



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

February 15, 2022

John Joannopoulos  
64 Douglas Road  
Belmont, MA 02478

RE: Denial to Construct a Detached Garage.

Dear Mr. Joannopoulos,

The Office of Community Development is in receipt of your building permit application for your proposal to construct a detached garage at 64 Douglas 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, Section 4.3.5 a-1 of the Zoning By-Law Dimensional Regulations require a setback of minimum 5.0' from the side and the rear line of the lot, and allows a maximum lot coverage of 25%.

1. The existing and proposed side setback of the detached garage is 4.3'.
2. The existing and proposed rear setback of the detached garage is 3.7'.
3. The existing lot coverage is 26.8% and the proposed is 27.9%.

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 Three (3) Special Permits from the Zoning Board of Appeals. If you choose this option, please contact the Office of Community Development to schedule an appointment with Ara Yogurtian, Assistant Director, at (617) 993-2650 in order to begin the process.

Sincerely,

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



Town of Belmont  
Zoning Board of Appeals

**APPLICATION FOR A SPECIAL PERMIT**

Date: 03.01.2022

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 64 Douglas 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 \_\_\_\_\_

Replacing the existing detached garage  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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

Signature of Petitioner *J. Barbato*  
Print Name Joseph Barbato  
Address 27 Muzzey St.  
Lexington, MA 02421  
Daytime Telephone Number 978.793.1744



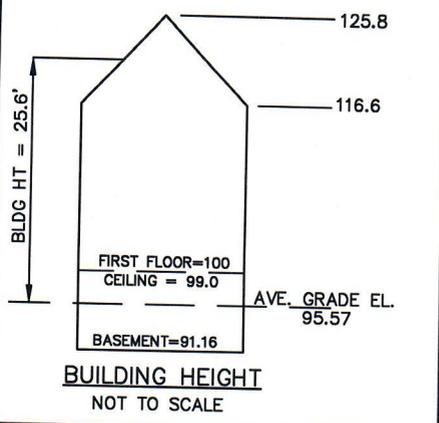
64 Douglas Rd.  
Belmont, MA 02478

## Statement

(Statement in support of Special Permit for 64 Douglas Road)

We are proposing to remove the existing detached garage and rebuild a new garage in the same location with a widened footprint East into the lot so that two cars can fit properly. The new garage location will sit in the same existing nonconforming location in the South-West corner of the lot and extend 3'-7" into the lot. There will be an increase in lot coverage due to the increased garage footprint.

The new garage should have no negative impact on the neighborhood or directly adjacent lots. It does not encroach and further into side or rear yards.



