

**TOWN OF BELMONT
ZONING BOARD OF APPEALS**

2017 DEC -5 PM 2:50

CASE NO. 17-28

APPLICANT: ELIZABETH REED

PROPERTY: 32 Hammond Road

DATE OF PUBLIC HEARING: November 6th, 2017

MEMBERS SITTING: Nick Iannuzzi, Chair
Jim Zarkadas, Vice Chair
Andrew Plunkett
Tino Lichauco
Phil Ruggiero (Associate Member)

MEMBERS VOTING: Nick Iannuzzi, Chair
Jim Zarkadas, Vice Chair
Andrew Plunkett
Tino Lichauco
Phil Ruggiero (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 request 2 Special Permits to construct a One Story Side addition. 1.- Maximum allowed lot coverage is 25%. The existing lot coverage is 33.3% and the proposed is 33.5%. 2. Minimum required side setback is 10.0'. The existing and proposed side setbacks are 5.2' in a Single Residence C (SRC) Zoning District.

The Board held a duly noticed hearing on the application on November 6th, 2017. The Applicants, Ms. Reed and Mr. Klingbeil, proposed the plan at the hearing and submitted plans and photos supporting the intended construction as well as a petition with neighbors' signatures showing support for the work.

Mr. Harold Feinberg, 30 Hammond Road, spoke in favor of the project and noted that he believed that the addition would enhance the neighborhood.
No one else spoke.

Proposal

Ms. Reed and Mr. Klingbeil, Applicants, came before the Board to explain the need for the one-story side addition to include a new pantry. Most of her pantry items were now located in the basement and it was very inconvenient. Mr. Klingbeil handed out one more letter of support. The proposal was for one simple addition to match the existing roofline.

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The Board took the matter under advisement.

Conclusion

On November 6, 2017, the Board deliberated on the Applicants', Ms. Reed and Mr. Klingbeils' ("Applicants") request for 2 Special Permits to construct a One Story Side addition.
1.- Maximum allowed lot coverage is 25%. The existing lot coverage is 33.3% and the proposed is 33.5%. 2. Minimum required side setback is 10.0' in a Single residence C (SRC) Zoning District.

Accordingly, upon motion duly made by Mr. Iannuzzi and seconded by Mr. Zarkadas to approve two special permits was made. The Motion Passed, vote 5-0 to grant the Two (2) Special Permits requested by the Applicants.

For the Board,

Date: December 5, 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.