

**TOWN OF BELMONT
ZONING BOARD OF APPEALS**

2017 SEP 18 PM 1:42

CASE NO. 17-19
APPLICANT: Carl Solander
PROPERTY: 63 Berwick St.
Belmont, MA

58792-211

DATES OF PUBLIC HEARING: September 11, 2017

MEMBERS SITTING: Nick Ianuzzi (Chairman)
Jim Zarkadas
Faustino Lichauco
Craig White
Andrew Plunkett
Phil Ruggerio
Gang Zhao



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MEMBERS VOTING: Nick Ianuzzi (Chairman)
Jim Zarkadas
Faustino Lichauco
Craig White
Andrew Plunkett

This matter came before the Board of Appeals ("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 sought three (3) Special Permits to construct what amounted to a building jacket to enclose a garage located in a General Residence (GR) Zoning District. The building jacket, having to completely enclose the garage, inevitably had a larger footprint. This had the effect of reducing side and rear setbacks as well as increasing lot coverage.

The purpose of the enclosure was similar to that of vinyl siding: to provide an aesthetically pleasing enclosure for a deteriorating high-maintenance structure. The building jacket was to incorporate some unusual features, notably integrated planters that would create the illusion of vegetation growing on the wall. This had the effect of mitigating the aesthetic impact of the reduced setbacks that accompanied the jacket's installation. The building jacket was also to include a drainage system to direct rain into rain barrels.

Construction would have the effect of increasing lot coverage from 30% to 37.8%, reducing side setback from 2 feet to only 1.4 feet, and reducing rear setback from 1.5 feet to 1 foot. In a GR district, the corresponding required values are 30%, 5 feet, and 5 feet respectively.

Carl Solander
63 Berwick St Apt 2
Belmont Ma

Case No. 17-19

Property address: 63 Berwick Street

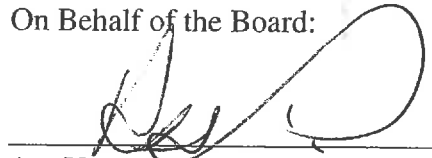
At the hearing, there was no opposition. One neighbor spoke in favor of the project notwithstanding the fact that its completion would cause his own garage to assume the role of least-attractive garage in the neighborhood.

After some deliberation, the Board deemed that the aesthetic appeal of a vegetated wall would mitigate the reduced setbacks sufficiently so that the overall character of the already densely-populated neighborhood would remain substantially unaffected. The increase in lot coverage was deemed insufficient to substantially alter the character of the neighborhood.

Accordingly, **upon motion duly made and seconded, the Board voted 5-0 to grant the three special permits.**

On Behalf of the Board:

Dated: Sept. 18, 2017


Ara Yogurtian
Assistant Director
Office of Community Development

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 18, 2017, and further I certify that no appeal has been filed with regard to the granting of said three (3) Special Permits with zero (0) conditions.

October 10, 2017


Ellen O'Brien Cushman, Town Clerk
Belmont, MA

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.

Oct 10, 2017

COMMONWEALTH OF MASSACHUSETTS.

MIDDLESEX S.S. _____

SOUTH DIST. REGISTRY OF DEEDS

CAMBRIDGE, MA

I HEREBY CERTIFY THE FOREGOING

IS A TRUE COPY OF A PAPER

RECORDED IN BOOK 70050

PAGE 147

Marie C. Cantatore

REGISTER

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Official Receipt for Recording in: -----*

Middlesex South Registry of Deeds
208 Cambridge St.
Cambridge, Massachusetts 02141

Issued To:

CARL SOLANDER
63 BERWICK ST APT 2
BELMONT MA

Recording Fees

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Document			Recording	
Description	Number	Book/Page	Amount	
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DECIS	00163100	70060 147	\$75.00	
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Collected Amounts

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Payment			Amount	
Type				
-----*				
Check	1438		\$75.00	

			\$75.00	
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Total Received : \$75.00
Less Total Recordings: \$75.00

Change Due : \$.00

Thank You
MARIA C. CURTATONE - Register of Deeds
By: Beverly C

Receipt# Date Time
2136306 10/10/2017 09:55a