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BELMONT, MA

CASE NO. 25-27

2025 SEP 11 AM 9:12

**NOTICE OF PUBLIC HEARING BY THE
ZONING BOARD OF APPEALS**

ON APPLICATION FOR TWO SPECIAL PERMITS

Notice is hereby given that the Belmont Zoning Board of Appeals will hold a public hearing on Monday, October 6, 2025 at 7:00 PM by a hybrid public hearing at the Art Gallery on the third floor of the Homer Building, 19 Moore Street, and by remote access through the Zoom app. to consider the application of Gabriela Aquino for Two (2) Special Permits under Section 1.5 of the Zoning By-Law to construct a second floor addition at 575-577 School located in a General Residence (GR) zoning district. Special Permits: 1.- §1.5.4A of the By-Law allows alteration and expansions in the General Residence district by a Special Permit granted by the Board of Appeals and 2.- §4.2 of the By-Law requires a minimum side setback of 10.0', the existing and proposed side setback is 6.4'.

ZONING BOARD OF APPEALS



Town of Belmont
Planning Board

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BELMONT, MA

2025 SEP 11 AM 9:13

APPLICATION FOR A SPECIAL PERMIT

Date: 9/9/25

Planning Board
Homer Municipal Building
19 Moore Street
Belmont, MA 02478

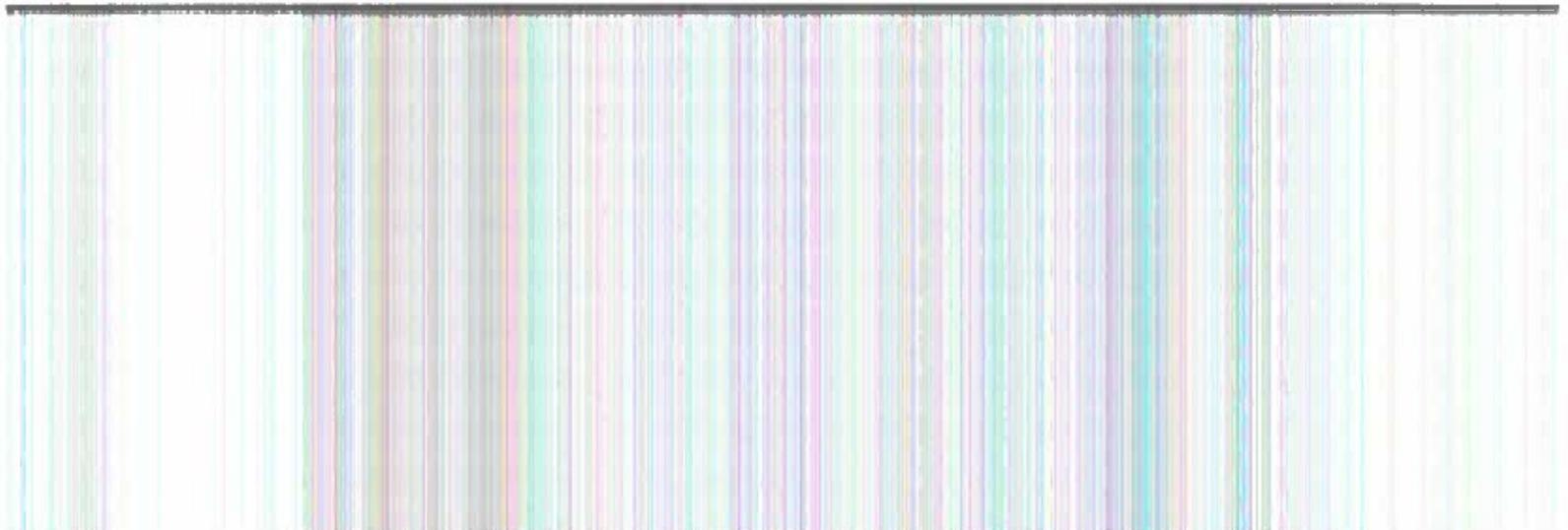
To Whom It May Concern:

Pursuant to the provisions of Massachusetts General Laws, Chapter 40A, Section 9, as amended, and the Zoning By-Law of the Town of Belmont, I/we the undersigned, being the owner(s) of a certain parcel of land (with the buildings thereon) situated on 575-577 school Street/Road, hereby apply to your Board for a **SPECIAL PERMIT** for the erection or alteration on said premises or the use thereof under the applicable Section of the Zoning By-Law of said Town for converting a second story deck into a bedroom.

on the ground that the same will be in harmony with the general purpose and intent of said Zoning By-Law.

