

TOWN OF BELMONT

PLANNING BOARD

2019 JUN -3 PM 4:24

CASE NO. 19-08

APPLICANT: George and Catherine Bieber

PROPERTY: 232 Brighton Street

DATE OF PUBLIC HEARING: May 21, 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 Applicants, George and Catherine Bieber ("Applicants"), request a Special Permit under Section 1.5.4 of the By-Laws to alter a nonconforming structure in order to increase the size of the single-family home by more than 30 percent at 232 Brighton Street located in the Single Residence C Zoning District.

Proposal

The Applicants proposed to construct a second-floor addition (approximately 1,280 sq. ft. of total livable area (TLA)) above the existing one-story, single-family home (1,136 sq. ft. of TLA). Upon completion, the home will have a TLA of approximately 2,416 sq. ft. The floor area ratio (FAR) for the existing home is .16, and the proposed FAR will be .35. The addition will increase the number of bedrooms by two, bringing the total count to four.

The architectural style would go from a ranch-style to colonial, which the Applicants stated would blend well with the surrounding neighborhood. Additionally, the Applicants indicated that they propose a two-story addition instead of a rear addition in order to maintain the amount of greenspace available for their children. By maintaining the existing footprint and adopting an architectural style that is consistent with the neighborhood, the Applicants felt that the proposed addition would not be more detrimental to the neighborhood than what currently exists.

Submissions to the Board

1. March 28, 2019:

- a. Proposed Plot Plan;
- b. Application for Special Permit;
- c. Copy of the original denial letter;
- d. Project narrative;
- e. Copy of neighborhood outreach letter;
- f. Neighborhood photographs;
- g. Zoning Compliance Checklist;
- h. Building Plans:
 - i. Landscape Plan;
 - ii. Existing Basement and Foundation Plan;
 - iii. Existing First Floor Plan;
 - iv. Existing Attic Floor Plan;
 - v. Existing Roof Plan;
 - vi. Existing Front and Right Elevations;
 - vii. Existing Rear and Left Elevations;
 - viii. Existing Gross Floor Area (GFA) Calculations;
 - ix. Proposed First Floor Plan;
 - x. Proposed Second Floor Plan;
 - xi. Proposed Attic Plan;
 - xii. Proposed Roof Plan;
 - xiii. Proposed Front Elevation;
 - xiv. Proposed Right Elevation;
 - xv. Proposed Rear Elevation;
 - xvi. Proposed Left Elevation; and,
 - xvii. Proposed GFA Calculations.

Public Hearing

The Board held and closed a duly advertised public hearing, and deliberated and voted on May 21, 2019.

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

Deliberation and Decision

On May 21, 2019, the Board deliberated on the Applicants' 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 232 Brighton Street located in the Single Residence C Zoning District. The Board discussed the proposed TLA and FAR, and agreed that these numbers were consistent with the surrounding houses and were in-line with that of the overall neighborhood. However, issue was raised with regards to the design and placement of the proposed horizontal windows on the two side elevations, as the Board felt that the style of windows was inconsistent with the proposed architectural style and the prevailing character of the neighborhood. The Board and the Applicants discussed ways in which to correct this concern, and it was agreed that the Applicants would revise their plans so that the proposed

windows included mullions and were aligned with the windows on the first floor. Therefore, the Board agreed that the proposed structure was in 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 APPLICANTS' 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 232 Brighton Street subject to the following conditions:**

General:

1. This approval is based upon the plans submitted on March 28, as identified above. No modifications, aside from those outlined in these conditions, 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.

Windows:

1. Mullions shall be added to the horizontal windows on the second floor of the right and left elevations. Additionally, the two horizontal windows on the left elevation shall be centered over the first floor windows. Revised plans shall be submitted to the Office of Community Development prior to the issuance of a Building Permit.

On Behalf of the Board,


Spencer K. Gober, Staff Planner

Dated: June 3, 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 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 three (3) conditions, and as shown on the plans submitted to the Board.

June 25, 2019



Ellen O'Brien Cushman, Town Clerk
Belmont, MA