

2^B

17-02



**TOWN OF BELMONT
ZONING BOARD OF APPEALS**

2017 00047058
Bk: 69077 Pg: 481 Doc: DECIS
Page: 1 of 2 03/30/2017 03:26 PM

CASE NO. 17-02

APPLICANT: Tiao Xie *and owners - deed 56660/54
Tijun Dong*

PROPERTY: 64 Townsend Road

DATE OF PUBLIC HEARING: January 9th, 2017

MEMBERS SITTING: Eric Smith, Chairman
Craig White, Member
Jim Zarkadas, Member
Faustino Lichauco, Member
Gang Zhao, Associate Member
Philip Ruggiero, Associate Member

MEMBERS VOTING: Eric Smith, Chairman
Craig White, Member
Jim Zarkadas, Member
Faustino Lichauco, Member
Gang Zhao, Associate Member

Introduction

This matter came before the Board of Appeals ("Board") of the Town of Belmont ("Town") acting as 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, Tiao Xie ("Applicant"), requests two (2) Special Permits under Section 1.5 of the Zoning By-Law to construct a one story rear mudroom addition at 64 Townsend Road, located in a Single Residence C Zoning District:

1. Maximum allowed lot coverage is 25%, existing and proposed are 33%.
2. Minimum required side setback is 10.0', the existing and proposed side setbacks are 6.5'.

The Board held a duly noticed hearing on the application on January 9th, 2017. The Applicant presented a letter, a list of neighbors supporting the expansion, certified plot plan, exposed foundation and average grade plan, photographs of the site and professionally drawn architectural plans and elevations. A neighbor spoke in support of the Applicant's proposal and no one spoke in opposition.

Proposal

The Applicant proposes to construct a one story rear mudroom addition to the house to improve access from backside of the house and to improve energy efficiency.

Conclusion

*Tijun Dong
64 Townsend Rd.
Belmont, MA 01830*

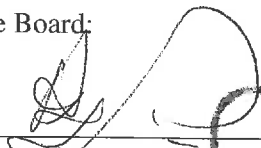
On January 9, 2017, the Board deliberated on the Applicant's request for two (2) Special Permits under Section 1.5 of the Zoning By-Law to construct a one story rear mudroom addition, located in a Single Residence C Zoning District.

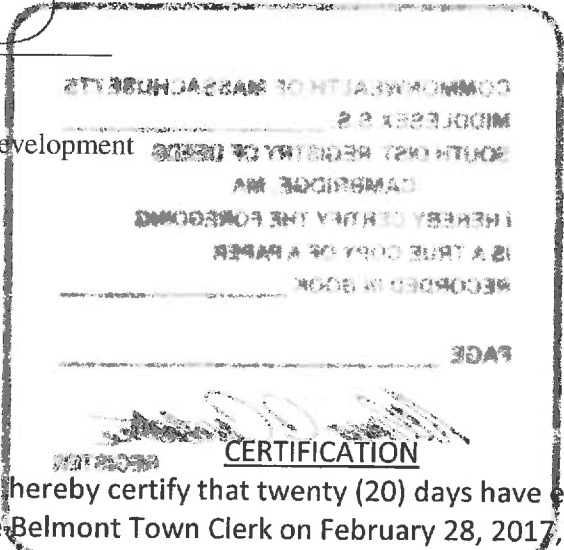
The Board noted the addition of a mudroom to the rear of the house over part of the existing porch. The proposal maintained the architectural character of the existing house and does not encroach further into required setbacks or increase lot coverage. Consequently, the Board found that the proposal does not increase the nonconforming nature of the structure or create a new nonconformity. It is not substantially detrimental to the neighborhood and is in keeping with the character of the neighborhood in which it is located.

Accordingly, upon motion duly made and seconded, **the Board voted 5-0 to grant the Applicant's request for 2 Special Permits.**

For the Board:

Dated: February 28, 2017


Ara Yeghjian
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 February 28, 2017, and further I certify that no appeal has been filed with regard to the granting of said two (2) Special Permits with zero (0) conditions.

March 28, 2017



Margaret A. Piccione, Assistant Town Clerk
Belmont, MA

Any appeal from this decision must be made pursuant to Ch.40A, S.17, MGL, and must be filed in the office of the Town Clerk within 20 days after the filing of such decision has been made in the office of the Town Clerk.