

NOTICE OF PUBLIC HEARING BY THE  
ZONING BOARD OF APPEALS

ON APPLICATION FOR ONE SPECIAL PERMITS

Notice is hereby given that the Belmont Zoning Board of Appeals will hold a public hearing on Monday, September 11, 2023 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 Reja Amatya and Sudeep Prajapati, for ONE Special Permit under section 1.5.4A of the By-Law to construct a one-story addition at 31-33 Hull Street located in General Residence (GR) Zoning District. Special Permits: (1) §1.5.4A of the By-Law allows alteration and expansion in the GR district by a Special Permits granted by the Board of Appeals.

ZONING BOARD OF APPEALS



Town of Belmont  
Zoning Board of Appeals

**APPLICATION FOR A SPECIAL PERMIT**

Date: July 21st 2023

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 33 Hull Street 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 \_\_\_\_\_  
An second floor addition above existing sunroom, the addition meets back and side setbacks.  
The property has an existing non-converming front setback of 7.1' that we are requesting  
a Special Permit for.

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

Signature of Petitioner *Reja Amatya* *Sudeep Prajapati*  
Reja Amatya (Jul 12, 2023 11:44 GMT+5.75)  
Print Name Reja Amatya / Sudeep Prajapati  
Address 33 Hull Street  
Belmont MA  
Daytime Telephone Number 212-810-1610

December 6, 2005

TOWN OF BELMONT

33 Hull Street Belmont MA Statement Letter

To Whom it May Concern,

We are proposing a second-floor addition above the existing sunroom located at **33 Hull Street Belmont MA**. The project is to create a new half bath on the existing sunroom with an addition above it following the same sunroom footprint. The addition will create space to provide a master bath and walk in closet in the master bedroom. The additional space for the addition will be used to extend the other existing bedroom.

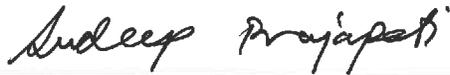
The property has an existing non-conforming front setback of 7.1' that we are requesting a **Special Permit**. The addition will be conforming to the side setbacks and rear setbacks.



[Reja Amatyia \(Jul 21, 2023 21:20 GMT+5.75\)](#)

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Reja Amatyia



Sudeep Prajapati

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OFFICE OF COMMUNITY DEVELOPMENT  
TOWN OF BELMONT  
19 Moore Street  
Homer Municipal Building  
Belmont, Massachusetts 02478-0900

Telephone: (617) 993-2650 Fax: (617) 993-2651

Building Division  
(617) 993-2664  
Engineering Division  
(617) 993-2665  
Planning Division  
(617) 993-2666

July 11, 2023

Sudeep Prajapati  
31-33 Hull Street  
Belmont, MA 02478

RE: Denial to Construct a Second-Floor Addition at Two-Family Home

Dear Mr. Prajapati,

The Office of Community Development is in receipt of your building permit application for the construction of One-Story Addition & Deck at 31-33 Hull Street located in a General Residence (GR) Zoning District.

Your application has been denied because it does not comply with the Town of Belmont Zoning By-Law. More specifically, Section 1.5.4 A of the By-Law allows extension and alteration of non-conforming structure in the GR Zoning District by a Special Permit from the Zoning Board of Appeals.

1. The proposed changes to the structure are allowed by a Special Permit.

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 (1) Special Permit from the **Zoning Board of Appeals**. If you choose this option, please contact the Office of Community Development to schedule an appointment with **Gabriel S. Distler**, Staff Planner, at (617) 993-2666 or [gdistler@belmont-ma.gov](mailto:gdistler@belmont-ma.gov) in order to begin the process.

Sincerely,

Glenn R. Clancy, P.E.  
Inspector of Buildings

# Zoning Compliance Check List

## (Registered Land Surveyor)

Property Address: 31-33 HULL STREET

Zone: GR

Surveyor Signature and Stamp: 

Date: 06/06/23



	REQUIRED	EXISTING	PROPOSED
Lot Area	5,000 s.f.	5,040 s.f.	5,040 s.f.
Lot Frontage	50'	60.00'	60.00'
Floor Area Ratio	N/A	N/A	N/A
Lot Coverage	30%	29.4%	29.4%
Open Space	40%	49.6%	49.6%
Front Setback	10.6' (ave abutters)	7.1'	7.1'
Side Setback	10'	16.1'	16.1'
Side Setback	10'	16.4'	16.4'
Rear Setback	16.8' (20% depth)	31.6'	31.6'
Building Height	33'	32.31'	32.31'
Stories	2 ½	2	2
½ Story Calculation			

