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**TOWN OF BELMONT
ZONING BOARD OF APPEALS**

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CASE NO. 19-36

APPLICANT: *Roubice* *Coor*
Mr. Manoukian & Ms. Aroushanian

PROPERTY: 5 Edward Street

DATE OF PUBLIC HEARING: November 4, 2019
(Continued) December 2, 2019

MEMBERS SITTING: Nick Iannuzzi, Chairman
Jim Zarkadas
Andrew Plunkett
Phil Ruggiero
Craig White
Andrew Kelly, Associate Member
Teresa MacNutt, Associate Member
Casey Williams, Associate Member

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MEMBERS VOTING: Jim Zarkadas
Andrew Plunkett
Phil Ruggiero
Craig White
Casey Williams, Associate Member

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, Mr. Manoukian & Ms. Aroushanian (“Applicant”), request two (2) Special Permits under Section 1.5 of the Zoning By-Laws to construct an addition at 5 Edward Street located in a Single Residence C (SRC) Zoning District. In connection with this, the Applicants sought the following special permits:

- (1) A Special Permit under §4.2.2 of the Zoning Bylaws to allow a 9.4 ft rear setback on the south side for an addition, which is less than the minimum required rear setback of 25.0 ft.
- (2) A Special Permit under 4.2.2 of the Zoning Bylaws to allow a 21.2 ft rear setback on the west side for an addition, which is less than the minimum required rear setback of 26.27 ft.

The Board held a duly noticed hearing on the application on November 4, 2019. The Applicants presented a proposal at the hearing and submitted a plot plan, framing plan and sketches of the proposed structure. The Board was not satisfied with the documents originally submitted and requested scaled elevations showing the proposed addition. The applicants requested a continuance on November 4, 2019 in order to develop the requested documents, which was granted unanimously by the Board. The applicants submitted scaled elevations of the proposed addition on December 2, 2019 and the case was deliberated and concluded.

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Proposal

The applicants propose to construct an addition at the location of an existing deck which is in disrepair. The proposed addition is a single-story four-season porch in the existing footprint with an additional landing. Mr. Hartly, 11 Edward Street, an abutter, spoke in favor of the project. No one spoke in opposition

The Board concluded that the proposed addition is not substantially more detrimental to the neighborhood.

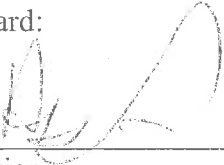
Conclusion

On December 2, 2019, the Board deliberated on the Applicants' request for two Special Permits under Section 1.5 of the Zoning By-Laws to construct a rear addition at 5 Edward Street located in a SRC Zoning District.

Accordingly, **upon motion duly made by Casey Williams and seconded by Jim Zarkadas, the Board voted 5-0 to grant the Applicants the requested two (2) Special Permits.**

For the Board:

Dated: January 7, 2020



Ara Yogurtian
Assistant Director
Office of Community Development

CERTIFICATION

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 January 7, 2020, 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.

February 5, 2020



Ellen O'Brien Cushman, Town Clerk
Belmont, MA