

PB 19-15



2019 01820394

Bk: 01412 Pg: 25 Cert#: 250597

Doc: DEOIS 08/09/2019 12:01 PM

TOWN OF BELMONT

PLANNING BOARD

RECEIVED
TOWN CLERK
BELMONT, MA

2019 JUL 19 AM 10:24

CASE NO.

19-15

APPLICANT:

Jennifer Leigh

PROPERTY:

150 Radcliffe Road

DATE OF PUBLIC HEARING:

July 16, 2019

**MEMBERS SITTING/
VOTING:**

Stephen Pinkerton, Acting Chair
Charles 'Chuck' Clark, Acting Vice Chair
Thayer Donham
Karl Haglund
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, Jennifer Leigh ("Applicant"), requests a Special Permit under Section 1.5.4 B of the By-Laws to alter a nonconforming structure in order to construct a second story addition and increase the height, both in feet and number of stories, as well as the size of the single-family home by more than 700 square feet at 150 Radcliffe Road located in the Single Residence B Zoning District.

Proposal

The Applicant proposed to construct a second-story addition (approximately 865 sq. ft. of gross floor area (GFA), which equates to approximately 460 sq. ft. of total livable area (TLA)) on the existing one-story, single-family home (2,426 sq. ft. of existing TLA). Upon completion, the home will have a TLA of approximately 2,886 sq. ft. The floor area ratio (FAR) for the existing home is .19, and the proposed FAR will be .22. The addition will not alter the number of bedrooms, which will remain at a count of five.

The Applicant stated that the modest addition was needed in order to meet the needs of the growing family. Additionally, it was explained that the addition was deliberately placed at the rear of the existing structure so as to reduce the visual impact upon the neighbors, and minimize the degree to which the topography of the site exaggerated the height of the proposed structure. Therefore, the character of the surrounding neighborhood would not be impacted.

250597

MS

Submissions to the Board

1. July 10, 2019:

- a. Application for Special Permit;
- b. Copy of the original denial letter;
- c. Applicant Statement;
- d. Proof of neighborhood outreach and signatures of support;
- e. Zoning Compliance Checklist;
- f. Plot Plan;
- g. Architectural Plans dated July 5, 2019:
 - i. Proposed Roof Plan;
 - ii. Proposed Basement Plan;
 - iii. Proposed First Floor Plan;
 - iv. Proposed Second Floor Plan;
 - v. Existing and Proposed Front Elevations;
 - vi. Existing and Proposed Rear Elevations;
 - vii. Existing and Proposed East Elevations;
 - viii. Existing and Proposed West Elevations;
 - ix. Existing Photographs and Proposed Renderings; and,
 - x. Planting Plan.

Public Hearing

The Board held a duly advertised public hearing, discussed, closed the hearing, deliberated, and voted on July 16, 2019.

One member of the public spoke in favor of the project at the hearing, and 20 members of the public submitted written support. No one spoke in opposition to the proposed addition.

Deliberation and Decision

On July 16, 2019, the Board discussed and deliberated on the Applicant's request for a Special Permit under Section 1.5.4 B of the By-Law to alter a nonconforming structure in order to construct a second story addition and increase the height, both in feet and number of stories, as well as the size of the single-family home by more than 700 square feet at 150 Radcliffe Road located in the Single Residence B Zoning District. S. Pinkerton confirmed that the plans under review reflected what was discussed and agreed to during the Working Group meeting, which was held on July 2, 2019, by S. Pinkerton and T. Donham. The Board discussed the placement of the addition and agreed that it would be relatively unseen from the street and that it effectively minimized the appearance of height created by the topographic conditions onsite. The Board also agreed that the existing TLA and FAR were low compared to the surrounding neighborhood, that the proposed TLA and FAR were as well, and that the bulk and mass of the house would not be out of scale with the neighborhood.

Therefore, the Board agreed that the proposed addition would not be more detrimental to the neighborhood than what currently exists.


Case No. 19-15
Property: 150 Radcliffe Road

Accordingly, upon motion duly made and seconded, the Board voted 5-0 to GRANT THE APPLICANT'S REQUEST FOR A SPECIAL PERMIT to alter a nonconforming structure in order to construct a second story addition and increase the height, both in feet and number of stories, as well as the size of the single-family home by more than 700 square feet at 150 Radcliffe Road subject to the following conditions:

General:


1. This approval is based upon the plans submitted on July 10, 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 E. Goff, Staff Planner
Dated: July 19, 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 July 19, 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.

August 9, 2019


Ellen O'Brien Cushman, Town Clerk
Belmont, MA