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**TOWN OF BELMONT
ZONING BOARD OF APPEALS**

2020 DEC -4 AM 9:43

CASE NO. 20-34

APPLICANT: Mark Mezzanotte

PROPERTY: 4 Dunbarton Road

DATE OF PUBLIC HEARING: November 9, 2020

MEMBERS SITTING: Nick Iannuzzi Chairman
Jim Zarkadas, Vice-Chairman
Andrew Kelley, Member
Casey Williams, Member
William Fick, Associate member
Elliot Daniels, Associate Member

MEMBERS VOTING: Nick Iannuzzi Chairman
Jim Zarkadas, Vice-Chairman
Andrew Kelley, Member
Casey Williams, Member
William Fick, Associate member
Elliot Daniels, Associate Member



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owner:
Mark Mezzanotte
Krisita Mezzanotte

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 Mark Mezzanotte requests One Special Permit under §1.5 of the Zoning Bylaw to construct a Sunroom at 4 Dunbarton Road located in Single Residence C (SRC) Zoning District. Special Permit 1.- §4.2.2 of the Zoning By-Law Dimensional Regulations require a minimum rear setback of 30.0’, the existing and proposed rear setback is 18.1’.

The Board held a duly noticed hearing on the application on November 9, 2020 conducted via ZOOM videoconference (in connection with current restrictions regarding social distancing in connection with COVID-19). The Applicant Mark Mezzanotte presented the case to the Board.

No one at the hearing spoke in favor or in opposition to the Applicant’s proposal.

Proposal

Mark Mezzanotte, homeowner and resident of 4 Dunbarton Road, seek a special permit relief for the rear yard setback in order to reconstruct an existing sunroom.

Mark Mezzanotte
4 Dunbarton Road
Belmont, MA 02478

Case # 20-34

Address: 4 Dunbarton Road

The existing sunroom is two steps lower than the rest of the first floor elevation, has a shed roof and is in poor condition. The proposal is a replacement of the existing on the same footprint, using the existing foundations with the exception of raising the floor level to make it at the same grade as the first floor and to change the roof structure from a shed roof to a gable roof. The gable roof configuration will be consistent with the other structures in the neighborhood. The change of the shape of the roof will raise the ridge line by approximately 30".

The applicant had submitted for the Board's review architectural drawings prepared by McKay Architects, dated March 17, 2020, a plot plan dated June 23, 2020, a zoning checklist dated July 27, 2020, and letters of support from 4 neighbors.

The proposed changes is on the rear of the structure, it has minimal impact on the aesthetics as seen from the street. The proposed alteration does not pose any substantial detriment to the neighborhood and does not nullify or substantially derogate the intent of the by-law. The alteration is reasonably sized and in line with the neighbors.

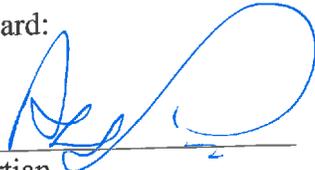
Conclusion

On November 9, 2020, the Board deliberated on the Applicant's, Mark Mezzanotte's request for One Special Permit under §1.5 of the Zoning Bylaw to replace an existing sunroom at 4 Dunbarton Road located in Single Residence C (SRC) Zoning District. Special Permit 1.- §4.2.2 of the Zoning By-Law Dimensional Regulations require a minimum rear setback of 30.0', the existing and proposed rear setback is 18.1'.

Accordingly, upon motion duly made by Nick Iannuzzi and seconded by Casey Williams, the Board voted 5-0 to grant the Applicant's One (1) Special Permit as requested.

For the Board:

Dated: December 3, 2020


Ara Yogurtian
Assistant Director
Office of Community Development

CERTIFICATION BY TOWN CLERK

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 December 4, 2020, and further I certify that no appeal has been filed with regard to the granting of said One (1) Special Permit with Zero (0) conditions.

Statutory appeal periods, and thus the issuance of Certificates of No Appeal, have been temporarily affected by Court Standing Orders, available at www.mass.gov/guides/court-system-response-to-covid-19. Applicants, abutters and interested parties should consult the Standing Orders to determine their next actions. Any decision by a permit holder to proceed is at their own risk, and the permit holder is urged to consult their own legal counsel.

Under Section 17 of Chapter 53 of the Acts of 2020, the requirement to record permit decisions with the Registry is suspended for so long as the Registry is "closed or subject to rules and procedures restricting public in-person access." However, such recording will still be required upon the full reopening of the Registry. The Middlesex County Registry of Deeds continues to accept filings by postal mail during this period, and permit holders are requested to file for recording through this method to the extent possible.


Ellen O'Brien Cushman, Town Clerk
Belmont, MA