

2 a
Kavi Montenegro
60 Hull St #2
Belmont, MA 02478

18-32

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**TOWN OF BELMONT
BOARD OF APPEALS**

2018 OCT 23 AM 9:18

CASE NO.

18-32

APPLICANT:

*and
owner*

RAVI MONTENEGRO

Lead: 617-11-180

PROPERTY:

60 Hull Street



2018 00176223

Bk: 71893 Pg: 526 Doc: DECIS
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DATE OF PUBLIC HEARING:

September 10th, 2018

MEMBERS SITTING:

Nick Iannuzzi, Chairman
Jim Zarkadas
Andrew Plunkett
Tino Lichauco
Casey Williams, Associate Member
Blake Currier, Associate Member
Phil Ruggiero, Associate Member

MEMBERS VOTING:

Nick Iannuzzi, Chairman
Jim Zarkadas
Andrew Plunkett
Tino Lichauco
Blake Currier, 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 Applicant RAVI MONTENEGRO ("Applicant") requests TWO (2) SPECIAL PERMITS under Section 1.5 of the Zoning By-Laws TO CONSTRUCT TWO DORMERS. MINIMUM REQUIRED SIDE SETBACK IS 10.0' SPECIAL PERMITS-1. THE EXISTING SIDE SETBACK ON THE EASTSIDE IS 4.8' AND THE PROPOSED IS 6.4' AND 2. THE EXISTING SIDE SETBACK ON THE WESTSIDE IS 7.6' AND PROPOSED IS 7.4' located at 60 Hull Street, located in a General Residence (GR) Zoning District.

The Board held a duly noticed hearing on the application on September 10th, 2018. The Applicant Ravi Montenegro made a presentation to the Board.

Proposal

The applicant proposes to build two (2) 21'0" dormers (20' interior) on the two-family home that they own. The existing and proposed setbacks are 6.4' and 7.6' (10' required). The special permits will allow the dormers to match the width of the house, instead of requiring them to stop 2.4' - 3.6' from the side of the house. The applicants plan is to expand the 2nd floor unit and make a larger 2nd and 3rd floor unit for their growing family. The dormers will contain three (3) bedrooms for children and a

bathroom. The un-dormered space will be used as a small playroom. The applicant does have a "by right" building permit for dormers with space for three (3) bedrooms, a bathroom and a playroom. However, in order to satisfy side set-backs the permit has very long dormers. This would dramatically alter the appearance of the house and be detrimental to the neighborhood. The special permits will make it possible to add the same amount of rooms but have a much less detrimental impact on the neighborhood. No one spoke in favor or opposed the proposal.

Conclusion

On September 10th, 2018, the Board deliberated on The Applicant RAVI MONTENEGRO's ("Applicant") request for TWO (2) SPECIAL PERMITS under Section 1.5 of the Zoning By-Laws TO CONSTRUCT TWO DORMERS. MINIMUM REQUIRED SIDE SETBACK IS 10.0' SPECIAL PERMITS-1. THE EXISTING SIDE SETBACK ON THE EASTSIDE IS 4.8' AND THE PROPOSED IS 6.4' AND 2. THE EXISTING SIDE SETBACK ON THE WESTSIDE IS 7.6' AND PROPOSED IS 7.4' located at 60 Hull Street, located in a General Residence (GR) Zoning District.

Based on the foregoing factors, the Board determined that the applicant's proposal did not have any adverse effects to the Town or the neighborhood and that the proposed request will be in harmony with the neighborhood and general purpose and intent of the By-law.

Accordingly,

- (1) Upon motion duly made by Jim Zarkadas and seconded by Blake Currier, **the Board voted 5-0 to grant the Applicant's application for (2) Special Permits.**

For the Board:



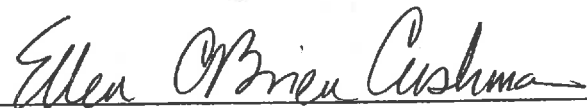
Ara Yogurtian
Assistant Director
Office of Community Development

Dated: October 23, 2018

CERTIFICATION

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 Permits with zero (0) conditions, and as shown on the plans submitted to the Board.

November 14, 2018



Ellen O'Brien Cushman, Town Clerk
Belmont, MA

NOV 16 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 71893
RECORDED IN BOOK _____

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Alvin C. Couture
REGISTER