

RECEIVED
TOWN CLERK
BELMONT, MA

CASE NO. 25-33

2025 DEC -1 PM 3: 06

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, January 5, 2026 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 Daniel Fonesca for two Special Permits under section 1.5 of the By-law construct a rear addition, front porch and a rear deck at 7 Oak Ave. located in a Single Residence C (SRC) Zoning District. 4.2 of the By-Law allows maximum lot coverage of 25% and minimum front setback of 25.0'. Special Permits: 1.- The existing lot coverage is 25.45% and the proposed is 28.51%. 2.- The existing front setback is 23.8' and the proposed is 17.5'.

ZONING BOARD OF APPEALS



OFFICE OF PLANNING & BUILDING
TOWN OF BELMONT
19 Moore Street
Homer Municipal Building
Belmont, Massachusetts 02178-0900

Building Division
(617) 993-2664
Planning Division
(617) 993-2665

Telephone: (617) 993-2650

October 21, 2025

Daniel Fonseca
7 Oak Ave.
Belmont MA 02478

RE: Construct a Rear Addition, Front porch and a Rear Deck.

Dear Mr. Fonseca:

The Office of Planning and Building is in receipt of your building permit application to construct a rear addition, a front porch and a rear deck at 7 Oak Ave. located in a Single Residence C (SRC) Zoning District.

Your application has been denied because it does not comply with the current Town of Belmont Zoning By-Law. More specifically, §4.2 of the By-Law allows maximum lot coverage of 25% and minimum front setback of 25.0'

1. The existing lot coverage is 25.45% and the proposed is 28.51%.
2. The existing front setback is 23.8' and the proposed is 17.5'.

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

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Town of Belmont
Zoning Board of Appeals

APPLICATION FOR A SPECIAL PERMIT

Date: 11/14/2025

Zoning Board of Appeals
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-Laws 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 7 Oak Avenue 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 rear addition, front porch and a rear deck.

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

Signature of Petitioner

Print Name

Daniel Fonseca

Address

171 Concord Street, suite 43
Framingham MA 01702

Daytime Telephone Number

617-401-5436

December 6, 2005



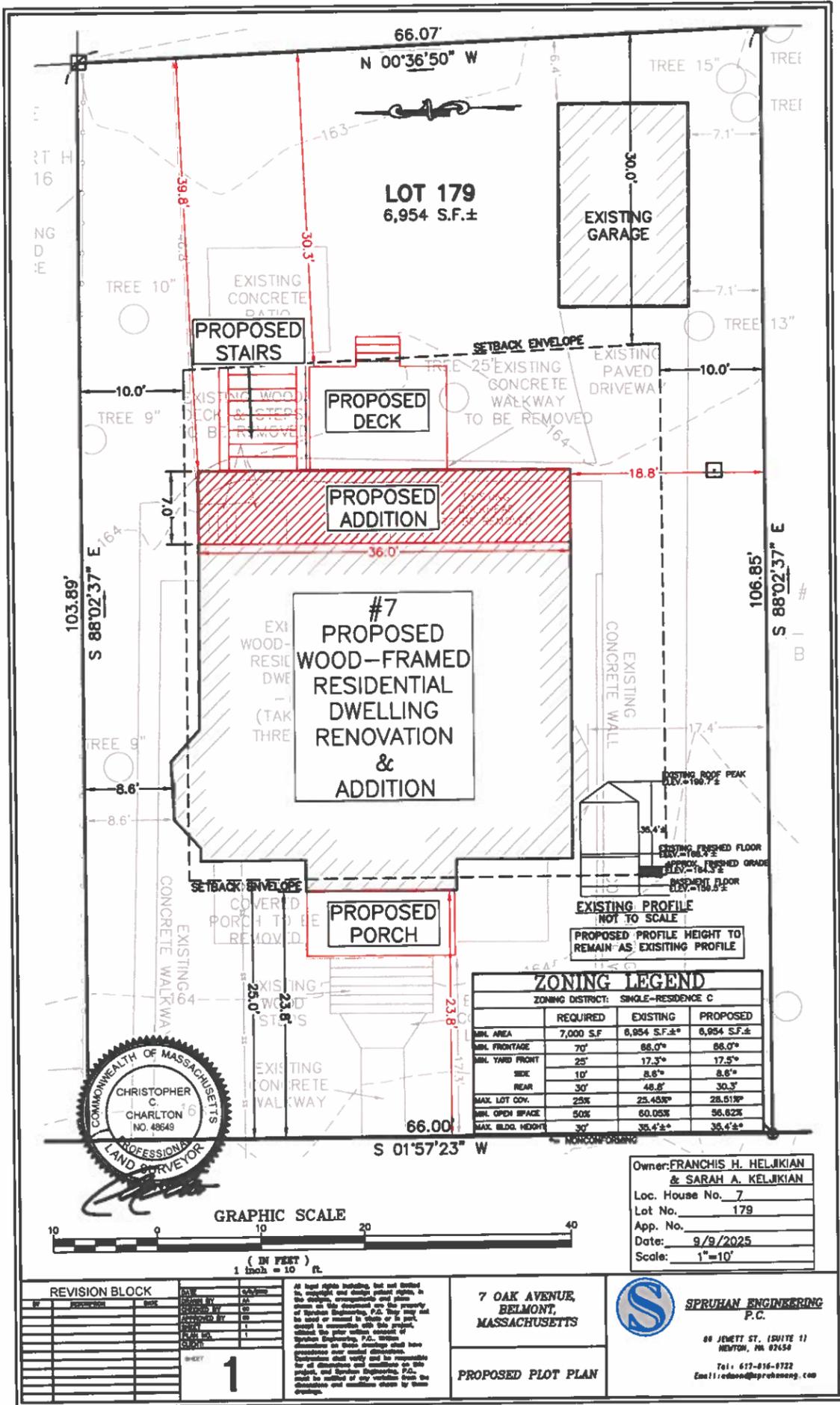
To Board of appeal members:

We bought this house to move in and we need an addition to add a bedroom and a bathroom to accommodate a larger family.

November 19th, 2025

A handwritten signature in black ink, which appears to be "Daniel Fonseca", is written over a large, hand-drawn oval scribble. The signature is written in a cursive style.

