

**TOWN OF BELMONT
ZONING BOARD OF APPEALS**

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CASE NO. 17-18

APPLICANT: DAN AND TIFFANY BURT

PROPERTY: 53 Oak Avenue

DATE OF PUBLIC HEARING: July 10th, 2017

MEMBERS SITTING: Nick Iannuzzi, Chairman
Jim Zarkadas
Faustino Lichauco
Andrew Plunkett, Associate Member
Gang Zhao, Associate Member

MEMBERS VOTING: Nick Iannuzzi, Chairman
Jim Zarkadas
Faustino Lichauco
Andrew Plunkett, Associate Member
Gang Zhao, Associate Member

Introduction

This matter came before the Board of Appeals ("Board") of the Town of Belmont ("Town") acting as Variance and 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 DAN AND TIFFANY BURT ("Applicants") request TWO (2) SPECIAL PERMITS under Section 1.5 of the Zoning By-Laws TO CONSTRUCT A TWO-STORY ADDITION. SPECIAL PERMITS- 1) - The minimum allowed front setback is 25.0' The existing front setback is 10.1' and proposed is 10.4'. 2) -The allowed maximum lot coverage is 25%, the existing lot coverage is 26.1% and the proposed lot coverage is 28.9% at 53 OAK AVANUE located in a Single Residence C (SRC) Zoning District.

The Board held a duly noticed hearing on the application on July 10th, 2017. The Applicants DAN AND TIFFANY BURT with their Architect Justin Daniels proposed the plan at the hearing and submitted architectural plans and photos showing the two-story addition. The applicant also submitted a petition with neighbors' signatures (10) showing support for the two-story addition. No one spoke in favor or opposition to the Applicants' proposal.

Proposal

The applicants would like to alter the home so that they can have additional space, a larger kitchen and an additional full bathroom.

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The proposed addition represents the only viable option from a zoning perspective, and an excellent option as it's consistent with the style of the neighborhood. The proposed addition is in keeping with the character and style of the home and neighborhood and is not detrimental to the community.

Conclusion

On January 10th, 2017, the Board deliberated on the Applicants' DAN and TIFFANY BURT ("Applicants") request for TWO (2) SPECIAL PERMITS under Section 1.5 of the Zoning By-Laws TO CONSTRUCT A TWO-STORY ADDITION at 53 OAK AVANUE located in a Single Residence C (SRC) Zoning District.


Accordingly, **upon motion duly made by Jim Zarkadas and seconded by Nick Iannuzzi, the Board voted 4-1 to grant the Two (2) Special Permits requested by the Applicants.**

Subject to the following conditions:

1. The bay window will not have a floor are or a foundation below it on the new addition.

For the Board:

Dated: July 11, 2017



Ara Yogurtian
Assistant Director
Office of Community Development

Any appeal from this decision must be made pursuant to Ch.40A, S.17, MGL, and must be filed within 20 days after the filing of such notice in the office of the Town Clerk.