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21-10



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**TOWN OF BELMONT
ZONING BOARD OF APPEALS**

CASE NO. 21-10

APPLICANT: Christopher Halloran

PROPERTY: 21-23 Cross Street

DATE OF PUBLIC HEARING: April 26, 2021
Continued: 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 Applicant, Christopher Halloran (“Applicant”), requests Two (2) Special Permits under Section 1.5 of the Zoning By-Laws to construct three dormers at 21-23 Cross Street located in a General Residence (GR) Zoning District.

The Board held a duly noticed hearing on the application on April 26, 2021 and continued on May 17, 2021. The applicant had submitted for the Board’s review architectural drawings prepared by Jeffrey W. Brown, AIA, RIBA dated June 15, 2020, a plot plan and zoning checklist dated September 23, 2020.

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

Proposal

The applicant proposes to construct three dormers at 23 Cross Street located in a General Residence zoning District. The proposed dormers will add two bedrooms, a full bathroom and a closet. The Special Permits requested are as follows:

§4.2 of the Zoning By-Law Dimensional Regulations allow a maximum of two and a half (2-1/2) story structures and require a minimum side setback of 10.0’. Special Permits: 1.- The

CHRISTOPHER HALLORAN
23 CROSS ST
BELMONT, MA 02478

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existing building is three and a half story structure, the lowest level of the dwelling is a basement (52.2% of the foundation walls are exposed) and is considered a story, the proposed is a third level addition, and 2.- The existing and proposed side setback is 6.7'.

With the original application the applicant had not submitted any elevations for the Board's review. Mr. Zarkadas explained to the applicant that elevations are part of the required submittals. On April 26, 2021 upon motion made and seconded, the Board unanimously voted to continue the case until May 17, 2021.

The applicant provided elevation plans for the Board's review dated April 28, 2021.

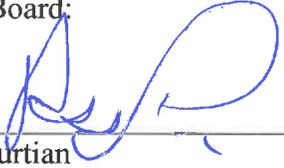
Conclusion

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 dormers at 21-23 Cross Street located in General Residence (GR) Zoning District. The Board found that the proposed dormers are not more detrimental to the neighborhood than the existing and is in keeping with the character of other houses in the vicinity.

Accordingly, **upon motion duly made by Jim Zarkadas and seconded by Casey Williams, the Board voted 5-0 to grant the Applicant the Two Special Permits as requested.**

For the Board:

Dated: June 23, 2021

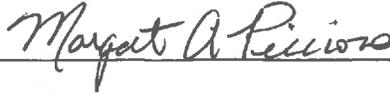


Ara Yogurtian
Assistant Director
Office of Community Development

CERTIFICATION

I, Margaret A. Piccione, hereby certify that twenty (20) days have elapsed after the decision was filed in the office of the Belmont Town Clerk on June 23, 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 30, 2021



Margaret A. Piccione, Assistant Town Clerk
Belmont, MA