Daniel Fonseca



Zoning Compliance Check List (Registered Land Surveyor)

Property Address: 7 Oak Ave, Belmont, MA

Zone: _____

Surveyor Signature and Stamp: _____

Date: 11/17/2025

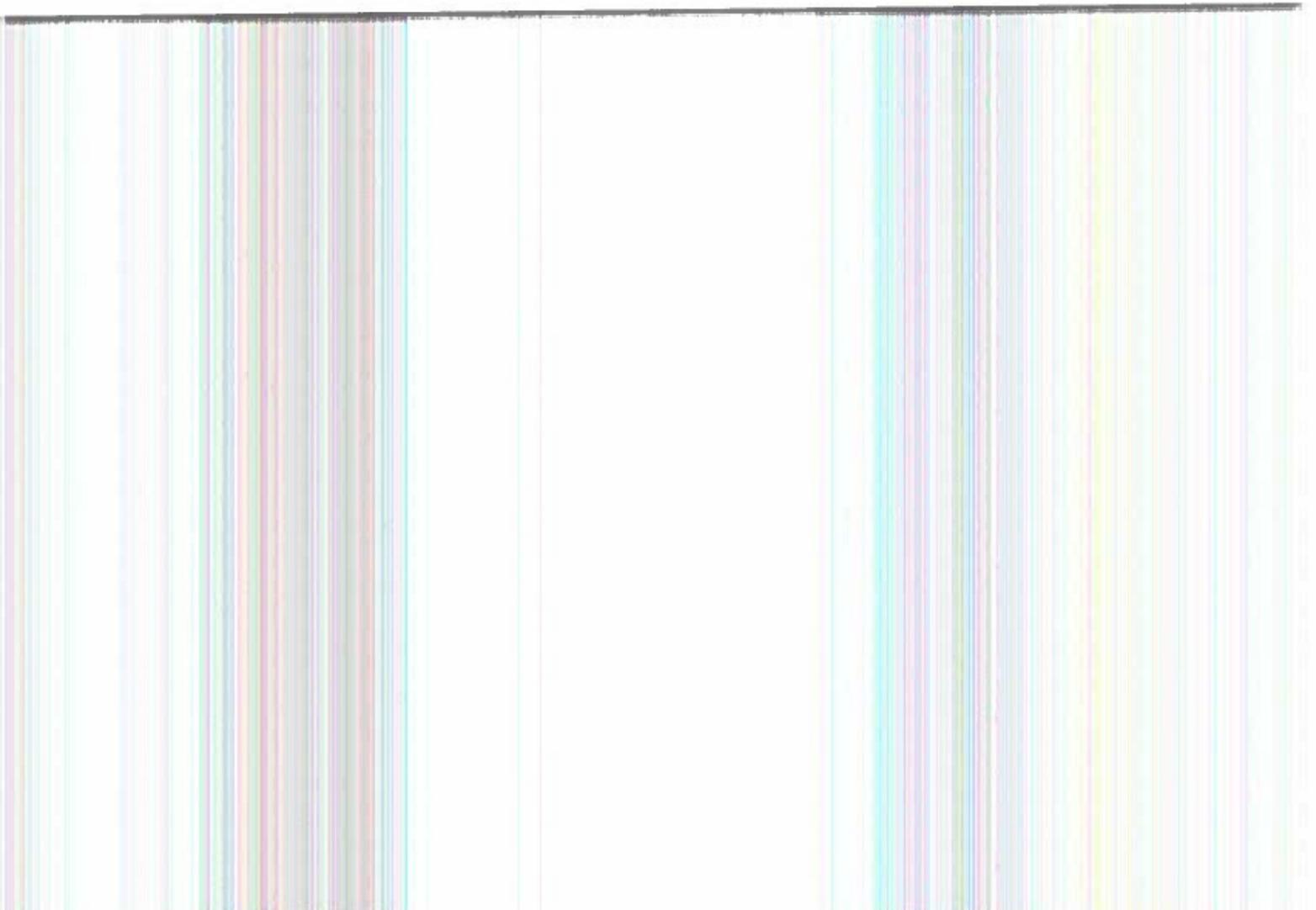
	REQUIRED	EXISTING	PROPOSED
Lot Area	7,000 S.F.	6,954 S.F.	6,954 S.F.
Lot Frontage	70 FT	66 FT	66 FT
Floor Area Ratio	-	-	-
Lot Coverage	25%	25.45%	28.51%
Open Space	50%	60.05%	56.62%
Front Setback	25FT	17.3 FT	17.5 FT
Side Setback	10FT	8.6 FT	8.6 FT
Side Setback	10FT	18.8 FT	18.8 FT
Rear Setback	30 FT	46.8 FT	30.3 FT
Building Height	30'	35.4 FT	35.4 FT
Stories			
½ Story Calculation			

