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TOWN CLERK
BELMONT, MA

CASE NO. 21-23

2021 AUG 31 AM 9:44

NOTICE OF PUBLIC HEARING BY THE
ZONING BOARD OF APPEALS

ON APPLICATION FOR TWO SPECIAL PERMITS

Notice is hereby given that the Belmont Zoning Board of Appeals will hold a public hearing on Monday, September 13, 2021 at 7:00 PM by remote access through the Zoom app. to consider the application of Michael and Laurel Bufano for Two Special Permits under §1.5 of the Zoning By-Law to construct a second story addition at 22 Falmouth Street located in General Residence (GR) Zoning district. §1.5.4A of the By-Law allows alterations and expansions in the GR district by a Special Permit granted by the Board of Appeals and §4.2 of the Zoning By-Law Dimensional Regulations requires a minimum side setback of 10.0', the existing and proposed side setback is 3.3'.

ZONING BOARD OF APPEALS



Town of Belmont
Zoning Board of Appeals

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TOWN CLERK
BELMONT, MA

2021 AUG 31 AM 9:45

APPLICATION FOR A SPECIAL PERMIT

Date: 29 April 2021

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 22 Falmouth 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 4 second floor addition.

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

Signature of Petitioner

[Handwritten Signature]

Print Name

MICHAEL L. BUFALO

Address

22 FALMOUTH ST.

BELMONT, MA 02478

Daytime Telephone Number

(617) 529-7391



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 14, 2021

Michael and Laurel Bufano
22 Falmouth Street
Belmont, MA 02478

RE: Denial to Construct a Second Floor Addition.

Dear Mr. and Mrs. Bufano,

The Office of Community Development is in receipt of your building permit application for your proposal to construct an addition at 22 Falmouth Street located in a General Residence (GR) Zoning District.

Your application has been denied because it does not comply with the current Town of Belmont Zoning By-Law. More specifically, §4.2.2 of the Zoning By-Law Dimensional Regulations require a minimum side setback of 10.0' and §1.5.4A allow alterations and expansions in the GR district by a Special Permit granted by the Board of Appeals.

1. The existing and proposed side setback is 3.3'.
2. The proposed addition is allowed by a Special Permit granted by the Board of Appeals.

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 two (2) 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

Special Permit Statement – 22 Falmouth Street Renovation

29 April 2021

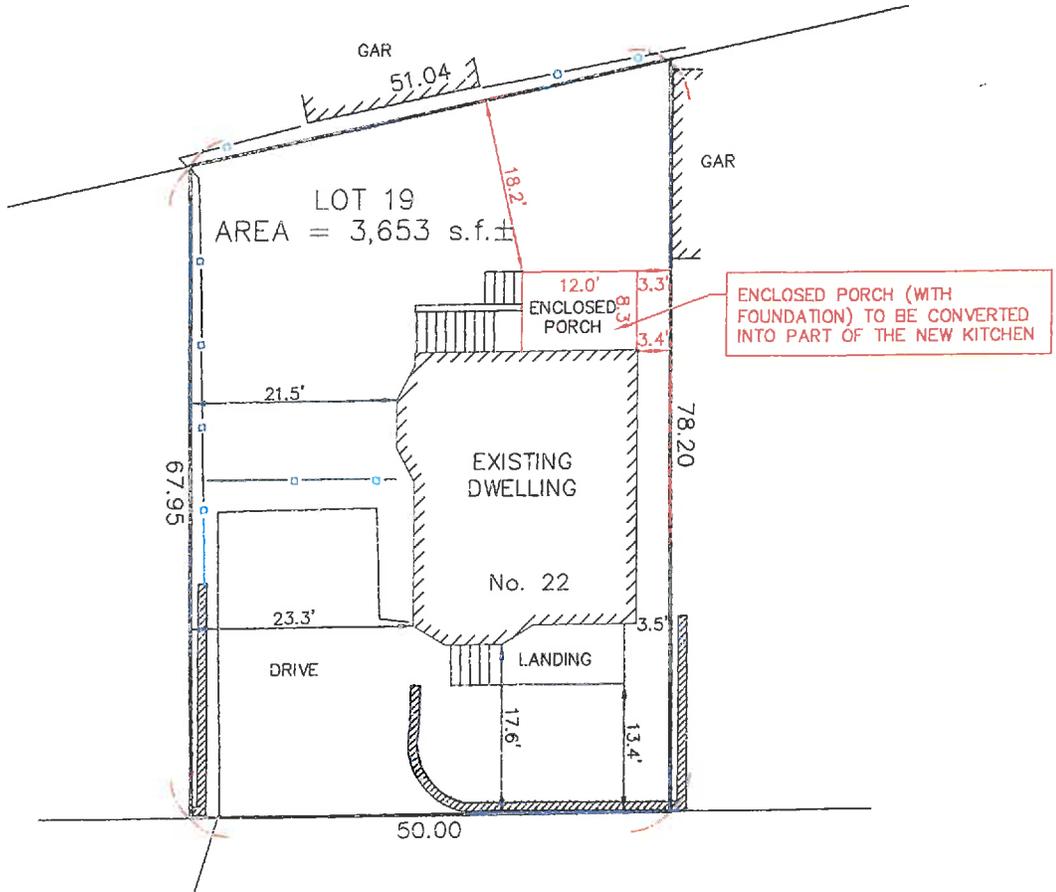
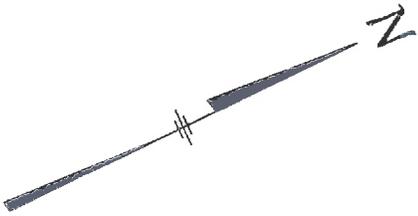
Laurie & Mike Bufano, owners

