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21-05



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**TOWN OF BELMONT
ZONING BOARD OF APPEALS**

CASE NO. 21-05

APPLICANT: Mike Meskin ✓

PROPERTY: 14-16 Park Road ✓

DATE OF PUBLIC HEARING: March 8, 2021
Continued: April 5, 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
Teresa MacNutt

73961-552
owner: 14-16 Park Road LL

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, Mike Meskin ("Applicant"), requests Two (2) Special Permits under Section 1.5 of the Zoning By-Laws to construct a second story deck and exterior staircase at 14-16 Park Road located in a General Residence (GR) Zoning District.

The Board held a duly noticed hearing on the application on March 8, 2021 and continued on April 5, 2021. The applicant had submitted for the Board's review architectural drawings prepared by Khalsa Design dated October 27, 2020, a plot plan and zoning checklist dated November 25, 2020.

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

Proposal

The applicant proposes to construct a second story open porch with exterior open circular stairs to serve as a second means of egress for the second floor which will replace the existing narrow, non-conforming egress stairs at the rear of the building. The property is located at 14-16 Park Road located in a General Residence zoning District.

Special Permits: 1.-§4.2 of the Zoning By-Law Dimensional Regulations allow a maximum

Fariba Rostam
12 Robinwood Road
Belmont, MA 02478

Case No. 21-05
Address: 14-16 Park Road

lot coverage of 30%, the existing lot coverage is 34.5% and the proposed is 36.8%. 2.- §1.5.4A of the By-Law allow alterations and renovations in the General Residence district by a Special Permit granted by the Board of Appeals.

Andrew Kelley expressed concerns about the egress staircase being unsafe during the winter season. It was his and other Board members opinion that an enclosed staircase with a porch and a landing would be safer and although in appearance it would increase the volume of the building, it would not appear to be more detrimental to the neighborhood and that safety was a factor that they needed to consider.

The applicant submitted new architectural drawings dated March 11, 2021 proposing an enclosed porch with interior egress stairs leading to the backyard.

Conclusion

On April 5, 2021 the Board deliberated on the Applicant's request for two (1) Special Permits under Sections 1.5 and 1.5.4A of the By-Law to construct a second story porch with egress staircase at 14-16 Park Road located in General Residence (GR) Zoning District. The Board found that the proposed alteration and addition is 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 Teresa MacNutt and seconded by James Zarkadas, the Board voted 5-0 to grant the Applicant the two Special Permits as requested with the following condition:**

1. The applicant will submit to the Office of Community Development a new revised plot plan showing the changes made to the original application, prior to getting a building permit to construct the enclosed porch and the staircase.

For the Board:

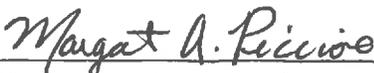
Dated: May 10, 2021



Ara Yogurtian
Assistant Director
Office of Community Development

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 May 11, 2021, and further I certify that no appeal has been filed with regard to the granting of said two (2) Special Permits with one (1) condition.

June 16, 2021


Margaret A. Piccione, Assistant Town Clerk
Belmont, MA