NOTES: THE APPLICANT IS APPLYING FOR A SPECIAL PERMIT

THE HEIGHT OF THE BUILDING AND NUMBER OF STORIES WILL REMAIN THE SAME

March 27, 2006

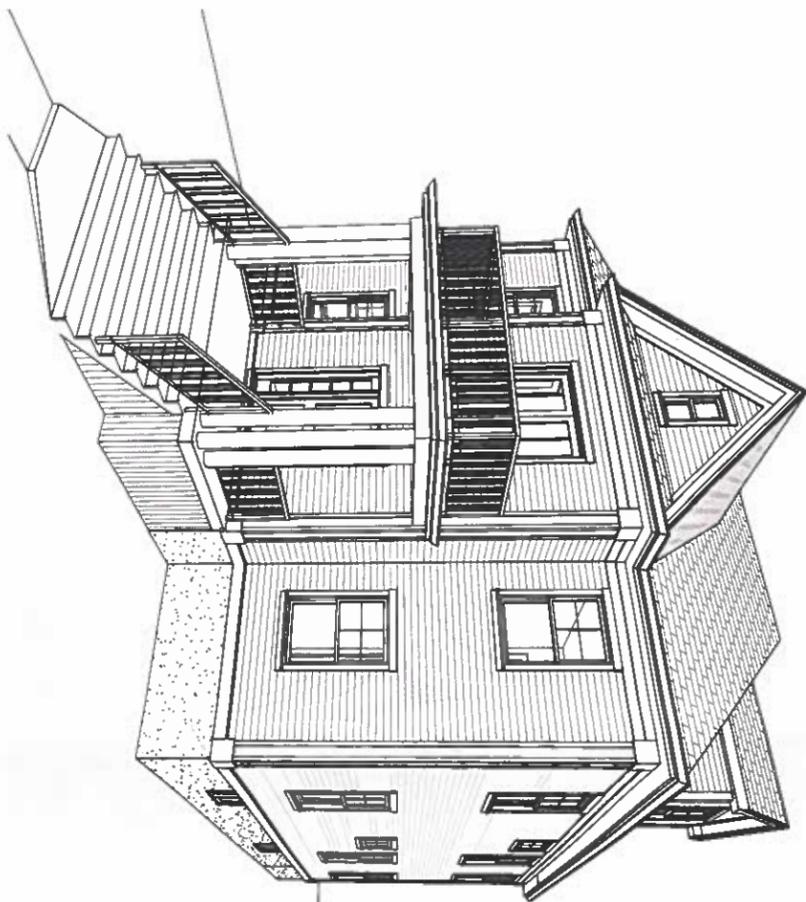




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7 Oak Avenue, Belmont,
Massachusetts.



Climate Zone Requirements

CLIMATE ZONE	5/30
WIND LOAD FACTOR	0.95
WIND SPEED	0.4
GLAZED FENESTRATION	30'
CEILING R-VALUE	30' or 20' + 50"
FLOOR R-VALUE	13/17
MASS WALL R-VALUE	30'
BASEMENT WALL R-VALUE	10' or 19'
ROOF R-VALUE	15' or 19'
CRNL. SPACE WALL R-VALUE	15' or 19'

No.	Description	Date

7 Oak Ave,
Belmont, MA.

Cover Page

Project number	Project number
Date	09/24/25
Drawn by	Author
Checked by	Checker

A000

Scale

Site Location



List of Symbols

- Smoke Detector
- Smoke/CO Detector
- Heat Detector
- Bathroom Exhaust Fan

Area Schedule (Proposed GLA)

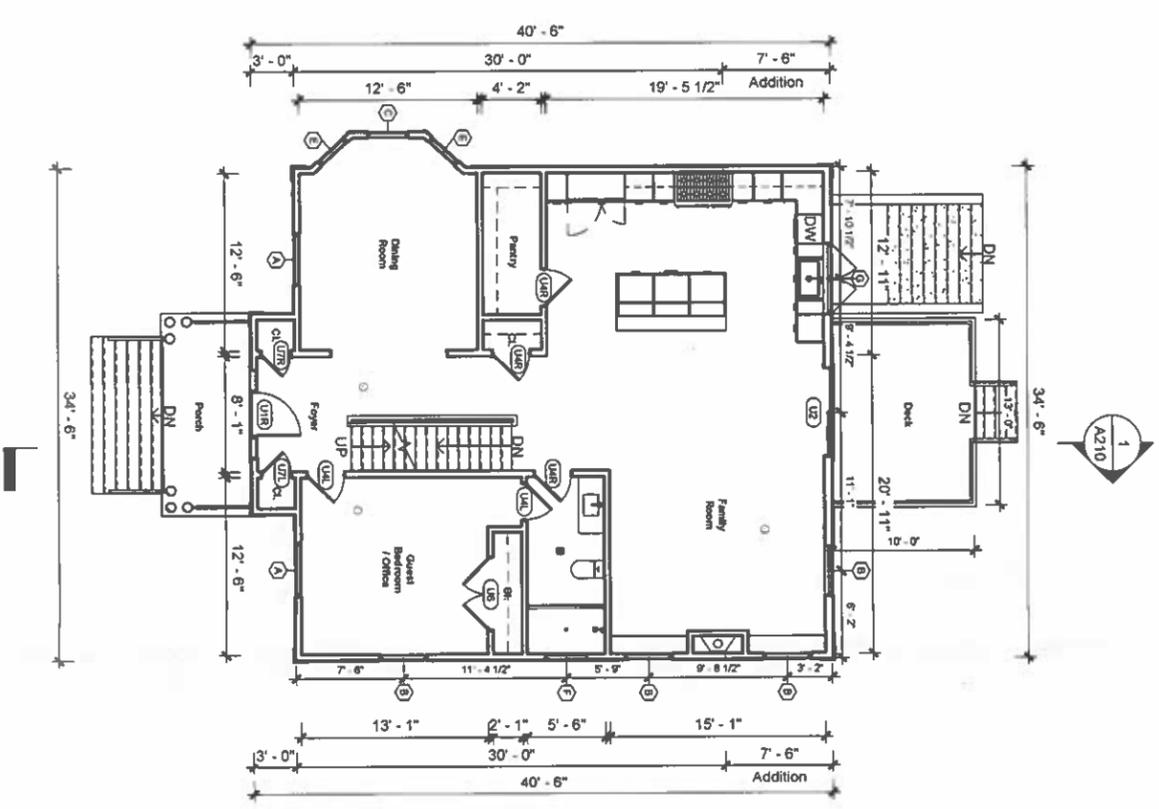
Level	Area
Lower Level	1227 SF
First Floor	1356 SF
Second Floor	1336 SF
Attic at 5'-0"	533 SF
Grand Total	4451 SF

Drawing List

Sheet Name	Sheet Number	Sheet Name	Sheet Number
Cover Page	A000	Typical Stair Details	A600
Existing Conditions	A100	Typical Roof Details I	A700
Proposed Lower Level	A101	Typical Roof Details II	A710
Proposed First Floor	A102		
Proposed Second Floor	A103		
Proposed Attic	A104		
Existing South & West Elevation	A200		
Proposed South & West Elevation	A201		
Existing North & East Elevation	A202		
Proposed North & East Elevation	A203		
Building Section	A210		
Window & Door Schedule	A300	Structural	
Window & Door Details	A400		
Partition Types	A500	Framing Plans	Sheet Name
			Sheet Number
			S100