Signature of Petitioner Gabriela Aquino
Print Name Gabriela Aquino
Address 575 school st
Belmont MA 02478
Daytime Telephone Number 617-319-3784
Email gabbysarai8@yahoo.com

September 28, 2023





OFFICE OF PLANNING & BUILDING
TOWN OF BELMONT
19 Moore Street
Homer Municipal Building
Belmont, Massachusetts 02478-0900

Building Division
(617) 993-2664
Planning Division
(617) 993-2666

Telephone: (617) 993-2650

August 15, 2025

Gabriela Aquino
575-577 School Street
Belmont MA 02478

RE: Construct a Second Story Addition

Dear Ms. Aquino:

The Office of Planning and Building is in receipt of your building permit application to construct a second story addition at 575-577 School Street located in a General Residence (GR) Zoning District.

Your application has been denied because it does not comply with the current Town of Belmont Zoning By-Law. More specifically, §1.5.4A of the By-Law allows alteration and expansions in the General Residence district by a Special Permit granted by the Board of Appeals and §4.2 of the By-Law requires a minimum side setback of 10.0'.

1. The proposed expansion is allowed by a Special Permit.
2. The existing and proposed side setback is 6.4'.

You may alter your plans to conform to the Zoning By-Law and resubmit for a building permit or you may request two (2) Special Permits from the Zoning Board of Appeals. If you choose this option, please contact the Office of Planning and Building at (617)-993-2650 to schedule an appointment with Ara Yogurtian, Inspector of Buildings to begin the process.

Sincerely,

Ara Yogurtian C.B.O.
Inspector of Buildings

09/09/2025

TO: Town of Belmont

Board Of Appeals members

Subject: Request to Convert Second-Story Deck into a Bedroom at 575-577 School ST Belmont MA 02478

Dear Town of Belmont Board Of Appeals Members,

I am writing to formally request approval for a special building permit to convert the existing second-story deck at my property, located at 575-577 School St Belmont MA 02478, into a habitable bedroom.

The need for this conversion stems from a significant change in my family's living situation. With our growing family, we require additional living space to accommodate everyone comfortably. Converting the existing deck into a bedroom is the most practical and efficient solution for us, as it will provide the much-needed space without altering the original footprint of the house.

I am confident that this project will not negatively impact the neighborhood or the surrounding properties. I am prepared to provide any additional information or documentation required to facilitate a smooth and timely review process.

Thank you for your time and consideration of this important request. I look forward to your response and am available to discuss the project further at your convenience.

Sincerely,

Gabriela Aquino

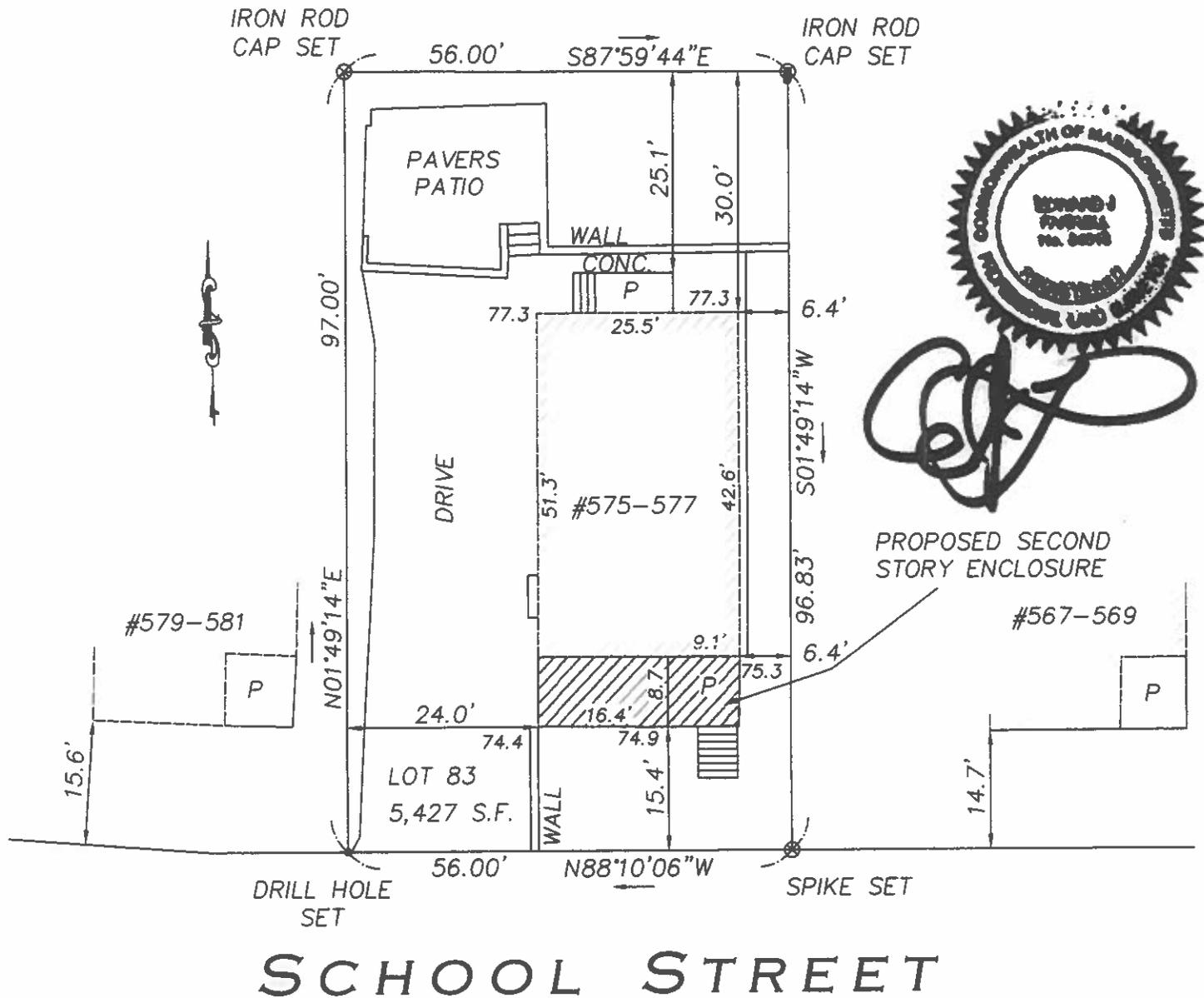
577 School st

Belmont, MA 02478

6173193784

Gabbysarai8@yahoo.com

SITE DOES FALLS WITHIN ZONE X
 FEMA MAP # 25017C0414E
 DATED JUNE 4, 2010

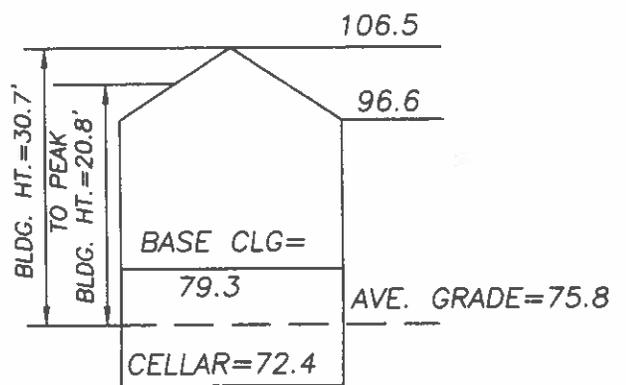


SCHOOL STREET

OWNER: CLAUDIA ESPINOSA & GERSON ESPINOSA
 GABRIELA AQUINO

LOCUS HOUSE # - 575-577 SCHOOL STREET

LOCUS DEED - BOOK 79406 PAGE 579
 LOCUS PLAN - PLAN BOOK 320 PLAN 35



BUILDING HEIGHT

54.0% OF BASEMENT UNDERGROUND
 THEREFOR BASEMENT IS A STORY

PLOT PLAN

575-577 SCHOOL STREET
 BELMONT MASS.

SCALE: 1" = 20' JULY 22, 2025

Prepared By

EDWARD J. FARRELL

PROFESSIONAL LAND SURVEYOR

110 WINN STREET ~ SUITE 210 ~ WOBURN, MA.

(781)-933-9012

	ZONING DISTRICT= GR	REQ.	EXIST.	PROPOSED
MAX. LOT COVERAGE	30%	25.2%	25.2%*	
MIN. OPEN SPACE	40%	43.7%	43.7%**	
FRONT SETBACK	20'	15.4'	15.4'	
SIDE SETBACK	10'	6.4'	6.4'	
REAR SETBACK	20'	25.1'	25.1'	
HEIGHT	33'	-	-	

AVERAGE FRONT SETBACK = $\frac{15.6 + 14.7}{2} = 15.2'$

* HOUSE 1367 S.F. = $\frac{1367}{5427} = 25.2\%$

** HOUSE (1367 S.F. + 1691 S.F. WALK, DRIVE+) = 3058 S.F.

$\frac{3058}{5427} = 56.3\%$ OR 43.7%

