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18-46

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**TOWN OF BELMONT  
ZONING BOARD OF APPEALS**

**CASE NO.** 18-46

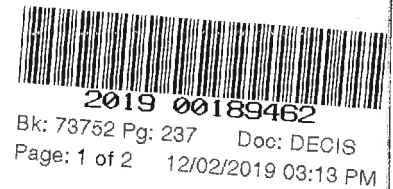
**APPLICANT:** Daniel and Christine McLaughlin

**PROPERTY:** 16 Broad Street -

**DATE OF PUBLIC HEARING:** December 3, 2018

**MEMBERS SITTING:** Nick Iannuzzi, Chairman  
Andrew Plunkett  
Jim Zarkadas  
Blake Currier, Associate Member  
Casey Williams, Associate Member

**MEMBERS VOTING:** Nick Iannuzzi, Chairman  
Andrew Plunkett  
Jim Zarkadas  
Blake Currier, Associate Member  
Casey Williams, 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 Applicants, Daniel and Christine McLaughlin ("Applicant") request three (3) Special Permits under Section 1.5 of the Zoning By-Laws to construct a rear addition and a room over the attached garage at 16 Broad Street located in a Single Residence C (SRC) Zoning District.

The Board held a duly noticed hearing on the application on December 3, 2018. The Applicants proposed the plan at the hearing and submitted architectural drawings, plot plan, and signatures of support. There was no opposition to the Applicants' proposal.

**Proposal**

The applicant would like to construct a rear addition and a room over the attached garage. Section 4.2 of the Zoning By-Laws Dimensional Regulations allows 2.5 story structures and requires a minimum side setback of 10.0'.

1. The existing structure is three stories. The foundation walls of the lowest level of the building is 75% exposed and is considered a story. The proposed addition above the garage is a third story addition.
2. The existing side setback on the North side is 8.0' and the proposed is 8.9'.
3. The existing and proposed side setback on the South side is 8.1'

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The proposed rear addition and addition of the room over the attached garage are in keeping with the character of the neighborhood and are not detrimental to the neighborhood.


**Conclusion**

On December 3, 2018, the Board deliberated on The Applicants' request for three (3) Special Permits under Section 1.5 of the Zoning By-Laws to construct a rear addition and a room over the attached garage at 16 Broad Street located in a Single Residence C (SRC) Zoning District.

Accordingly, **upon motion duly made by Jim Zarkadas and seconded by Casey Williams, the Board voted 5-0 to grant the Applicants the requested three (3) Special Permits.**

For the Board:

Dated: January 10, 2019



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 January 10, 2019, and further I certify that no appeal has been filed with regard to the granting of said three (3) Special Permits with zero (0) conditions.

November 27, 2019



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.