A201
2

A203
1



A201
1

2
A203



No.	Description	Date

7 Oak Ave,
Belmont, MA.

**Proposed First
Floor**

Project number Project number
09/24/25

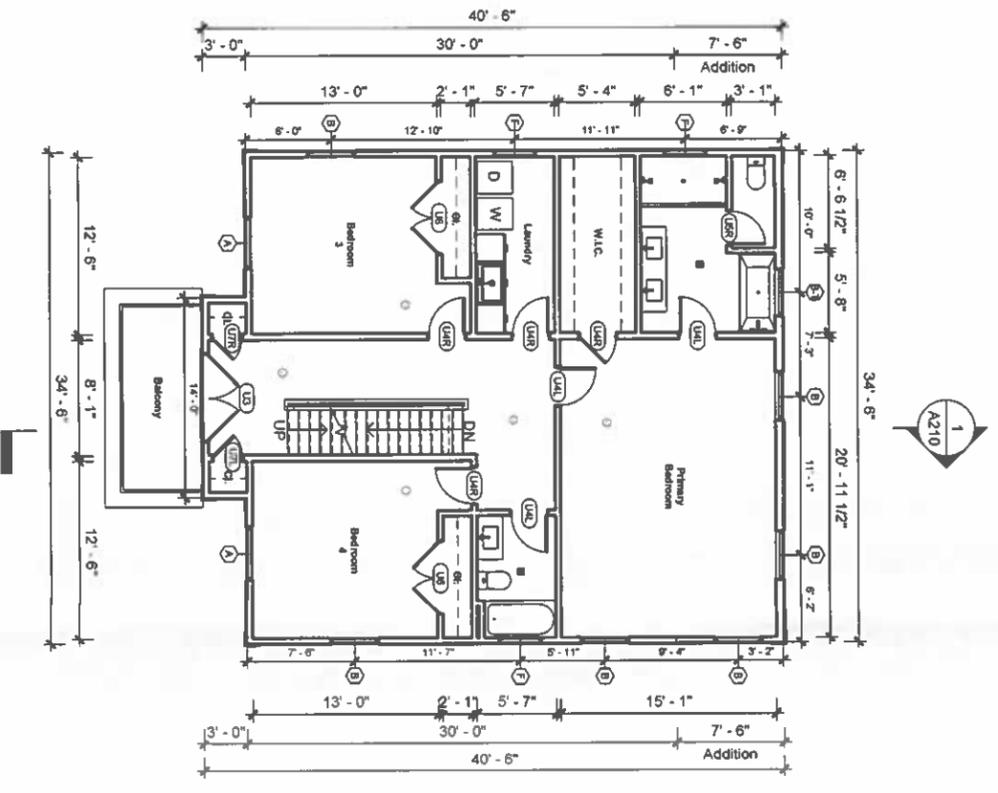
Date Author

Drawn by Checked by

A102

Scale 1/8" = 1'-0"

