

PB 19-19



2019 0182/288

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**TOWN OF BELMONT
PLANNING BOARD**

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2019 SEP 23 PM 5:49

ON
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OWNERS

CASE NO.

19-19

-APPLICANT:

Renee Victoria Fuller *E. ARIAN F. FULLER*

PROPERTY:

117 Alexander Avenue

LOT 13

DATE OF PUBLIC HEARING:

September 17, 2019

**MEMBERS SITTING/
VOTING:**

Steve Pinkerton, Chair
Thayer Donham
Karl Haglund
Matt Lowrie
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, Renee Victoria Fuller ("Applicant"), requests a Special Permit under Section 1.5.4 of the By-Laws to alter a nonconforming structure in order to construct a two-story addition and increase the size of the single-family home by more than 30 percent at 117 Alexander Avenue located in the Single Residence C Zoning District.

Proposal

The Applicant proposed to construct a two-story addition (approximately 688 sq. ft. of total livable area (TLA)) off the rear of the existing three-story, single-family home (1,730 sq. ft. of TLA). Upon completion, the home will have a TLA of approximately 2,418 sq. ft. The floor area ratio (FAR) for the existing home is .22, and the proposed FAR will be .30. The addition will increase the number of bedrooms by one, bringing the total count to four.

The Applicant indicated that the proposed two-story addition is at the rear of the existing house, which will ensure that the home as viewed from Alexander Avenue will remain unchanged. This will also improve the view onto the property from Channing Road, which bounds the rear of the property. The proposed ridge height (27'-2") is lower than what exists and less than what is allowed in the By-Law. The Applicant felt that the proposed addition would not be more detrimental to the neighborhood than what currently exists.

MS

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Submissions to the Board

1. August 6, 2019:
 - a. Application for Special Permit;
 - b. Copy of the original denial letter;
 - c. Project narrative;
 - d. Zoning Compliance Checklist;
 - e. Proposed plot plan;
 - f. Landscape Plan;
 - g. Building Plans:
 - i. Existing Basement Floor Plan;
 - ii. Existing First Floor Plan;
 - iii. Existing Second Floor Plan;
 - iv. Existing Attic Floor Plan;
 - v. Existing Elevations;
 - vi. Proposed Basement Floor Plan;
 - vii. Proposed First Floor Plan;
 - viii. Proposed Second Floor Plan;
 - ix. Proposed Roof Plan; and,
 - x. Proposed Elevations.

2. September 17, 2019

- a. Petition of support

Public Hearing

The Board held and closed a duly advertised public hearing, and deliberated and voted on September 17, 2019.

In addition to a petition of support with 14 signatures, one member of the public spoke in favor of the project. No one spoke in opposition.

Deliberation and Decision

On September 17, 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 117 Alexander Avenue located in the Single Residence C Zoning District. The Board discussed the proposed TLA, and agreed that while this number is high compared to the surrounding neighborhood it was well-designed and the bulk and mass of the house was appropriate in scale for the neighborhood. K. Haglund thanked the Applicant for providing a physical, 3D model of the house and stated that this helped the Board better visualize what was proposed. S. Pinkerton stated that this project was a very good example of how a house with a high TLA can still be designed to fit in with a neighborhood of smaller houses. It was also agreed that the existing nonconforming three stories was a virtue of the exposed foundation and not of the actual number of stories. Additionally, the addition was below 30' and that the house did not appear as three-story house. Therefore, the Board agreed that the proposed structure was in keeping with the scale and character of the

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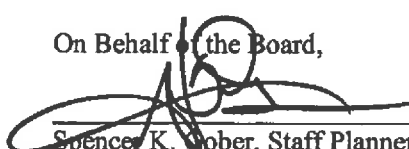
surrounding neighborhood, and that it would not be more detrimental to the neighborhood than the existing home.

Accordingly, upon motion duly made and seconded, the Board voted 5-0 to GRANT THE APPLICANT'S REQUEST FOR A SPECIAL PERMIT to alter a nonconforming structure in order to construct a two-story addition and increase the size of the home by more than 30 percent at 117 Alexander Avenue subject to the following conditions:

General:

1. This approval is based upon the plans submitted on August 6, 2019, 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,

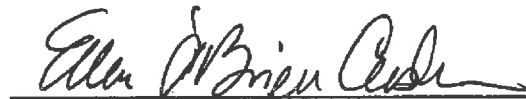


Spencer K. Guber, Staff Planner
Dated: September 23, 2019

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 September 23, 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.

October 29, 2019



Ellen O'Brien Cushman, Town Clerk
Belmont, MA

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Southern Middlesex Land Court
Registry District

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NOTED ON: CERT 245083 BK 01375 PG 73

ALSO NOTED ON:

RENEE VICTORIA FULLER
NAME 617-970-5214 TEL.
STREET ADDRESS
CITY OR TOWN ZIP

I HEREBY ATTEST AND CERTIFY ON 11/06/2019
THAT THE FOREGOING DOCUMENT IS A FULL, TRUE AND
CORRECT COPY OF THE ORIGINAL ON FILE IN MY OFFICE
AND IN MY LEGAL CUSTODY.
MARIA C. CURTATONE
ASST. RECORDER
LAND COURT

BY

[Signature]