**NOTES:**


% of EXPOSED FOUNDATION

31-33 HULL STREET BELMONT

TOP OF BASEMENT ELEVATION - BASEMENT FLOOR ELEVATION= TOTAL HEIGHT OF BASEMENT

$$99.15' - 92.00' = 7.15'$$

AVERAGE GRADE ELEV. - BASEMENT FLOOR ELEV. = AMOUNT OF NON EXPOSED FOUND. WALL

$$96.46' - 92.00' = 4.46' (62.38\%)$$

TOP OF BASEMENT ELEV. - AVERAGE GRADE ELEV. = AMOUNT OF EXPOSED FOUND. WALL

$$99.15' - 96.46' = 2.69' (37.62\%)$$



*06/06/2023*

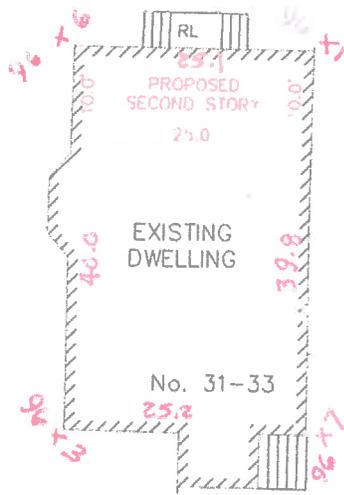
AVERAGE GRADE ELEVATION CALCULATIONS

31-33 HULL STREET BELMONT

DWELLING LINE SEGMENT/TOTAL DWELLING FOUNDATION X AVERAGE ELEVATION =

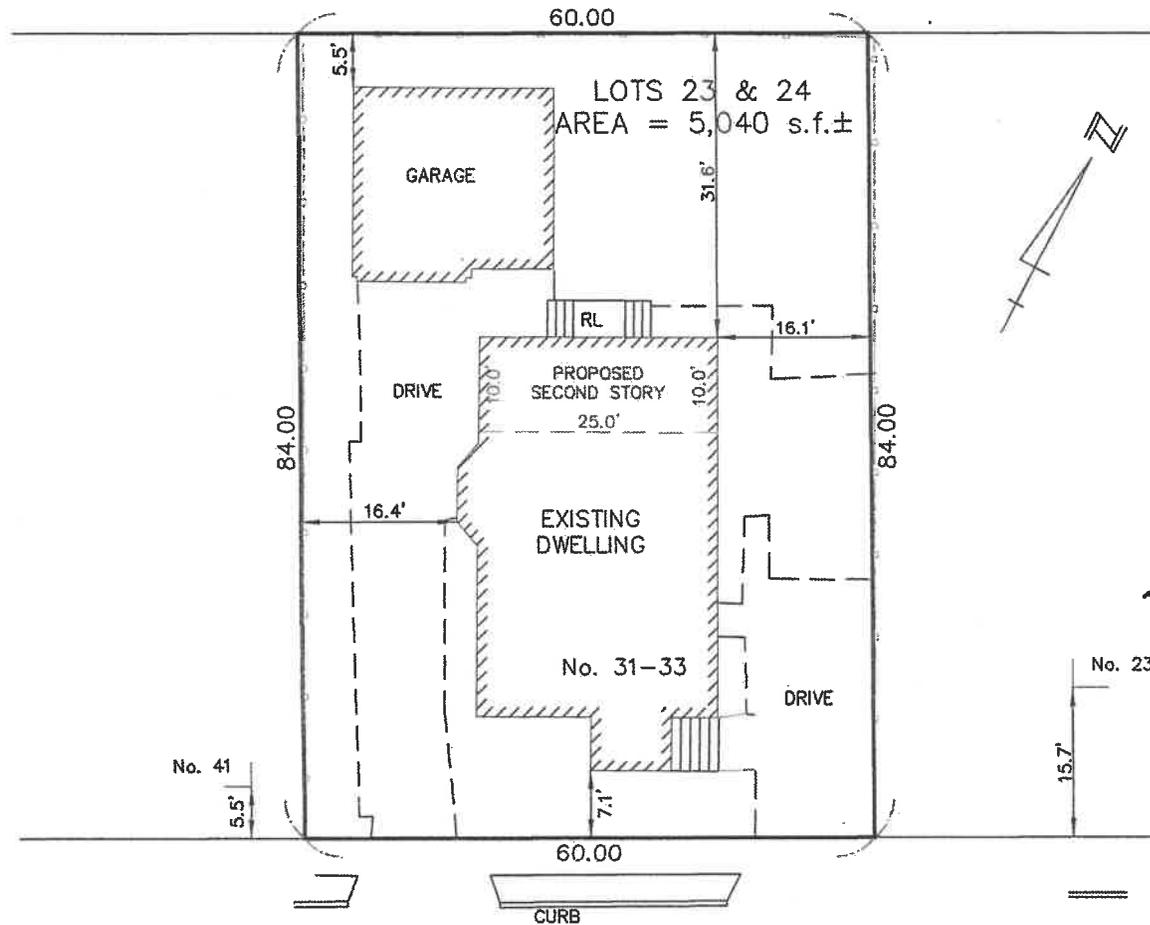
- 1)  $\frac{25.2'}{130.1'} = (0.19400) \times (96.3 + 96.7)/2 = 18.721$
- 2)  $\frac{39.8'}{130.1'} = (0.30592) \times (96.7 + 96.1)/2 = 29.490$
- 3)  $\frac{25.1'}{130.1'} = (0.19293) \times (96.1 + 96.6)/2 = 18.589$
- 4)  $\frac{40.0'}{130.1'} = (0.30746) \times (96.6 + 96.3)/2 = 29.655$

