

RECEIVED
TOWN CLERK
BELMONT, MA

CASE NO. 18-28

2018 AUG 28 AM 10:31 NOTICE OF PUBLIC HEARING BY THE
BELMONT ZONING BOARD OF APPEALS

ON APPLICATION FOR 2 SPECIAL PERMITS

Notice is hereby given that the Belmont Zoning Board of Appeals will hold a public hearing on Monday September 10, 2018 at 7:00 PM in the Art Gallery, 3rd floor, Homer Municipal Building, 19 Moore St., to consider the application of Jian Ming Chen at 86 Hull Street, located in a General Residence (GR) Zoning District for Two Special Permits under Section 1.5 of the Zoning Bylaw to construct a Front Entrance and a Second Floor Deck. Special Permits –**1.** Section 1.5.4 A of the Zoning By-Law allows extensions or alteration to non-conforming structures in the GR zoning district by a Special Permit from the Zoning Board of Appeals and **2.** Minimum required side setback is 10.0'. The existing side setback is 6.9', the proposed side setback to the front entrance is 7.0' and to the second floor deck is 7.9'.

ZONING BOARD OF APPEALS



Town of Belmont
Zoning Board of Appeals

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BELMONT, MA

2018 AUG 28 AM 10: 31

APPLICATION FOR A SPECIAL PERMIT

Date: July 19th, 2018

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 86 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 _____

Constructing a second floor deck at rear of house, and a front entrance

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

Signature of Petitioner

Print Name

Jian Ming Chen

Address

86 Hull Street

Belmont, MA 02478

Daytime Telephone Number

(617)792-4752



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

June 21, 2018

Jian Ming Chen
86 Hull Street
Belmont, MA 02478

RE: Denial to Construct a Second Floor Deck and a Front Entrance

Dear Mr. Chen,

The Office of Community Development is in receipt of your building permit application for your proposal to construct a Second Floor Deck and a Front Entrance at 86 Hull Street located in a General Residence (GR) Zoning District.

Your application has been denied because it does not comply with the Zoning By-Law. More specifically, 1. Section 1.5.4 A of the Zoning By-Law allows extensions or alteration to non-conforming structures in the GR zoning district by a Special Permit from the Zoning Board of Appeals and 2. Minimum required side setback is 10.0'.

1. The proposed changes to the structure are allowed by a Special Permit.
2. The existing side setback on the West side of the structure is 6.9' and the proposed is 7.0' for the front entrance and 7.9' for the second story deck.

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

Mr. Jian Ming Chen
86 Hull Street,
Belmont, MA 02478

July 18th, 2018

RE: Special Permit for 86 Hull Street; Denial to Construct a Second Floor Deck and a Front Entrance

Dear Chairman and Members of the Board,

My name is Jian Ming Chen, and I'm the homeowner at the property on 86 Hull Street, in which we had purchased in the previous year. The home had been assessed by the Town of Belmont as a two family residential and used by previous residences as a two family long before we had purchased it back in October of 2017. It took us a while to get to this point of the approval process as we had hired unqualified people to help us do the paperwork in the past, and caused us tremendous delay in the process.

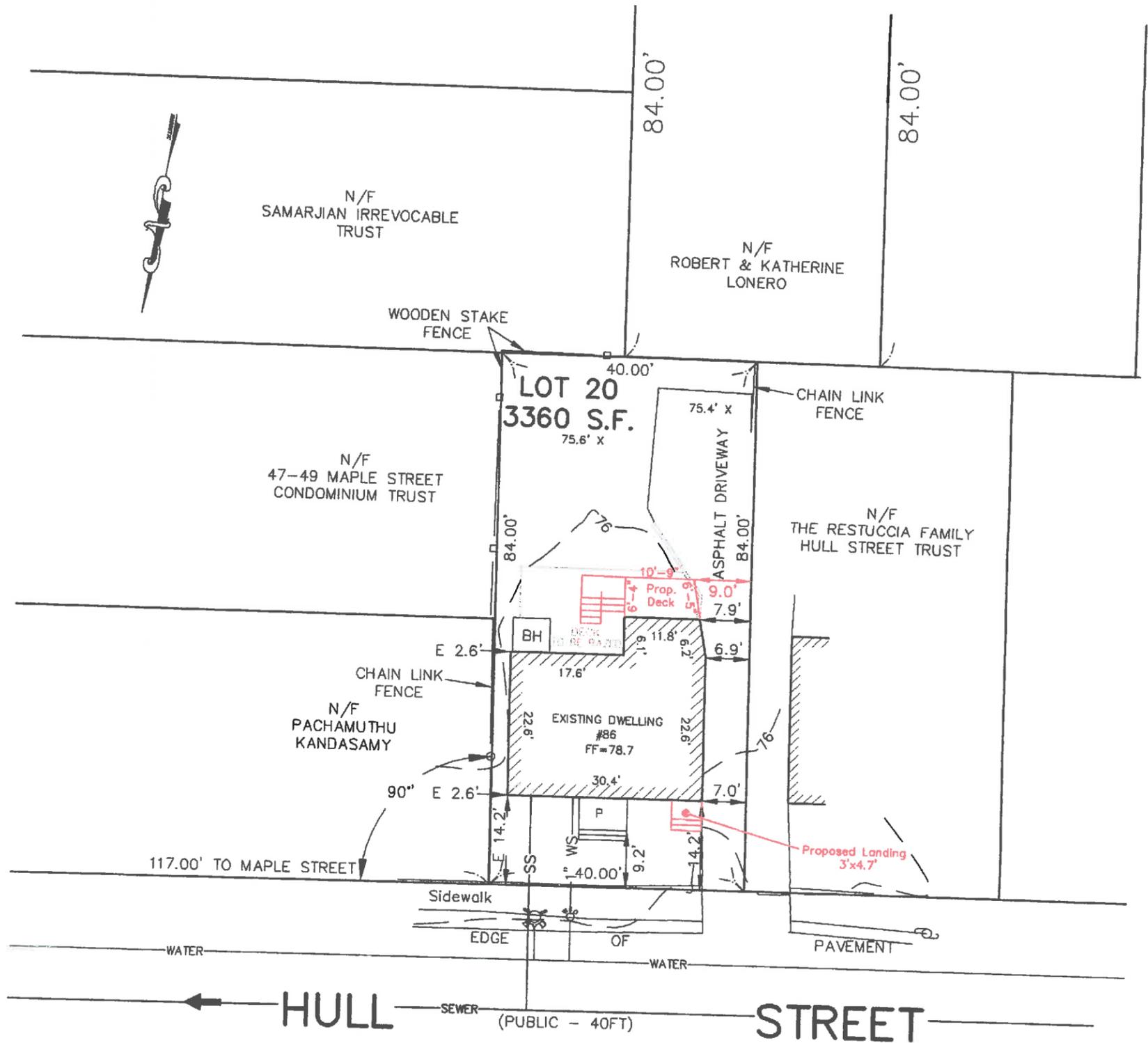
The home has been unoccupied ever since we purchased it, and we are in the process on renovating and rehabilitating it back to two family use. The previous interior layout allows for two family use but only has one entrance. We would like to proposed a second entrance door to the upper unit at the front the house along with steps and landing, and also a necessitated to construct an egress stair for safety and building code reason at the rear of the property; this is necessary because the upper unit will required a second means of egress. Both of these changes had triggered the approval for the special permit from the Town of Belmont.

I would love to have my child and wife move in as soon as possible pending the approval of the board and building permit to construct. I truly hope the Board could grant this special permit request to allow us to construct.

Sincerely,



Jian Ming Chen



PROPOSED OPEN SPACE CALCULATION:

Existing Bldg, Front Ent : 833 S.F.
 Existing Driveway: 780 S.F.
 Proposed Deck & Stairs: 115 S.F.

TOTAL=1728 SF/3360 SF = .514
 SO, 1-.514 = 49% Open Space.

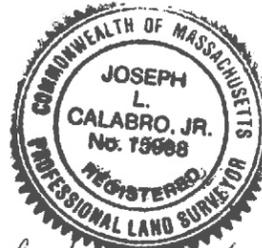
PROPOSED LOT COVERAGE CALC.

Existing Bldg, Front Ent : 833 S.F.
 Proposed Deck & Stairs: 115 S.F.

TOTAL=948 SF/3360 SF = .282
 LOT COVERAGE: 28%

**PLAN SHOWING
 PROPOSED DECK
 IN
 BELMONT, MA.**

OWNER: YAN LO & JIAN MING CHEN
 TITLE REF: BK 70089 PG 408
 ASSESSORS REF: MAP 15 PLOT 33
 ZONING DISTRICT: GR
 PLAN REF: PL BK 3655
 PL BK 10868 PLAN 316
 ELEVATIONS SHOWN HEREON ARE ON NAVD 1988 DATUM.


Joseph L. Calabro, Jr.
 JOSEPH L. CALABRO JR. 6/13/18 PLS

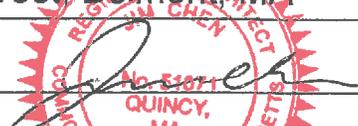
SCALE 1" = 20' DATE: 6/13/2018

MILLER SURVEYING SERVICES
 60 CROSBY STREET
 QUINCY MA 02169
 617-472-2045

Zoning Compliance Check List (Registered Land Surveyor)

Property Address: 86 Hull Street, Belmont, MA

Zone: GR

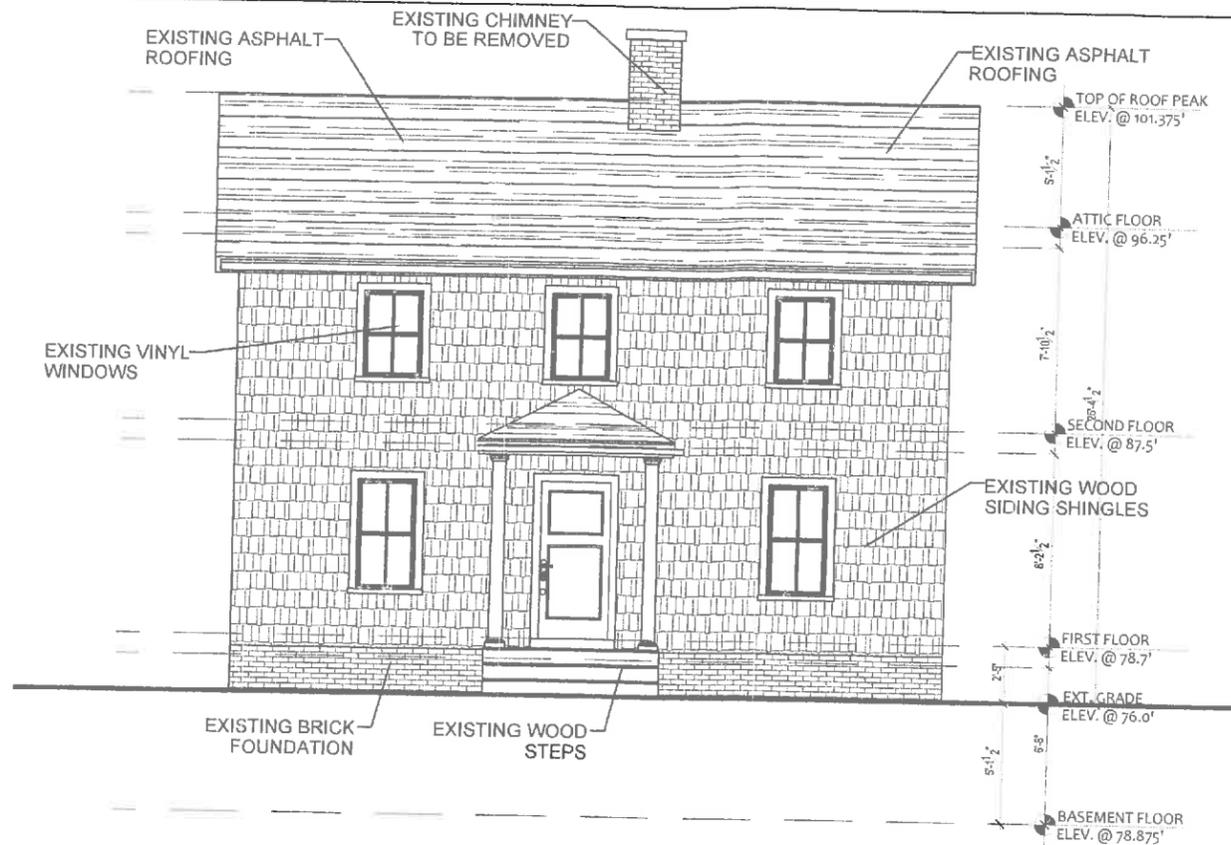
Surveyor Signature and Stamp: 

Date: 07/18/2018

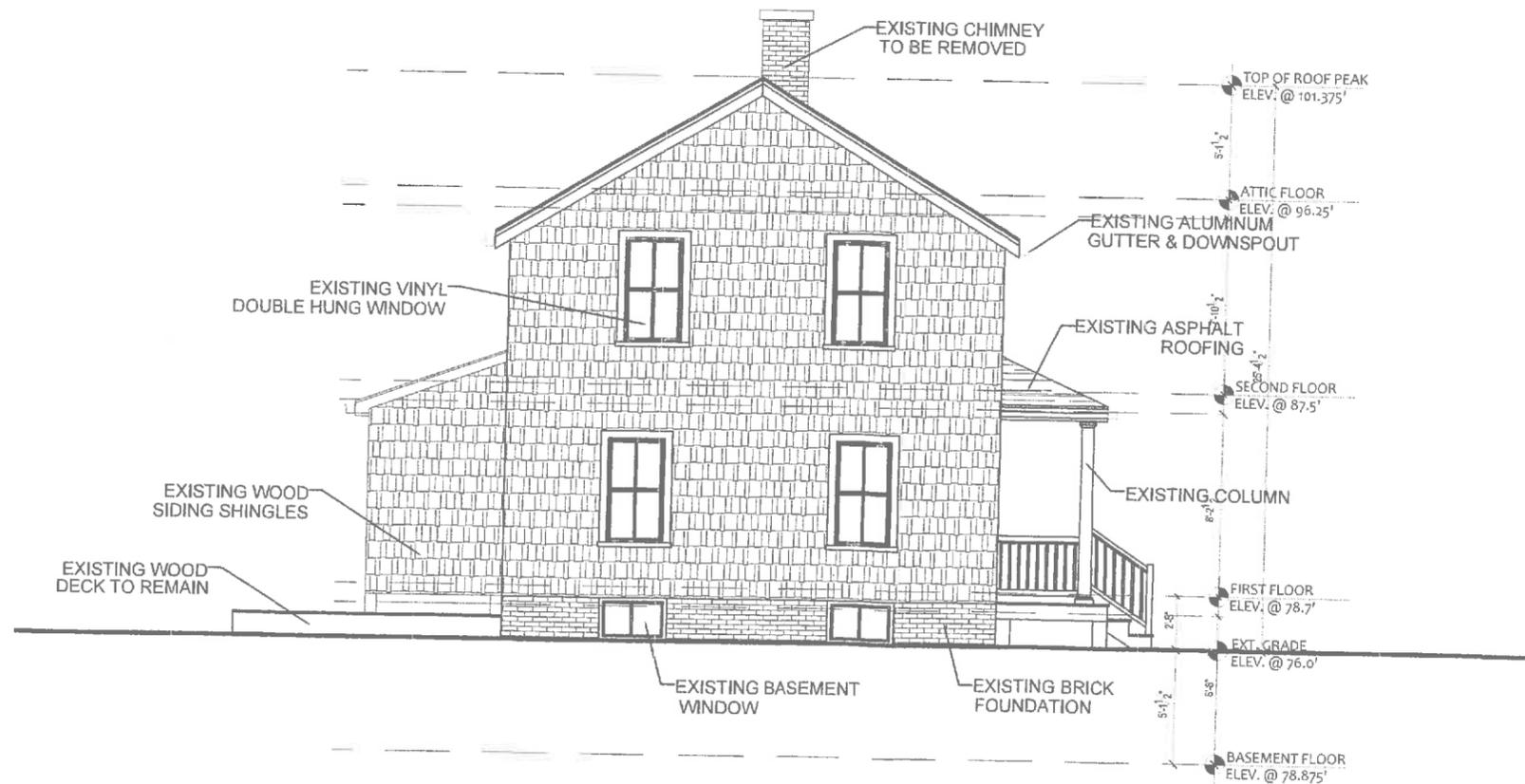


	REQUIRED	EXISTING	PROPOSED
Lot Area	5,000 SF	3,360 SF	3,360 SF
Lot Frontage	50 FT	40 FT	40 FT
Floor Area Ratio	N/A	0.41	0.41
Lot Coverage	30%	28%	28%
Open Space	40%	49%	49%
Front Setback	20 FT	9.2 FT	9.2 FT
Side Setback	10 FT	2.6 FT (LEFT)	2.6 FT (LEFT)
Side Setback	10 FT	7.0 FT (RIGHT)	7.0 FT (RIGHT)
Rear Setback	20 FT	~40 FT	~40 FT
Building Height	33 FT	25 FT-4-1/2"	25 FT-4-1/2"
Stories	2-1/2	2 STORY	2 STORY
½ Story Calculation	N/A		

NOTES:



1 **EXISTING FRONT ELEVATION**
N.T.S.



2 **EXISTING LEFT ELEVATION**
N.T.S.

General Notes

No.	Revision/Issue	Date

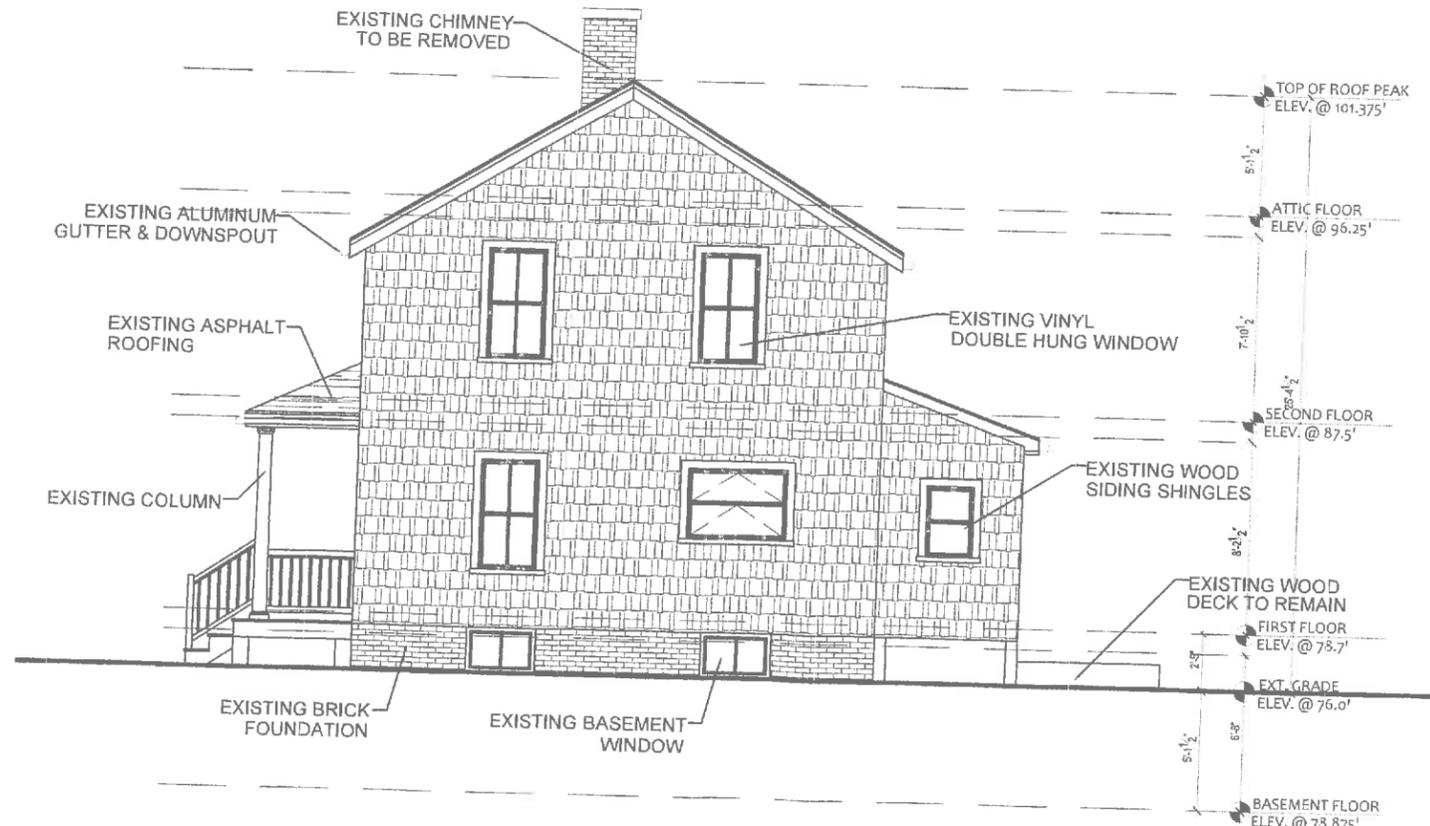

 730 HANCOCK STREET
 QUINCY, MA 02170
 TEL: (617) 642-3882
 EMAIL: JIM.CHEN5408@GMAIL.COM

Project Name and Address
SINGLE-FAMILY RESIDENCE ALTERATION
 86 HULL STREET
 BELMONT, MA

Project	1816	Sheet	X-2
Date	03/03/2018	Scale	
Scale	As Noted		



1 **EXISTING REAR ELEVATION**
N.T.S.



2 **EXISTING RIGHT ELEVATION**
N.T.S.

General Notes

No.	Revision/Issue	Date

Project Name and Address



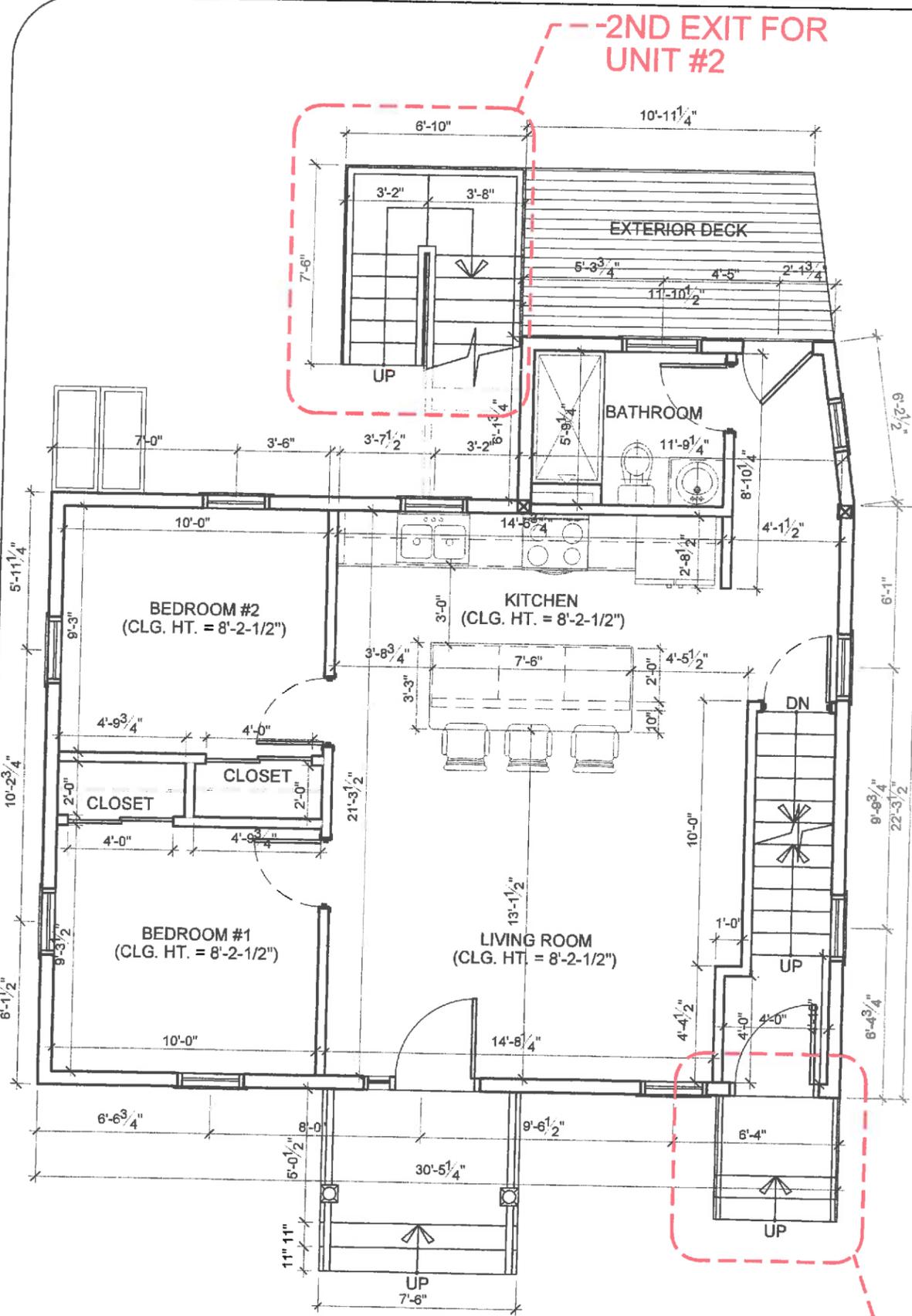
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BELMONT, MA

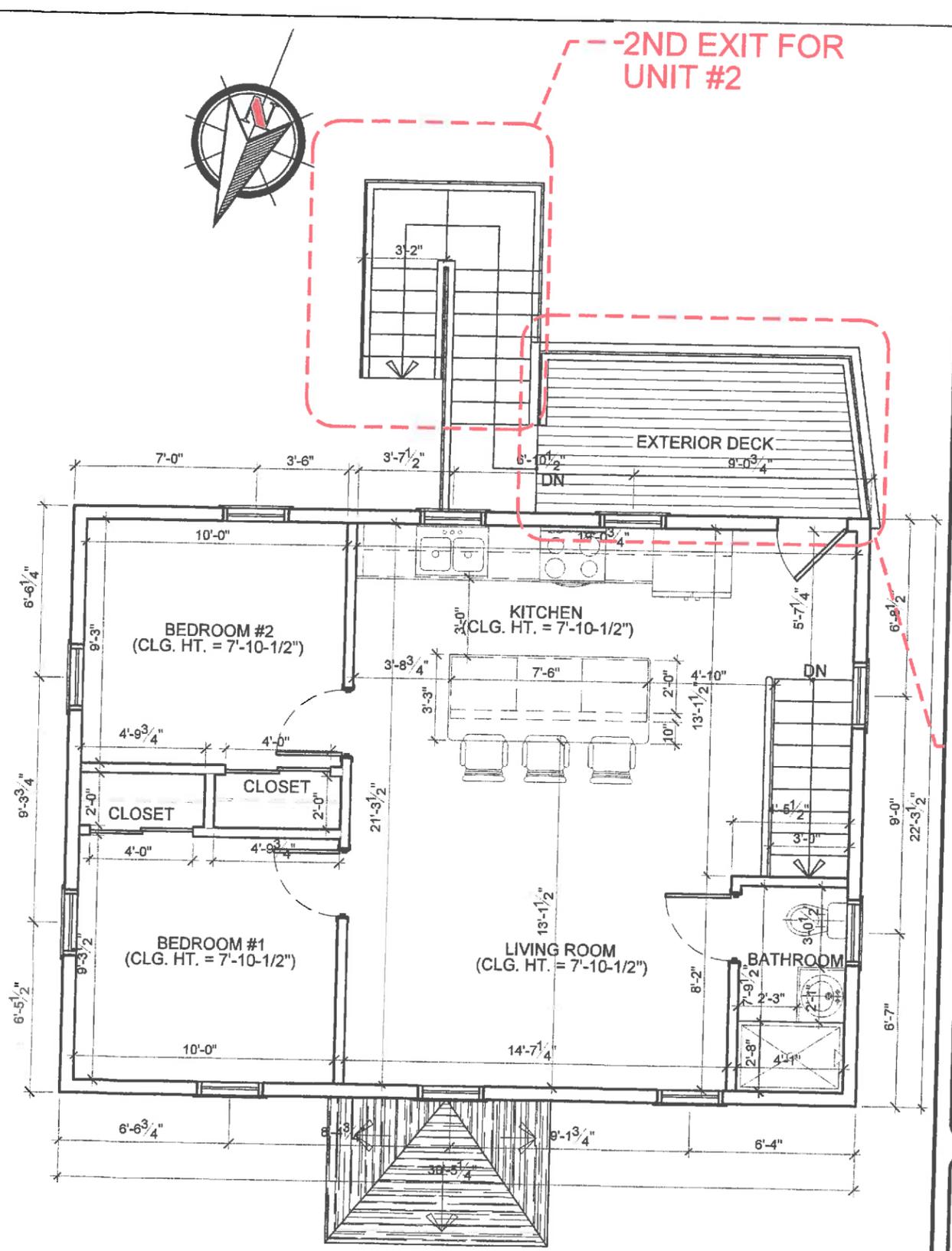
Project	1816	Sheet	X-3
Date	03/03/2018		
Scale	As Noted		

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1 PROPOSED FIRST FLOOR PLAN
1/4" = 1'-0"

--ADD ENTRANCE DOOR & LANDING



2 PROPOSED SECOND FLOOR PLAN
1/4" = 1'-0"



--2ND EXIT FOR UNIT #2

--2ND EXIT FOR UNIT #2

--CHANGE ROOF TO DECK AND EXIT DOOR

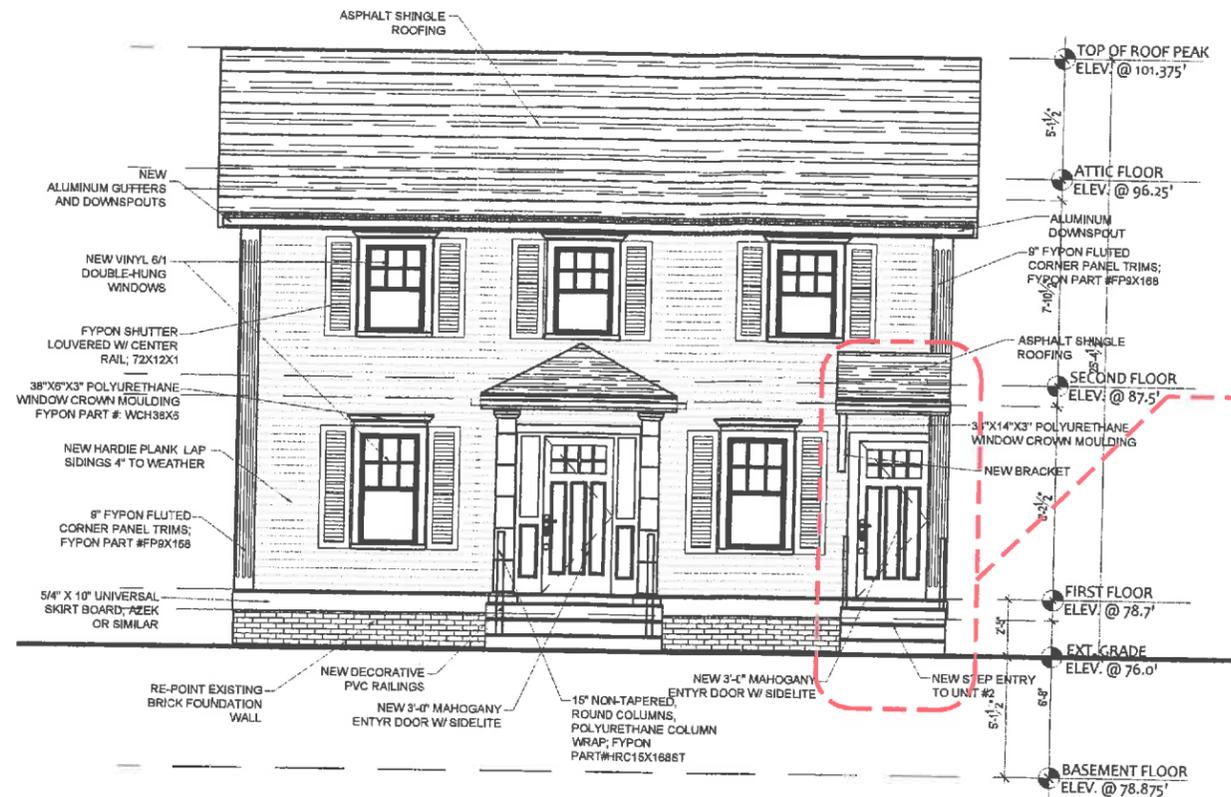
General Notes

No.	Revision/Issue	Date

JC ARCHITECT
730 HANCOCK STREET
QUINCY, MA 01970
TEL: (517) 642-2882
EMAIL: JIM.CHEN5408@GMAIL.COM

SINGLE-FAMILY RESIDENCE ALTERATION
86 HULL STREET
BELMONT, MA

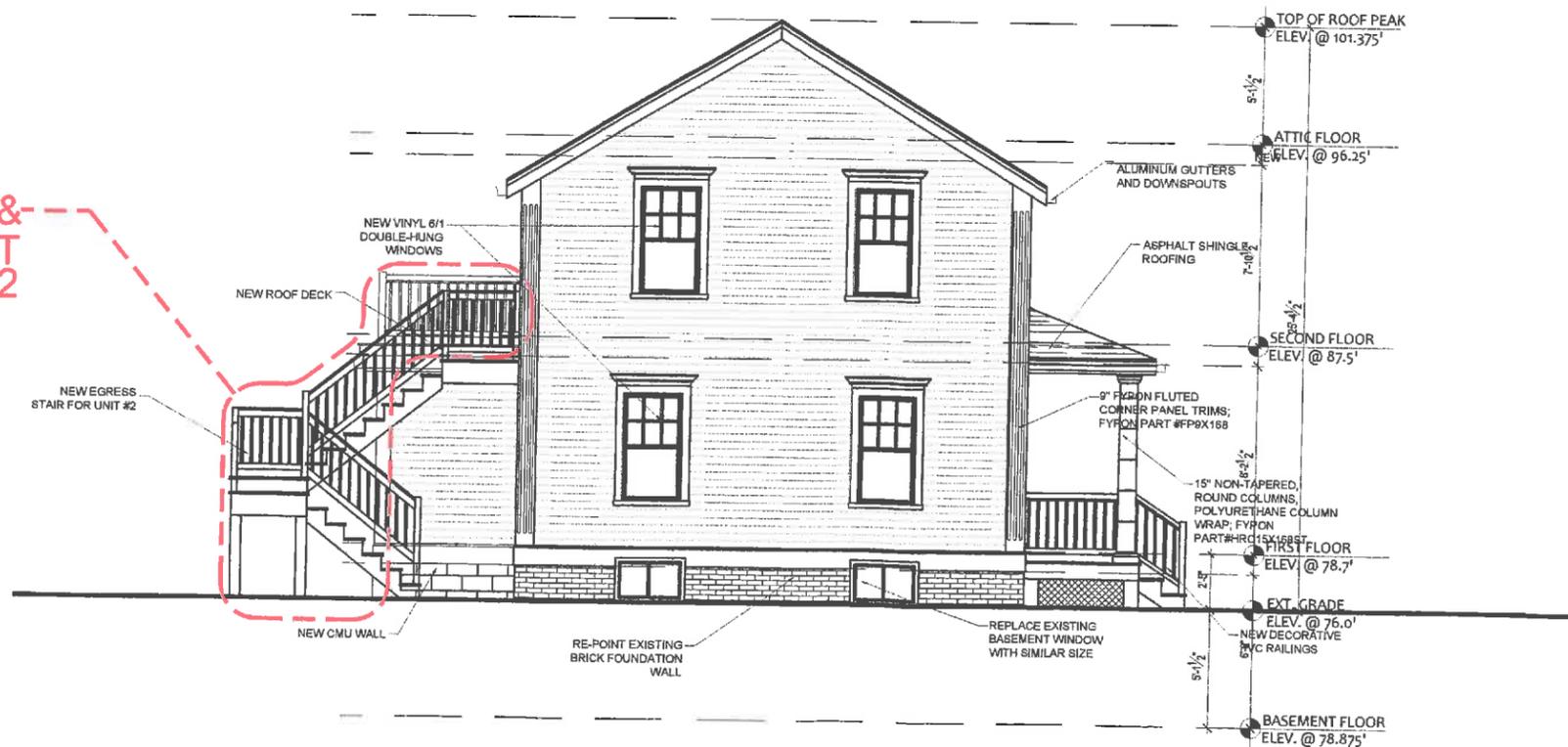
Project	1816	Sheet	A-1
Date	03/03/2018		
Scale	As Noted		



-NEW ENTRY DOOR TO UNIT #2

1 PROPOSED FRONT ELEVATION
N.T.S.

ADD NEW DECK & STAIR FOR 2ND EXIT FOR UNIT #2



2 PROPOSED LEFT ELEVATION
N.T.S.

General Notes

No.	Revision/Issue	Date

Plan Name and Address



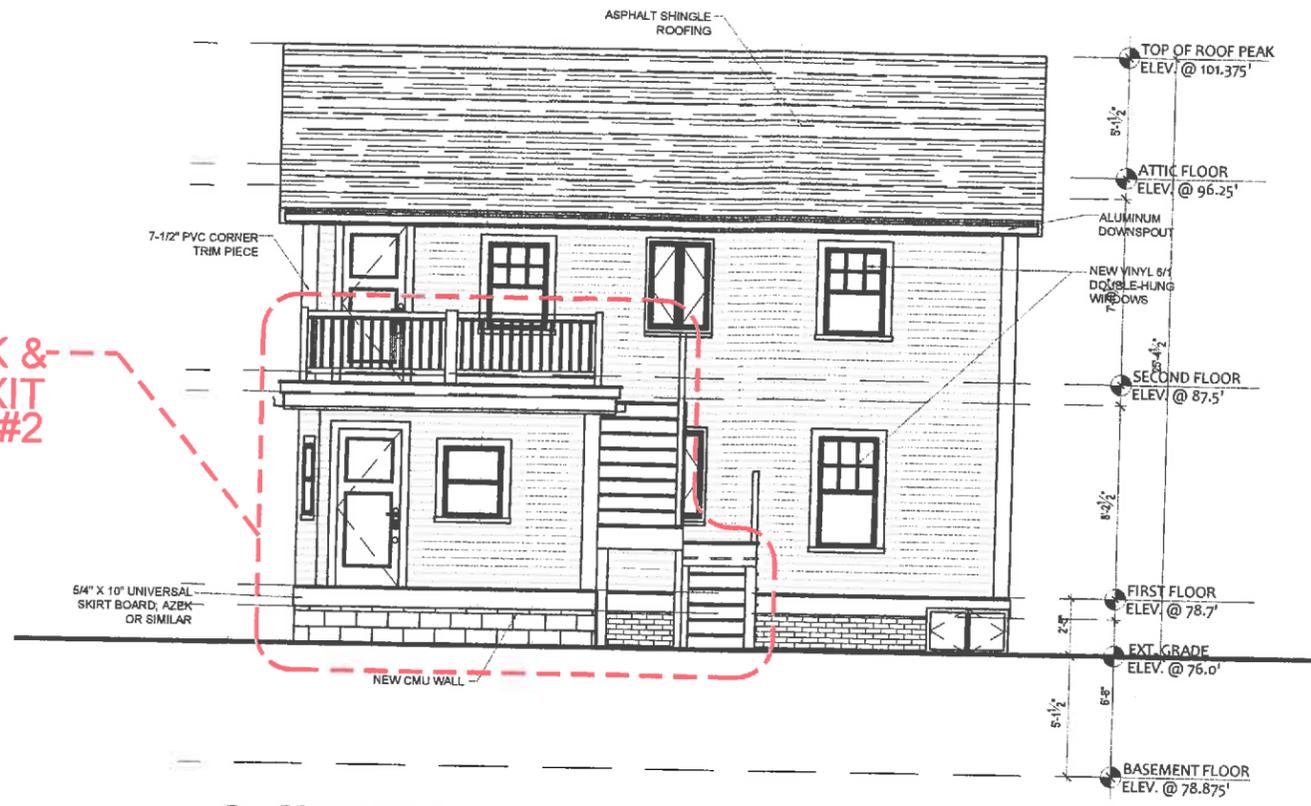
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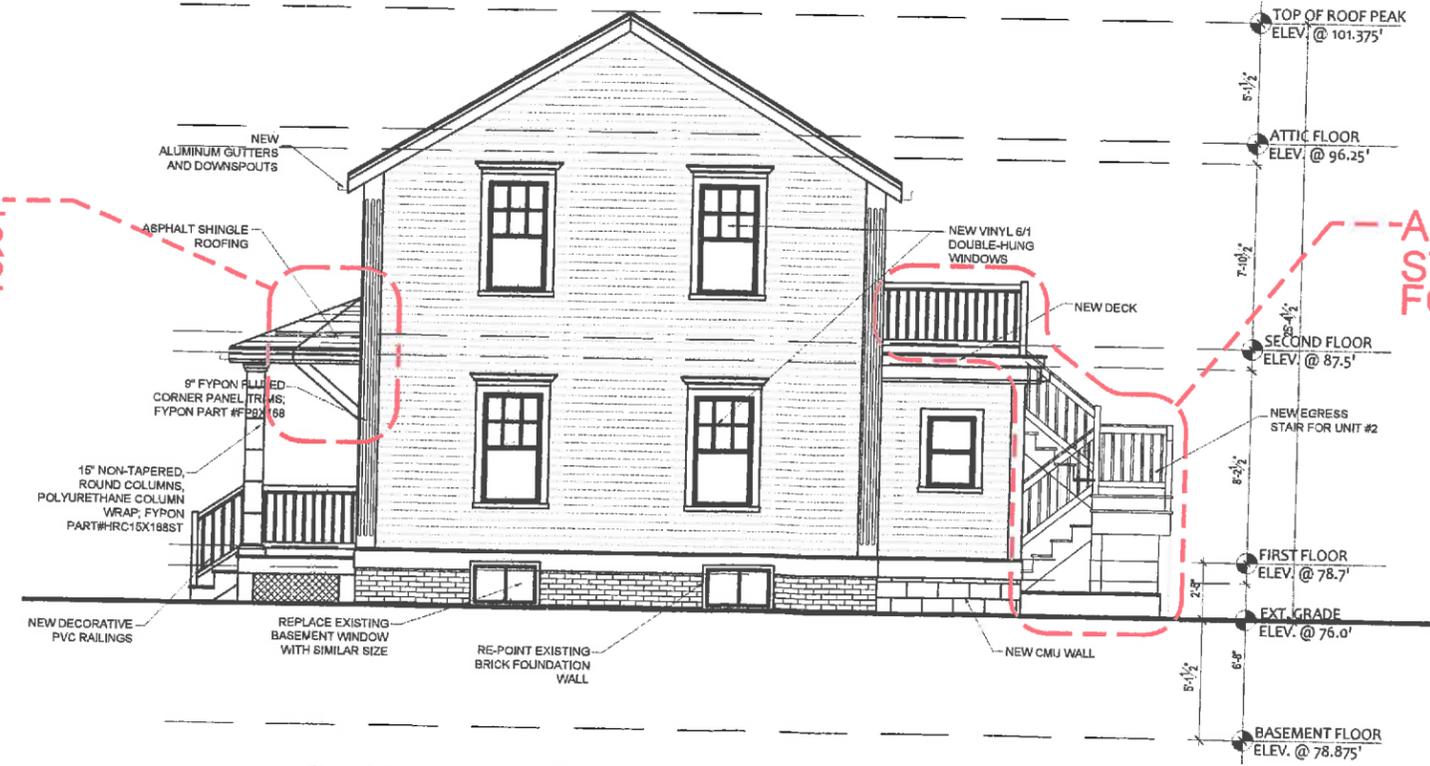
Project	1816	Sheet	A-2
Date	03/03/2018	Scale	
Scale	As Noted		

ADD NEW DECK & STAIR FOR 2ND EXIT FOR UNIT #2



1 PROPOSED REAR ELEVATION
N.T.S.

NEW SMALL-ROOF OVER ENTRY TO UNIT #2



ADD NEW DECK & STAIR FOR 2ND EXIT FOR UNIT #2

2 PROPOSED RIGHT ELEVATION
N.T.S.

General Notes

No.	Revision/Issue	Date


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Project Name and Address
SINGLE-FAMILY RESIDENCE ALTERATION
 86 HULL STREET
 BELMONT, MA

Project	1815	A-3
Date	03/03/2018	
Scale	As Noted	