

**TOWN OF BELMONT
PLANNING BOARD**

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BELMONT, MA

CASE NO. 23-23
APPLICANT: Ara and Sossy Yogurtian
PROPERTY: 196-198 Beech Street
DATE OF PUBLIC HEARING: October 17, 2023

2024 JAN 30 AM 8:09

MEMBERS SITTING
Jeff Birenbaum (Chairman)
Carol Berberian, (Vice Chair)
Thayer Dunham
Renee Guo
Andrew Osborn
Taylor Yates (Associate Member)

MEMBERS VOTING:
Jeff Birenbaum (Chairman)
Carol Berberian, (Vice Chair)
Thayer Dunham
Renee Guo
Andrew Osborn

Introduction

This matter came before the Planning Board (“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 Applicants Ara and Sossy Yogurtian, request Two Special Permits to construct a two and a half story addition at 196-198 Beech Street located in General Residence (GR) Zoning District. Special Permits: 1.- §1.5.4A (2) of the By-Law allows alterations and expansions greater than 300SF in the GR district by Special Permit granted by the Planning Board. The proposed 2.5 story addition. 2.- §4.2 of the zoning By-Law allows 30% lot coverage. The existing lot coverage is 31.5% and the proposed is 32.2%.

Proposal

The Applicants propose to remove a one-story structure located at the front of the two unit building and replace it with a 2.5 story unit. The proposed addition will replace a one-bedroom 3/4 bathroom unit with a 2 bedroom, one and a half bathroom unit with an unfinished cellar. The new unit will have 1100 s.f. of living area. Mr. Clifford Rober, registered land surveyor, made the presentation to the Board.

Submissions to the Board:

- 1) Application Submission:
 - a. Application for Special Permit.
 - b. Project Narrative prepared by Mr. and Mrs. Ara and Sossy Yogurtian.
 - c. Construction schedule, dated August 23, 2023.
 - d. Pictures of abutting structures.
 - e. A plot plan and a zoning checklist, dated March 29, 2022.
 - f. Construction Documents, dated July 19, 2023.
 - g. Landscape plan, dated July 19, 2023
 - h. Neighborhood analysis with a chart diagram.

Public Hearing

The Board held a duly noticed meeting on October 17, 2023. Mr. Clifford Rober made the presentation to the Board. Mr. Rober shared images of the existing building and abutting buildings. He explained that the proposed project was to remove a one-story section and propose a two-and-a-half-story section to mirror the peak elevation of the rear of the building along with an associated front porch. He walked the Board through the proposed floor plans. Mr. Rober noted that the existing house was at 25% Total Living Area (TLA) and the proposed house would be at 65% TLA - smaller than over 1/3rd of the other houses in the area. Ms. Berberian reviewed the neighborhood analysis, and she said that the proposal fits into the neighborhood. Mr. Ryan noted that this was a good candidate for the types of special permits.

Public Comment:

Daniel and Courtney Eldridge, asked for clarification on the existing and proposed setback. Mr. Rober explained that the current structure is set back at 3.5'. The proposed main structure will be at 12.5' and the front porch at 8.5'. There were no other public comments.

Deliberation and Decision

On October 17, 2023, the Board deliberated on the Applicants' request for Two Special Permits under Section 1.5 of the Zoning By-Law to construct a two and a half story addition at 196-198 Beech Street. Board members found that the proposed addition will not be substantially more detrimental to the neighborhood than the existing home and that it will be in keeping with the character of the neighborhood. The addition has been designed to reflect the character of the surrounding neighborhood.

Accordingly, upon 2 motions made, one for each Special Permit by **Mr. Birenbaum and seconded by Ms. Berberian, The Board voted 5 in favor and 0 oppose (5-0) to grant the Special Permits as requested.**

On Behalf of the Board

Dated: January 26, 2024


Chris Ryan
Town Planner
Director of the office of Planning and Building