

CASE NO. 25-10

**NOTICE OF PUBLIC HEARING BY THE
BOARD OF APPEALS FOR THREE SPECIAL PERMITS**

Notice is hereby given that the Belmont Board of Appeals will hold a public hearing on Monday, April 7, 2025 at 7:00 PM by a hybrid public hearing at the Art Gallery on the third floor of the Homer Building, 19 Moore Street, and by remote access through the Zoom app. to consider the application of Robert Powers to construct an addition at 3 Washington Street, located in a Single Residence C zoning district. Special Permits: 1.- §4.2 of the By-Law requires a minimum front setback of 25.0', the existing front setback is 20.7' and the proposed is 19.6'. 2.- Minimum required side setback of 10.0', the existing and proposed side setback is 5.1'. 3.- Minimum required rear setback of 30.0', the existing and proposed rear setback is 25.0'.

ZONING BOARD OF APPEALS

2025 MAR 10 AM 9:07

RECEIVED
TOWN CLERK
BELMONT, MA



OFFICE OF PLANNING & BUILDING
TOWN OF BELMONT
19 Moore Street
Homer Municipal Building
Belmont, Massachusetts 02478-0900

Building Division
(617) 993-2664
Planning Division
(617) 993-2666

Telephone: (617) 993-2650

March 5, 2025

Robert Powers
3 Washington Street
Belmont MA 02478

RE: Construct additions

Dear Mr. Powers:

The Office of Planning and Building is in receipt of your building permit application to construct front and rear additions at 3 Washington Street located in a Single Residence C (SRC) 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 of the By-Law requires a minimum front setback of 25.0', minimum required side setback of 10.0' and minimum required rear setback 30.0'

1. The existing front setback is 20.7' and the proposed is 19.6'.
2. The existing and proposed side setback is 5.1'.
3. The existing and proposed rear setback is 25.0'.

You may alter your plans to conform to the Zoning By-Law and resubmit for a building permit or you may request three (3) Special Permits from the Zoning Board of Appeals. If you choose this option, please contact the Office of Planning and Building at (617)-993-2650 to schedule an appointment with Ara Yogurtian, Inspector of Buildings to begin the process.

Sincerely,

Ara Yogurtian C.B.O.
Inspector of Buildings



Town of Belmont
Zoning Board of Appeals

APPLICATION FOR A SPECIAL PERMIT

Date: 2/26/25

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 3 Washington 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 a single family home expansion

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

Signature of Petitioner

Robert E. Powers

Print Name

Robert E. Powers

Address

3 Washington St

Belmont, MA 02478

Daytime Telephone Number

617-459-1043

December 6, 2005

Belmont Zoning Board of Appeals

Special Permit Narrative Statement

3 Washington Street

Alison Liou and Robert Powers of 3 Washington Street seek three special permits in order to renovate and expand the single family home on their property.

Alison and Robert both grew up in Belmont, attending Wellington, Chenery and BHS together. Both of their families still live in town and they are very excited to have purchased their first home here on Washington Street. The home however, is in need of some upgrades, and they would also like to expand it in order to accommodate their plans to eventually raise their family here.

The structure is currently 2,118 sf (TLA). The proposed design incorporates a small mudroom, slightly expands the living room and sun room, and reconfigures the second floor and attic spaces to increase the functionality of the bedrooms and add a master bathroom above the sunroom.

Special Permit for front setback:

The home is on a corner lot at the intersection of Washington Street and Common Street. The front setback relative to Washington Street will remain conforming. However, the front setback relative to Common Street is non-conforming – 24.2' required, 20.7' existing. The proposed sun room modification with a new master bathroom above would slightly increase this non-conformity, resulting in a new dimension of 19.6'. This represents a difference of less than a foot, and due to the curve of the property only a small corner of the volume is actually non-conforming. Many homes in the neighborhood have second floor bathrooms above the side sunrooms so this is very consistent with that vernacular.

Special Permit for side setback:

Due to the shape of the lot and position of the existing home, the property line opposite Washington Street is designated as the side yard, with a required setback of 10'. The main volume of the existing home is in conformance, however there is an existing small one story rear bathroom that measures 5.1' to this property line. The proposed one story 5.0 x 5.2' mudroom would align with this bathroom and occupy the corner that is already covered with a one story shed roof. This is a small space, however it is really vital to the functionality of the home, and it is discreetly tucked in the far back corner where it will have negligible impact on the property or neighborhood. The proposed landing and stairs accessing it are allowed by right.

