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TOWN CLERK
BELMONT, MA

CASE NO. 25-36

2025 DEC -4 AM 8:33

NOTICE OF PUBLIC HEARING BY THE
ZONING BOARD OF APPEALS
ON APPLICATION FOR A 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 Stephan Evens for one Special Permit under section 1.5 of the By-law to construct a Deck and Install a Hot Tub at 100 Van Ness Road located in a Single Residence C (SRC) Zoning District. Special Permit: 1.- §4.2.2A-7 allows the reduction of a rear setback of corner lots to not less than the requirement of a side setback by a Special Permit granted by the Board of Appeals, taking into consideration the configuration of the lot and the effect upon the neighboring property. The existing rear setback to the principal structure is 28.7' the rear setback to the proposed addition is 20.9'.

ZONING BOARD OF APPEALS



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

November 5, 2025

Stephan Evens
100 Van Ness Road
Belmont, MA 02478

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RE: Denial to Construct a Deck And Install a Hot Tub.

Dear Mr. Evens,

The Office of Planning and Building is in receipt of your building permit application for your proposal to construct a deck and install a hot tub at 100 Van Ness Road located in a Single Residence C Zoning District.

Your application has been denied because it does not comply with the current Town of Belmont Zoning By-Law. More specifically, §4.2.2A-7 allows the reduction of a rear setback of corner lots to not less than the requirement of a side setback by a Special Permit granted by the Board of Appeals, taking into consideration the configuration of the lot and the effect upon the neighboring property. The existing rear setback to the principal structure is 28.7' the rear setback to the proposed addition is 20.9'.

You may alter your plans to conform to the current Town of Belmont Zoning By-Law and resubmit a building permit application, or you may request One Special Permit from the Board of Appeals. If you choose this option, please contact the Office of Community Development to schedule an appointment with Ara Yogurtian, Inspector of Building at (617) 993-2650 in order 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: November 30, 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 100 Van Ness Rd 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 to install an above ground hot tub that measures 3 feet high and 7 feet x 7 feet square in my fenced in side yard. I also propose to expand an existing porch that is 3.5 feet x 6 feet to new dimensions of 6 feet x 9.5 feet. The 23 inch height of the porch will not change. on the ground that the same will be in harmony with the general purpose and intent of said Zoning By-Law.

Signature of Petitioner

Stephen Evans

Print Name

Stephen Evans

Address

100 Van Ness Rd
Belmont MA 02478

Daytime Telephone Number

617-872-8689

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Zoning Board of Appeals
Homer Municipal Building
19 Moore Street
Belmont, MA 02478

Re: Application for Special Permit for 100 Van Ness Road, Belmont MA

To Whom It May Concern:

I am submitting this application for a special permit to reduce the rear set back requirements to install an above ground hot tub that measures 3 feet high and 7 feet x 7 feet square in my side yard. I also propose to expand an existing porch from the current dimensions of 3.5 feet x 6 feet to new dimension of 6 feet x 9.5 feet. The height of the porch (23 inches) will not change.

Attached are two photos of the side yard of my house with location of the hot tub noted next to the side porch.

Also attached are the technical specifications of the hot tub that will be installed.

Thank you.

