

2 a

18-28

RECEIVED
TOWN CLERK
BELMONT, MATOWN OF BELMONT
ZONING BOARD OF APPEALS

2010 OCT 23 PM 1:31

Case No. 18-28

Applicants:
and owner

Jian Ming Chen

10089-407

Property:

86 Hull Street

Date of Public Hearing:

September 10, 2018

Members Sitting:

Nick Iannuzzi (Chair),
Jim Zarkadas
Faustino Lichauco,
Andrew Plunkett
Phil Ruggiero, (Associate Member)
Casey Williams, (Associate Member)
Blake Currier, (Associate Member)

2018 00184009

Bk: 71961 Pg: 41 Doc: DECIS
Page: 1 of 2 12/03/2018 12:50 PM

Members Voting:

Nick Iannuzzi (Chair),
Jim Zarkadas
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, Jian Ming Chen ("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 required Side Setback is 10.0'. The existing side setback is 6.9', the proposed side setback to the front entrance is 7.0' and to the second floor landing is 7.9' at 86 Hull Street located in a General Residence (GR) Zoning District.

The Applicant proposes to construct a second front entrance on the ground level for the second floor unit and a landing with stairs as a second means of egress from the unit at the rear of the structure. The Applicant stated that the front entrance addition will also improve the aesthetic of the building by separating the entrances.

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

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

JIAN MING CHEN
86 HULL STREET
BELMONT, MA 02478

Case # 18-28

Address: 86 Hull Street

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 September 10, 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 side setback for the front entrance and the rear landing at 86 Hull Street, both requests were considered by the Board. The Board found that the proposed alterations does not substantially increase the non-conforming nature of the structure. The Board concluded that the proposed alterations are 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,

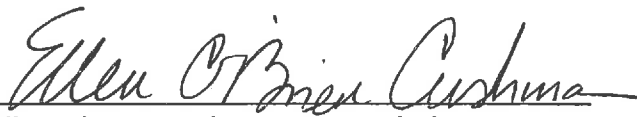
Dated: October 23, 2018



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 October 23, 2018, and further I certify that no appeal has been filed with regard to the granting of said two (2) Special Permit with zero (0) conditions.

December 3, 2018


Ellen O'Brien Cushman, Town Clerk
Belmont, MA

DEC 03 2018

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 71961
RECORDED IN BOOK _____

41
PAGE _____

Alma C. Cristofore

REGISTER

-----*

Official Receipt for Recording in:

Middlesex South Registry of Deeds
208 Cambridge St.

Cambridge, Massachusetts 02141

Issued To:

JIAN MING CHEN
86 HULL STREET

BELMONT MA 02478

Recording Fees

Document Description	Number	Book/Page	Recording Amount
DECIS	00184009	71961 41	\$75.00
CERTCPY			\$2.00
			\$77.00

Collected Amounts

Payment Type	Amount
Check	136
	\$77.00
	\$77.00

Total Received :	\$77.00
Less: Total Recordings:	\$77.00
Change Due :	\$0.00

Thank You.
MARIA C. CURTATONE - Register of Deeds

By: Beth I

Receipt# Date Time
2274335 12/03/2018 12:50p