

**TOWN OF BELMONT  
ZONING BOARD OF APPEALS**

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**CASE NO.** 21-27 / /  
**APPLICANT:** Cedric and Gwen Dubois

**PROPERTY:** / 23 Richmond Road 1560 - 38

**DATE OF PUBLIC HEARING:** September 13, 2021

**MEMBERS SITTING:** Nick Iannuzzi, Chairman  
Casey Williams  
Andrew Kelley  
Teresa MacNutt  
Elliot Daniels, Associate Member  
David Stiff, Associate Member  
Jeff Birenbaum, Associate Member



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Bk: 01560 Pg: 28 Cert#: 273643  
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**MEMBERS VOTING:** Nick Iannuzzi, Chairman  
Casey Williams  
Andrew Kelley  
Teresa MacNutt  
Elliot Daniels, 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 Applicants, Cedric and Gwen Dubois ("Applicant"), request One (1) Special Permit under Section 1.5 of the Zoning By-Laws to construct a two story addition at 23 Richmond Road located in a Single Residence B (SRB) Zoning District.

The Board held a duly noticed hearing on the application on September 13, 2021. The applicants had submitted for the Board's review architectural drawings prepared by Waltham Structural Services dated June 28, 2021 and a plot plan dated March 2, 2021.

Five neighbors, abutters to the property, spoke in favor of the project, no one spoke in opposition to the proposed addition.

**Proposal**

The applicants propose to construct a two story side addition at 23 Richmond Road located in a Single Residence B zoning District. The proposed addition will add a mudroom and a laundry room on the ground floor and two bedrooms and a bath on the third floor. The Special Permit requested are as follows:

§4.2 of the Zoning By-Law Dimensional Regulations allow a maximum of two and a half (2-

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1/2) story structures. The existing building is three and a half story structure, the lowest level of the dwelling is a basement (48.94% of the foundation walls are exposed) and is considered a story, the proposed is a three story addition.

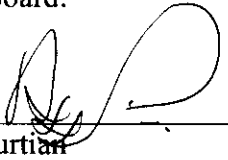
### **Conclusion**

On September 13, 2021 the Board deliberated on the Applicants' request for One (1) Special Permit under Section 1.5 of the By-Law to construct a three story side addition at 23 Richmond Road located in Single Residence B (SRB) 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 addition is 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 Nicholas Iannuzzi and seconded by Elliot Daniels, the Board voted 5-0 to grant the Applicants the Special Permit as requested.**

For the Board:

Dated: October 12, 2021



Ara Yogurtian  
Assistant Director  
Office of Community Development

I, Margaret A. Piccione, hereby certify that twenty (20) days have elapsed after the decision was filed in the office of the Belmont Town Clerk on October 12, 2021, 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.

November 5, 2021



Margaret A. Piccione, Assistant Town Clerk  
Belmont, MA

Charles H  
Dobois

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