



Town of Belmont  
Zoning Board of Appeals

**APPLICATION FOR A SPECIAL PERMIT**

Date: February 8, 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 628 Trapelo ~~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 \_\_\_\_\_

Amending BOA Case #20-25 changing the  
outside stairs access to the residential units.

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

Signature of Petitioner

*Peter Mamounas*

Print Name

Peter Mamounas

Address

37 Webb Street

Lexington, MA 02420

Daytime Telephone Number

339-927-7588

**Clifford Rober, PLS**

1 Ellingson Road  
Bedford, MA 01730  
781-541-0754

February 8, 2022

Nicholas Iannuzzi, Chair  
Zoning Board of Appeals  
Town of Belmont office of Community Development  
Homer Municipal Building  
19 Moore Street  
Belmont, MA 02478

Re: Case #20-25  
628 Trapelo Road

**Petitioner's Statement**

The Petitioner seeks approval to amend outside stair access to the Residential Units. The Proposed change would modify the outside stairs from a total 3.5' x 15' to a 4.0' x 19.4'. This modification allows for a better appearance and better flow in the restaurant area on the first floor.

We welcome presenting this request to you at the Zoning Board of Appeals hearing.

Sincerely,



Clifford Rober, PLS

# Zoning Compliance Check List

Properties Located within the GR Zoning Districts  
(To be Completed by a Registered Land Surveyor)



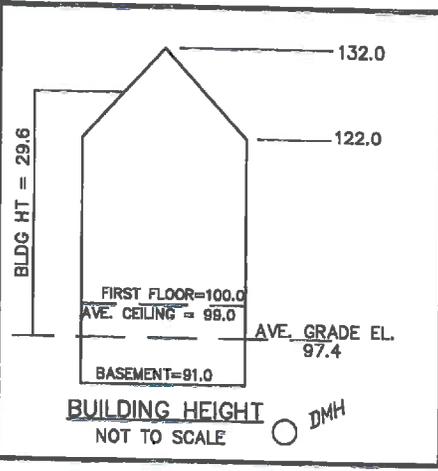
Property Address: 628 Trapelo Road

Surveyor Signature and Stamp: Scott C. Lynch

Date: 1/15/22

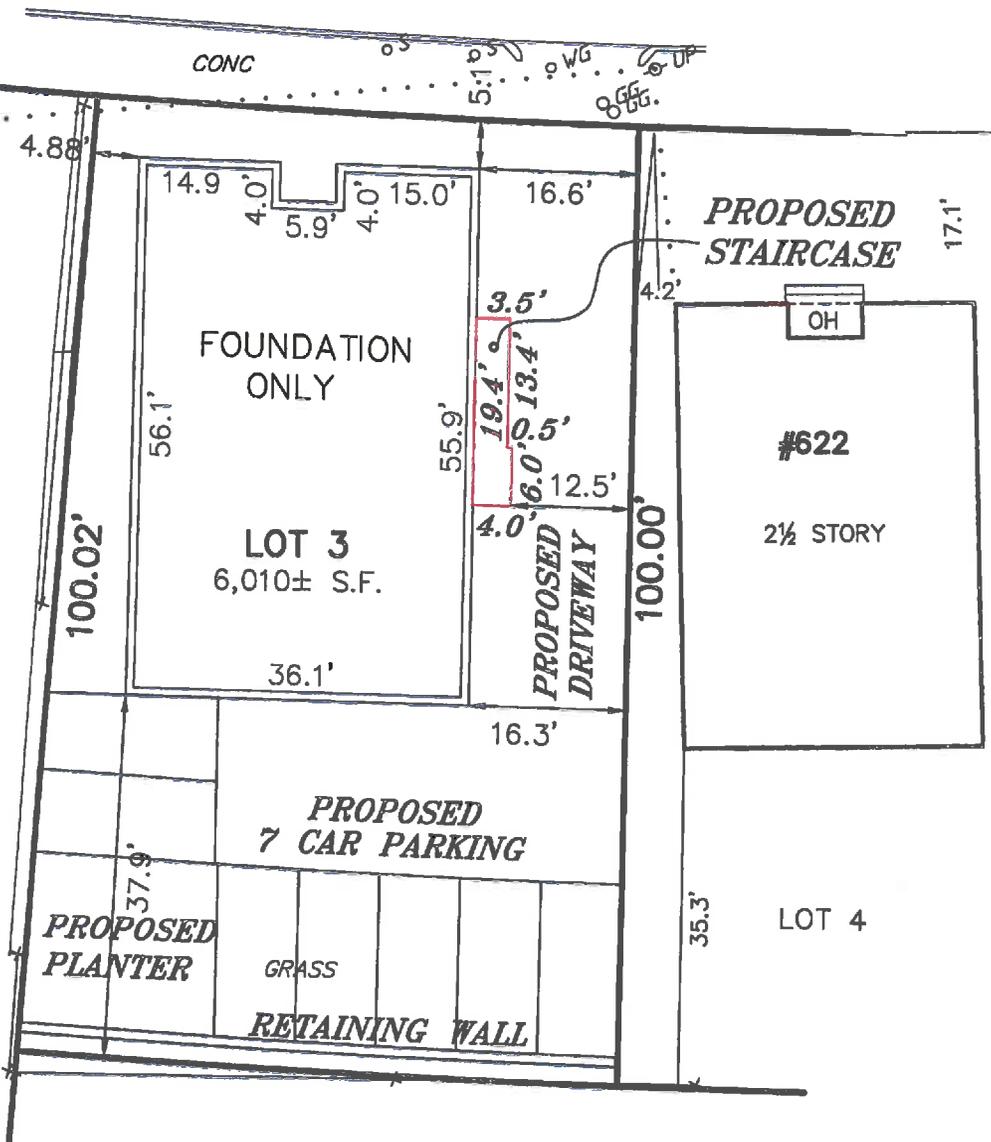
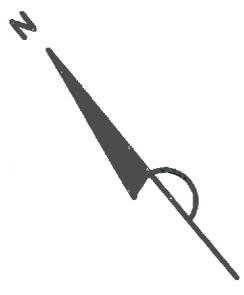
<u>Per §4.2 of the Zoning By-Laws</u>							
		REQUIRED		EXISTING		PROPOSED	
Lot Area (sq. ft.)		7000		6010			
Lot Frontage (feet)		70		57.00			
Lot Area/Unit (sq. ft./d.u.)							
Lot Coverage (% of lot)		30%		33.3%		34.3%	
Open Space (% of lot)		40%		66.6%		19.5%	
Setbacks: (feet)	➤ Front	-		5.1		-	
	➤ Side/Side	10	10	4.88	16.3	12.5	
	➤ Rear	20		37.9		-	
Building Height:	➤ Feet						
	➤ Stories						
1/2 Story (feet) (Per §1.4)	➤ Perimeter						
	➤ Area						
	➤ Length						
<u>Per §6D of the Zoning By-Laws</u>							
		REQUIRED		EXISTING		PROPOSED	
Front Doors:	➤ Face Street						
	➤ Setback						
Curb Cut							
HVAC:	➤ Front Yard						
	➤ Side/Rear Setbacks						

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



# TRAPELO ROAD

73.8% OF BASEMENT UNDERGROUND  
THEREFOR BASEMENT IS NOT A STORY

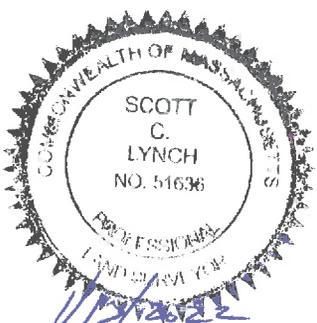


ZONING DISTRICT: R (GENERAL RESIDENCE)

	REQ.	EXIST.	PROP.
FRONT SETBACK:	-	5.1'	-
SIDE SETBACK:	10'	4.88'	-
REAR SETBACK:	20'	37.9'	-
MAXIMUM LOT COVERAGE:	30%	33.3%	34.3%
MINIMUM OPEN SPACE:	40%	66.6%	19.5%

OWNER: TRAPELO INVESTMENTS, LLC  
60786/549  
ASSESSORS MAP 33 - PARCEL 89

TOTAL LOT AREA: 6,010± S.F.  
FRONTAGE = 57.00'  
FLOOD BOUNDARY ZONE C.



*Scott Lynch*  
SCOTT LYNCH, PLS      DATE

**PROPOSED PLOT PLAN**  
**#628 TRAPELO ROAD**  
IN  
**BELMONT, MA**  
(MIDDLESEX COUNTY)

SCALE: 1" = 20'      DATE: 1/13/2022

**ROBER SURVEY**  
1072A MASSACHUSETTS AVENUE  
ARLINGTON, MA 02476  
(781) 648-5533  
DWG. NO. 5813PP5.DWG

**Clifford Rober, PLS**  
1 Ellingson Road  
Bedford, MA 01730  
781-541-0754

February 8, 2022

Nicholas Iannuzzi, Chair  
Zoning Board of Appeals  
Town of Belmont office of Community Development  
Homer Municipal Building  
19 Moore Street  
Belmont, MA 02478

Re: Case #20-25  
628 Trapelo Road

**Petitioner's Statement**

The Petitioner seeks approval to amend the setbacks of the building being built at 628 Trapelo Road.

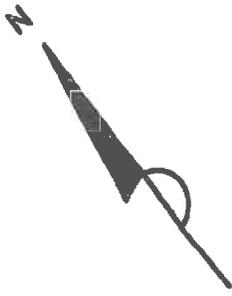
- We are seeking to amend the designed West setback from 5.0' to the As-Built setback of 4.88'
- We are seeking to amend the designed South setback from 38.0' to the As-Built setback of 37.9'

We welcome presenting this request to you at the Zoning Board of Appeals hearing.

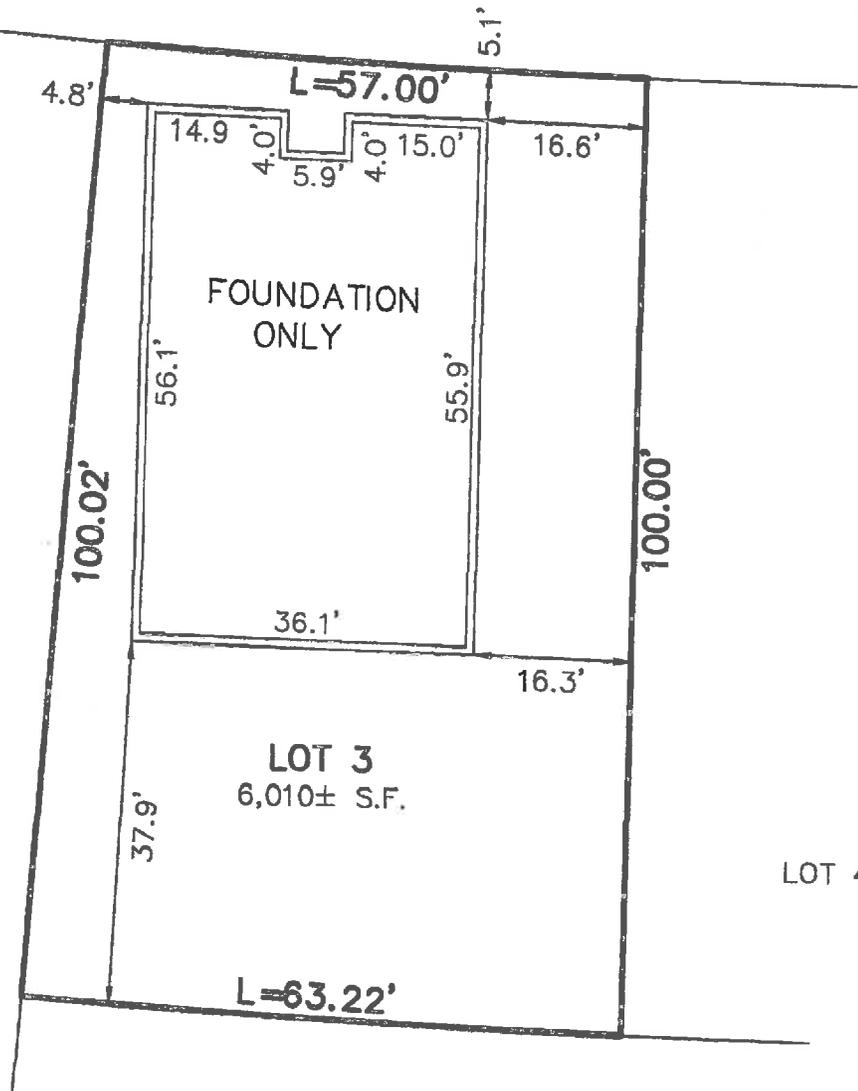
Sincerely,



Clifford Rober, PLS



# TRAPELO ROAD



ZONING DISTRICT:	R (GENERAL RESIDENCE)	
	REQ.	EXIST.
FRONT SETBACK:	-	5.1'
SIDE SETBACK:	10'	4.8'
REAR SETBACK:	20'	37.9'
MAXIMUM LOT COVERAGE:	30%	33.3%
MINIMUM OPEN SPACE:	40%	66.6%

TOTAL LOT AREA: 6,010± S.F.  
 FRONTAGE = 57.00'  
 FLOOD BOUNDARY ZONE C.



*Scott Lynch*  
 SCOTT LYNCH, PLS      DATE

LOT 708

TOP FOUNDATION = 98.6  
 OWNER: TRAPELO INVESTMENTS, LLC  
 60786/549  
 ASSESSORS MAP 33 - PARCEL 89

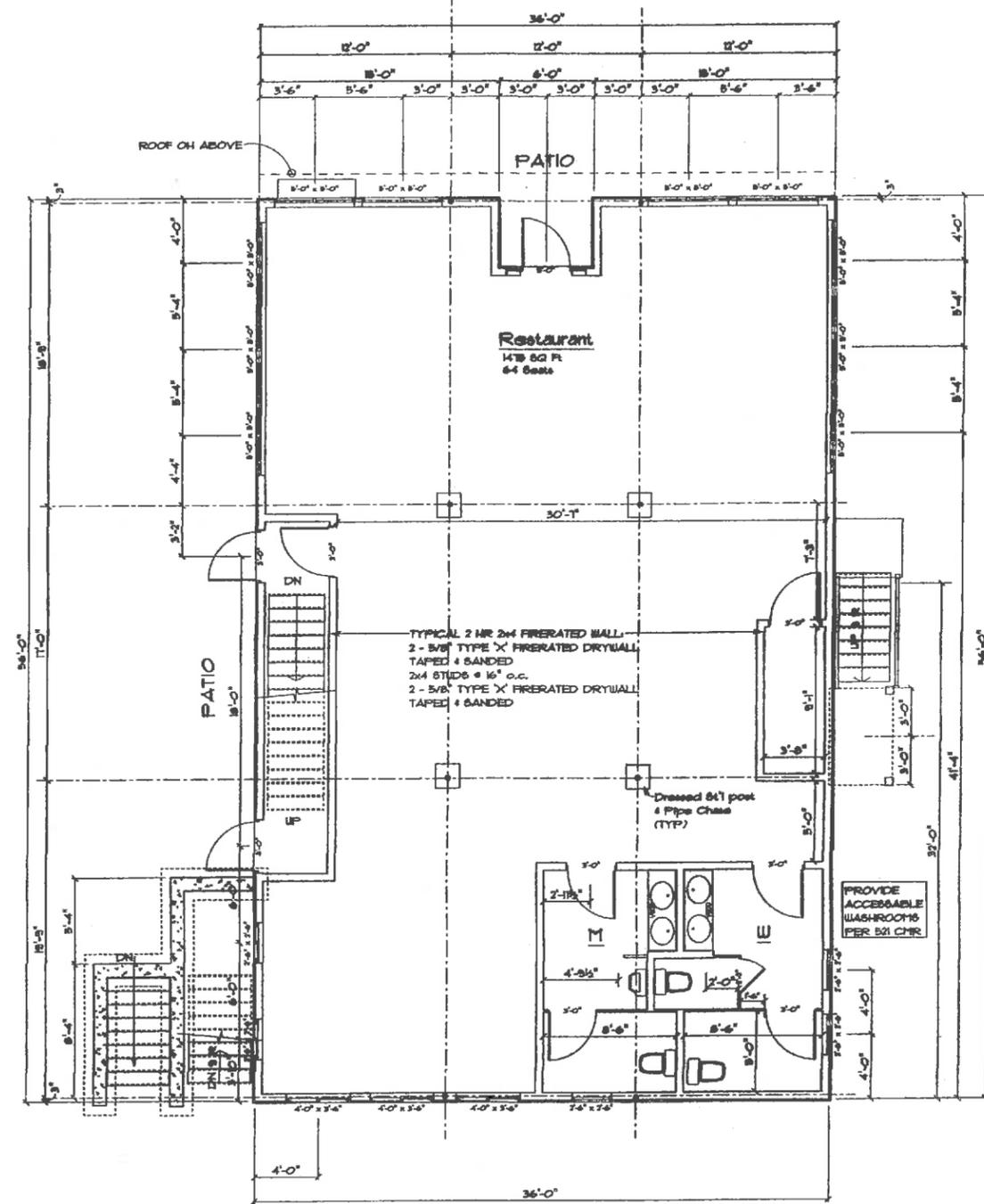
FOUNDATION AS-BUILT  
 #628 TRAPELO ROAD  
 IN  
 BELMONT, MA  
 (MIDDLESEX COUNTY)

SCALE: 1" = 20'      DATE: 1/13/2022



**ROBER SURVEY**  
 1072A MASSACHUSETTS AVENUE  
 ARLINGTON, MA 02476  
 (781) 648-5533  
 DWG. NO. 5813CP2.DWG

# Approved - BOA #20-25



**Approved First Floor Plan**  
1/4" = 1'-0"



**J.S. Dugger, AIA & Associates**  
25 Beach Road  
Gloucester, MA 01930  
jdd@comcast.net

ARCHITECT

**628 Trapelo Road  
Replacement Building**  
Trapelo Investments, LLC  
37 Webb Street  
Lexington, MA 02420

PROJECT / OWNER

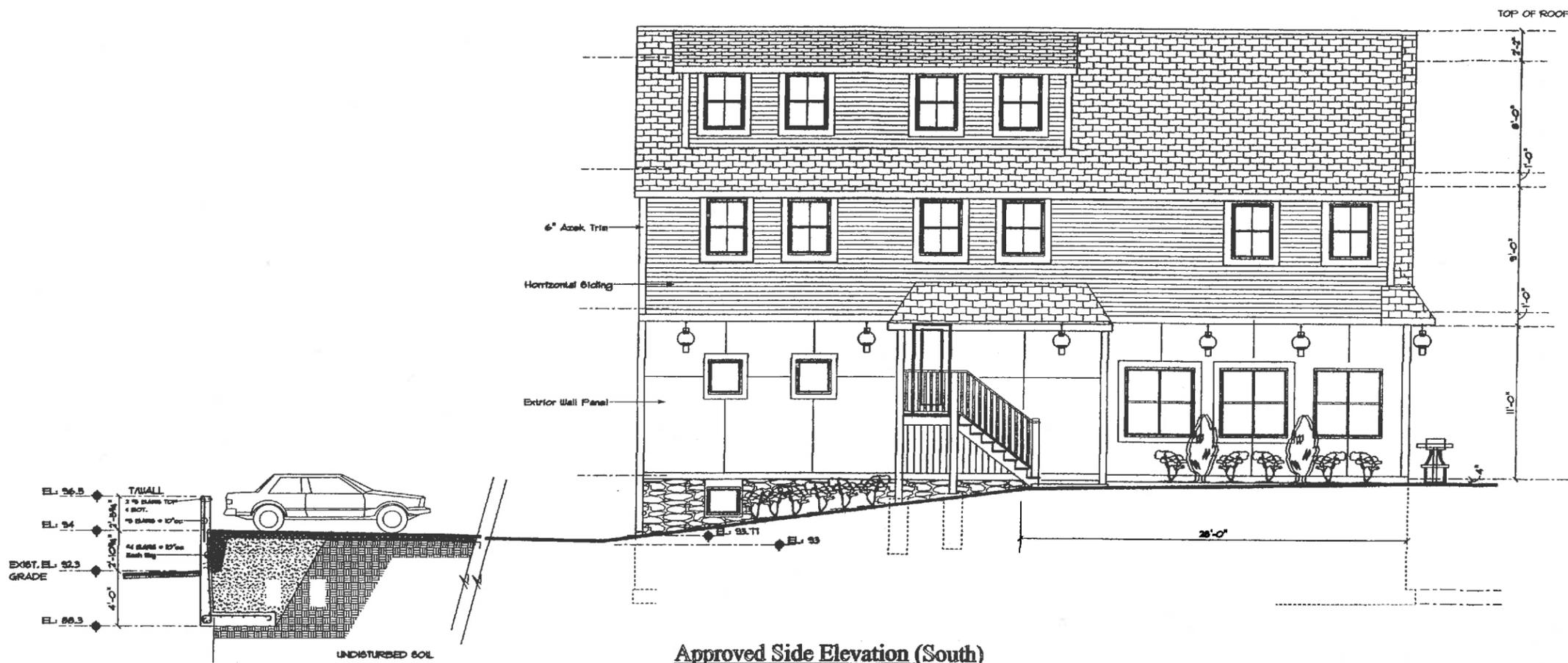
**Amendment Appeal**

**ACTION**

Released for Pricing  
01/15/2021  
Engineering Coordination  
01/25/2021  
Engineering Coordination  
03/16/2021  
FOR CONSTRUCTION  
04/13/2021  
FOR APPEAL  
07/13/2021

**A-2**

Approved - BOA #20-25



**J.S. Dugger, AIA & Associates**  
25 Beach Road  
Gloucester, MA 01930  
jerdal@comcast.net

**ARCHITECT**

**628 Trapelo Road  
Replacement Building**  
Trapelo Investments, LLC  
37 Webb Street - Lexington, MA 02420

**PROJECT / OWNER**

**Amendment Appeal**

**ACTION**

RELEASE FOR PERMITS  
01/18/2021

ENGINEERING COORDINATION  
01/29/2021

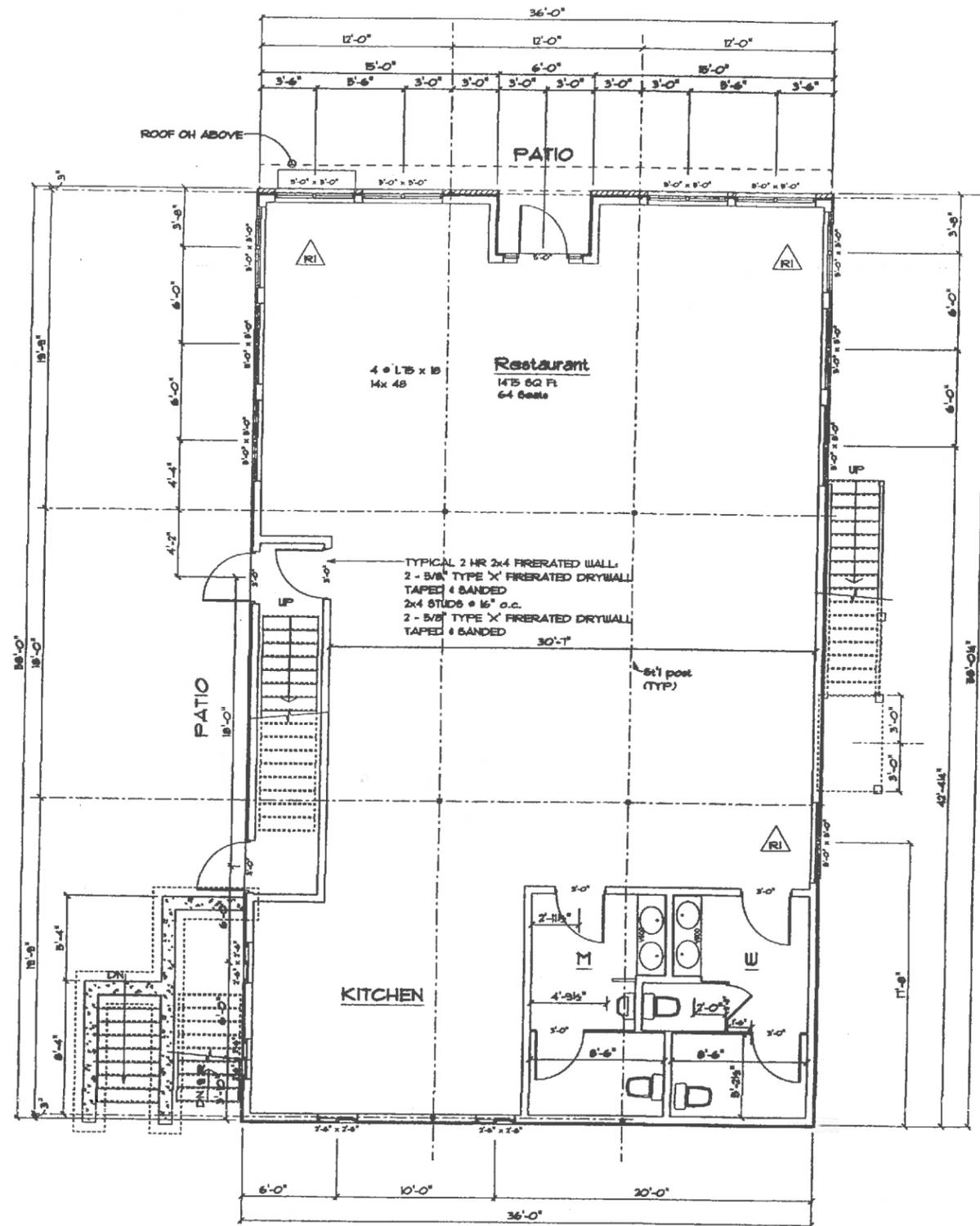
FOR CONSTRUCTION  
04/13/2021

FOR APPROVAL  
07/13/2022



**A-9**

# Amended- Version 1



**Proposed First Floor Plan**  
1/4" = 1'-0"



<b>J S Dugger, AIA &amp; Associates</b> 25 Beach Road Gloucester, MA 01930 jsd@aiaandassociates.com	
<b>ARCHITECT</b>	
<b>628 Trapelo Road Replacement Building</b> Trapelo Investments, LLC 37 Webb Street Lexington, MA 02420	
<b>PROJECT / OWNER</b>	
<b>Amendment Appeal</b>	
<b>ACTION</b> Release for Pricing: 01/15/2021 Engineering Consultation: 01/25/2021 Engineering Consultation: 03/15/2021 FOR CONSTRUCTION: 04/15/2021 FOR APPEAL: 01/21/2022	
<b>PROPOSED</b> <b>A-2</b>	

# Amended - Version 1



**Proposed Side Elevation (South)**  
1/4" = 1'-0"



<b>J S Dugger, AIA &amp; Associates</b> 25 Beach Road Gloucester, MA 01930 jsd@aia.com
<b>ARCHITECT</b>
<b>628 Trapelo Road</b> <b>Replacement Building</b> Trapelo Investments, LLC 37 Webb Street, Lexington, MA 02420
<b>PROJECT / OWNER</b>
<b>Amendment Appeal</b>
<b>CONTRACTOR</b>
<b>ACTION</b>
<b>FOR APPEAL</b>
<b>01/21/22</b>
<b>PROPOSED</b>
<b>A-9</b>





Side Elevation (South)

1/4" = 1'-0"

ALT B



**J.S. Dugger, AIA & Associates**  
 25 Beach Road  
 Gloucester, MA 01930  
 jdugger@comcast.net

**ARCHITECT**

628 Trapelo Road  
**Replacement Building**  
 Trapelo Investments, LLC  
 37 Webb Street Lexington, MA 02420

**PROJECT / OWNER**

To Be Announced

**CONTRACTOR**

**ACTION**

RELEASE FOR PRICING  
 01/15/2021  
 ENGINEERING COORDINATION  
 01/25/2021  
 FOR CONSTRUCTION  
 04/13/2021  
 HALF STORY REV.  
 07/14/2021  
 FOR PERMIT  
 08/04/2021  
 SPECIAL PERMIT REV  
 02/16/2022

SK  
 A-9