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**TOWN OF BELMONT
ZONING BOARD OF APPEALS**

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CASE NO. 21-11

APPLICANT: Mr. Alexander "Bo" Cumbo

PROPERTY: 3 Essex Road

DATE OF PUBLIC HEARING: May 17, 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
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 Applicant, Alexander Bo Cumbo ("Applicant"), requests Two (2) Special Permits under Section 1.5 of the Zoning By-Laws to construct a second story addition at 3 Essex Road located in a Single Residence C (SRC) Zoning District.

The Board held a duly noticed hearing on the application on May 17, 2021. The applicant had submitted for the Board's review architectural drawings prepared by Nicholas Paolucci, AIA, dated February 12, 2021, a plot plan and zoning checklist dated January 21, 2021.

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

Proposal

Attorney Stephen B. Rosales presented the proposed second story addition project to the Board on behalf of the Applicant. The proposal is to construct a second story addition above an existing sunroom without expanding the footprint of the structure. The proposed addition will add a bathroom and a storage space. The Special Permits requested are as follows:

§ 4.2.2 of the Zoning By-Law Dimensional Regulations allow a maximum lot coverage of 25% and require a minimum front setback of 22.4'.

1. The existing and proposed lot coverage is 25.3%.

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2. The existing and proposed front setback is 20.5'.

At the meeting, the applicant submitted to the Board signatures from 7 neighbors supporting the proposed addition and pictures from Google Map street view showing the surrounding building and in particular the structure across the street at 23 Benton Road which has a similar second story above the sunroom. The proposed addition will have a low pitch roof to clear the sill of the existing window on the third level.


Conclusion

On May 17, 2021 the Board deliberated on the Applicant's request for two (2) Special Permits under Section 1.5 of the By-Law to construct a 2 story addition above the sunroom at 3 Essex Road located in Single Residence C (SRC) Zoning District. The Board found that the proposed addition is not more detrimental to the neighborhood and is in keeping with the character of other houses in the vicinity.

Accordingly, upon motion duly made by Nicholas Iannuzzi and seconded by James Zarkadas, the Board voted 5-0 to grant the Applicant the two Special Permits as requested.

For the Board:

Dated: June 15, 2021



Ara Yogurtian
Assistant Director
Office of Community Development

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 June 15, 2021, 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.

July 12, 2021



Ellen O'Brien Cushman, Town Clerk
Belmont, MA