Special Permit for rear setback:

Similarly, the property line opposite Common Street is designated as the rear yard, with a required setback of 30' and existing and proposed setback of 25'. This special permit would allow the owners to reconfigure the roofline to allow for more reasonable head height in the attic bedrooms. The current height is 25.4' to the midpoint and the proposed height would be 27.2', representing an increase of 1.8', but still remaining several feet below the maximum height of 30'.

In conclusion, the proposed design is in harmony with the neighborhood vernacular, in keeping with the intent of Town Meeting and the zoning bylaws, and not substantially detrimental to the neighborhood.

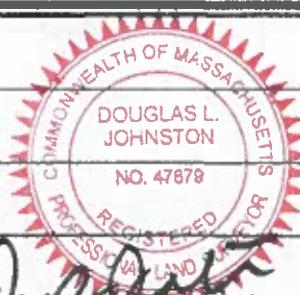
Thank you for your consideration on this matter.

Zoning Compliance Check List (Registered Land Surveyor)

Property Address: 3 Washington Street Zone: SRC
 Surveyor Signature and Stamp: _____ Date: _____

	REQUIRED	EXISTING	PROPOSED
Lot Area	9,000 S.F.	5,675 S.F.	5,675 S.F.
Lot Frontage	75'	142.04'	142.04'
Floor Area Ratio	N/A	N/A	N/A
Lot Coverage	25%	23.0%	24.8%
Open Space	50%	65.6%	63.8%
Front Setback Washington Street	16.0'	25.3'	18.9'
Front Setback Common Street	24.2'	20.7'	19.6'
Side Setback	10.0'	5.1'	5.1'
Rear Setback	30.0'	25.0'	25.0'
Building Height	30'	25.4' To Midpoint'	27.2' To Midpoint
Stories	2-1/2	2-1/2	2-1/2
1/2 Story Calculation See Calculation Sheets			

NOTES:



Douglas L. Johnston
2/27/25

June 4, 2013

DLJ Geomatics
276 North Street
Weymouth, MA 02191
landsurv23@gmail.com
781-812-0457

3 Washington Street
Belmont, MA 02478

There are four segments of foundation walls. They are 7.1' tall.

SEGMENT	LENGTH	TOTAL FACE	BELOW GRADE
A	36.4'	258.44 S.F.	191.83 S.F.
B	24.4'	173.24 S.F.	126.88 S.F.
C	36.4'	258.44 S.F.	202.75 S.F.
D	24.4'	173.24 S.F.	137.62 S.F.
TOTALS		863.36 S.F.	659.08 S.F.

$659.08/863.36 = .7634$

The foundation walls are 76.34% below grade.



BELMONT

SEG "A"

