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BELMONT, MATOWN OF BELMONT
ZONING BOARD OF APPEALS

2018 AUG 13 PM 3: 32

Case No. 18-19
 Applicants: Shant Banosian
 Property: 36 Springfield St
 Date of Public Hearing: June 18, 2018
 Members Sitting: Nick Iannuzzi (Chair),
 Craig White,
 Faustino Lichauco,
 Andrew Plunkett
 Phil Ruggiero, (Associate Member)
 Casey Williams, (Associate Member)
 Blake Currier, (Associate Member)



2018 01796543

Bk: 01516 Pg: 115 Cert#: 266172

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Members Voting: Nick Iannuzzi (Chair),
 Craig White,
 Andrew Plunkett,
 Faustino Lichauco,
 Blake Currier (Associate Member)

This matter came before the Board of Appeals (the "Board") of the Town of Belmont (the "Town") acting as Special Permit Granting Authority under the Zoning By-Law of the Town of Belmont, Massachusetts (the "By-Law") and Chapter 40A of the Massachusetts General Law (the "Zoning Act"). The applicant, Shant Banosian ("Applicant"), seeks Two Special Permits, under Section 1.5 of the Zoning By-Laws for (1) under Section 1.5.4 A of the bylaws, extension or alteration to existing non-conforming structure in a General Residence Zoning district, and (2) Minimum Rear Setback (Minimum Required Rear Setback allowed 16.0', existing and proposed are 10.4' in order to construct a front entrance and a Dormer at 36 Springfield Street, located in a General Residence Zoning District.

The Petitioner proposes to construct a landing and stair, and a dormer for the existing two-family house. The addition is approximately 6.17' x 4' in size and is intended to improve the egress from the existing building, which presently has both units' egress converge in a narrow vestibule. The addition will allow each unit to exit directly from the unit to the street, rather than into a shared vestibule common to both units. The Applicant stated that the addition will also improve the aesthetic of the building by separating the entrances.

At the hearing no one spoke in support or in opposition to the application.

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Case # 18-19

Address: 36 Springfield Street

During deliberations the board discussed the applicant's request and confirmed that the requested modifications are likely not detrimental to the neighborhood and do not increase the allowed lot coverage.

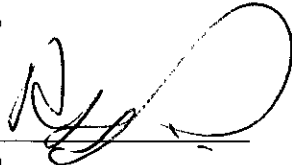
The § 1.5.4 A. of the Town's Zoning By-Law requires that the Board issue a Special Permit for any modifications or alterations to existing non-conforming residences in the General Residence Zoning District. The § 1.5.3. of the Town's Zoning By-Law provides that the Board may issue a Special Permit to reconstruct, extend, alter, or change a nonconforming structure "only if it determines that such reconstruction, extension, alteration, or change does not increase the nonconforming nature of said structure or create a new nonconformity and shall not be substantially more detrimental than the existing nonconforming structure to the neighborhood and that it shall be in keeping with the character of the neighborhood in which it is located."

The Board deliberated on June 18, 2018. The relief sought are for two (2) Special Permits. A special permit is required for any modification to residences in a General Residence Zoning District and to permit a reduced rear setback for for a dormer at Applicant's property at 36 Springfield Street, and both were considered by the Board. The Board found that the proposed alteration does not substantially increase the non-conforming nature of the structure or create a new nonconformity. The Board concluded that the proposed alteration is not substantially more detrimental to the neighborhood than the existing non-conforming structure, and that the proposed alterations are in keeping with the character of the neighborhood in which the property is located.

Accordingly, **upon motion duly made and seconded, the Board voted 5-0 to grant the two (2) Special Permits as requested.**

For the Board,

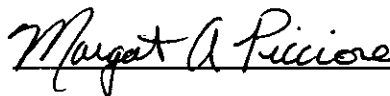
Dated: August 13, 2018


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 August 13, 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.

September 4, 2018



Margaret A. Piccione, Assistant Town Clerk
Belmont, MA