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19-16



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**TOWN OF BELMONT
ZONING BOARD OF APPEALS**

CASE NO. 19-16

APPLICANT: Kenneth and Sarah Bazydola
and owner

PROPERTY: 125 Chilton Street

DATE OF PUBLIC HEARING: May 13th, 2019

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

MEMBERS VOTING: Nick Iannuzzi, Chairman
Jim Zarkadas
Andrew Plunkett
Phil Ruggiero
Casey Williams, Associate Member

- deed 35784/316

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 Kenneth and Sarah Bazydola ("Applicants") request One Special Permit under Section 1.5 of the Zoning By-Laws to construct a roof over an existing front porch. Maximum allowed lot coverage is 25%, the existing lot coverage is 25.2% and the proposed is 25.7%, located at 125 Chilton Street in a Single Residence C (SRC) Zoning District.

The Board held a duly noticed hearing on the application on May 13th, 2019. The Applicants Kenneth and Sarah Bazydola made a presentation to the Board.

Proposal

The applicant would like to build a roof over the front porch of their home. Currently there is no roof to provide shelter from the weather while they enter their front door. The roof will also provide shelter to any packages that are delivered and left outdoors when they are not home. The applicant submitted existing photos of the front porch area, a

Ken Bazydola
125 Chilton St.
Belmont, MA 02478

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Address: 125 Chilton Street

rendering of the proposed roof over the front porch and architectural drawings. No one spoke in favor or opposed the applicants' proposal.


Conclusion

On May 13th, 2019, the Board deliberated on The Applicants Kenneth and Sarah Bazydola ("Applicants") request One Special Permit under Section 1.5 of the Zoning By-Laws to construct a roof over an existing front porch maximum allowed lot coverage is 25%, the existing lot coverage is 25.2% and the proposed is 25.7% located at 125 Chilton Street in a Single Residence C (SRC) Zoning District.

Based on the foregoing factors, the Board determined that the applicants' 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, upon motion duly made by Jim Zarkadas and seconded by Andrew Plunkett, the Board voted 5-0 to grant the Applicants' request for One (1) Special Permit.

For the Board:

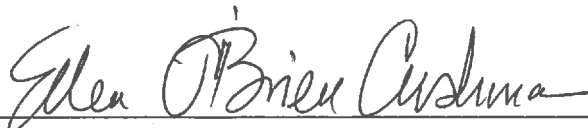


Ara Yogurtian
Assistant Director
Office of Community Development

Dated: May 16, 2019

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 May 16, 2019, and further I certify that no appeal has been filed with regard to the granting of said one (1) Special Permit with zero (0) conditions.

June 11, 2019



Ellen O'Brien Cushman, Town Clerk
Belmont, MA