36.4 TOTAL FACE OF WALL
 + 7.10

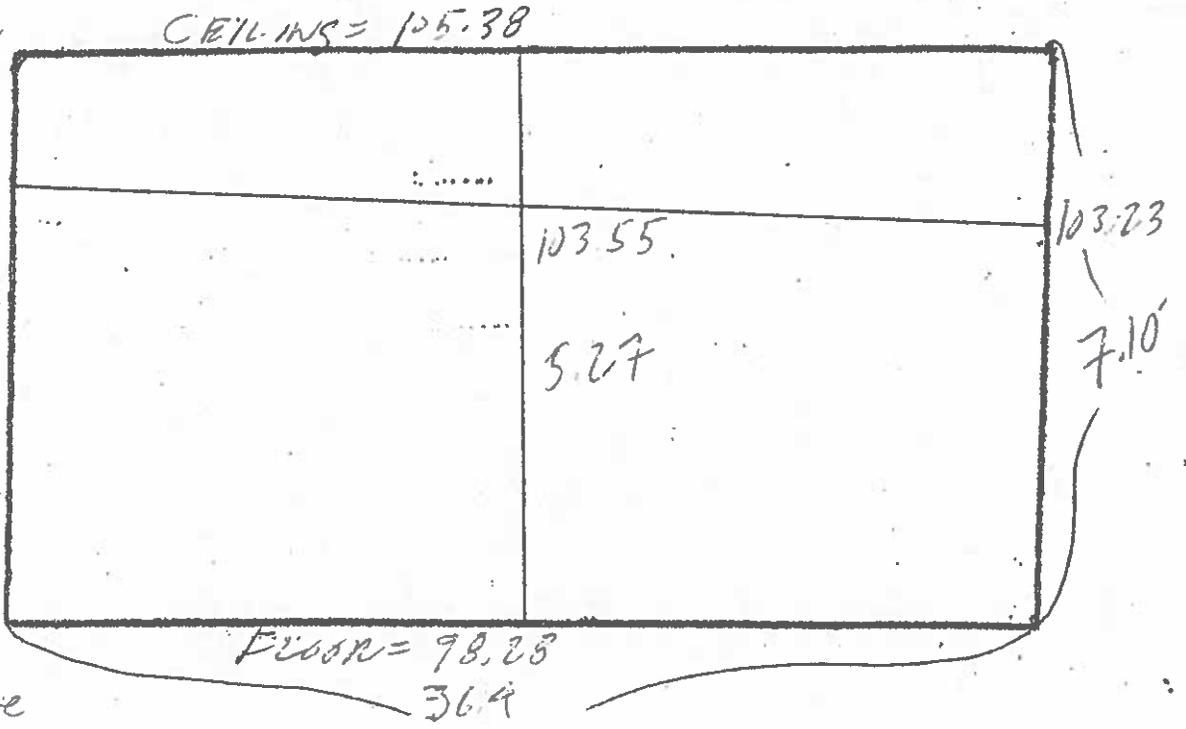
 258.44

36.4 103.86
 x 5.27 Below grade

 191.83

191.83 74.23

 259.44



74.23%
 BELOW grade

SEG "B"