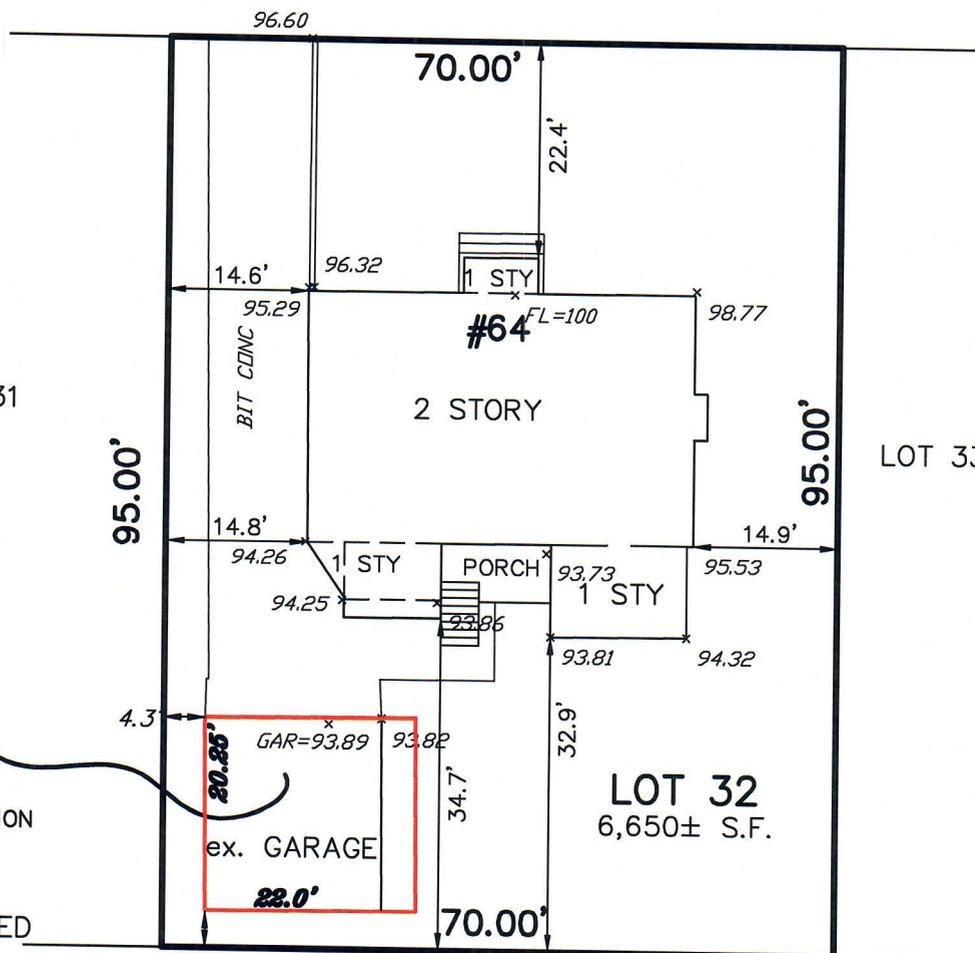
63.26% OF BASEMENT UNDERGROUND  
THEREFOR BASEMENT IS NOT A STORY

# DOUGLAS ROAD



LOT 31

LOT 33



THE PROPERTY IS NOT LOCATED  
WITHIN WETLANDS AS SHOWN  
ON THE TOWN OF BELMONT  
WETLANDS ATLAS.

ZONING DISTRICT: SC (SINGLE RESIDENCE -C)  
REQ. EXIST PROP.

FRONT SETBACK:	23.75'	22.4'	-
SIDE SETBACK:	10'	14.6'	-
REAR SETBACK:	28.5'	32.9'	-
SIDE SETBACK: GARAGE	5'	4.3'	4.3'
REAR SETBACK: GARAGE	5'	3.7'	3.7'
MAXIMUM LOT COVERAGE:	25%	26.8%	27.9%
MINIMUM OPEN SPACE:	50%	60.6%	59.5%
LOT FRONTAGE:	70.00'		
TOTAL LOT AREA:	6,650± S.F.		

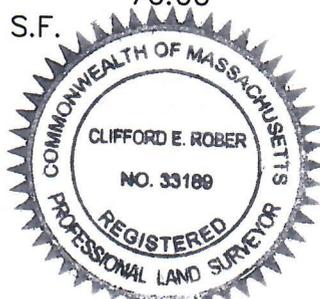
OWNER: JOHN JOANNOPOULOS  
PLAN 813 OF 1951  
ASSESSORS MAP 20 - PARCEL 99

**PROPOSED PLOT PLAN  
#64 DOUGLAS ROAD  
IN  
BELMONT, MA  
(MIDDLESEX COUNTY)**

SCALE: 1" = 20'      DATE: 12/31/2021

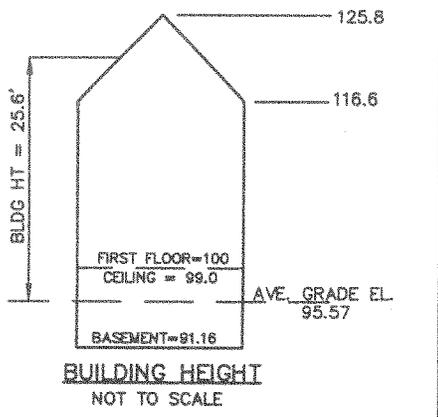


**ROBER SURVEY**  
1072 MASSACHUSETTS AVENUE  
ARLINGTON, MA 02476  
(781) 648-5533  
DWG. NO. 3357PP3.DWG



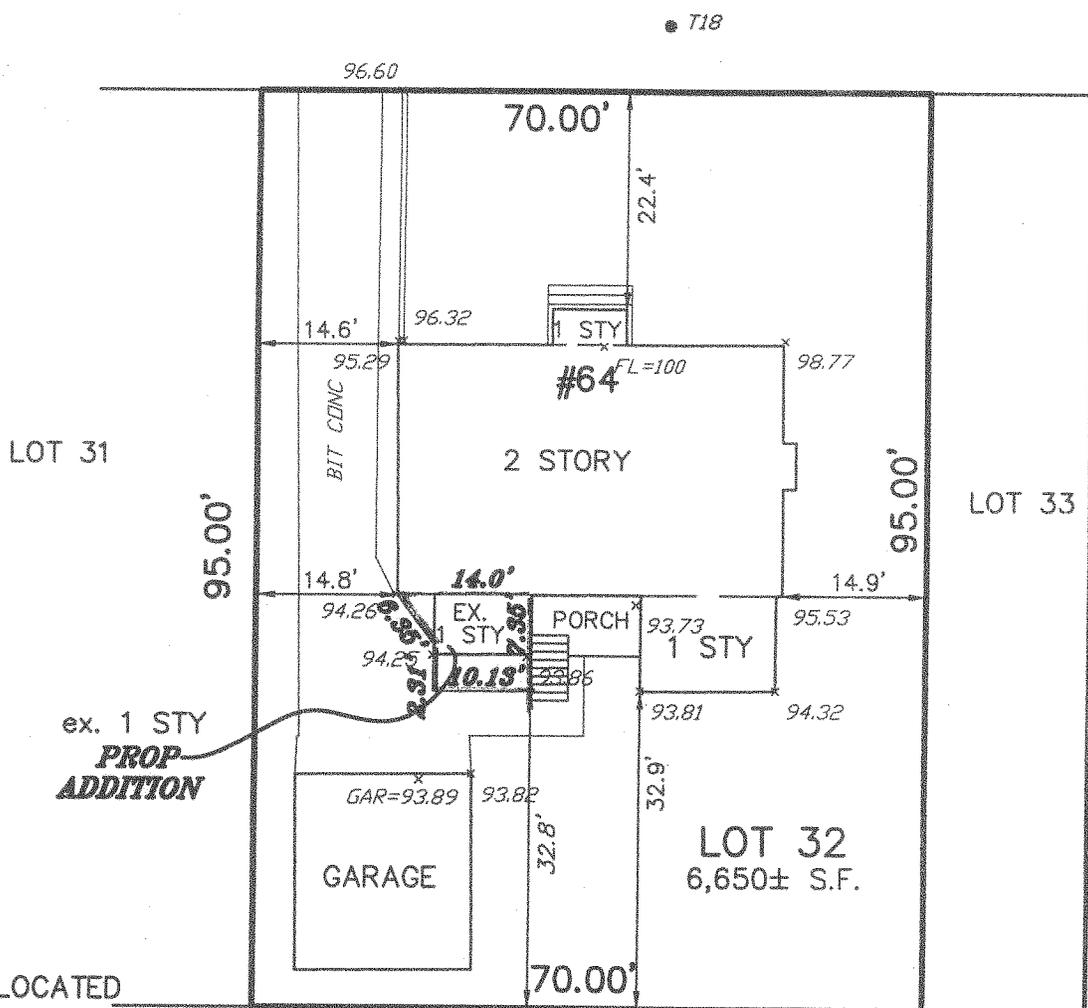
*[Signature]*  
**CLIFFORD E. ROBER, PLS**      **DATE** 12/31/21

