



2019 00022903  
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**TOWN OF BELMONT  
ZONING BOARD OF APPEALS**

2019 FEB -4 PM 12:46

CASE NO. 18-43

APPLICANT: Harri Kytomaa and Sirkku Konttinen  
*and owners*

PROPERTY: 182-184 Concord Ave. *44769-270*

DATE OF PUBLIC HEARING: November 5, 2018

MEMBERS SITTING: Nick Iannuzzi, Chairman  
Jim Zarkadas  
Craig White  
Andrew Plunkett  
Phil Ruggiero  
Casey Williams, Associate Member  
Blake Currier, Associate Member

MEMBERS VOTING: Nick Iannuzzi, Chairman  
Jim Zarkadas  
Craig White  
Andrew Plunkett  
Phil Ruggiero

**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 applicants Harri Kytomaa and Sirkku Konttinen ("applicant") request two (2) special permits under section 1.5 of the zoning by-laws to construct a second story dormer. 1.- Minimum required front setback is the average setback of the 2 abutting structures at 23.35', the existing to the principal structure is 12.2' and the proposed setback to the dormer is 17.2'. 2.- Maximum allowed lot coverage is 25%, the existing and proposed is 25.2%. The property is located at 182-184 Concord Avenue in a Single Residence C (SRC) zoning District.

The Board held a duly noticed hearing on the application on November 5, 2018.

**Proposal**

The applicants propose to build a dormer on the second floor of the building at the front elevation. The existing front setback to the principal 2.5 story structure is 12.2', the proposed dormer is over an existing one story section with a front setback of 17.2'. The proposed space will be used to add a bathroom and a closet to the 2<sup>nd</sup> floor.

Harri Kytomaa and Sirkku Konttinen presented the case to the Board. They had submitted to the Board a plot plan and a zoning checklist dated July 26, 2018, and architectural drawings which included floor plans and elevations.

*HARRI KYTOMAA and SIRKKU KONTTINEN  
182-184 CONCORD AVE.  
BELMONT, MA 02478*

Case # 18-43  
Address: 182-184 Concord Avenue

Mr. and Mrs. Hegarty, residing at 11 Louise Road spoke in support of the application.

No one spoke in opposition.

**Conclusion**

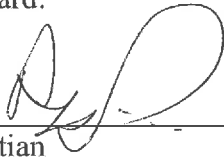
On November 5, 2018, the Board deliberated on the Applicants Harri Kytomaa and Sirku Konttinen's ("Applicant") request for Two (2) Special Permits under Section 1.5 of the Zoning By-Laws to construct a second story dormer at 182-184 Concord Ave. located in a Single Residence C (SRC) Zoning District.

Based on the foregoing factors, the Board determined that the applicants' proposal did not have any adverse effects to the Town or the neighborhood and that the proposed request will be in harmony with the neighborhood and general purpose and intent of the By-law.

Accordingly, upon motion duly made by Nick Ianuzzi and seconded by Craig White, **the Board voted 5-0 to grant the Applicants' request for (2) Special Permits.**

For the Board:


Dated: February 4, 2019

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

**CERTIFICATION**

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 February 4, 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, and as shown on the plans submitted to the Board.

February 25, 2019

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

Ellen O'Brien Cushman, Town Clerk  
Belmont, MA

FEB 25 2019

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*Alvin A. Cristofore*  
REGISTER

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SIRKKU KONTTINEN  
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BELMONT MA 02478

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