



Town of Belmont  
Zoning Board of Appeals

**APPLICATION FOR A SPECIAL PERMIT**

Date: 3/2/22

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 193 CLAFLIN 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 CONSTRUCT A 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 Armstrong  
Print Name Kristine Armstrong  
Address 193 Clafin St  
Belmont, MA  
Daytime Telephone Number 617-230-6873



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

January 11, 2022

Andrew and Kristine Armstrong  
193 Claflin Street  
Belmont, MA 02478

RE: Denial to Construct a Deck.

Dear Mr. and Mrs. Armstrong,

The Office of Community Development is in receipt of your building permit application for your proposal to construct a deck at 193 Claflin Street 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 4.2.2 of the Zoning By-Law Dimensional Regulations require a minimum side setback of 10.0'.

1. The existing side setback to the principal structure is 7.8' and the proposed side setback to the deck is 8.9'.

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 (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 Ara Yogurtian, Assistant Director, at (617) 993-2650 in order to begin the process.

Sincerely,

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

March 3, 2022

Dear Zoning Board of Appeals,

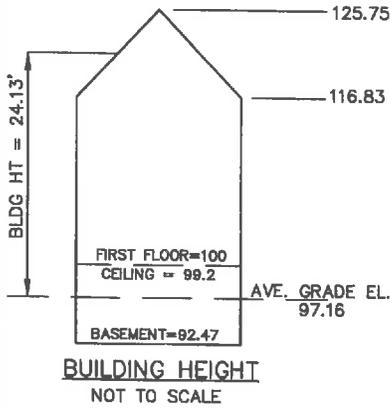
We are applying for a special permit to build a 10'3" x 12' deck off the back of our house. We currently have a small porch there, which is old and needs to be replaced, and the proposed deck will be the same distance from the property line as the current porch is. Offsetting the deck by an additional 3 feet to conform to the 10-foot setback requirement would mean that the deck would start beyond where the back door starts (the back door frame is 14 inches from the corner of the house). The proposed deck will only be 18 inches high, and it is an open deck with a low profile and no obtrusive railings, so in our best opinion it is not detrimental to the neighborhood and does not create a new non-conformity.

We have wanted to put in a deck since we moved into this house 17 years ago, because we love being outside in our backyard, and I've done a lot of gardening and planting to make it a nice place for our family to spend time. Unfortunately, our backyard is on a slope that goes down to the house, so anywhere you sit, you tilt downwards. The slope also means that putting in a patio would be difficult, as well as that rainwater runoff collects at the end of the walkway near the house, so it is often wet and muddy there (ref. enclosed photo).

We are good friends with our next-door neighbors, Ashit and Jean Ganguly, and they have no problem with us putting in a deck (ref. enclosed email from Jean Ganguly). We have also planted several bushes over the past few years on the property line between us and the Ganguly's, to help give them more privacy. In addition, the deck will be further away than our house is from our property line with them. Since our lot is on a corner, our other neighbors (Peng Zhang and Shirley Wang) are behind us, and they will not see the deck because our garage is between their backyard and ours. We also have a fence around our backyard, so the proposed deck won't be obtrusive to any of our neighbors who live across the street from the side of our house on Munroe St.

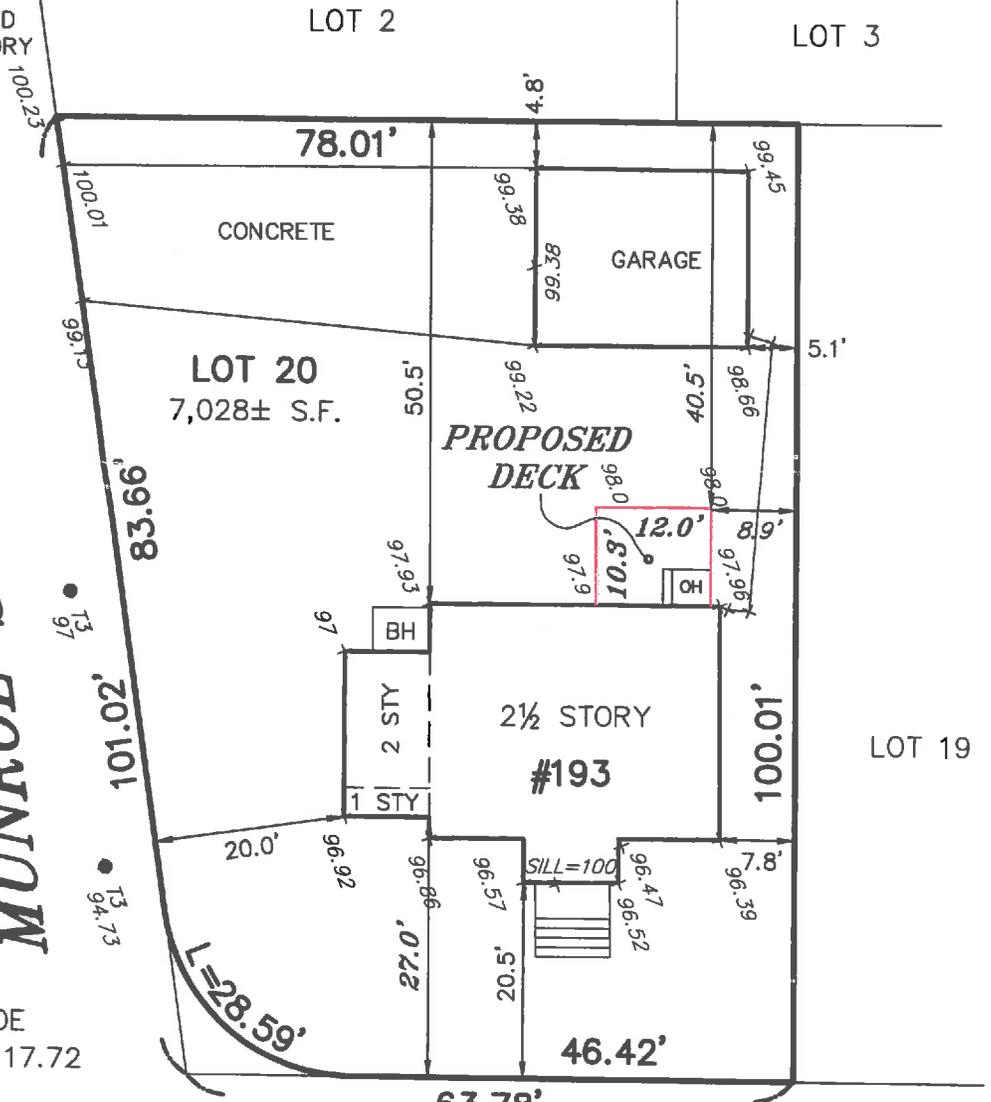
Thank you for your consideration.

Sincerely,  
Kristi and Andy Armstrong  
193 Clafin St



69.7% OF BASEMENT UNDERGROUND  
THEREFOR BASEMENT IS NOT A STORY

**MUNROE STREET**



FRONT SETBACK MUNROE  
 $(63.78 + 78.01) / 2 \times 0.25 = 17.72$

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

**CLAFLIN STREET**

ZONING DISTRICT:	SC (SINGLE RESIDENCE C)	REQ.	EXISTING	PROP.
FRONT SETBACK CLAFLIN:	25'	20.5'	-	-
FRONT SETBACK MUNROE:	17.72'	20.0'	-	-
SIDE SETBACK:	10'	7.8'	8.9'	-
REAR SETBACK:	30'	50.5'	40.5'	-
MAXIMUM LOT COVERAGE:	25%	20.1%	21.8%	-
MINIMUM OPEN SPACE:	50%	68.6%	67.0%	-
LOT FRONTAGE:	75.00'	63.78'	-	-

TOTAL LOT AREA: 7,028± S.F.

**OWNER: ANDREW & KRISTINE ARMSTRONG**  
 L.C. CERT. 232681  
 ASSESSORS MAP 44 - PARCEL 126

**PROPOSED PLOT PLAN  
 #193 CLAFLIN STREET  
 IN  
 BELMONT, MA  
 (MIDDLESEX COUNTY)**

SCALE: 1" = 20'      DATE: 8/30/2021



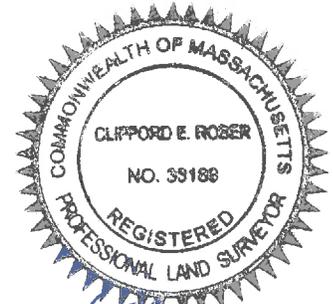
**ROBER SURVEY**  
 1072 MASSACHUSETTS AVENUE  
 ARLINGTON, MA 02476  
 (781) 648-5533  
 DWG. NO. 4504PP3.DWG



*[Signature]*      9/15/2021  
**CLIFFORD E. ROBER, PLS**      DATE

## Zoning Compliance Check List

**Properties Located within the SR-C Districts**  
 (To be Completed by a Registered Land Surveyor)



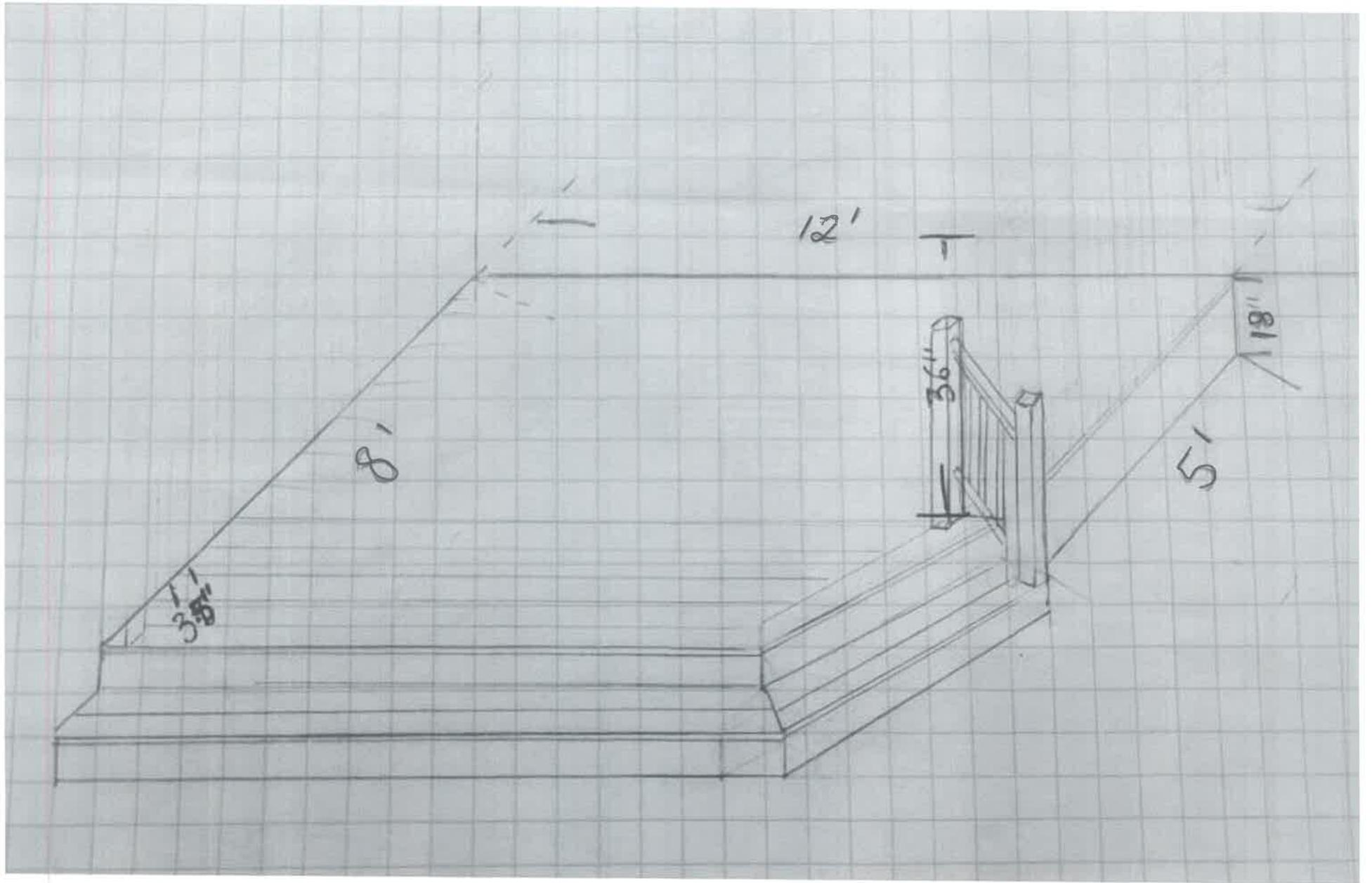
Property Address: 193 Claflin Street

Surveyor Signature and Stamp: *Clifford E. Rober* Date: 9/15/21

<b>Per §4.2 of the Zoning By-Law</b>			
	<b>REQUIRED</b>	<b>EXISTING</b>	<b>PROPOSED</b>
Lot Area (sq. ft.)	9,000	7,028	-
Lot Frontage (feet)	75	63.78'	-
Lot Coverage (% of lot)	25	20.1%	21.8%
Open Space (% of lot)	50	68.6%	67.0%
Setbacks: (feet)	➤ Front (a) <i>CLAFLIN MUNROE</i>	25' 17.72'	20.5' 20.0'
	➤ Side/Side	10    10	-    7.8
	➤ Rear	30'	50.5'
Building Height:	➤ Midpoint (feet)	30	
	➤ Ridge (feet)	34	
	➤ Stories	2-1/2	
1/2 Story (feet) (Per §1.4)	➤ Perimeter (50%)		
	➤ Area (60%)		
	➤ Length (75%)		
HVAC (b)	Prohibited in Front Yard and Side and Rear Setbacks and shall be screened		

- (a) Front setback is equal to the average front setbacks of the abutting properties on either side.
- (b) Includes all outdoor mechanical equipment and fuel storage systems.

**SUBMIT CALCULATIONS** for all of the requirements listed above on a separate piece of paper(s) to verify how they were calculated.





- NEIGHBORHOOD LETTER: Email from Jean + Ashit Ganguly, directabutters at 197 Clafin



Kristi Armstrong <mommymusings1@gmail.com>

## builders at our house

2 messages

**Kristi Armstrong** <kristi.armstrong@pobox.com>  
To: Jean Ganguly <jganguly@aol.com>

Wed, Aug 25, 2021 at 12:22 PM

Hi Jean,

I wanted to let you and Ashit know that we are going to have builders here periodically over next two or three months, working on some house renovation projects for us. We are putting in a small deck to replace our back porch, and we are also redoing one of our upstairs bathrooms plus fixing some other things upstairs.

Our builder is named Slovan and he's super nice - he's a really tall Black Jamaican guy with long dreadlocks (you might have seen him and his helper guys already because they were here painting the inside of the house a couple of weeks ago when we were on vacation). There's a different guy who will be building the deck, and his name is Igor (he's also super nice and very chatty).

Hopefully all of this renovation work won't be too loud or disruptive for you. Thanks in advance for your patience!

Kristi

**J. GANGULY** <jganguly@aol.com>  
To: Kristi Armstrong <kristi.armstrong@pobox.com>

Thu, Aug 26, 2021 at 10:43 AM

Dear Kristi,  
Good luck with the renovations. Hope all goes well. The deck will be a great addition.  
Jean

Sent from my iPad

> On Aug 25, 2021, at 12:23, Kristi Armstrong <kristi.armstrong@pobox.com> wrote:

>

> Hi Jean,

>

> I wanted to let you and Ashit know that we are going to have builders here periodically over next two or three months, working on some house renovation projects for us. We are putting in a small deck to replace our back porch, and we are also redoing one of our upstairs bathrooms plus fixing some other things upstairs.

>

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>

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>

> Kristi