AVERAGE GROUND ELEVATION.....=96.46'



*06/06/2023*

PREPARED BY:  
 MEDFORD ENGINEERING & SURVEY  
 ANGELO B. VENEZIANO ASSOCIATES  
 15 HALL ST. MEDFORD, MA. 02155  
 781-396-4466 fax: 781-396-8052



HULL STREET

**ZONED: GENERAL RESIDENCE**

ZONING REQUIREMENT	EXISTING	PROPOSED
FRONT: 20' (10.6*)	7.1'	NO CHANGE
SIDE: 10'	16.1'	NO CHANGE
REAR: 16.8' 20% DEPTH	31.6'	NO CHANGE
MAX. LOT COV.: 30%	29.4%	NO CHANGE
MIN. OPEN SPACE: 40%	49.6%	NO CHANGE

**ELEVATIONS:**

BASEMENT = 92.00'  
 TOP OF SILL = 99.12'  
 FIRST FLR = 100.00  
 RGOF PEAK = 128.77'  
 HEIGHT = 32.31'  
 AVERAGE GRADE = 96.46'  
 % EXPOSED FOUNDATION = 37.62%

\*FRONT SETBACK = AVG. OF ABUTTING DWELLINGS (15.7 + 5.5 )/2 = 10.6

DEED REFERENCE: BK 79328 PG 476  
 PLAN REFERENCE: 190/6

THE PROPERTY IS NOT LOCATED IN AN  
 ESTABLISHED FLOOD HAZARD ZONE ACCORDING  
 TO THE F.I.R.M. OF BELMONT.



*[Signature]* 06/06/2023  
 RICHARD J. MEDE, JR. - P.L.S. DATE:

OWNER: MIKE & TAMARA CALISE
LOC. HOUSE NO.: 31-33 LOT NO.: 23 & 24
APP. NO.:
DATE: JUNE 6, 2023
SCALE: 1" = 20'

Architectural **DRAWING LIST**  
 A0.0 COVER SHEET

- Architectural  
 A1.0 EX. FLOOR PLANS  
 A1.1 FLOOR PLANS  
 A3.0 EXTERIOR ELEVATIONS  
 A3.1 EXTERIOR ELEVATIONS  
 A3.2 EXTERIOR ELEVATIONS  
 Grand total: 6

**REMODEL AND ADDITION ABOVE  
 EXISTING SUNROOM  
 33 HULL STREET  
 BELMONT MA 02478**

**PROJECT DESCRIPTION: PHASE 1: FIRST FLOOR REMODEL WITH NEW BATHROOM. PHASE 2: NEW SECOND FLOOR ADDITION ABOVE EXISTING SUNROOM. NO CHANGE TO EXISTING FOOTPRINT OR FAR.**



