

**TOWN OF BELMONT
ZONING BOARD OF APPEALS**

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2022 APR 22 AM 10:50

CASE NO. 22-07

APPLICANT: Andrew Flamang

PROPERTY: 39 Poplar Street

DATE OF PUBLIC HEARING: April 4, 2022

MEMBERS SITTING: Nicholas Iannuzzi, Chair
Jim Zarkadas
Andrew Kelly
Teresa McNutt
Elliot Daniels (Associate Member)
Jeffrey Birenbaum (Associate Member)
David Stiff (Associate Member)

MEMBERS VOTING: Nicholas Iannuzzi, Chair
Jim Zarkadas
Andrew Kelly
Teresa McNutt
David Stiff (Associate Member)

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, Mr. Andrew Flamang (“Applicant”), requests one (1) Special Permit under Section 1.5 of the Zoning By-Law to replace an existing deck and a set of exterior stairs with a larger deck and new set of stairs at 39 Poplar Street located in a General Residence (GR) Zoning District. In connection with this, the Applicant sought the following Special Permit:

1. §1.5.4A of the Zoning Bylaw allows extensions or alterations to non-conforming structures in the GR zoning district by Special Permit from the Zoning Board of Appeals.

The Board held a duly noticed hearing on the application on April 4, 2022. Mr. Flamang made the presentation to the Board, he also noted that he had spoken with the neighbors. At the meeting no one spoke in support or in opposition to the proposed work.

The applicant had submitted for the Board’s review, a plot plan dated November 30, 2021 and architectural drawings of the proposed changes.

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Proposal

The applicant proposes to remove the existing deck and the set of stairs and replace it with a larger size deck and a new set of stairs. The deck will be waterproofed and will serve as a roof over the storage area below on the basement level.

The Board observed that the proposed addition is not substantially more detrimental to the neighborhood than the existing structure and is in harmony with the character of other dwellings in the vicinity.

Conclusion

On April 4, 2022, the Board deliberated on the Applicant's request for one Special Permit under Section 1.5 of the Zoning By-Law to allow extensions and alterations to the non-conforming structure at 39 Poplar Street located in a GR Zoning District.

Accordingly, **upon motion duly made by David Stiff and seconded by Nick Iannuzzi, the Board voted 5-0 to grant the Applicant the Special Permit as requested.**

For the Board:

Dated: April 22, 2022



Ara Yogurtian
Assistant Director
Office of Community Development

Any appeal from this decision must be made pursuant to Ch.40A, S.17, MGL, and must be filed within 20 days after the filing of such notice in the office of the Town Clerk.