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**TOWN OF BELMONT
ZONING BOARD OF APPEALS**

CASE NO. 21-12

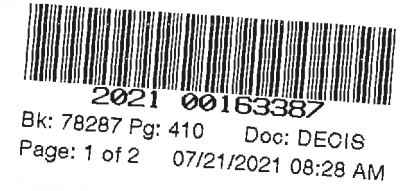
APPLICANTS: John Boyle and Laura Boyle

PROPERTY: 30 Hurd 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
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 Applicants, John and Laura Boyle (“Applicant”), request One (1) Special Permit under Section 1.5 of the Zoning By-Law to construct a one story addition and a deck at 30 Hurd 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 applicants had submitted for the Board’s review architectural drawings dated March 2, 2021, a plot plan dated January 22, 2021 and zoning Checklist dated March 17, 2021. A week prior to the meeting the applicants had submitted to the Board signatures of 8 neighbors in support of the project.

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

Proposal

Mr. and Mrs. Boyle presented the proposed one story and the deck addition project to the Board. The proposal is to construct a one story addition to expand the existing kitchen by six feet on the first floor and expand the existing bathroom in the basement to allow for a shower stall. They explained to the Board that they needed more space in the kitchen for cooking and the full

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bathroom in the basement will help visitors not use the stairs to use the bathroom on the first floor.

Mr. Zarkadas asked if the clearance between the proposed addition and the detached garage was in conformance with the By-Law. Mr. Yogurtian replied to the question explaining that it scaled seven foot nine inches (7'-9") on the plot plan and he did not find it necessary to ask the surveyor to provide the dimension on the plot plan, the required clearance is five feet (5'-0").

§4.2.2 of the Zoning By-Law Dimensional Regulations allow a maximum lot coverage of 25%. The existing lot coverage is 26.2% and the proposed is 28.0%. Special Permit.

Conclusion

On May 17, 2021 the Board deliberated on the Applicants' request for One (1) Special Permit under Section 1.5 of the By-Law to construct a one story addition and a deck at 30 Hurd Road located in Single Residence C (SRC) Zoning District. The Board found that the proposed additions are 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 James Zarkadas and seconded by Casey Williams, the Board voted 5-0 to grant the Applicants the Special Permit as requested.**

For the Board:


Dated: June 28, 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 28, 2021, and further I certify that no appeal has been filed with regard to the granting of said one (1) Special Permit with zero (0) conditions.

July 19, 2021


Ellen O'Brien Cushman, Town Clerk
Belmont, MA