A201
2



A203
1

1
A210

A201
1

2
A203



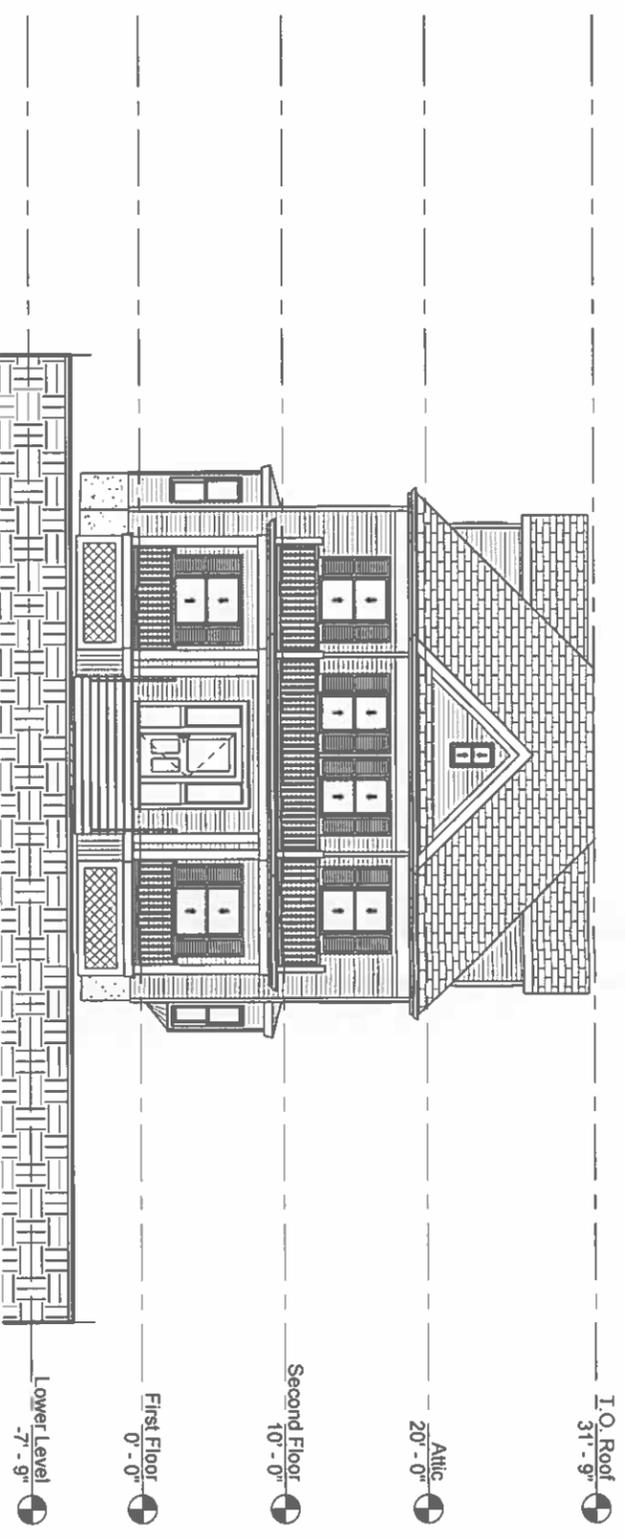
No.	Description	Date

7 Oak Ave,
Belmont, MA.

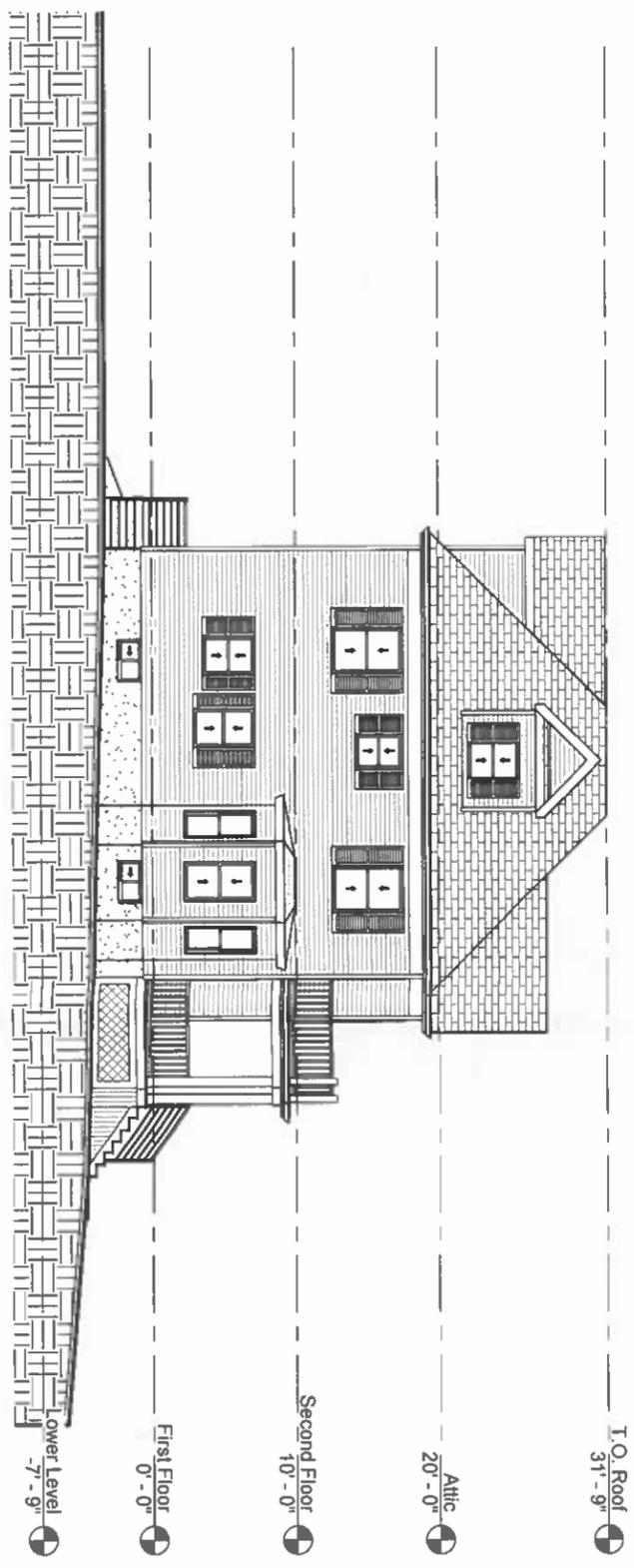
**Proposed Second
Floor**

Project number	Project number
Date	09/24/25
Drawn by	Author
Checked by	Checker
A103	
Scale	1/8" = 1'-0"

① South
1/8" = 1'-0"



② West
1/8" = 1'-0"



No.	Description	Date

7 Oak Ave,
Belmont, MA.

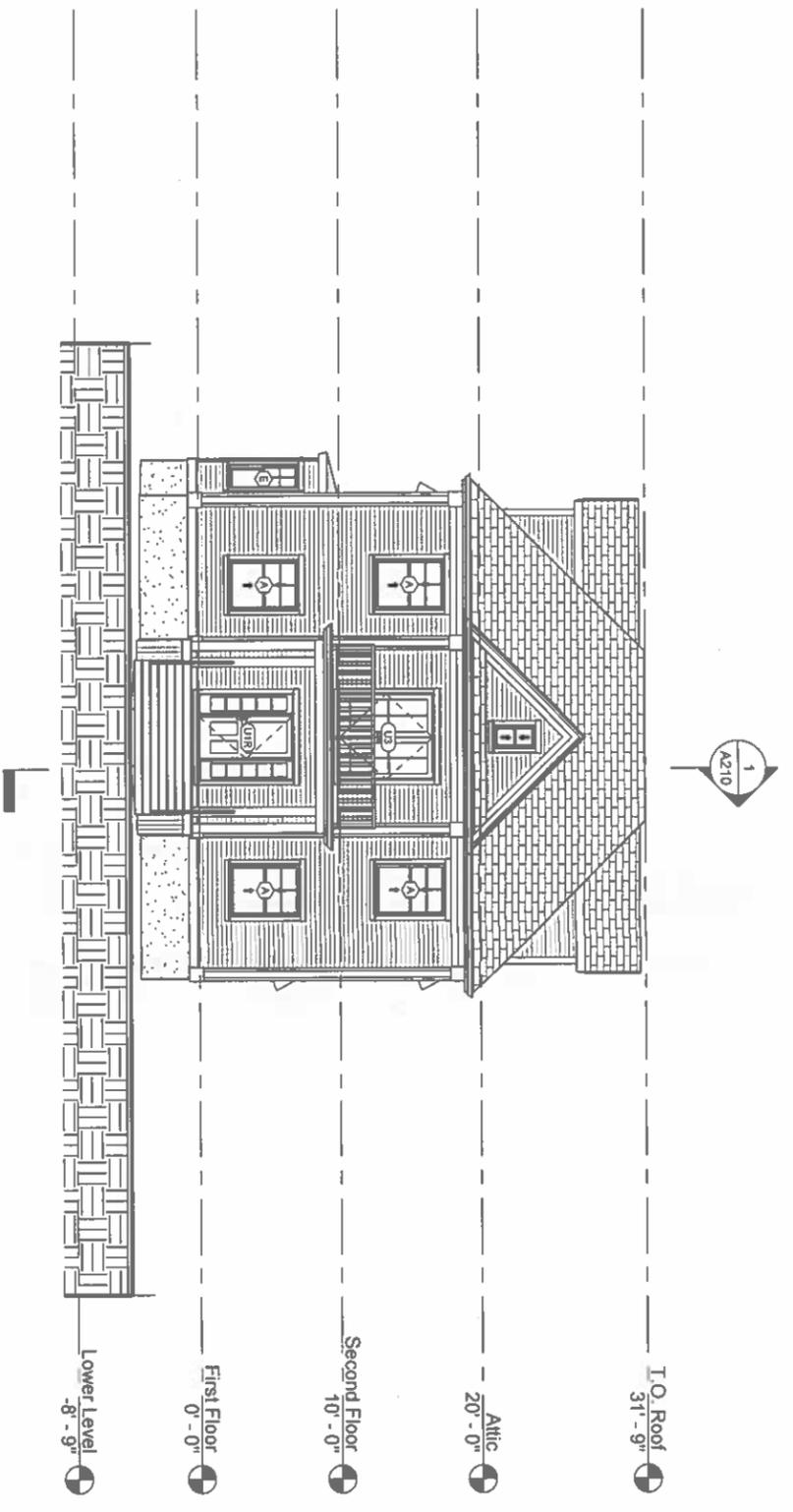
Existing South &
West Elevation

Project number: Project number
Date: 08/20/25 Author
Drawn by: Checker
Checked by: Checker

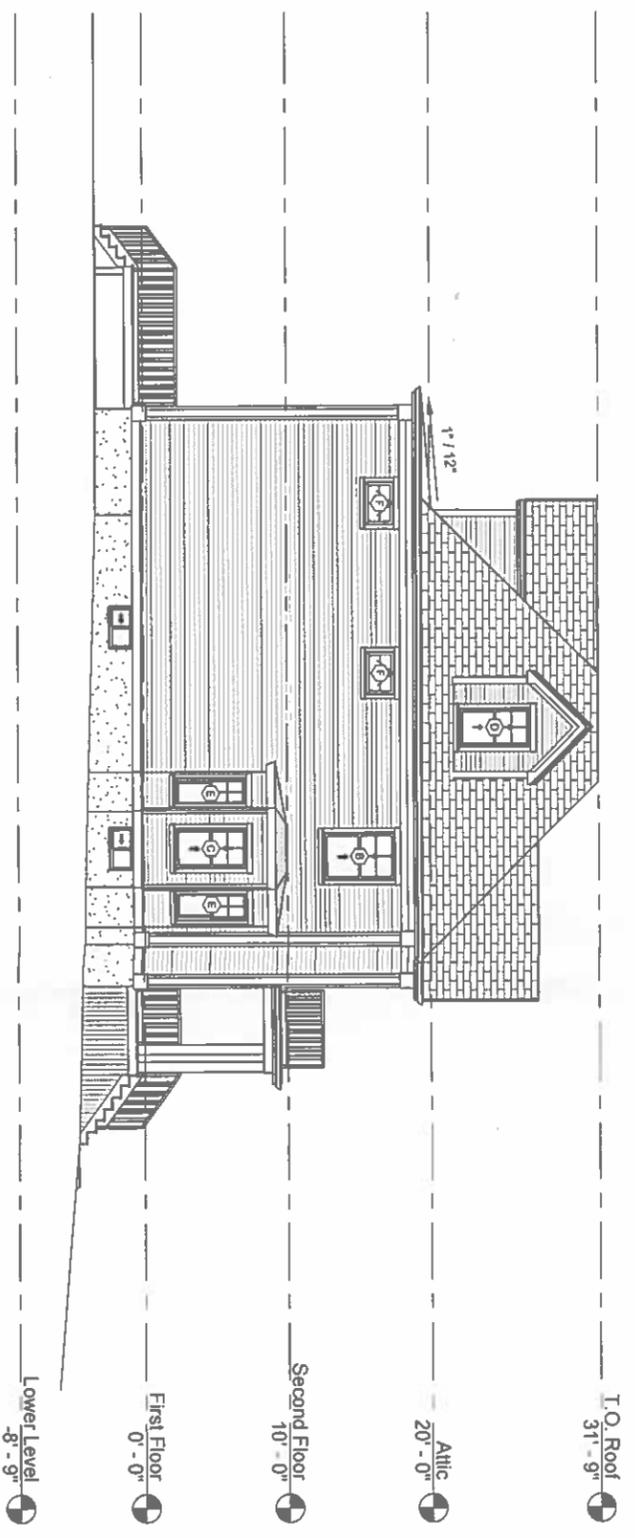
A200

Scale 1/8" = 1'-0"

① South
1/8" = 1'-0"



② West
1/8" = 1'-0"



No.	Description	Date

7 Oak Ave,
Belmont, MA.

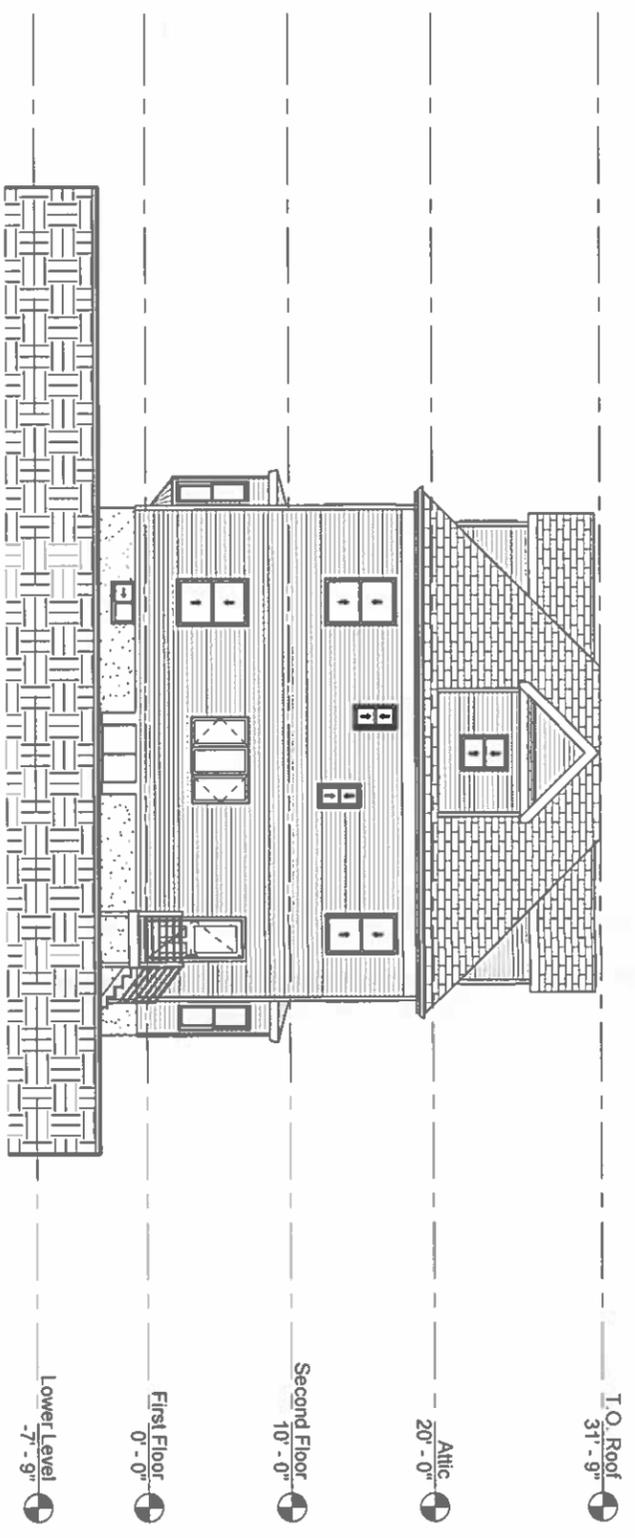
**Proposed South &
West Elevation**

Project number: _____ Project number: _____
 Date: 09/24/25
 Drawn by: _____ Author: _____
 Checked by: _____ Checker: _____

A201

Scale 1/8" = 1'-0"

① North
1/8" = 1'-0"



T.O. Roof
31'-9"

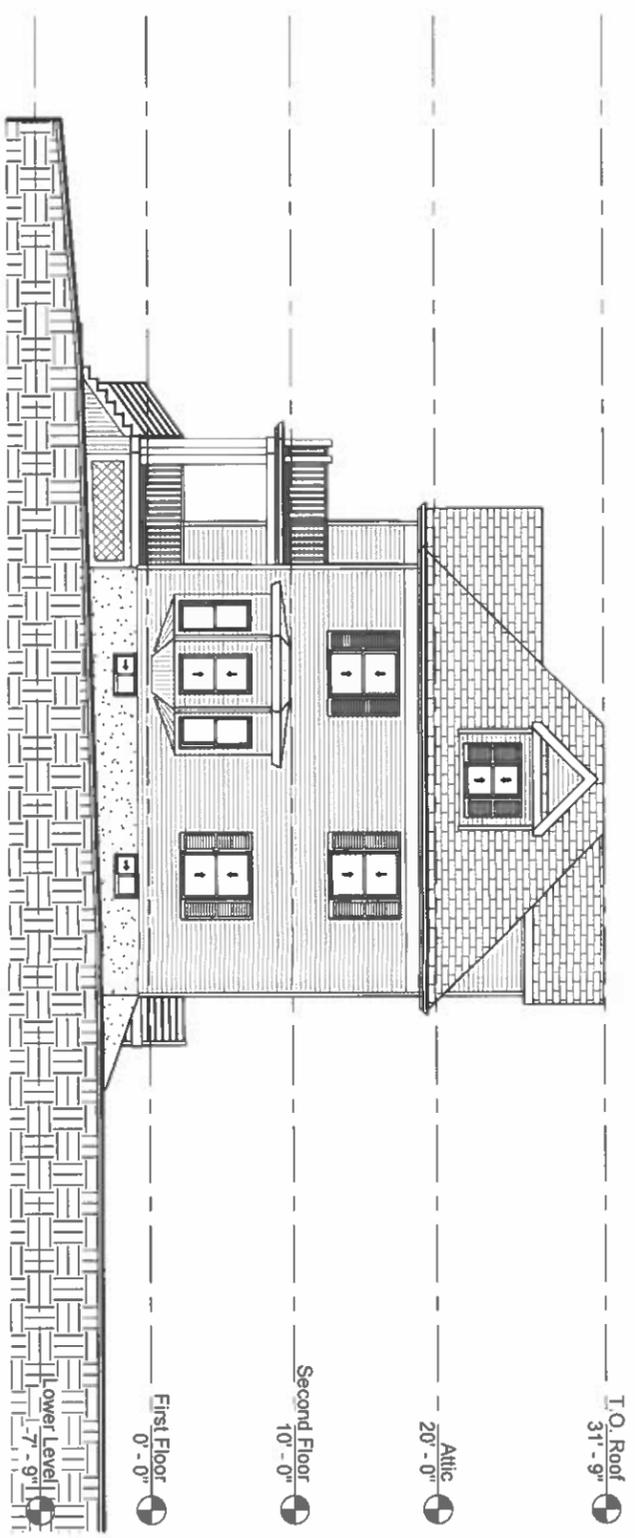
Attic
20'-0"

Second Floor
10'-0"

First Floor
0'-0"

Lower Level
7'-9"

② East
1/8" = 1'-0"



T.O. Roof
31'-9"

Attic
20'-0"

Second Floor
10'-0"

First Floor
0'-0"

Lower Level
7'-9"



No.	Description	Date

7 Oak Ave,
Belmont, MA.

Existing North &
East Elevation

Project number Project number

Date 08/20/25

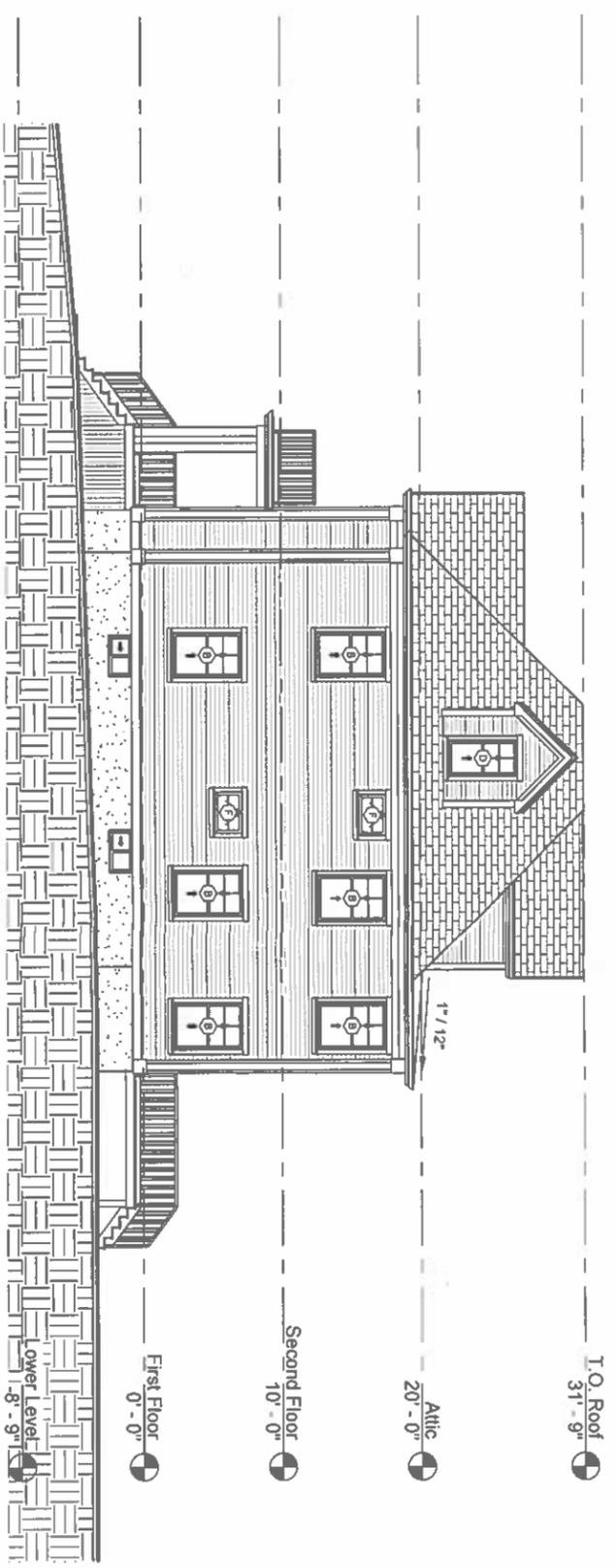
Drawn by Author

Checked by Checker

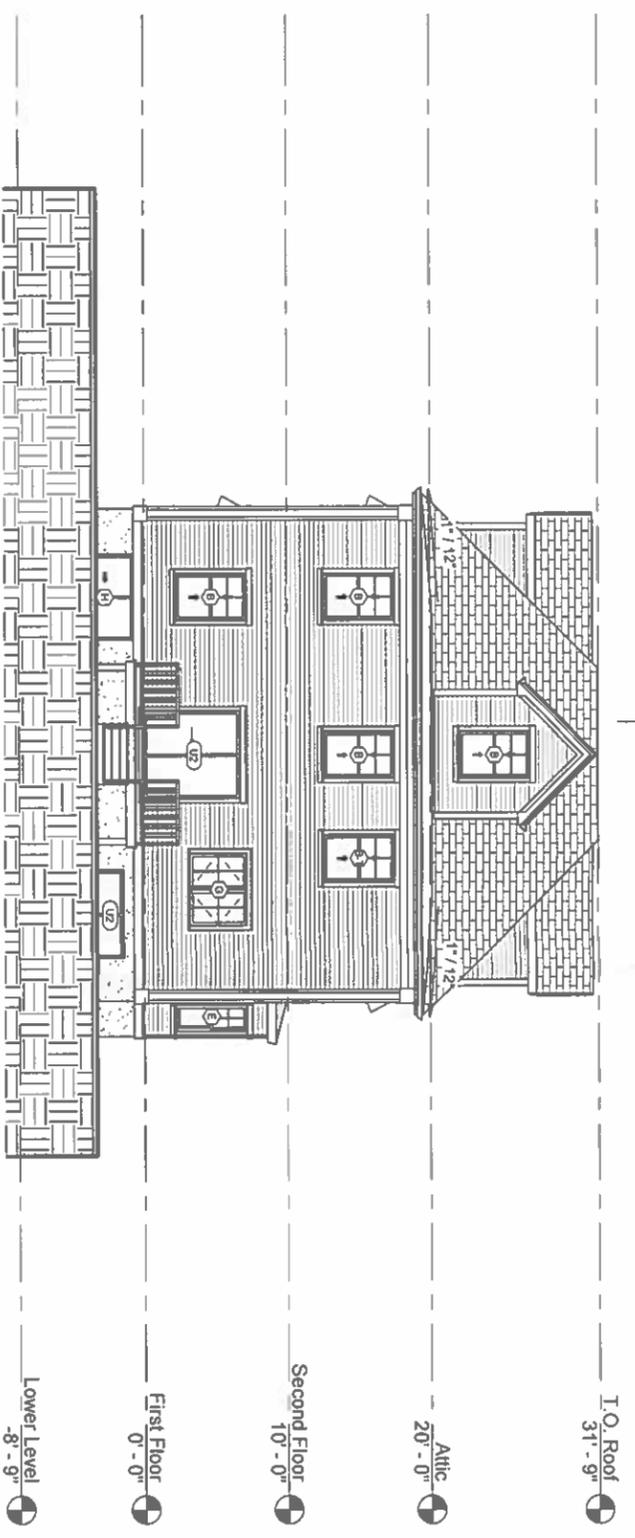
A202

Scale 1/8" = 1'-0"

② East
1/8" = 1'-0"



① North
1/8" = 1'-0"



No.	Description	Date

7 Oak Ave,
Belmont, MA.

**Proposed North &
East Elevation**

Project number: _____ Project number: _____
 Date: 09/24/25 Author: _____
 Drawn by: _____ Checker: _____
 Checked by: _____

A203

Scale 1/8" = 1'-0"