**EXISTING PROVIDED FOR  
ADDITIONAL REFERENCE**



63.26% OF BASEMENT UNDERGROUND  
THEREFOR BASEMENT IS NOT A STORY

# DOUGLAS ROAD



THE PROPERTY IS NOT LOCATED  
WITHIN WETLANDS AS SHOWN  
ON THE TOWN OF BELMONT  
WETLANDS ATLAS.

TOWN OF BELMONT

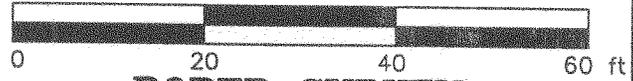
ZONING DISTRICT: SC (SINGLE RESIDENCE -C)  
REQ. EXIST PROP.

FRONT SETBACK:	23.75'	22.4'	-
SIDE SETBACK:	10'	14.6'	14.8'
REAR SETBACK:	28.5%	32.9'	32.8'
MAXIMUM LOT COVERAGE:	25%	26.0%	26.7%
MINIMUM OPEN SPACE:	50%	62.8%	62.3%
LOT FRONTAGE:	70.00'		
TOTAL LOT AREA:	6,650± S.F.		

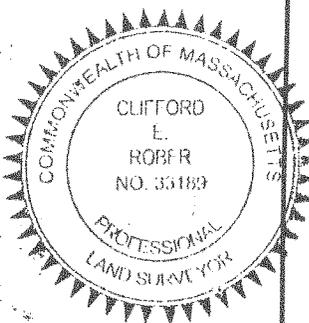
OWNER: JOHN JOANNOPOULOS  
PLAN 813 OF 1951  
ASSESSORS MAP 20 - PARCEL 99

**PROPOSED PLOT PLAN  
#64 DOUGLAS ROAD  
IN  
BELMONT, MA  
(MIDDLESEX COUNTY)**

SCALE: 1" = 20'      DATE: 12/29/2017



**ROBER SURVEY**  
1072 MASSACHUSETTS AVENUE  
ARLINGTON, MA 02476  
(781) 648-5533  
DWG. NO. 3357PP2.DWG



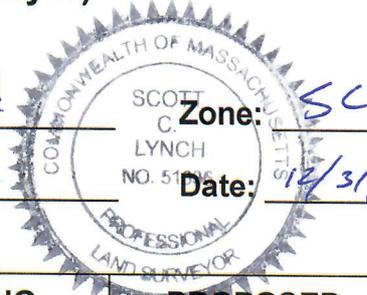
*Clifford E. Rober*  
CLIFFORD E. ROBER, PLS      12/29/2017  
DATE

# Zoning Compliance Check List

## (Registered Land Surveyor)

Property Address: 64 Douglas Road Zone: SC

Surveyor Signature and Stamp: Scott Lynch Date: 12/31/2021



	REQUIRED	EXISTING	PROPOSED
Lot Area	9000 <del>sq</del>	6,650 <del>sq</del>	
Lot Frontage	75'	70.0'	
Floor Area Ratio			
Lot Coverage	25%	26.87%	
Open Space	50%	60.6%	
Front Setback	23.75'	22.4'	
Side Setback	10'	14.6'	4.3' (garage)
Side Setback	10'	14.9'	-
Rear Setback	28.5'	32.9'	3.7' (garage)
Building Height		25.6'	
Stories			
1/2 Story Calculation			