**LOCUS MAP**

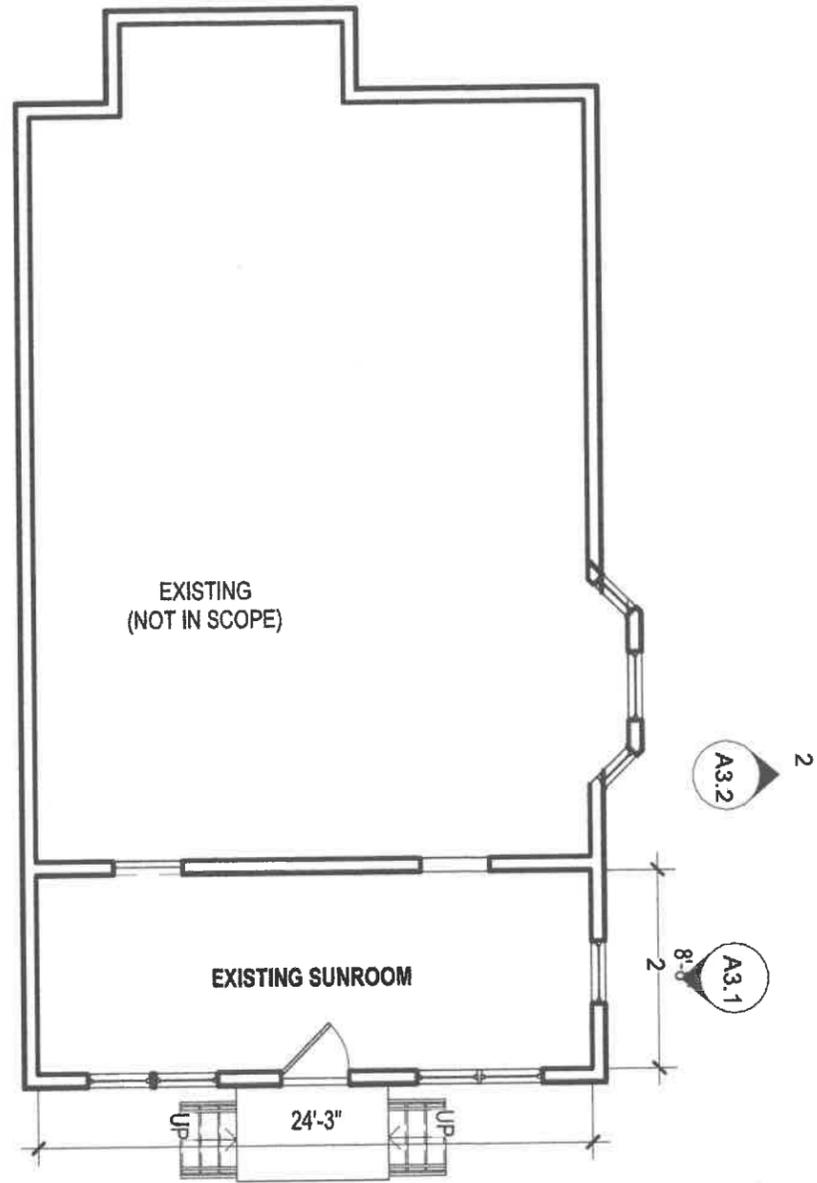


**33 HULL ST - ADDITION  
 ZBA SET**

No.	Description	Date

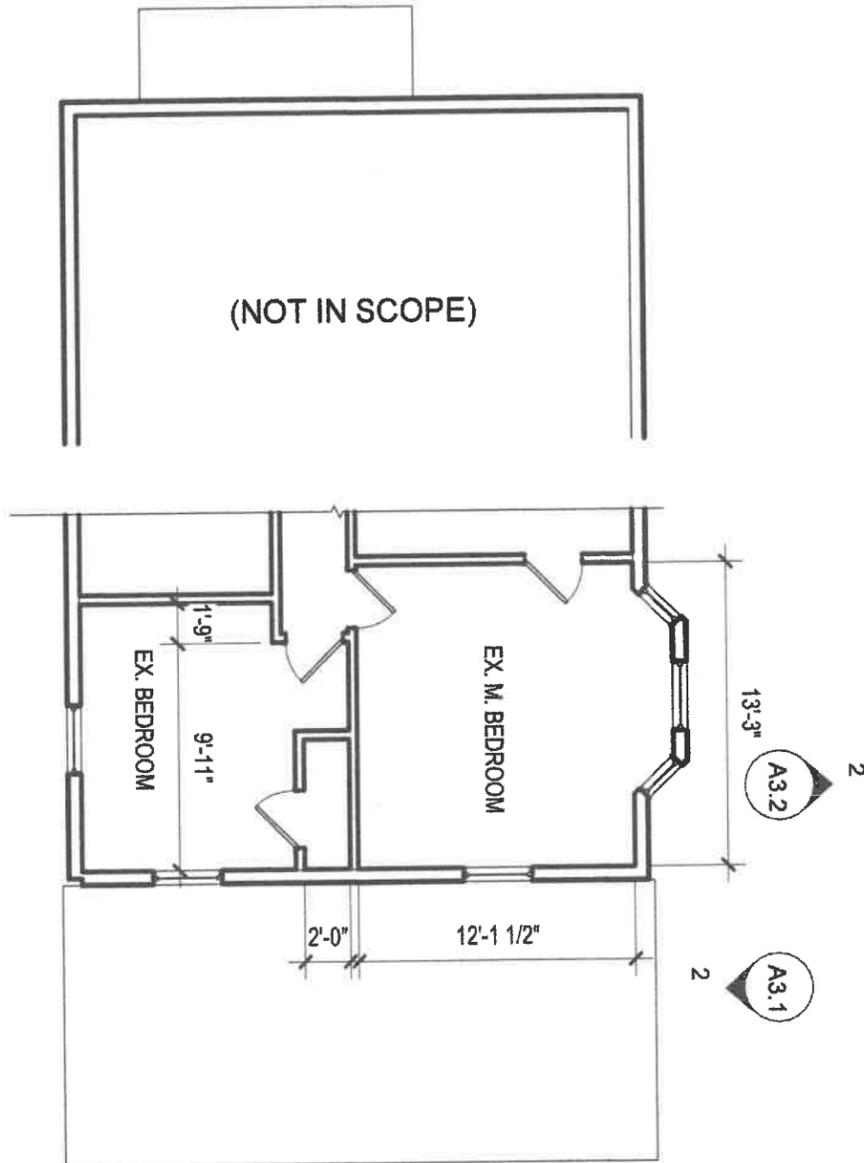
COVER SHEET		
Project number	2010.03	<b>A0.0</b>
Date	03/17/23	
Drawn by	SLHG	Scale
Checked by	Checker	

33 HULL STREET



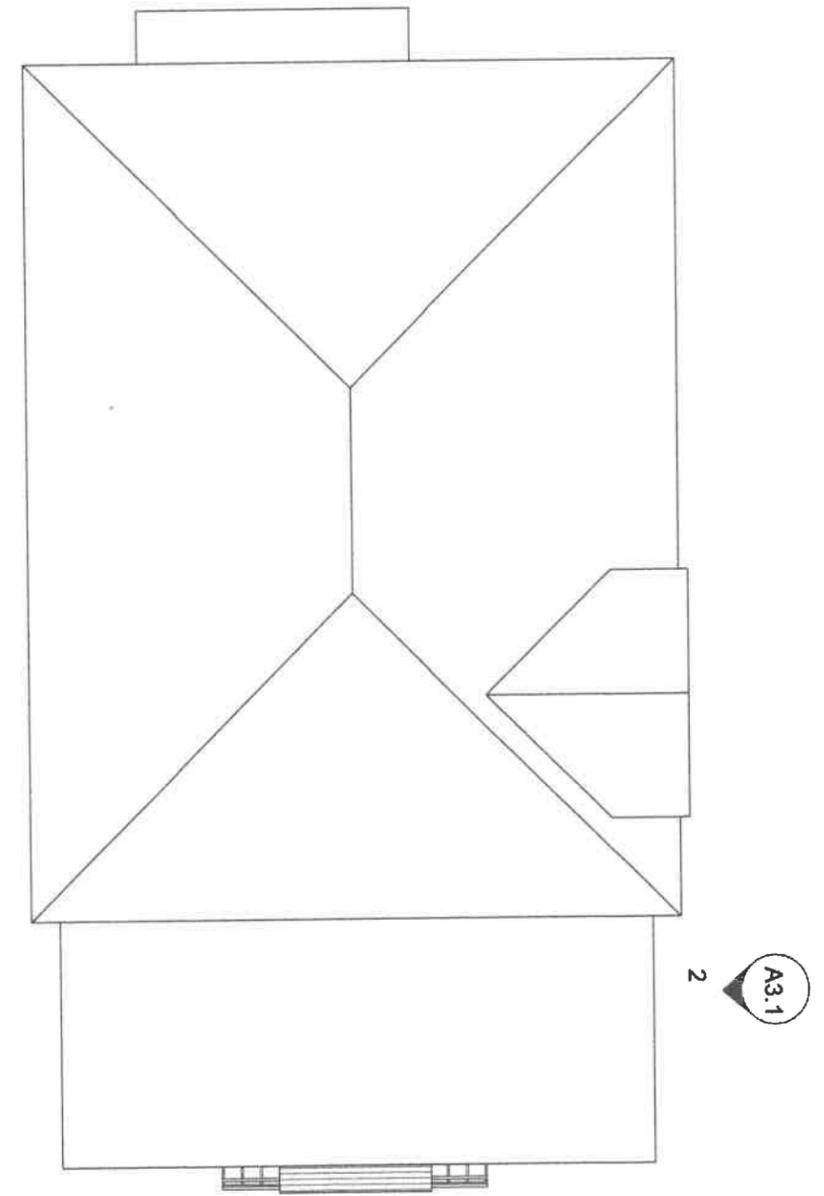
1 EXISTING FIRST FLOOR PLAN

33 HULL STREET



2 EXISTING SECOND FLOOR PLAN

33 HULL STREET



3 EXISTING ROOF FLOOR PLAN

# 33 HULL ST - ADDITION

## ZBA SET

No.	Description	Date

### EX. FLOOR PLANS

Project number	2010.03
Date	03/17/23
Drawn by	SLHG
Checked by	Checker

**A1.0**  
Scale 1/8" = 1'-0"





1 PROPOSED BACK ELEVATION  
A3.0 3/16" = 1'-0"



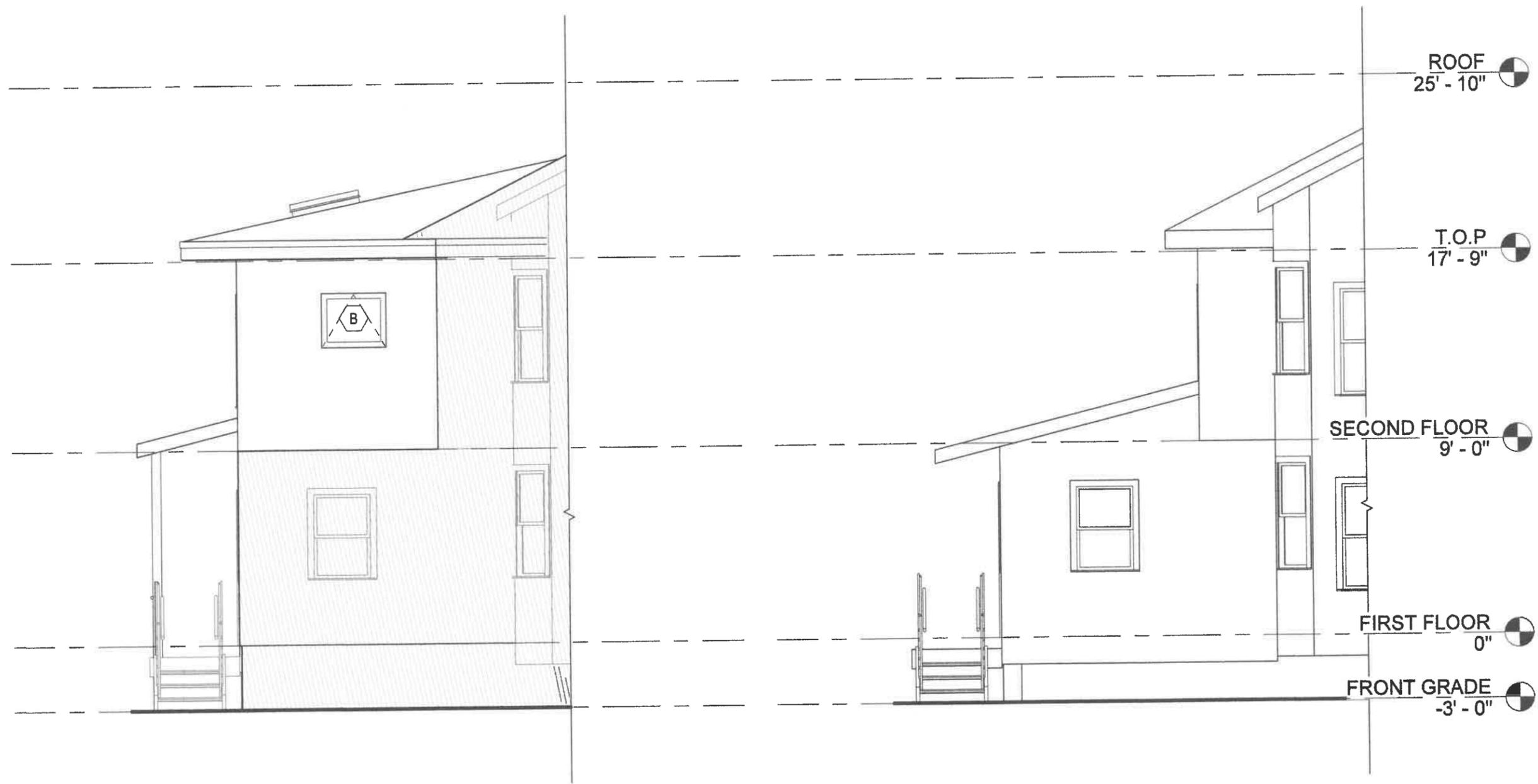
4 EXISTING BACK ELEVATION  
A3.0 3/16" = 1'-0"

33 HULL ST - ADDITION  
ZBA SET

No.	Description	Date

EXTERIOR ELEVATIONS

Project number	2010.03	<b>A3.0</b>
Date	03/17/23	
Drawn by	SLHG	Scale 3/16" = 1'-0"
Checked by	Checker	



1 PROPOSED LEFT ELEVATION  
A3.1 3/16" = 1'-0"

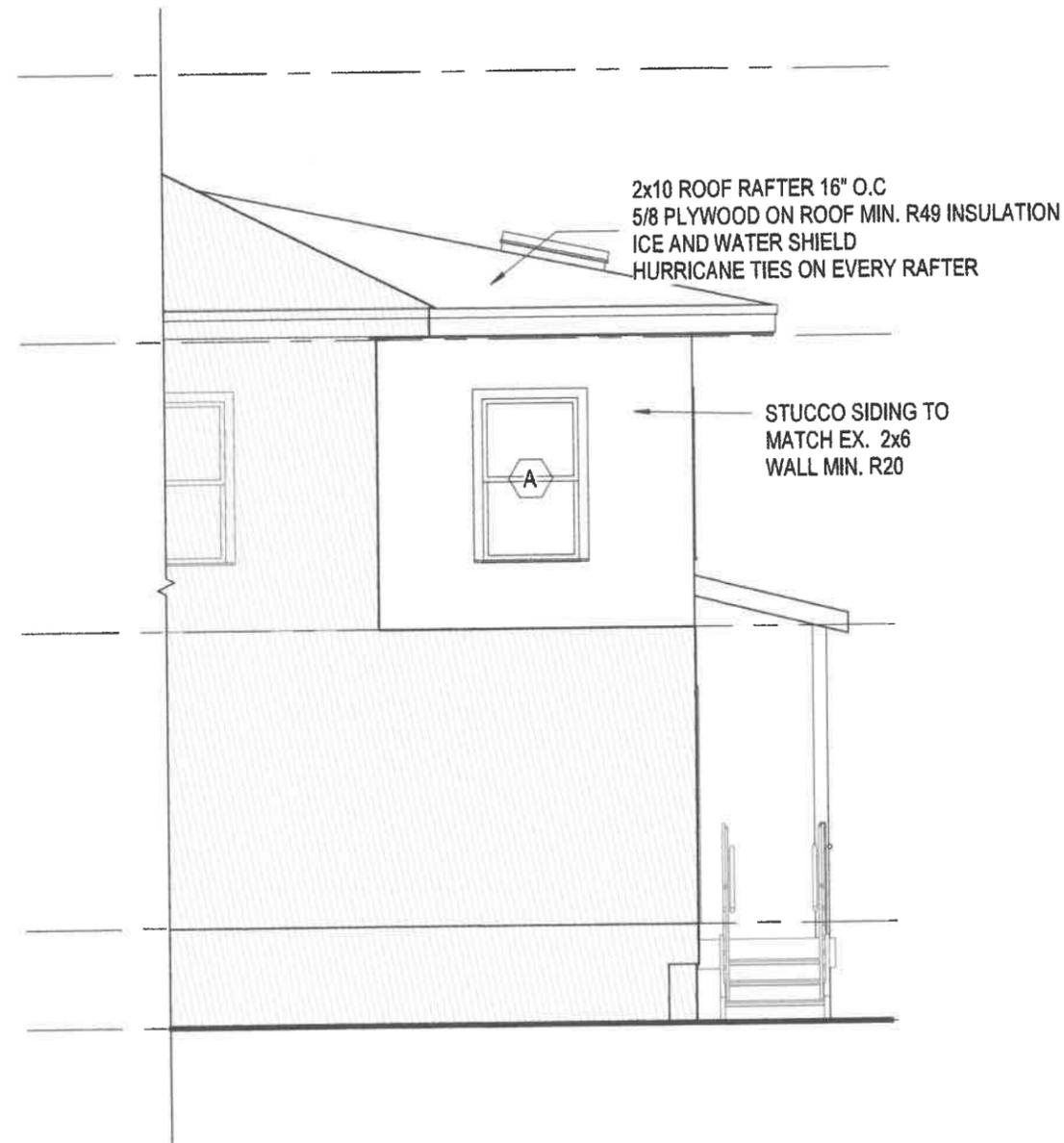
2 EXISTING LEFT ELEVATION  
A3.1 3/16" = 1'-0"