26.4 TOTAL FACE OF WALL
 + 7.10

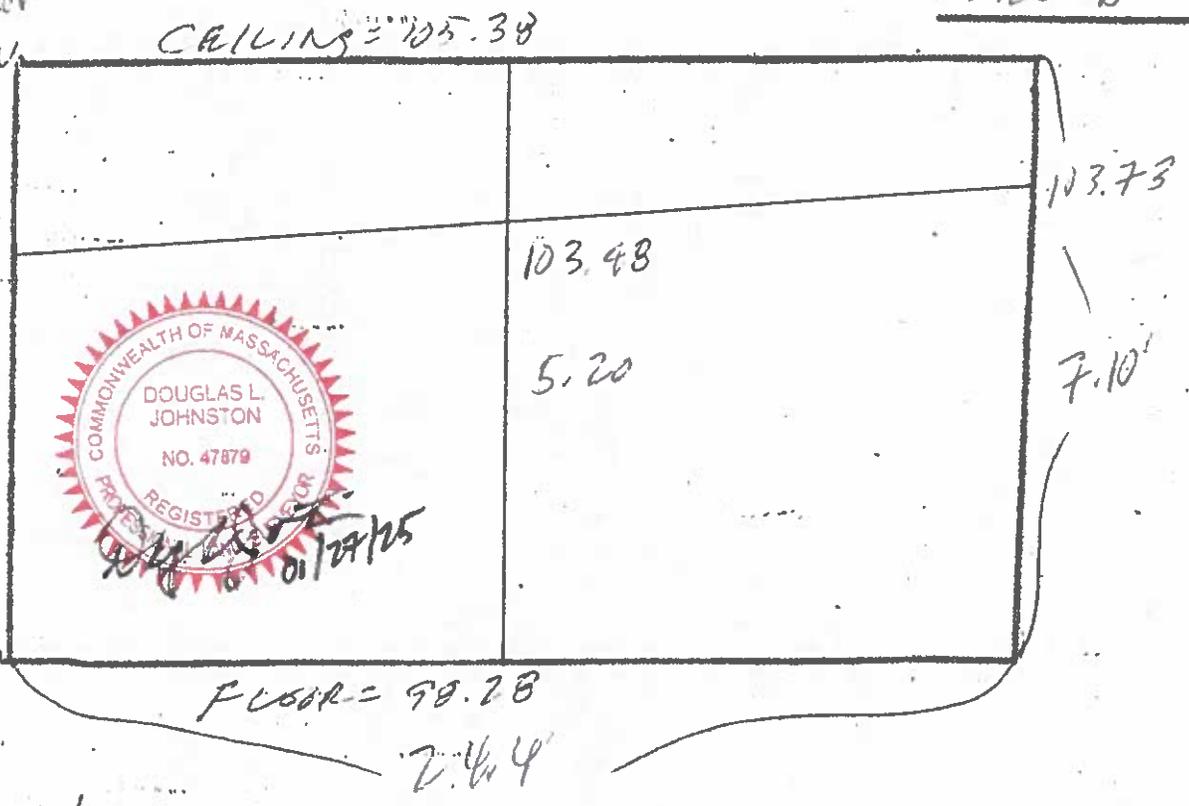
 173.24

4.4 103.23
 x 5.20 Below grade

 126.88

126.88 73.22

 73.24

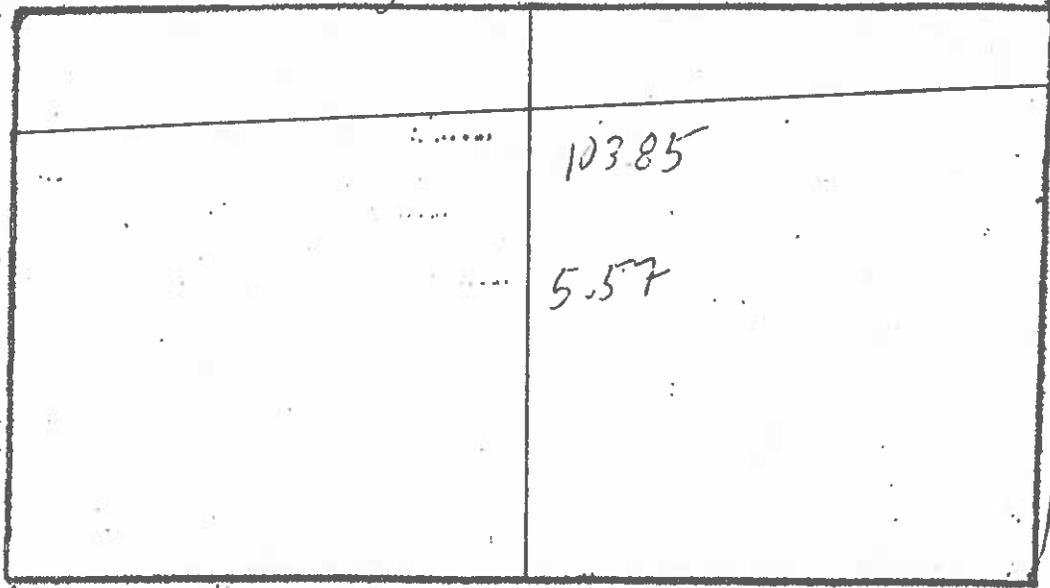


73.22%
 BELOW grade

BELMONT

SEG C

CEILING = 105.38



36.4
x 7.10

258.44

TOTAL
FACE OF
WALL

103.73

36.4
x 5.57

202.75

BELOW
GRADE

202.75 = 78.45

258.44

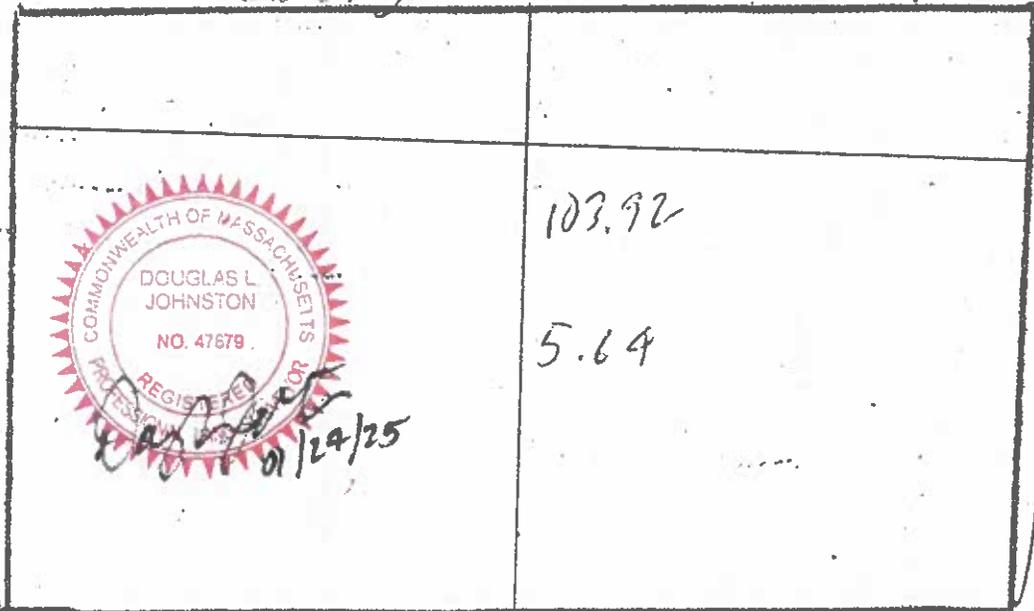
78.45%
BELOW GRADE

FLOOR = 98.28

36.4

SEG "D"