**NOTES:**

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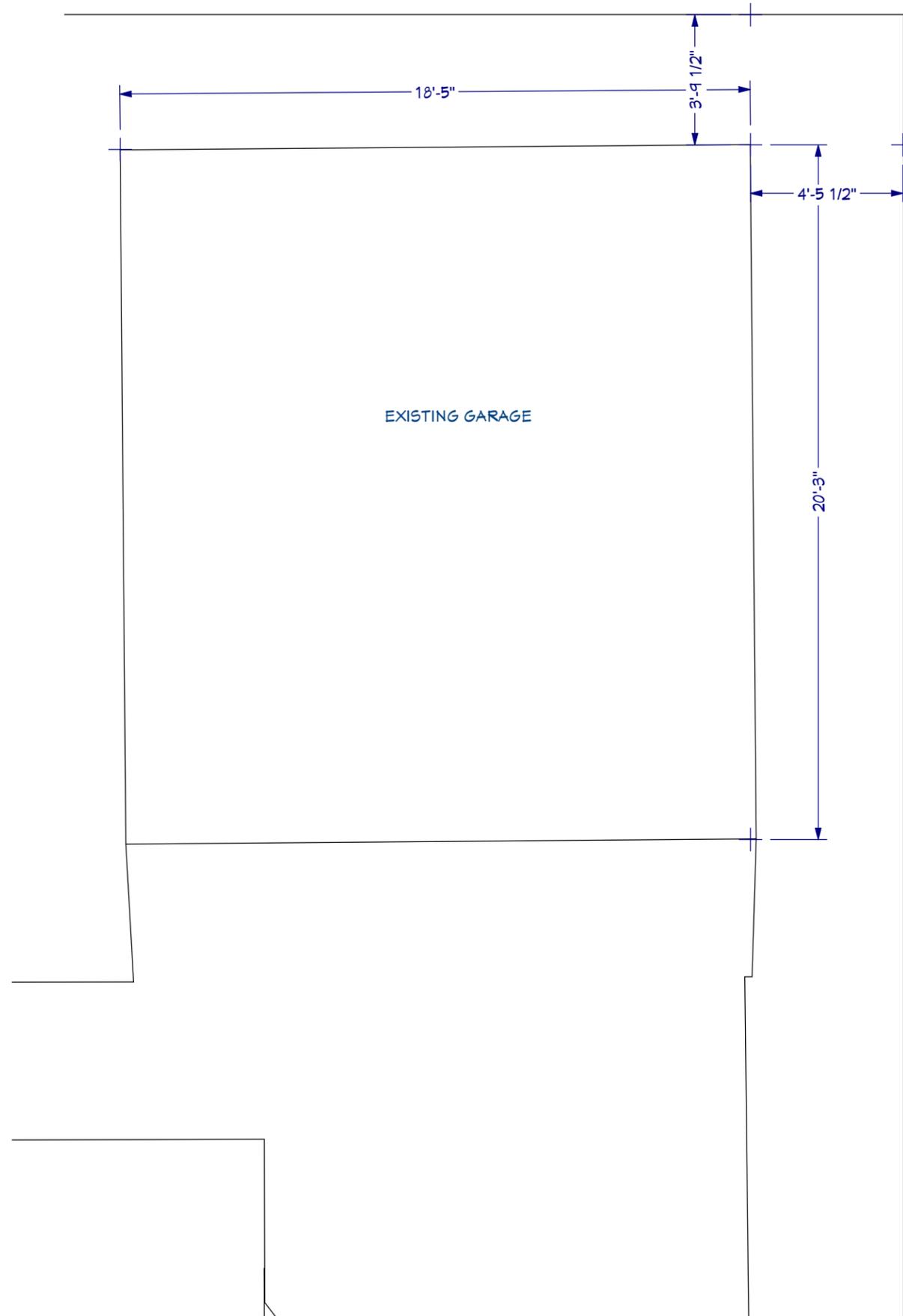
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**EXISTING GARAGE PHOTOGRAPH**

**EXISTING PLOT PLAN**

SCALE: 1/4" = 1'-0"



