans:
  - i. Existing and Proposed Foundation Plans;
  - ii. Existing and Proposed First Floor Plans;
  - iii. Existing and Proposed Second Floor Plans;
  - iv. Existing and Proposed Attic Plans;
  - v. Existing and Proposed Roof Plans;
  - vi. Existing and Proposed Front Elevations;
  - vii. Existing and Proposed Right Elevations;
  - viii. Existing and Proposed Rear Elevations;
  - ix. Existing and Proposed Left Elevations;
  - x. Proposed Plot Plan;
  - xi. Proposed Landscape Plan;
  - xii. Zoning Compliance Checklist; and,
  - xiii. Copy of letter mailed to abutters.

2. From Planning Staff:

- a. Minutes from the February 27, 2019, 22 Clyde Street Working Group public 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 Applicants' proposal, but highlighted a concern regarding the proposed dormer and impacts on his privacy. No one spoke in opposition.

### **Deliberation and Decision**

On May 7, 2019, the Board deliberated on the Applicants' request for a Special Permit under Sections 1.5.4 of the By-Law to alter a nonconforming structure in order to increase the size of the structure by more than 300 square feet at 22 Clyde Street located in the GR. S. Pinkerton briefed the Board on the Working Group meeting and explained that the plans currently being considered by the Board sufficiently address concerns raised in that meeting. Additionally, the Board acknowledged the neighbor's concern regarding privacy, but stated that the design of the dormer and distance to the neighbor's house would mitigate any privacy issues.

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 by creating a hip-roof as opposed to a gabled roof, the mass and bulk of the building was significantly reduced.


It was determined by the Board that the proposed additions were 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 APPLICANTS' REQUEST FOR A SPECIAL PERMIT to increase the size of the structure by more than 300 square feet at 22 Clyde Street subject to the following conditions:**

General:


1. This approval is based upon the plans submitted on March 14, 2019. 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.

On Behalf of the Board,

  
\_\_\_\_\_  
Spencer K. Guber, Staff Planner  
Dated: May 16, 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 May 16, 2019, and further I certify that no appeal has been filed with regard to the granting of said one (1) Special Permits with two (2) conditions.

June 7, 2019

  
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Ellen O'Brien Cushman, Town Clerk  
Belmont, MA