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TOWN OF BELMONT
ZONING BOARD OF APPEALS

CASE NO. 18-16

APPLICANT: John and Tommasina Olson

PROPERTY: 10 Bay State Road

DATES OF PUBLIC HEARING: June 18, 2018



2019 00023208
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MEMBERS SITTING: Nicholas A. Iannuzzi, Jr., Chair
Faustino Lichauco
Craig White
Andrew Plunkett
Phil Ruggiero, Associate Member
Casey Williams, Associate Member
Blake Currier, Associate Member

Members Voting: Nicholas A. Iannuzzi, Jr., Chair
Faustino Lichauco
Craig White
Andrew Plunkett
Casey Williams, Associate Member

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 John and Tommasina Olson sought to construct a second story over an existing side porch at 10 Bay State Road, located in a Single Residence C (SRC) zoning district. The proposed construction triggered the requirement for two special permits.

The need for the first special permit arose because the existing 25.9% lot coverage is in excess of the 25% lot coverage required by the §4.2 of the Zoning Bylaw for this district. The need for the second special permit arose because the existing 17.4 foot front setback falls short of the required 25 feet.

With regards to the first special permit, it is noted that the proposed lot coverage does not change. Thus, there appears to be no basis for suggesting that the proposed construction would be detrimental to the character of the neighborhood.

With regards to the second special permit, the front setback is shown as 17.4 feet and the proposed front setback is 23.1 feet. However, the 23.1 foot setback is measured relative to the side porch, the footprint of which does not change. The 17.4 foot setback is measured relative to the front steps. Therefore, as a practical matter, there is no

RETURN TO:
JOHN & TOMMASINA
OLSON
10 Baystate Rd
Belmont, MA
02478

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significant change in the overall impression created by the structure since the 17.4 foot setback to the front steps will remain the same.

During the hearing, no one spoke in support or in opposition to the proposed second story addition.

Accordingly, **upon motion made to approve the two Special Permits and seconded, the Board voted 5-0 to grant the two Special Permits as requested.**

For the Board:

Dated: June 25, 2018

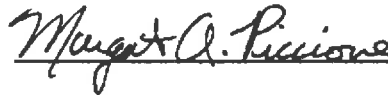


Ara Yogurtian
Assistant Director
Office of Community Development

CERTIFICATION

I, Margaret A. Piccione, hereby certify that twenty (20) days have elapsed after the decision was filed in the office of the Belmont Town Clerk on June 25, 2018, and further I certify that no appeal has been filed with regard to the granting of said two (2) Special Permits with zero (0) conditions.

July 23, 2018



Margaret A. Piccione, Assistant 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.