EXISTING GARAGE



27 Muzzey Street  
 Lexington, Massachusetts 02421  
 P: 781-860-9800  
 F: 781-860-7800

**Joannopoulos Residence**

**64 DOUGLAS RD, BELMONT, MA.**

*Projected Project Start Date*

2022

*Drawing Date*

03.01.2022

*Drawing Version*

SPECIAL PERMIT

*Current Phase*

**PERMIT**

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*Drawn By:*

JB

*Sheet Number*

**A0.1**

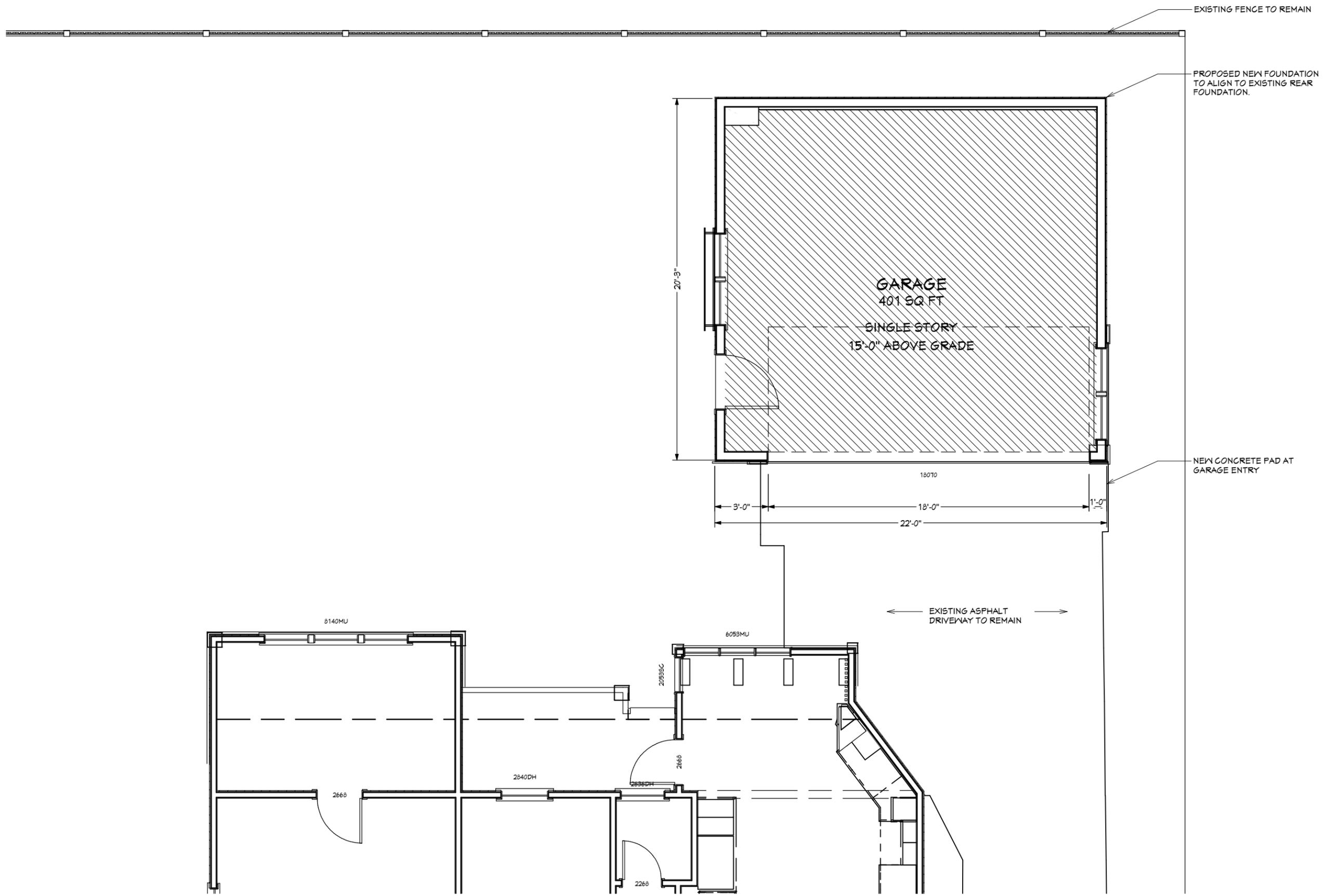
Projected Project Start Date	2022
Drawing Date	03.01.2022
Drawing Version	SPECIAL PERMIT
Current Phase	<b>PERMIT</b>

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 JB

Sheet Number

**A1.1**



**PROPOSED FLOOR PLAN**  
 SCALE: 3/16" = 1'-0"

**Joannopoulos Residence**  
 64 DOUGLAS RD, BELMONT, MA.

Projected Project Start Date

2022

Drawing Date

03.01.2022

Drawing Version  
 SPECIAL PERMIT

Current Phase

**PERMIT**

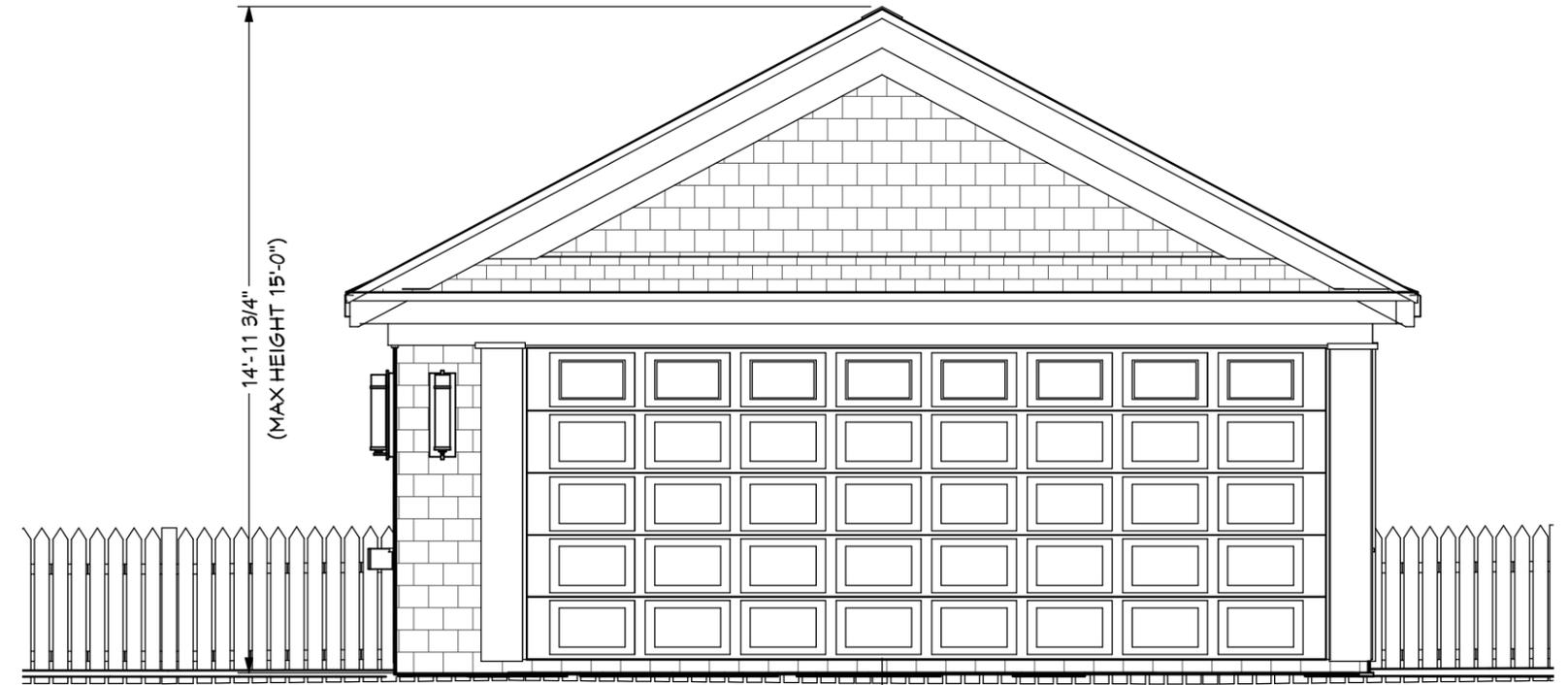
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JB

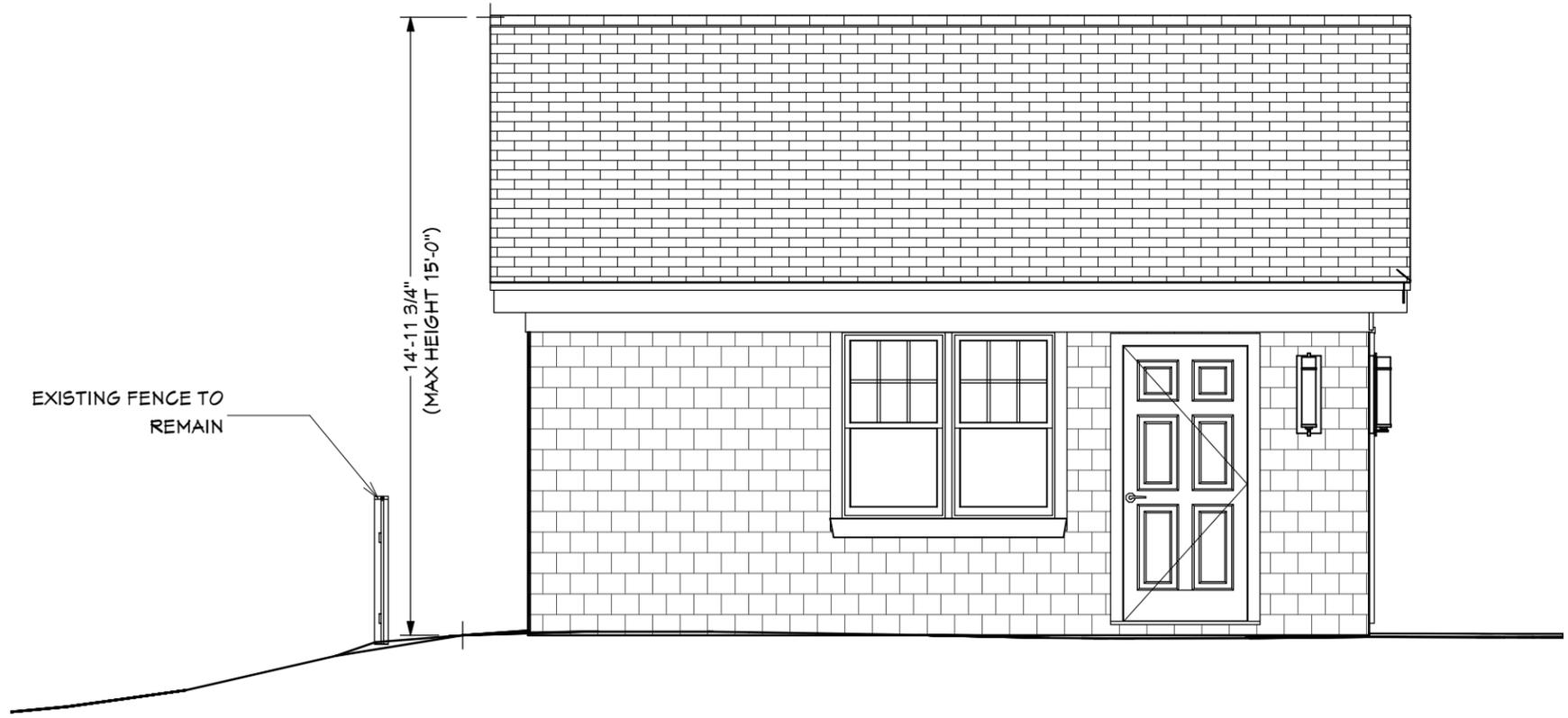
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**A1.2**



**PROPOSED ELEVATION - FRONT**

SCALE: 1/4" = 1'-0"



**PROPOSED ELEVATION - SIDE**

SCALE: 1/4" = 1'-0"

**Joannopoulos Residence**  
 64 DOUGLAS RD, BELMONT, MA.

Projected Project Start Date  
 2022

Drawing Date  
 03.01.2022

Drawing Version  
 SPECIAL PERMIT

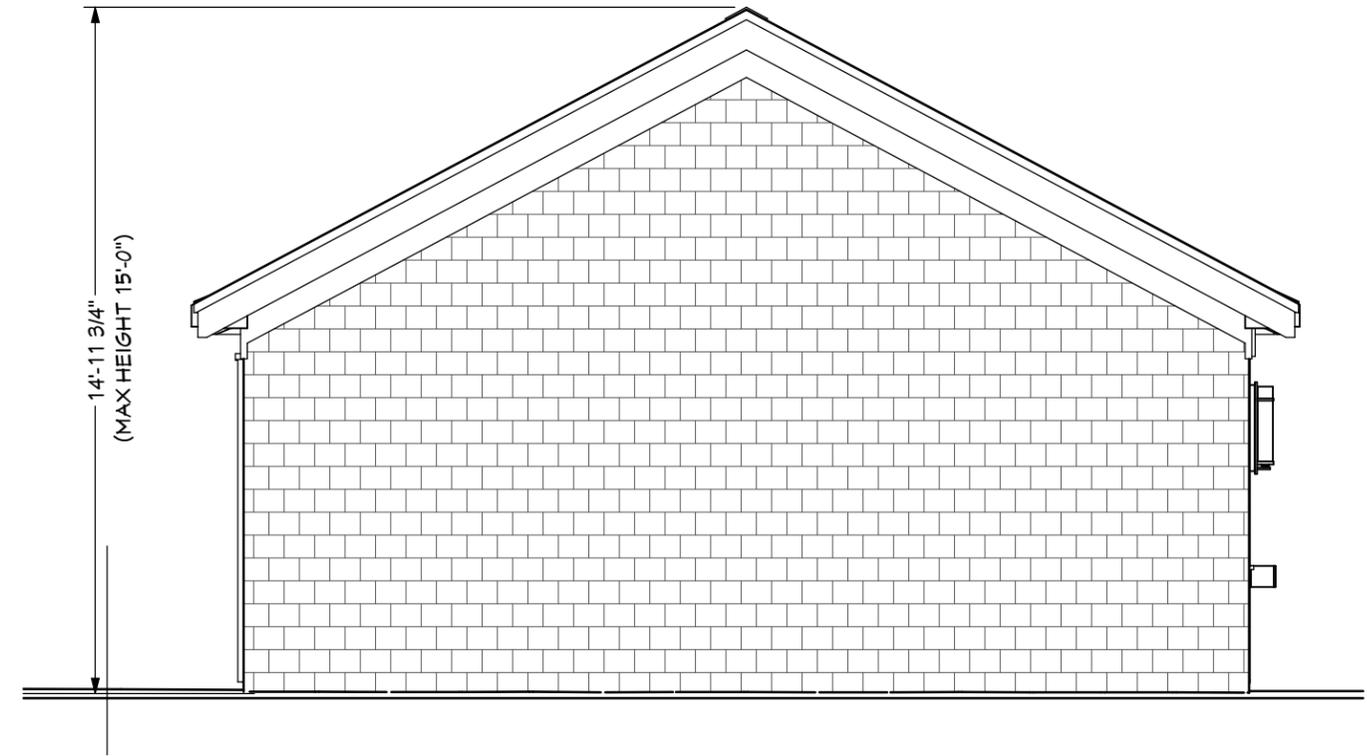
Current Phase  
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 JB

