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PB 17-19

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BELMONT, MA

**MODIFICATION OF DECISION TO CORRECT
SCRIVENER'S ERROR**

2018 MAR 15 AM 9:29

BALASUBRAMANI (Bala) SANKARRAT, APPLICANT

**FOR A SPECIAL PERMIT UNDER
§1.5.4 OF THE TOWN OF BELMONT ZONING BY-LAW**

**TOWN OF BELMONT
PLANNING BOARD**



2018 00041593

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Page: 1 of 3 03/28/2018 03:39 PM

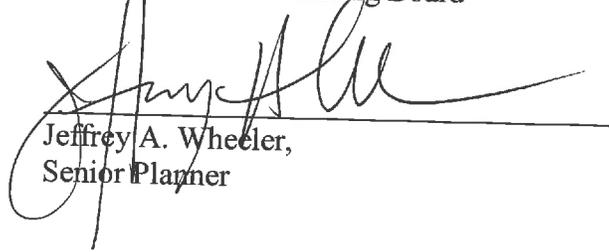
Case No.: 17-19
Property Address: 33 Knox Street
Date of Public Hearing: November 16, 2017

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In the decision for Special Permit under §1.5.4 of the Town of Belmont Zoning By-Law to alter a nonconforming structure (nonconforming lot area, lot frontage and side setbacks) in order to construct a second floor addition greater than 30% of existing gross floor area at 33 Knox Street, a scrivener's error was made –

- On the first page of the decision, under the Proposal section, it notes that a half bathroom will be added on the first floor and a full bathroom in the basement. The correct bathroom configuration is: a full bathroom will be added to the first floor and a half bathroom will be added in the basement.

On Behalf of the Planning Board


Jeffrey A. Wheeler,
Senior Planner

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 February 22, 2018, and further I certify that no appeal has been filed with regard to the granting of said one (1) Special Permit with two (2) conditions.

March 15, 2018



Ellen O'Brien Cushman, Town Clerk
Belmont, MA

*RECORDED LAND ONLY

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TOWN OF BELMONT
PLANNING BOARD

CASE NO. 17-19

APPLICANTS: Balasubramani (Bala) Sankarrat^J

PROPERTY: 33 Knox Street

DATE OF PUBLIC HEARING: November 16, 2017

**MEMBERS SITTING/
VOTING:** Charles Clark, Chair
Steve Pinkerton, Vice Chair
Karl Haglund
Edward Sanderson

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 Applicant, Balasubramani (Bala) Sankarrat, request a Special Permit under Section 1.5.4 of the Zoning By-Law to alter a nonconforming structure (nonconforming lot area, lot frontage and side setbacks) in order to construct a second floor addition greater than 30% of existing gross floor area at 33 Knox Street.

Proposal

The Applicant proposes to add a second floor to an existing one-story, single-family ranch in order to convert the existing home into a 2-1/2 story home. The existing 1,027 square foot home will be expanded to become a 2,141 square foot home. On the first floor, the kitchen will be expanded by eliminating the existing bathroom, a portion of a bedroom will be combined with the living room and the remaining portion used for a half bathroom, another bedroom will be converted into an office, and the sun room will be expanded and converted into a dining room. On the second floor, 3 bedrooms and 2 full bathrooms will be added above the main portion of the home; the converted sun room will remain a one-story addition. In the basement, space will be created for a mud room accessible from the existing one-car garage, a utility closet will be created, a full bathroom will be added, and the rest of the space will remain the same, used as a family room. The area under the converted sun room will be used as a car port – no walls, nor basement, will be added under it. The attic will be used for storage purposes only. The home has been designed to reflect the colonial styles found throughout the neighborhood

with a hip roof, to reduce the sense of mass. The house will be finished with cement board siding. The existing driveway will be utilized and provide access to the one -car garage.

Public Hearing

The Board held a duly noticed public hearing on the application on November 16, 2017. The hearing was continued to December 19, 2017 and January 18, 2018. The Applicants submitted a petition in support of the proposed addition signed by abutters. Several abutters showed their support by attending the public hearing.

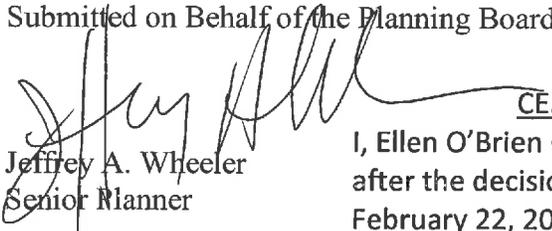
Deliberation and Decision

On January 18, 2018, the Board deliberated on the Applicant's request for a Special Permit under Section 1.5 of the Zoning By-Law to alter a nonconforming structure (nonconforming lot area, lot frontage and side setbacks) in order to construct a second floor addition greater than 30% of existing gross floor area at 33 Knox Street in a Single Residence C Zoning District. The Board 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 will not increase any of the existing nonconformities and has been designed to reflect the surrounding neighborhood. Finally, after several revisions, neighbors expressed their support for the proposed addition.

Accordingly, upon motion duly made and seconded, **the Board voted 4-0 to GRANT the Applicants' request for A SPECIAL PERMIT to CONSTRUCT A SECOND FLOOR ADDITION at 33 KNOW STREET, subject to the following CONDITIONS:**

1. The Applicant shall submit a complete set of revised plans, including a window schedule and detailed landscaping plan; and,
2. The Applicant shall submit proof that the lots known as 33 and 35 Knox Street have been combined together at the Registry of Deeds and the Town's Assessor's Office.

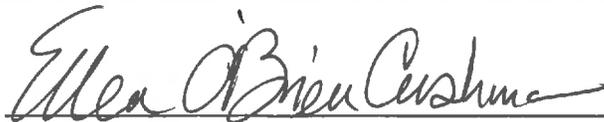
Submitted on Behalf of the Planning Board,


Jeffrey A. Wheeler
Senior Planner

Dated: February 21, 2018

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 February 22, 2018, and further I certify that no appeal has been filed with regard to the granting of said one (1) Special Permit with two (2) conditions, which includes a modification of decision to correct Scrivener's Error.



Ellen O'Brien Cushman, Town Clerk
Belmont, MA

March 15, 2018