



Town of Belmont  
Planning Board

## APPLICATION FOR A SPECIAL PERMIT

Date: Sep 10 / 2025

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 316 Orchard st. 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 \_\_\_\_\_

Construct a two family house  
\_\_\_\_\_  
\_\_\_\_\_

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

Signature of Petitioner

Huizhong Shaw

Print Name

Huizhong Shaw

Address

6 Clyde Pl.

Lexington Ma 02420

Daytime Telephone Number

917 794 0688

## **Project Address:**

316 Orchard Street

Belmont, MA 02478

## **Applicant:**

Huizhong Shao

6 Clyde Pl, Lexington, Ma 02420

9177940688

shaohuizhong@gmail.com

## **1. Project Description:**

Proposed construction of a two-family residence in Colonial architectural style, each dwelling unit is proposed to contain approximately 2,311 square feet of living area for Unit #1 and 2,178 square feet of living area for Unit #2.

## **Application Type:**

Special Permit Application for Two-Family Dwelling

Submission Date:

Jun 16, 2025

## **2. Introduction**

The applicant proposes to construct a two-family residence at 316 Orchard Street in Belmont, MA, each dwelling unit is proposed to contain approximately 2,311 square feet of living area for Unit #1 and 2,178 square feet of living area for Unit #2. in a Colonial architectural style. The project complies with zoning dimensional requirements and is designed to be compatible with the neighborhood.

This document addresses the Special Permit criteria outlined in Section 7.4.3 of the Belmont Zoning By-Law.

## **a. Location**

1. The site is served by existing public water, sewer, and drainage systems with no need for major upgrades.
2. The project does not remove significant trees or harm natural resources.
3. No negative impact on traffic or municipal infrastructure is expected.

## **b. Activity Type and Mix**

1. The proposed two-family home adds needed housing diversity in Belmont and helps meet local residential demand.
2. The Colonial-style design matches the character and scale of surrounding homes, maintaining neighborhood consistency.
3. The project benefits the Town by increasing housing supply through appropriate infill, without negative neighborhood impact.

## **c. Visual Concerns**

1. The building layout considers views from public ways and nearby properties to minimize visual disruption.
2. Parking and service areas are located and screened to reduce their visibility from adjacent lots.
3. The scale and design of the building are consistent with surrounding homes, avoiding any abrupt contrast.

## **d. Access**

1. The site has safe and direct access from Orchard Street, with adequate frontage and visibility.
2. Driveways and walkways are designed to allow safe vehicle and pedestrian circulation.

3. The project will not cause traffic congestion and meets zoning requirements for parking and access.

## **e. Process**

1. The applicant is prepared to work cooperatively with Town staff and neighbors to address any concerns.
2. Project plans may be adjusted as needed to mitigate impacts on abutters and maintain neighborhood harmony.
3. No known objections have been raised to date, and the applicant will continue outreach as the process advances.

## **3. Compliance with Section 7.3.5**

1. The project complies with the design and site planning criteria set forth in Section 7.3.5 of the Zoning By-Law.
2. The site plan, building scale, massing, access, and landscaping are appropriate for the location and consistent with neighborhood patterns.
3. All required documents, including architectural drawings and site layout, have been prepared to support compliance.

## **4. Conclusion**

The proposed development meets all six criteria under Section 7.4.3 and is consistent with the goals of Belmont's Zoning By-Law. The applicant respectfully requests the Zoning Board of Appeals to grant the Special Permit in support of this well-integrated residential project.

### **Statement of Support**

Project Address: 316 Orchard Street, Belmont, MA

Project Description: Each dwelling unit is proposed to contain approximately 2,311 square feet of living area for Unit #1 and 2,178 square feet of living area for Unit #2. in Colonial style.

Dear Members of the Planning Board,

As the homeowner of 316 Orchard Street, I would like to express my sincere support for our proposal to rebuild the existing structure into a thoughtfully designed two-family residence. Our goal is to create a home that not only reflects the classic Colonial character of Belmont, but also meets today's standards for comfort, energy efficiency, and sustainability.

The current house has not been renovated in decades. The interior is outdated, and the insulation is very poor, making it difficult to heat in winter and inefficient overall. After careful evaluation, we believe the building is no longer worth repairing and that a full rebuild is the right step forward. This will also help the property better match the scale and quality of neighboring homes.

As a family with a high school-aged child, we hope this home—and Belmont more broadly—remains a place that future generations, including our own child, will see as a desirable and welcoming place to live. By investing in a modern, energy-efficient home, we also aim to support Belmont's future as an inclusive, forward-looking community that attracts young families and professionals.

We have reviewed the zoning requirements thoroughly and are committed to working with the Board and our neighbors to ensure this project is carried out in a thoughtful and respectful manner.

Thank you very much for your time and consideration.

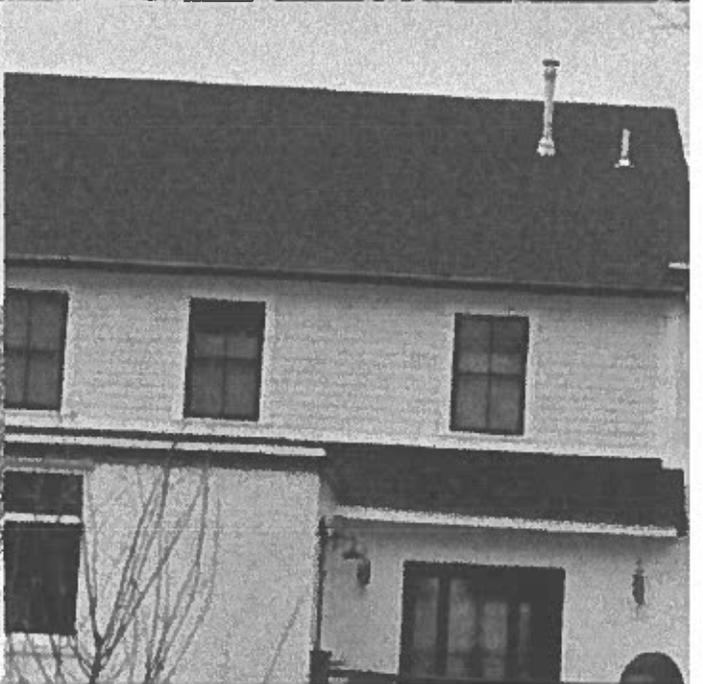
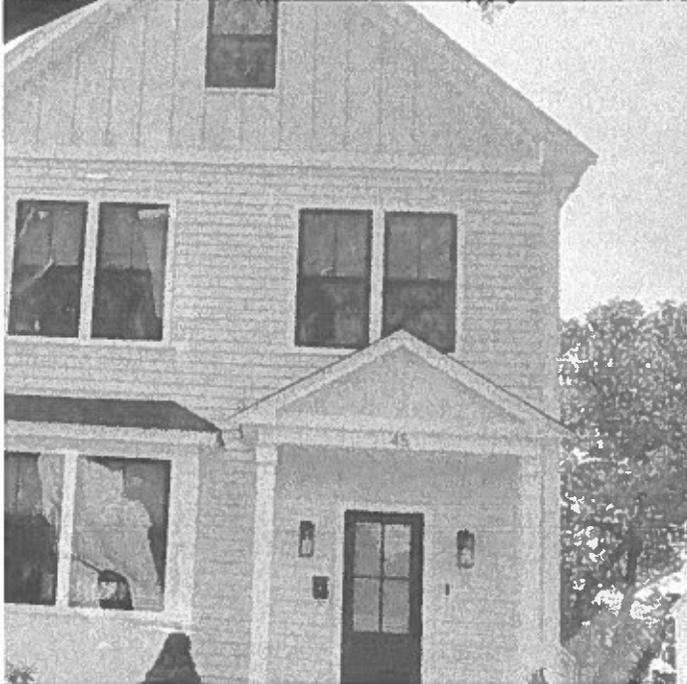
Sincerely,

Huizhong Shao

Owner, 316 Orchard Street

Email: [shaohuizhong@gmail.com](mailto:shaohuizhong@gmail.com) phone: 9177940688

Jun 16, 2025



## Zoning Compliance Check List (Registered Land Surveyor)



Property Address: 316 ORCHARD ST

Zone: GR

Surveyor Signature and Stamp: Bruce Bradford

Date: 9/15/25

	REQUIRED	EXISTING	PROPOSED
Lot Area	5,000 SF	6,605 SF	6,605 SF
Lot Frontage	50' MIN	70.97'	70.97'
Floor Area Ratio			
Lot Coverage	30% MAX	20.1%	29.7%
Open Space	40% MIN	77%	51%
Front Setback	10.5' MIN	5.7' / 10.9'	17.9' / 17.5'
Side Setback	10' MIN	38.9'	12.0'
Side Setback			
Rear Setback	16' MIN	35.3'	16.0'
Building Height	33' MAX	25.0'	29.3'
Stories	2.5 MAX	2	2.5
½ Story Calculation			

**NOTES:**

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