CEILING = 105.38



24.4
x 7.10

173.24

TOTAL
FACE OF
WALL

103.97

4.4
x 5.64

137.62

BELOW
GRADE

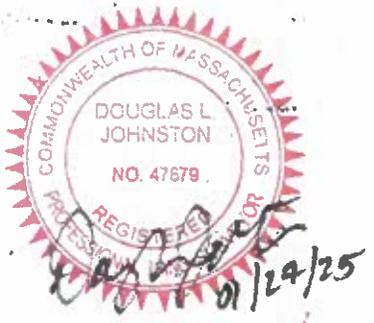
137.62 = 79.44

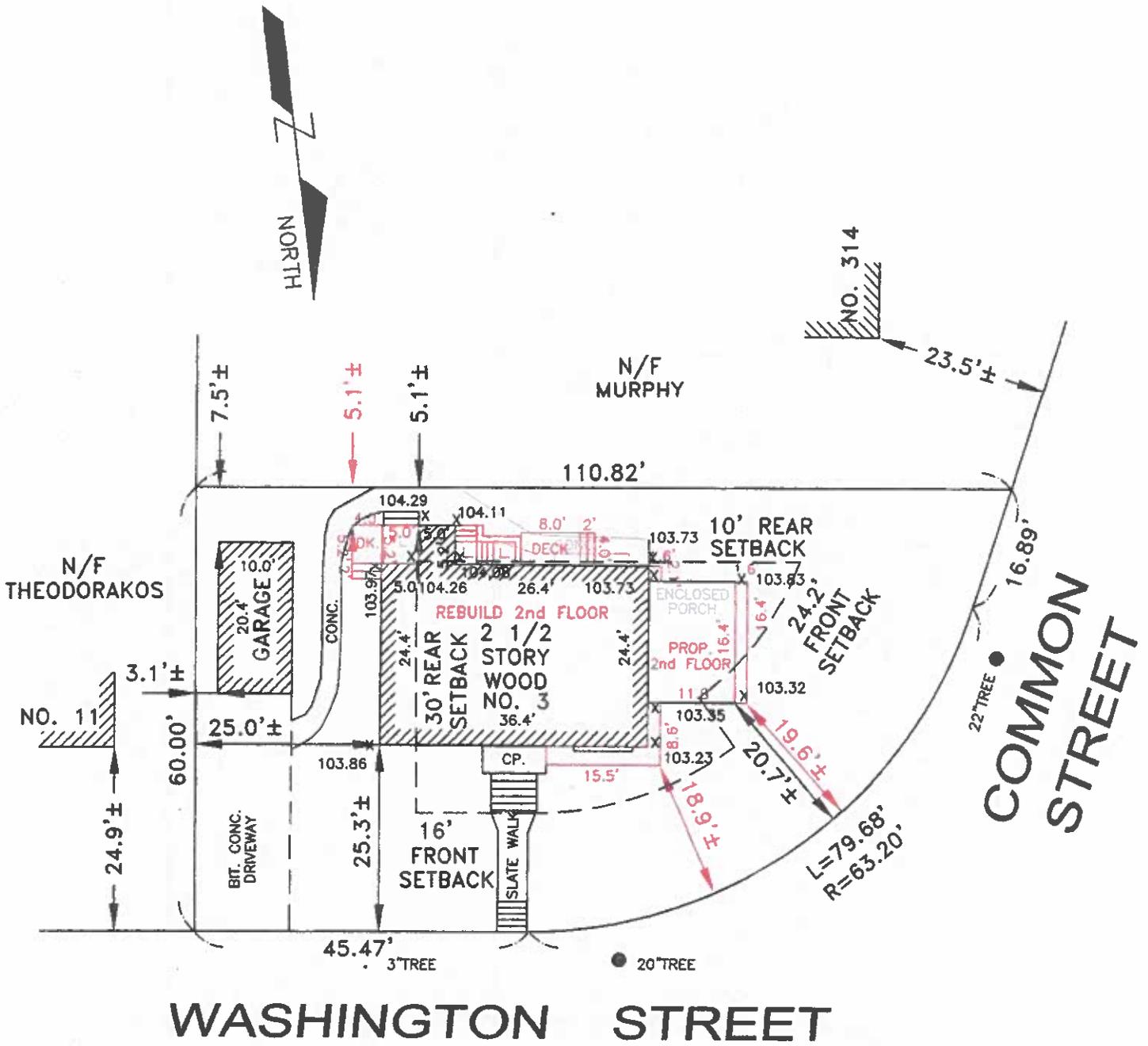
173.24

79.44%
BELOW GRADE

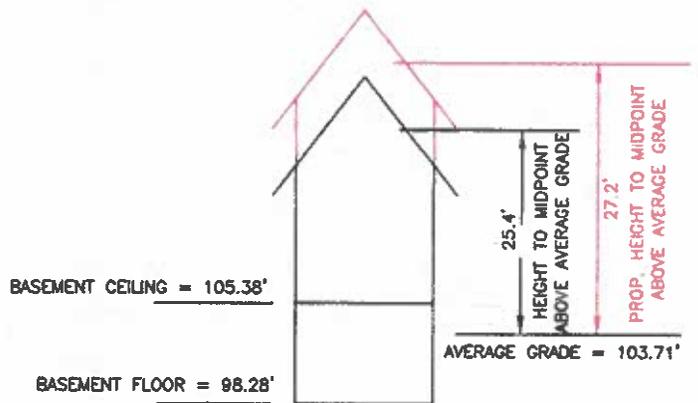
FLOOR = 98.28

24.4





LOT AREA = 5,675 S.F.±
 EXISTING BUILDING = 1,099 S.F.±
 EXISTING GARAGE = 204 S.F.±
 EXISTING PAVEMENT + WALK = 650 S.F.±
 NET PROPOSED ADDITIONS = 103 S.F.±
 EXISTING LOT COVERAGE = 23.0%
 PROPOSED LOT COVERAGE = 24.8%
 EXISTING OPEN SPACE = 65.6%
 PROPOSED OPEN SPACE = 63.8%



NOTES

1. SEE DEED RECORDED IN MIDDLESEX COUNTY REGISTRY OF DEEDS IN DEED BOOK 10945, PAGE 157.