We are requesting a Special Permit to expand the bedroom of our youngest daughter. As a rising seventh-grader, her need for physical space to retire and study is increasing. Her bedroom is currently too small to accommodate standard furniture and a suitable desk. The proposed addition would provide adequate room for her, and result in three similarly sized bedrooms on the second floor.

The exterior design was developed in consultation with Belmont resident P.J. Melanson of Melco Home Design, LLC. It is intended to maintain the existing style of the house and appear as though it were part of the original structure. The addition is located at the rear of the building and within the current footprint so as not to increase the side setback non-conformance. It features a roof line matching the existing in slope and detail. As such, we believe it will not be more detrimental to the neighborhood than the current conditions.

As nearly 18-year residents of the Harvard Lawn neighborhood, we are committed to the community and respectful of our neighbors. Having discussed the proposed project with the abutters and others, we have heard no objections and respectfully request that the Zoning Board of Appeals approve this accommodation. Thank you for your consideration.

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



FALMOUTH STREET
(PUBLIC - 40' WIDE)

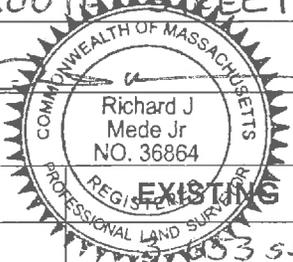
Zoning Compliance Check List (Registered Land Surveyor)

Property Address: 22 FALMOUTH STREET

Zone: GR

Surveyor Signature and Stamp: _____

Date: 08/03/20



	REQUIRED	EXISTING	PROPOSED
Lot Area	5,000 sf.	3,653 sf	3,653 sf.
Lot Frontage	50'	50'	50'
Floor Area Ratio	—	—	—
Lot Coverage	30%	26.3%	26.3%
Open Space	40%	57.0%	57.0%
Front Setback	20'	17.6'	17.6'
Side Setback	10'	3.3'	3.3'
Side Setback	10'	21.5'	21.5'
Rear Setback	20'	18.2'	18.2'
Building Height	33	—	—
Stories	2 1/2	2 1/2	2 1/2
1/2 Story Calculation			

NOTES:

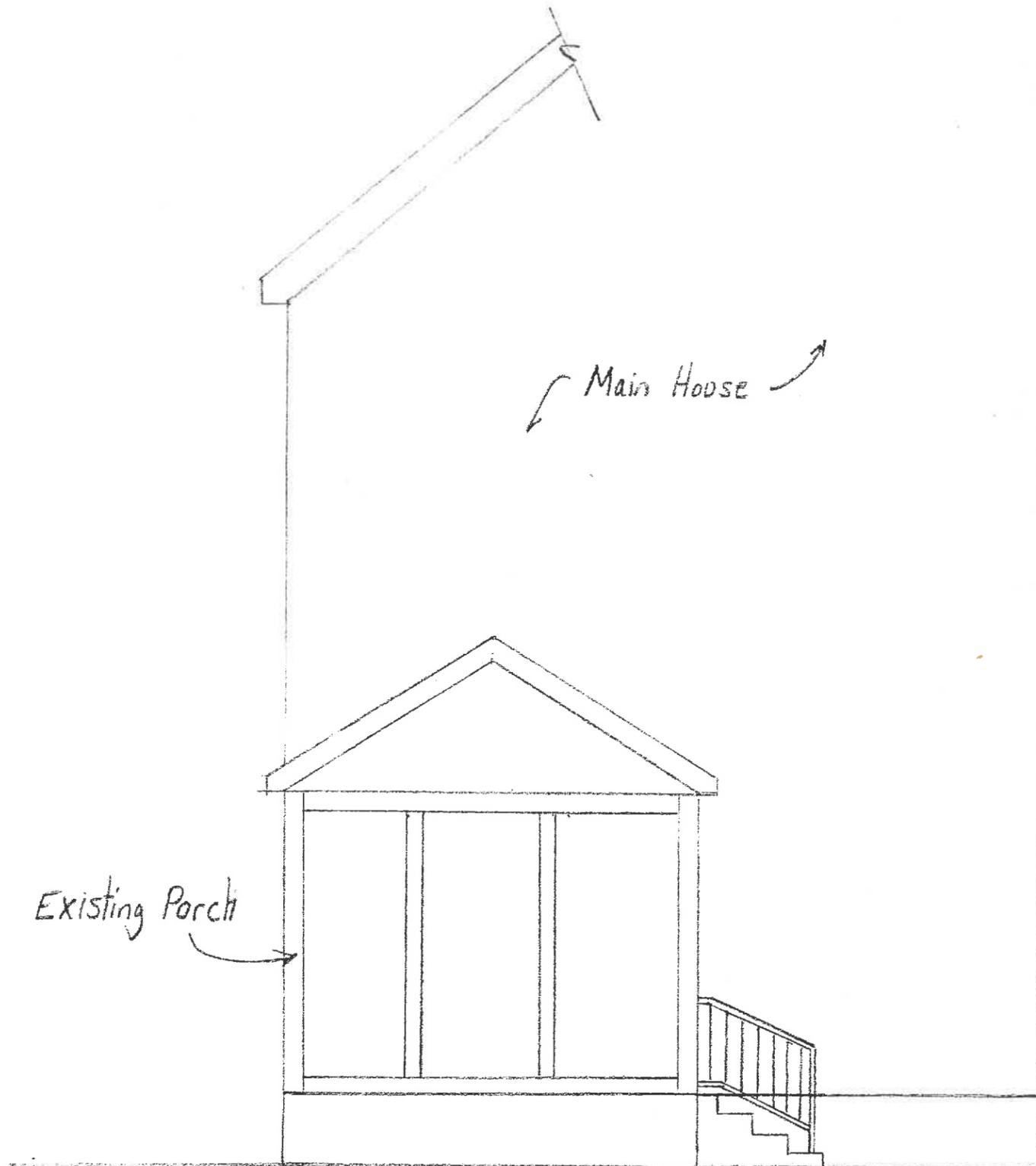
22 Falmouth Street, west (rear) elevation



