

**TOWN OF BELMONT
ZONING BOARD OF APPEALS**

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CASE NO. 18-37

APPLICANT: Erik and Taina Rhodin

PROPERTY: 70B Thomas Street *Order 70907-142*

DATE OF PUBLIC HEARING: October 1, 2018

MEMBERS SITTING: Nick Iannuzzi, Chairman
Jim Zarkadas
Andrew Plunkett
Craig White
Phil Ruggiero, Associate Member
Blake Currier, Associate Member
Casey Williams, Associate Member

MEMBERS VOTING: Nick Iannuzzi, Chairman
Jim Zarkadas
Andrew Plunkett
Craig White
Casey Williams, Associate Member



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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 Erik and Taina Rhodin ("Applicant") request one (1) SPECIAL PERMIT under Section 1.5 of the Zoning By-Laws to construct a Dormer at 70B Thomas Street located in a General Residence (GR) Zoning District.

The Board held a duly noticed hearing on the application on October 1, 2018. The Applicant, Erik Rhodin, proposed the plan at the hearing and submitted architectural drawings, plot plan, and letter of support. There was no opposition to the Applicants' proposal. The Belmont Housing Authority, which neighbors 70B Thomas Street, spoke in support of the proposed plan.

Proposal

The applicants would like to construct a dormer. Section 4.2.2 of the Zoning By-Laws Dimensional Regulations require a minimum side setback of 10.0'. The existing and proposed side setback is 2.9'. The proposed dormer is in keeping with the character of the neighborhood and is not detrimental to the neighborhood.

Conclusion

On October 1, 2018, the Board deliberated on The Applicants' request for one (1) Special Permit under Section 1.5 of the Zoning By-Laws to Construct a Dormer at 70B Thomas Street located in a General Residence (GR) Zoning District.


*Erik Rhodin
70 B Thomas St
Belmont Ma*

Case No. 18-37
Address: 70B Thomas Street

Accordingly, **upon motion duly made by Craig White and seconded by Nick Iannuzzi, the Board voted 5-0 to grant the Applicants the requested (1) Special Permit.**

For the Board:

Dated: November 13, 2018



Ara Yogurtian
Assistant Director
Office of Community Development

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 November 13, 2018, and further I certify that no appeal has been filed with regard to the granting of said one (1) Special Permits with zero (0) conditions, and as shown on the plans submitted to the Board.

December 31, 2018



Ellen O'Brien Cushman, 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.