

RECEIVED  
TOWN OF BELMONT TOWN CLERK  
ZONING BOARD OF APPEALS BELMONT, MA

18-49  
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2019 JAN 10 PM 3:17

CASE NO. 18-49  
APPLICANT: Eileen Plunkett  
PROPERTY: 66 Horace Road  
DATE OF PUBLIC HEARING: December 3, 2018  
MEMBERS SITTING: Nick Iannuzzi, Chairman  
Jim Zarkadas  
Blake Currier, Associate Member  
Casey Williams, Associate Member  
MEMBERS VOTING: Nick Iannuzzi, Chairman  
Jim Zarkadas  
Blake Currier, Associate Member  
Casey Williams, Associate Member



60237-352

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, Mrs. Eileen Plunkett ("Applicant"), requests two (2) Special Permits under Section 1.5 of the Zoning By-Laws to construct a one-story rear addition and a side entrance at 66 Horace Road located in a Single Residence C (SRC) Zoning District.

The Board held a duly noticed hearing on the application on December 3, 2018. The Applicant proposed the plan at the hearing and submitted architectural drawings, plot plan, and signatures of support. There was no opposition to the Applicant's proposal.

Proposal

The applicant would like to construct a rear addition and a side entrance. Section 4.2 of the Zoning By-Laws Dimensional Regulations allows a maximum lot coverage of 25% and requires a minimum side setback of 10.0'. The existing lot coverage is 27.7% and the proposed is 30.9%. The existing and proposed side setback is 6.2'.

The proposed one-story rear addition and the side entrance are in keeping with the character of the neighborhood and are not detrimental to the neighborhood.

Return to: Loughran & Corbett  
P.O. Box 228  
Watertown, MA 02471

Case No. 18-49  
Address: 66 Horace Road

**Conclusion**

On 3 December 2018, the Board deliberated on the Applicant's request for two (2) Special Permits under Section 1.5 of the Zoning By-Laws to construct a rear addition and a side entrance at 66 Horace Road located in a Single Residence C (SRC) Zoning District.

Accordingly, **upon motion duly made by Nick Iannuzzi and seconded by Casey Williams, the Board voted 5-0 to grant the Applicant the requested two (2) Special Permits.**

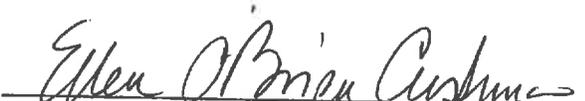
For the Board:

Dated: January 10, 2019

  
\_\_\_\_\_  
Ara Yogurtian  
Assistant Director  
Office of Community Development

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 January 10, 2019, 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.

February 4, 2019

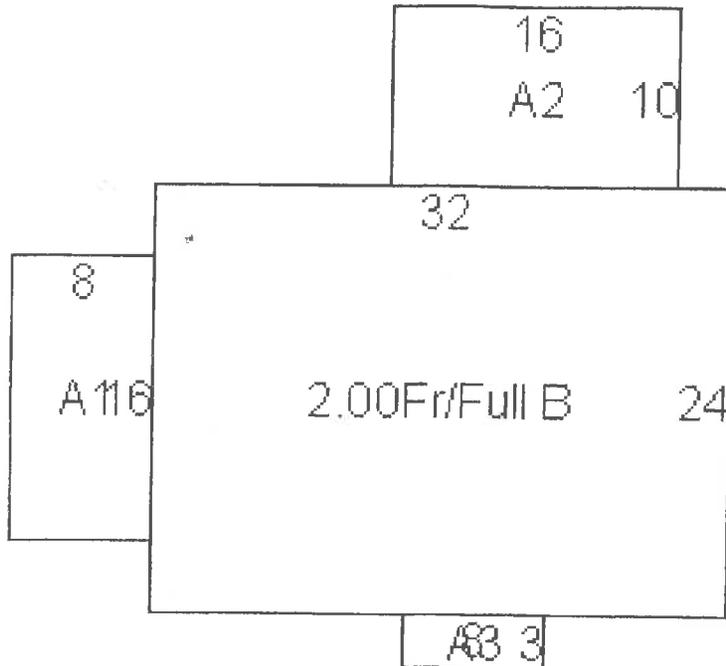
  
\_\_\_\_\_  
Ellen O'Brien Cushman, Town Clerk  
Belmont, MA

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.



# BELMONT Property Record Card Current

16-119 66 HORACE RD



<b>Frame:</b> Wood	<b>Basement:</b> Full	<b>TLA:</b> 1,818
<b>Style:</b> Colonial	<b>Heating:</b> Basic	
<b>Stories:</b> 2.00	<b>Heat Sys:</b> Hot Water	<b>Rec Room:</b> 16 X 22
<b>Ext Walls:</b> Frame	<b>Fuel Type:</b> Gas	<b>Fin Bsmt:</b> 0 X 0
<b>Rooms:</b> 9	<b>Attic:</b> Part Finished	<b>Bsmt Gar:</b> 0 stalls
<b>Beds:</b> 4	<b>Condition:</b> Below Average	<b>Stacks:</b> 1
<b>Full Bath:</b> 2	<b>Grade:</b> B-	<b>Fireplaces:</b> 1
<b>Half Bath:</b> 1	<b>Traffic:</b> Average Traffic	
<b>Extra Fix:</b> 0	<b>Int Rel Ext:</b> Same	
<b>Notes</b>		<b>Year Built:</b> 1925
		<b>Year Remod:</b> 1925

	Lower	First	Second	Third	Area
<b>Main</b>					
A1		1s Frame			768
A2		Wood Deck			128
A3		Encl. Frame Porch			160
					24

<b>Other Improvements:</b>							
Type	Qty	Year	Length	Width	Grade	Condition	Adj
Garage - Frame	1	1926	18	11	C	Average	1.00

**Property Notes:**  
2012 Trust reviewed by T Counsel, & taxpayer is eligible for exemption.

FEB 13 2019

COMMONWEALTH OF MASSACHUSETTS.  
MIDDLESEX S.S. \_\_\_\_\_  
SOUTH DIST. REGISTRY OF DEEDS  
CAMBRIDGE, MA

I HEREBY CERTIFY THE FOREGOING  
IS A TRUE COPY OF A PAPER 72208  
RECORDED IN BOOK \_\_\_\_\_

PAGE 477 \_\_\_\_\_

*Alvin C. Chittenden*  
REGISTER

\*-----\*  
Official Receipt for Recording in:

Middlesex South Registry of Deeds  
208 Cambridge St.  
Cambridge, Massachusetts 02141

Issued To:  
LOUGHRAN CORBETT  
P OBOX 228  
WATERTOWN MA

Recording Fees

Document Description	Number	Book/Page	Recording Amount
DECIS	00018946	72228 477	\$75.00
CERTCPY			\$4.00
			-----
			\$79.00

Collected Amounts

Payment Type	Amount
Check	17012
	-----
	\$79.00

Total Received : \$79.00  
Less Total Recordings: \$79.00  
-----  
Change Due : \$ .00

Thank You  
MARIA C. CURTATONE - Register of Deeds

By: Linda B

Receipt# Date Time  
2295189 02/13/2019 03:05p