2. SEE PLAN RECORDED IN MIDDLESEX COUNTY REGISTRY OF DEEDS IN PLAN BOOK 280, PAGE 43.
3. SUBJECT PARCEL IS LOCATED IN ZONE SRC.
4. THREE PUBLIC SHADE TREES ARE LOCATED WITHIN THE LIMITS OF THE PROPERTY FRONTAGE OF THE SUBJECT PROPERTY.
5. SUBJECT PARCEL IS LOCATED IN FLOOD ZONE X, PANEL NUMBER 25017C0418E, EFFECTIVE ON 6/4/2010
6. FRONT STBACK: $24.9 + 23.5 = 48.4$; $48.4 / 2 = 24.2$;
FRONT SETBACK = 24.2



(IN FEET)

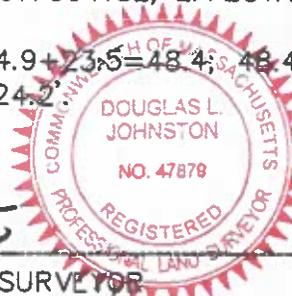
1 inch = 20 ft.

CERTIFIED PLOT PLAN
IN
BELMONT, MA

SCALE: 1" = 20' FEBRUARY 27, 2025

DLJ GEOMATICS
 PROFESSIONAL LAND SURVEYING
 276 NORTH STREET
 WEYMOUTH, MA 02191
 (781) 812-0457

3 WASHINGTON ST BELMONT.dwg


 PROFESSIONAL LAND SURVEYOR DATE 02/27/25