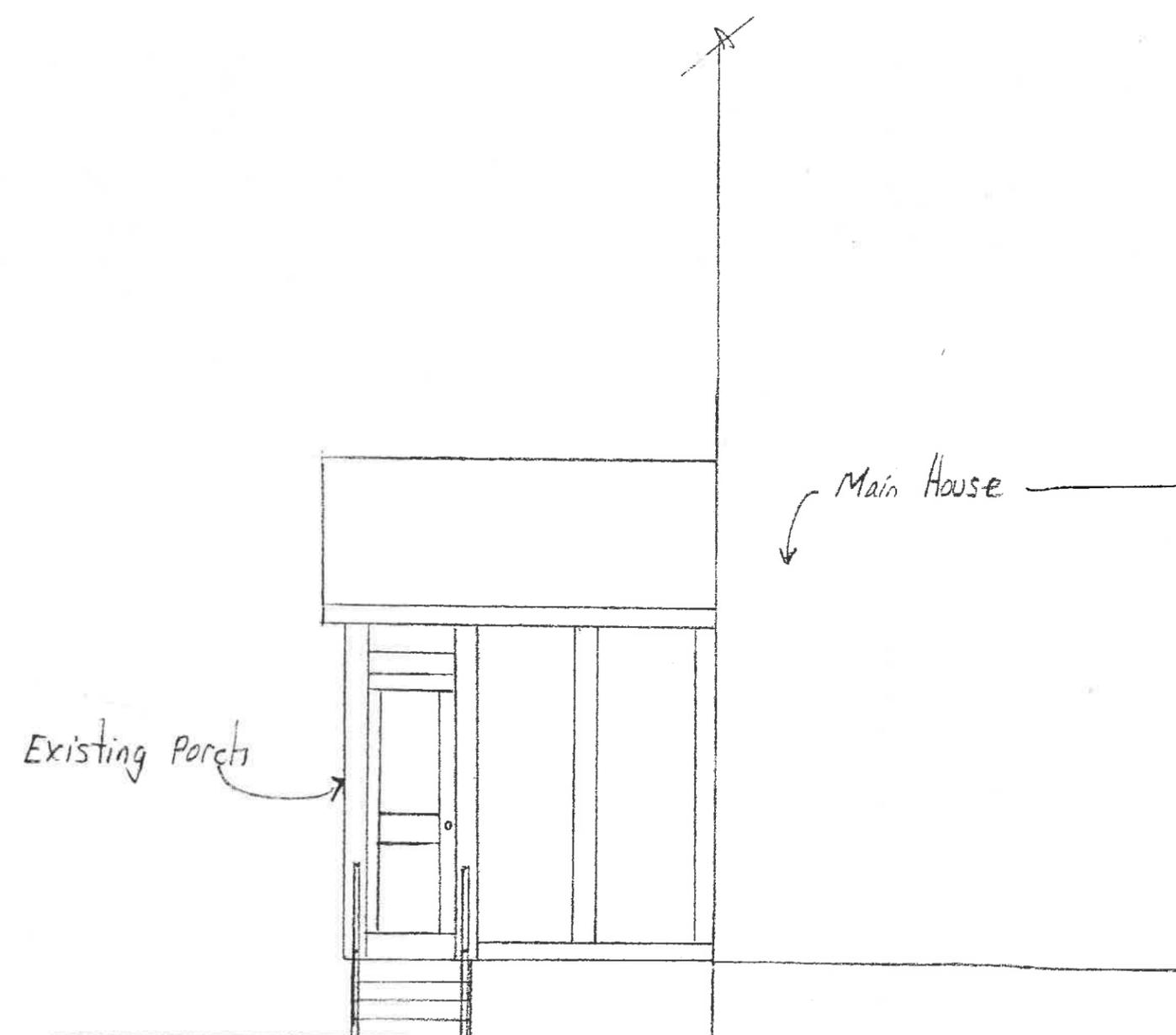
Existing



Proposed



Existing West Elevation



Existing South Elevation

June 2020

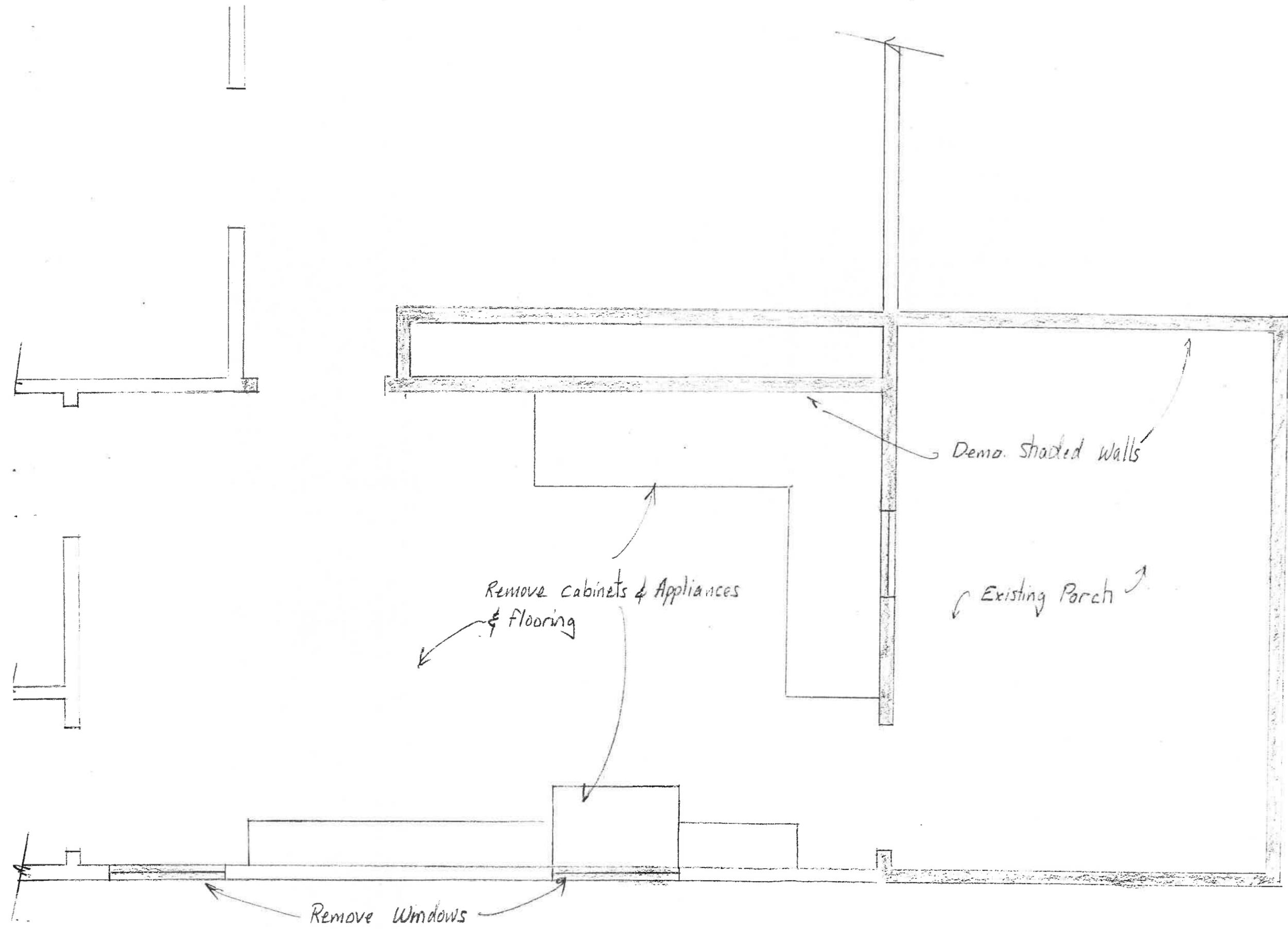
Scale: $\frac{1}{4}'' = 1'-0''$

Bufano Kitchen Project
22 Falmouth St. Belmont, MA

Designed By: Melco Home Design,
359 Hunnewell St. Needham Heights, MA
781-389-3234

Engineer:

E |



Demolition Plan

Designed By: Melco Home Design
 359 Hunnewell St Needham
 781-328-93234

Engineer:

Bufano Kitchen Project

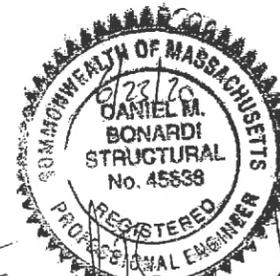
22 Falmouth St. Belmont, MA

June 2020

Scale: 1/2" = 1'-0"

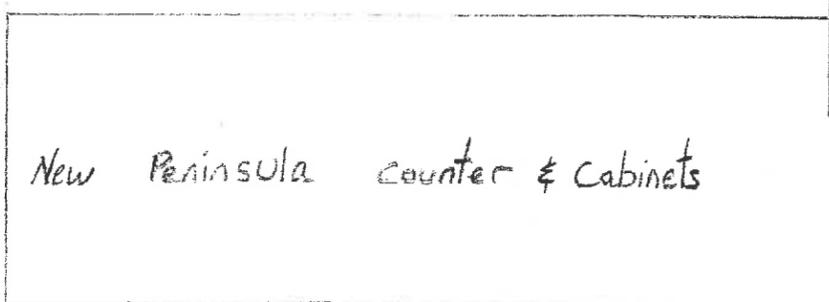
D |

Dining Room

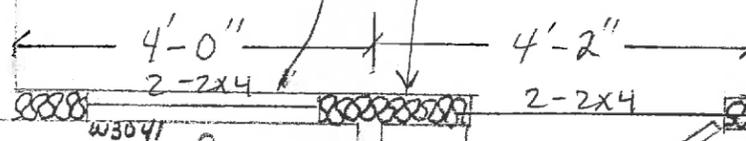


Daniel M. Bonardi

NEW SHEATHING:
1 5/32" EXPOSURE 1 WOOD SHEATH.
FASTEN PANEL EDGES WITH 8d @ 6",
FASTEN TO INTERMEDIATE STUDS
WITH 8d @ 12".