Stephen Evans
100 Van Ness Road
Belmont, MA 02478

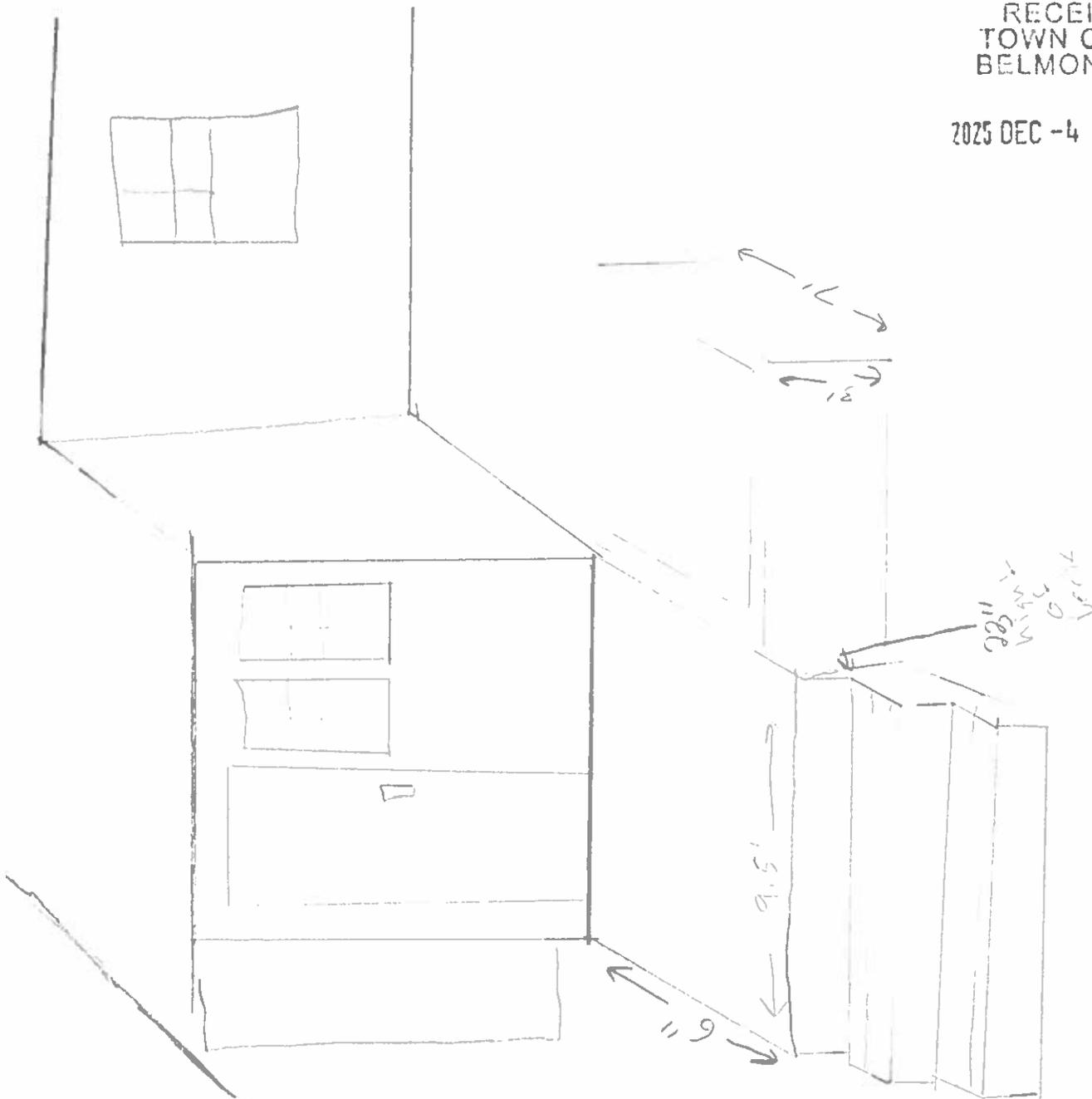
Photos of the side yard of 100 Van Ness Road.

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100 Van Ness Rd

Scale
1" = 4'

FLASH™ (Model FSH)

