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**TOWN OF BELMONT
ZONING BOARD OF APPEALS**

2021 DEC 24 AM 8:42

CASE NO. 21-32

APPLICANT: Michael and Lauren Pincus

PROPERTY: 65 Vernon Road

DATE OF PUBLIC HEARING: December 6, 2021

MEMBERS SITTING: Nick Iannuzzi, Chairman
James Zarkadas, Vice Chair
Casey Williams
Andrew Kelley
Teresa MacNutt
David Stiff, Associate Member
Jeff Birenbaum, Associate Member

MEMBERS VOTING: Nick Iannuzzi, Chairman
James Zarkadas, Vice Chair
Casey Williams
Andrew Kelley
Teresa MacNutt

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, Michael and Lauren Pincus (“Applicant”), request One (1) Special Permit under Section 1.5 of the Zoning By-Laws to construct an addition at 65 Vernon Road located in a Single Residence C (SRC) Zoning District.

The Board held a duly noticed hearing on the application on December 6, 2021. The applicants had submitted for the Board’s review architectural drawings prepared by CA Design Studio LLC dated September 16, 2021, a plot plan dated October 18, 2021 and 8 signatures in support of their project.

Michael Pincus, presented the case to the Board.

At the meeting, three neighbors spoke in favor of the project, no one spoke in opposition to the proposed.

Proposal

The applicants propose to construct a three and a half (3.5) story addition at 65 Vernon Road located in a Single Residence C Zoning District. The proposed addition will enlarge the kitchen

Case No. 21-32
Address: 65 Vernon Road

on the first floor and the bedroom on the second floor. The Special Permit requested is as follows:

§4.2 of the Zoning By-Law Dimensional Regulations allow a maximum of 2-1/2 stories. The existing structure is three and a half (3-1/2) stories. The lowest level of the dwelling is a basement (62.5% of the foundation walls are exposed) and is considered a story. The proposed addition is a three and a half (3-1/2) story addition.

Conclusion

On December 6, 2021 the Board deliberated on the Applicants' request for One (1) Special Permit under Section 1.5 of the By-Law to construct an addition at 65 Vernon Road 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 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 Andrew Kelley and seconded by Nicholas Iannuzzi, the Board voted 5-0 to grant the Applicants the Special Permit as requested.**

For the Board:

Dated: December 23, 2021



Ara Yogurtian
Assistant Director
Office of Community Development