Sheet Number

**A1.3**



**PROPOSED ELEVATION - REAR**  
 SCALE: 1/4" = 1'-0"



**PROPOSED ELEVATION - SIDE**  
 SCALE: 1/4" = 1'-0"



**EXTERIOR VIEW 2**

**Joannopoulos Residence**

**64 DOUGLAS RD, BELMONT, MA.**

*Projected Project Start Date*  
 2022

*Drawing Date*  
 03.01.2022

*Drawing Version*  
 SPECIAL PERMIT

*Current Phase*  
**PERMIT**

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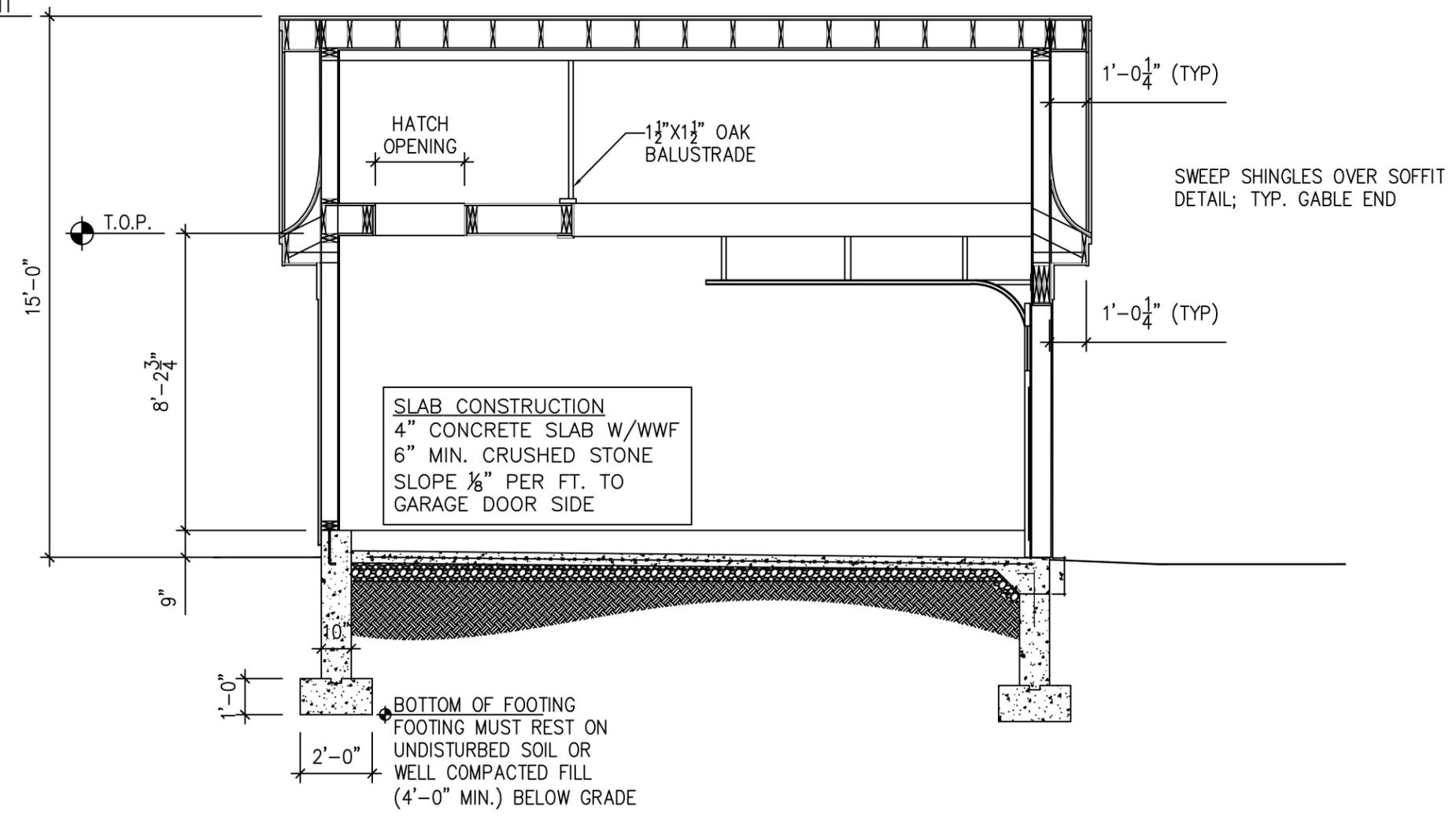
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**A2.1**

**TYP. ROOF CONSTRUCTION**  
 ASPHALT/FIBERGLASS ROOF SHINGLES  
 CONTINUOUS LAYER ICE AND WATER SHIELD  
 5/8" CDX PLYWOOD SHEATHING  
 (SEE STRUCTURAL DRAWINGS FOR DETAILS)

**EXTERIOR WALLS (TYP):**  
 2X6 STUD WALLS @ 16" O.C.; DOUBLE P.T. BOTTOM PLATE; DOUBLE TOP PLATE; VAPOR BARRIER ON 1/2" CDX PLYWOOD SHEATHING; FINISH EXTERIOR SIDING TO MATCH EXISTING SPECIAL CUT CEDAR SHINGLE; 1X6 V-GROOVE T&G (HORIZONTAL) INTERIOR  
 NON-INSULATED

MAX BUILDING HEIGHT  
 DO NOT EXCEED



Projected Project Start Date	2022
Drawing Date	03.01.2022
Drawing Version	SPECIAL PERMIT
Current Phase	PERMIT

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Sheet Number

**A3.1**

**BUILDING SECTION B**

SCALE: 1/4" = 1'-0"