**33 HULL ST - ADDITION**  
**ZBA SET**

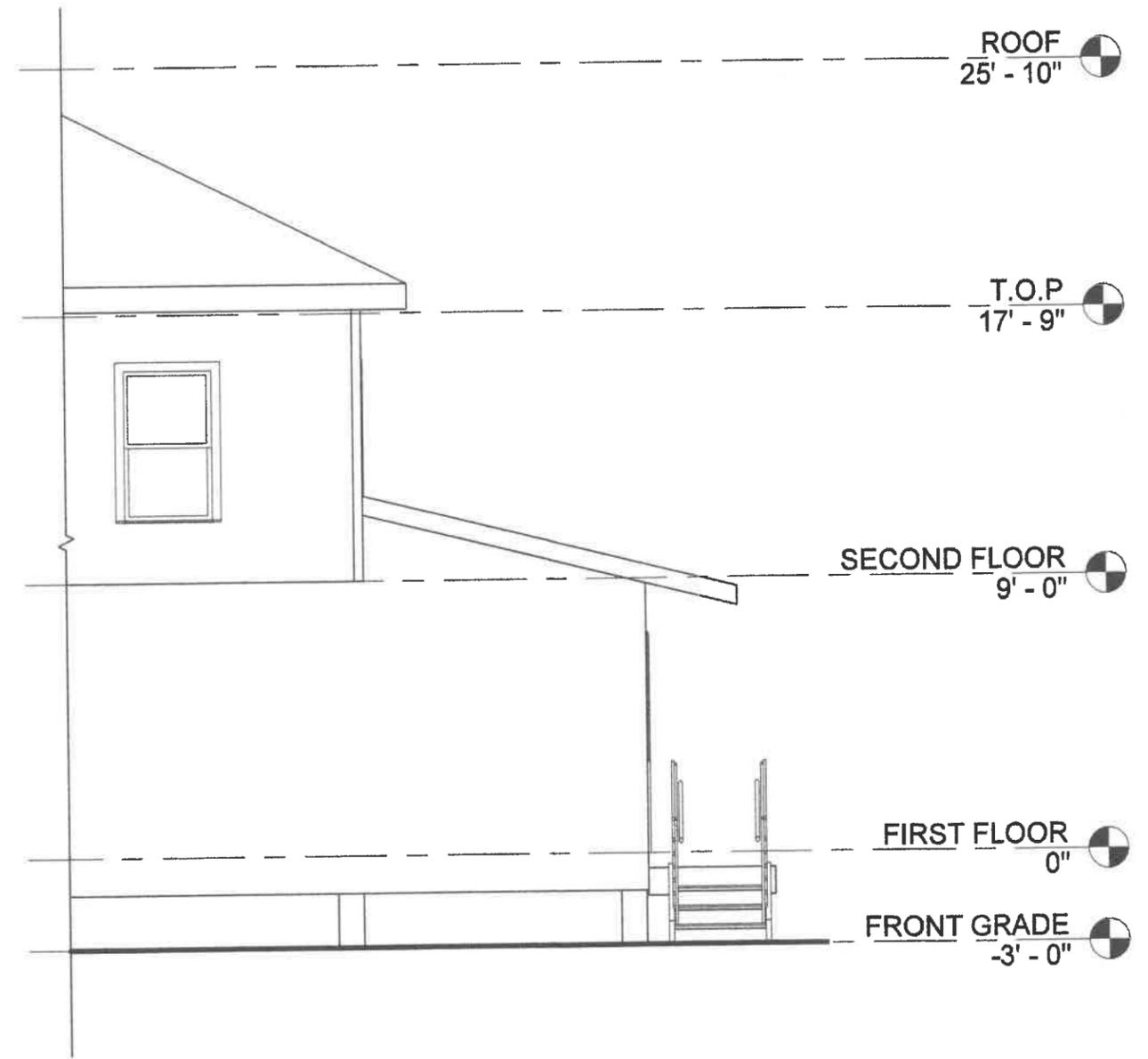
No.	Description	Date

**EXTERIOR ELEVATIONS**

Project number	2010.03	<b>A3.1</b>
Date	03/17/23	
Drawn by	SLHG	
Checked by	Checker	
Scale		3/16" = 1'-0"



1 PROPOSED RIGHT ELEVATION  
A3.2 3/16" = 1'-0"



2 EXISTING RIGHT ELEVATION  
A3.2 3/16" = 1'-0"

**33 HULL ST - ADDITION**  
**ZBA SET**

No.	Description	Date

EXTERIOR ELEVATIONS		
Project number	2010.03	<b>A3.2</b> Scale 3/16" = 1'-0"
Date	03/17/23	
Drawn by	SLHG	
Checked by	Checker	