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TOWN OF BELMONT ZONING BOARD OF APPEALS

2021 APR 20 PM 2:57

CASE NO. 21-04

APPLICANT: Mark Rabiner

PROPERTY: 184 Goden Street

DATE OF PUBLIC HEARING: March 8, 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: Nick Iannuzzi, Chairman
Jim Zarkadas, Vice Chair
Casey Williams
Andrew Kelley
Elliot Daniels

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, Mark Rabiner (“Applicant”), requests One (1) Special Permit under Section 1.5 of the Zoning By-Laws to construct a third story addition at 184 Goden Street located in a General Residence (GR) Zoning District.

The Board held a duly noticed hearing on the application on March 8, 2021. The applicant had submitted for the Board’s review architectural drawings prepared by Miller Design, LLC dated October 20, 2020, a plot plan and zoning checklist dated September 21, 2020.

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

Proposal

The applicant proposes to construct a third level addition at 184 Goden Street located in a General Residence zoning District. The proposed addition will add one bedroom and a full bathroom. The Special Permit requested is as follows:

§4.2 of the Zoning By-Law Dimensional Regulations allow a maximum of two and a half (2-1/2) story structures. The existing building is three and a half story structure, the lowest level of the dwelling is a basement (65.91% of the foundation walls are exposed) and is considered a story. The proposed is a third level addition.

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Conclusion

On March 8, 2021 the Board deliberated on the Applicant's request for one (1) Special Permit under Section 1.5 of the By-Law to construct a third level addition at 184 Goden Street located in General Residence (GR) Zoning District. The Board found 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 Jim Zarkadas and seconded by Teresa MacNutt, the Board voted 5-0 to grant the Applicant the Special Permit as requested.**

For the Board:

Dated: April 20, 2021



Ara Yogurtian
Assistant Director
Office of Community Development