New Insulated window



R19 Fiberglass Insulation

2x6 Wood Framing @ 24" MAX. (16" OC BELOW RAFTERS)

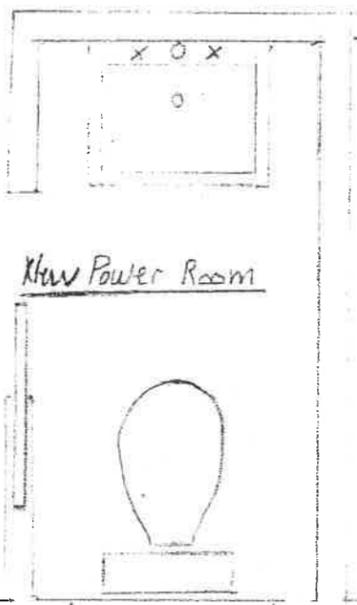
2-2x8 TYPICAL

9'-0"

New Insulated Windows

Tile floor throughout
SISTER 2x JOISTS OF EQUAL DEPTH
BELOW TILE. FASTEN WITH 2 ROWS 10d @ 16"

Kitchen



New Power Room

New Counter & Cabinets

Ref.

R19 Fiberglass Insulation

2'-4"

New Conti. line

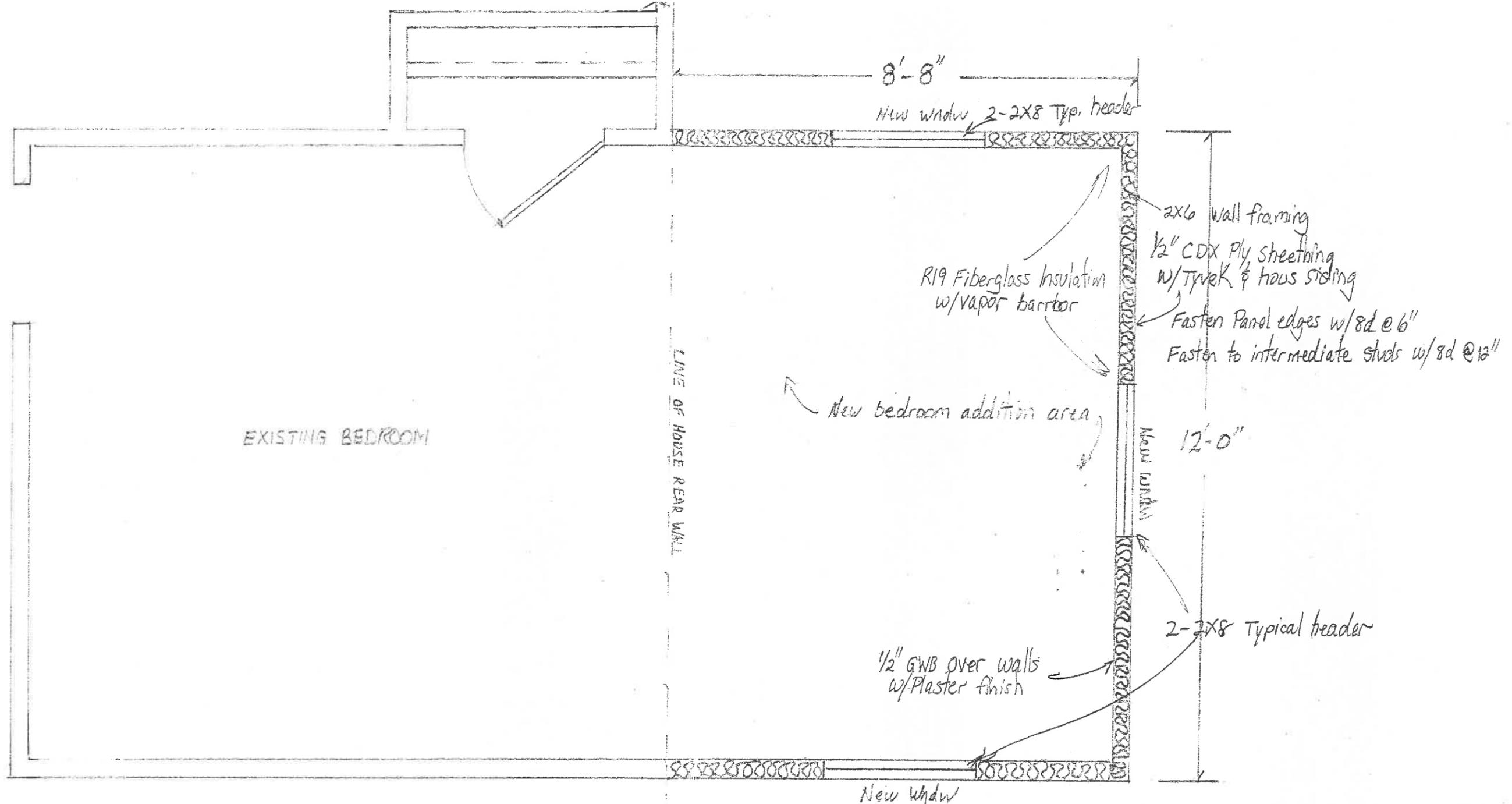
Designed By: Melco Home Design
359 Homewell St Needham
781-389-3234
Engineer: DANIEL BONARDI P.E.
781 488 3536