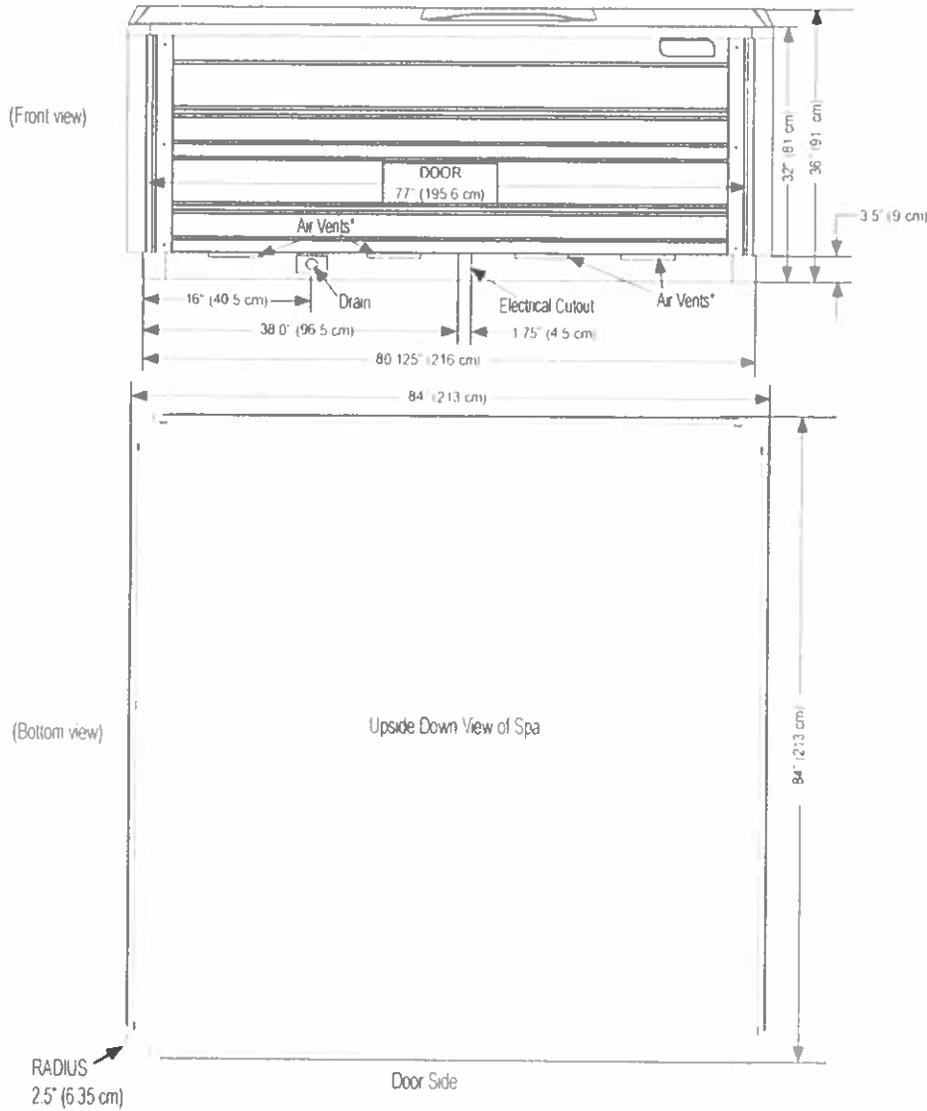
Dimensions

NOTE: All dimensions are approximate; measure your spa before making critical design or pathway decisions.

Configuration and location may change without notice.

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NOTE: WATKINS WELLNESS recommends that the FLASH be installed on a minimum 4" (10 cm) thick reinforced concrete pad or structurally sound deck able to support the "dead weight" found in the spa specification chart

WARNING: The FLASH must not be shimmed in any manner.

***Do not block Air Vents**

ELECTRICAL REQUIREMENTS

To ensure you will have an opportunity to use your spa soon after delivery it is very important that the required electrical service has been installed. Unless otherwise stipulated by your dealer, THIS IS YOUR RESPONSIBILITY.

IMPORTANT: All electrical circuits must be installed by a qualified, licensed electrician.

230 VOLT OPERATION REQUIREMENTS

230 volt models require a 50 or 70 amp, single phase, 230 volt circuit breaker in the main electrical service panel.

All 230 volt Hot Spring® spas must be wired in accordance with applicable local and national electrical codes; all electrical work must be done by a licensed electrician.

NOTE: WATKINS WELLNESS REQUIRES THE USE OF A SUBPANEL TO SUPPLY POWER AND PROTECT THE SPA. On the PRISM, PULSE, FLAIR, FLASH and BEAM 230 V models, the 50 amp subpanel containing GFCI breakers is included with the spa. On the converted 230 volt PRISM model, a 20 amp GFCI breaker must be purchased separately and can be purchased from your Hot Spring dealer.

A licensed electrician should install a four-wire electrical service (two line voltages, one neutral, one ground) from the main electrical service panel to the subpanel, and from the sub-panel to the spa per the appropriate wiring diagram as illustrated below.

The grounding conductor must be at least #10 AWG. Your electrician should mount the subpanel in the vicinity of the spa but it should not be closer than 5 feet (1.5 m) to the spa water edge (NEC 680-38 to 41 A.3).

INSTALLATION NOTE: After the spa has been installed by the dealer's delivery crew, your electrician can connect the conduit from the subpanel to the spa's IQ 2020® Control Box and then complete the wiring connections in the control box.

IMPORTANT NOTE: Three different wiring diagrams are shown: one PRISM, PULSE, FLAIR and FLASH models 50 amp, one for a BEAM BMII 50 amp model, and one PRISM 70 amp. Always follow the wiring diagram for your specific model.

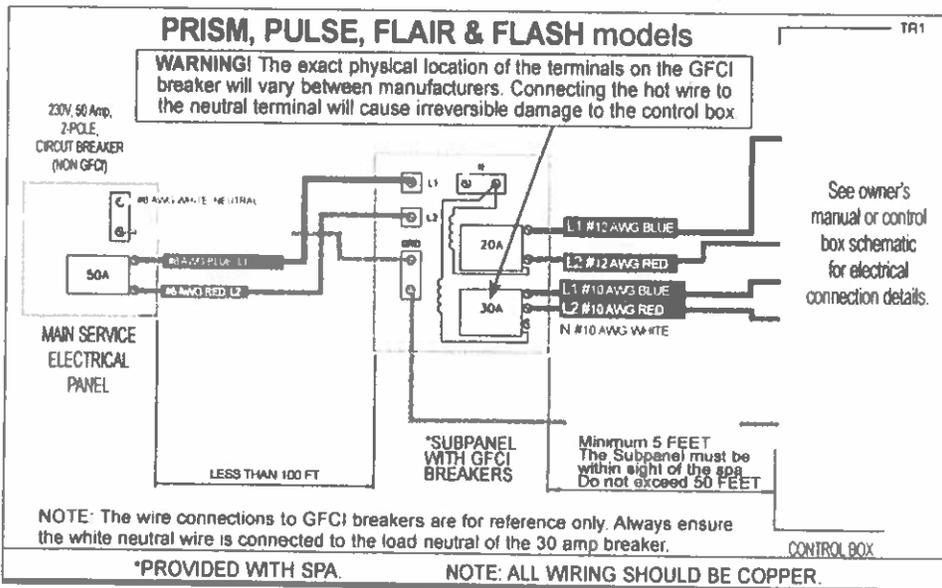
NOTE: Complete step-by-step Installation and Wiring Instructions for all 230 volt Hot Spring models are included in the Owner's Manual and with each sub-panel, which can be obtained from your dealer.

WIRE SPECIFICATION NOTE: Long electrical runs may require a larger gauge feed wire than stated. We recommend that a maximum voltage drop of 3% be used when calculating the larger wire size.

Refer to the Wiring Diagrams below for the electrical requirements of the 230 volt Pulse, Flair and Glow models.

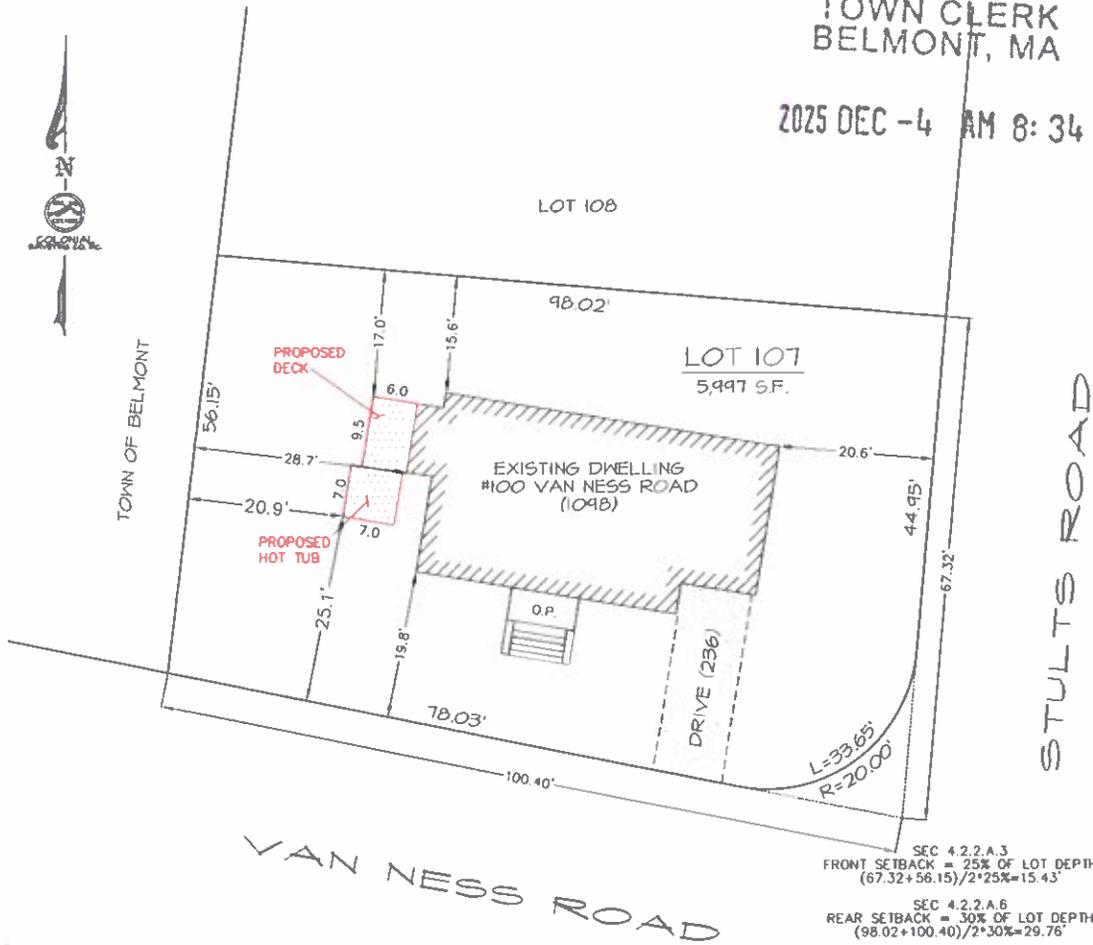
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SEC 4.2.2.A.3
FRONT SETBACK = 25% OF LOT DEPTH
(67.32+56.15)/2*25%=15.43'
SEC 4.2.2.A.6
REAR SETBACK = 30% OF LOT DEPTH
(98.02+100.40)/2*30%=29.76'

ZONING DISTRICT SC (DINGLE RESIDENCE C)

	RQD	EX.	PR.
FRONT SETBACK:	*15.43	19.8'	19.8'
SIDE SETBACK:	10'	15.6'	15.6'
REAR SETBACK:	*29.76	20.7'	21.9'
MAXIMUM LOT COVERAGE:	25%	18.9%	19.7%
MINIMUM OPEN SPACE:	50%	71.2%	76.4%

TOTAL LOT AREA: 5,997 S.F.

FLOOD BOUNDARY ZONE: C
PANEL 2501TC0418E EFFECTIVE 7/8/2025

NOTES:

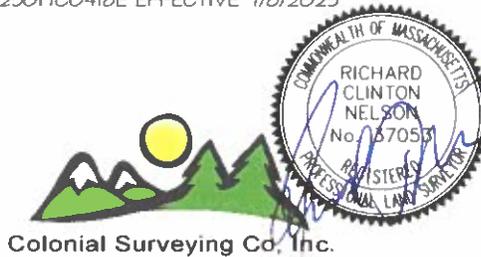
LOCUS DEED: CERT #72504 BK 481 PG 137
LOCUS PLAN: SHOWN AS LOT 13B ON PLAN 467J
IN BOOK 31 PG 469.

REFERENCES: PLAN 467A IN BOOK 2 PG 309
PLAN 467-7, 467P, 467X

RIDGE HEIGHT ABOVE SIDEWALK=117.8-88.1=29.7'

ABUTTER BUILDING SETBACKS:

LOT 136: 11.35'
LOT 134: 13.6'



Colonial Surveying Co., Inc.



Owner: Stephen Evans & Elizabeth Albert
Loc. House No. 100 Van Ness Road
Lot No. 107

Zoning Compliance Check List

(Registered Land Surveyor)

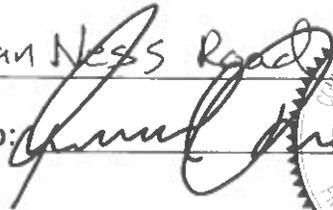
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Property Address: 100 Van Ness Road

Zone: SC

Surveyor Signature and Stamp:




Date: 11/23/25

	REQUIRED	EXISTING	PROPOSED
Lot Area	9,000	5997	5997
Lot Frontage	75	156.63	156.63
Floor Area Ratio	-	-	-
Lot Coverage	25%	18.9%	19.7%
Open Space	50%	77.2%	76.4%
Front Setback	15.43'	19.8'	19.8'
Side Setback	10	15.6'	15.6'
Side Setback	10	-	-
Rear Setback	29.76	28.7'	20.9'
Building Height	30	-	-
Stories	2.5	-	-
½ Story Calculation			

NOTES:
