

INFORMATION ONLY

TOWN OF BELMONT ZONING BOARD OF APPEALS

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CASE NO. 21-08

APPLICANT: Michael Grant

PROPERTY: 8 Broad Street

DATE OF PUBLIC HEARING: April 5, 2021

MEMBERS SITTING: Nick Iannuzzi, Chairman
Jim Zarkadas, Vice Chair
Casey Williams
Andrew Kelley
Teresa MacNutt
William Fick, Associate Member
Elliot Daniels, Associate Member

MEMBERS VOTING: Jim Zarkadas, Vice Chair
Casey Williams
Andrew Kelley
Elliot Daniels
William Fick

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, Michael Grant ("Applicant"), requests Two (2) Special Permits under Section 1.5 of the Zoning By-Laws to construct additions at 8 Broad Street located in a Single Residence C (SRC) Zoning District.

The Board held a duly noticed hearing on the application on April 5, 2021. The applicant had submitted for the Board's review architectural drawings prepared by Rojas Design Inc. dated December 30, 2020, a plot plan and zoning checklist dated December 14, 2020.

At the meeting, no one spoke in support or in opposition to the application.

Proposal

The applicant proposes to construct an addition over the existing garage on the north side and a three story rear addition at 8 Broad Street located in a Single Residence C zoning District. The proposed addition will add a mudroom on the ground floor and two bedrooms and an office space on the third floor. The Special Permits requested are as follows:

§4.2 of the Zoning By-Law Dimensional Regulations allow a maximum of two and a half (2-1/2) story structures and require a minimum side setback of 10.0'. Special Permits: 1.- The existing building is three and a half story structure, the lowest level of the dwelling is a basement

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(47.06% of the foundation walls are exposed) and is considered a story, the proposed is a third level and a three story addition. 2.- The existing and proposed side setback is 7.3'.

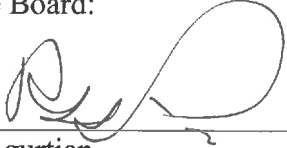
Conclusion

On April 5, 2021 the Board deliberated on the Applicant's request for two (1) Special Permits under Section 1.5 of the By-Law to construct a third story addition over the garage and a three story rear addition at 8 Broad Street located in Single Residence C (SRC) Zoning District. The Board found that due to topography of land in this neighborhood, most structures are three and a half story and that the proposed additions are not more detrimental to the neighborhood than the existing and is in keeping with the character of other houses in the vicinity.

Accordingly, **upon motion duly made by William Fick and seconded by Casey Williams, the Board voted 5-0 to grant the Applicant the Special Permits as requested.**

For the Board:

Dated: May 12, 2021



Ara Yogurtian
Assistant Director
Office of Community Development