Bufano Kitchen Project
22 Falmouth St Belmont, MA

June 2020

Scale: 1/2" = 1'-0"

01



2ND FLOOR BEDROOM PLAN



Daniel Bonardi

P2

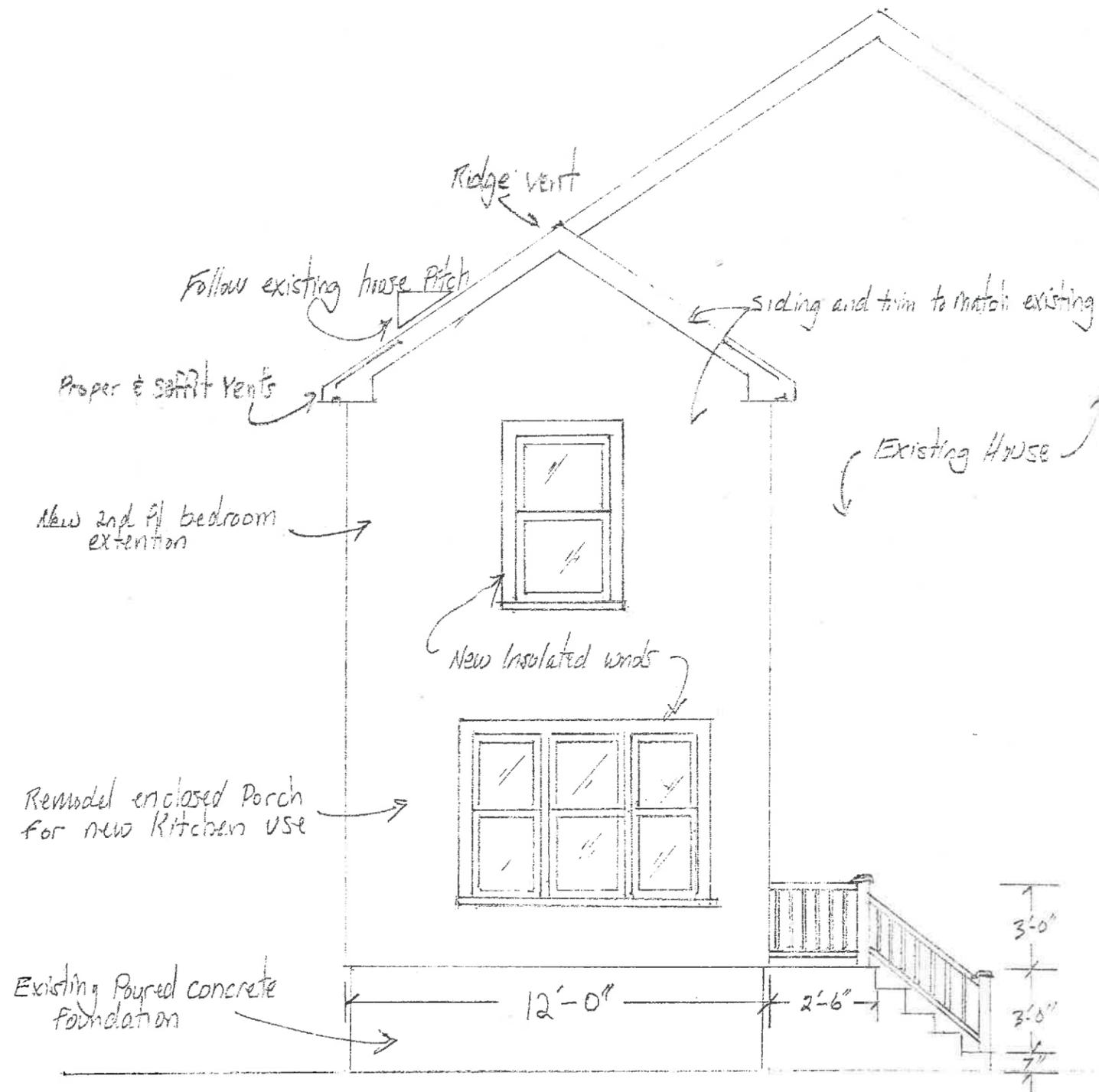
June 2020

scale: 1/2" = 1'-0"

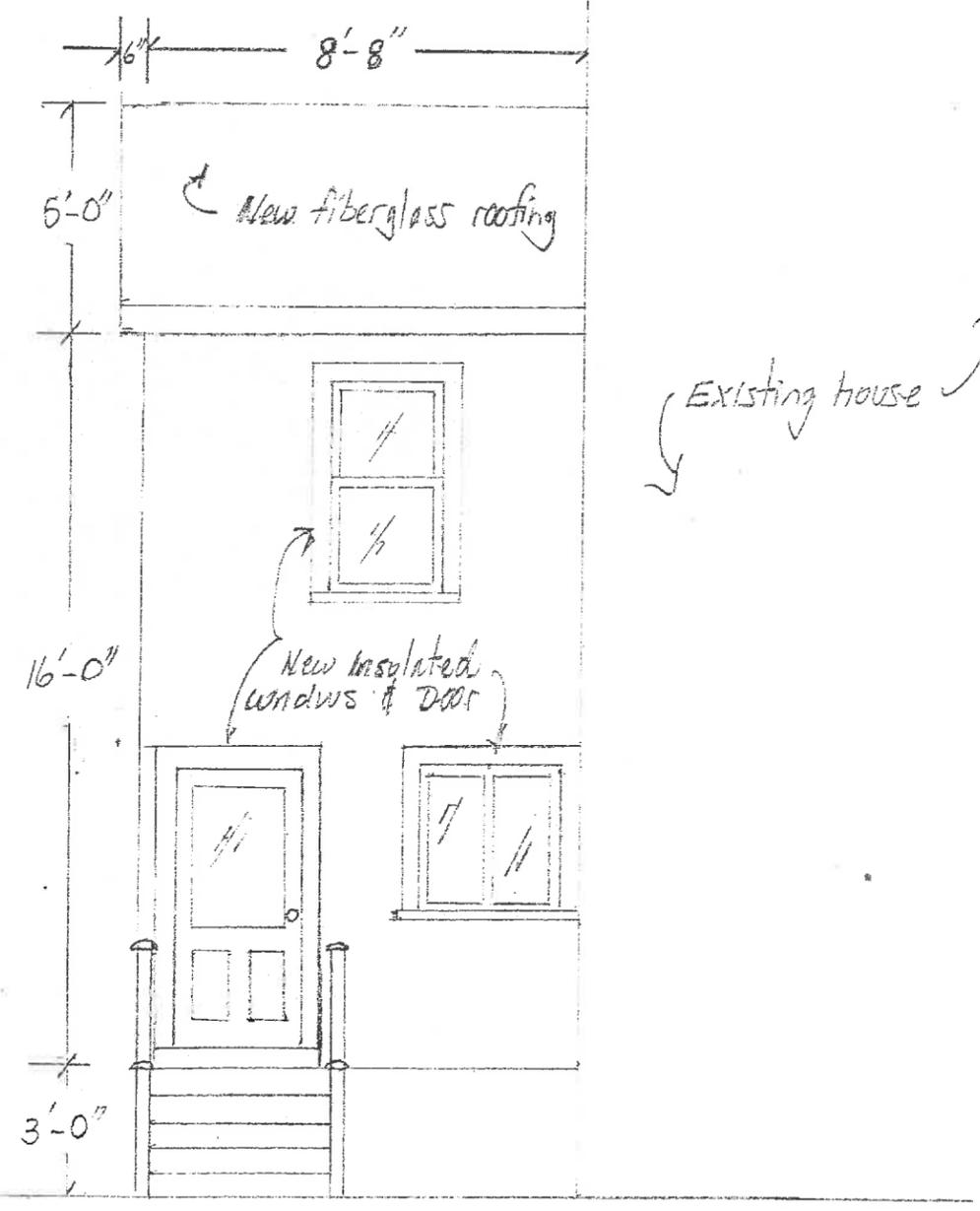
Bufano Kitchen & Bedroom Addition
22 Falmouth St. Belmont, MA

Designed By: Melco Home Design, LLC
359 Hunnewell St. Needham, MA
781-389-3234

Engineer: DANIEL BONARDI P.E.
781 483 3336



REAR ELEVATION



SIDE ELEVATION

P4	JUNE 2020	Bufano Kitchen & Bedroom Addition 22 Falforth St. Belmont, MA	Designed By: Melco Home Design, LLC 359 Hunnewell St. Needham 781-329-3234
	Scale: 1/4" = 1'-0"		Engineer: