

RECEIVED
TOWN CLERK
BELMONT, MA

CASE NO. 25-09

2025 MAR 10 AM 9:58 NOTICE OF PUBLIC HEARING BY THE
BOARD OF APPEALS FOR THREE SPECIAL PERMITS

1. 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 Nathan Harrison to construct a second story addition at 29 Trowbridge Street, located in a General Residence zoning district. Special Permits: 1.- §§1.5.4A of the By-Law allows alteration and expansions in the General Residence district by a Special Permit granted by the Board of Appeals, 2.- §4.2 of the By-Law allows a maximum lot coverage of 30%, the existing and proposed lot coverage is 50.37%. 3.- §4.2 requires a minimum side setback of 10.0', the existing and proposed side setback is 8.1'.

ZONING BOARD OF APPEALS



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

February 28, 2025

Nathan Harrison
29 Trowbridge Street
Belmont MA 02478

RE: Construct a Second Story Addition

Dear Mr. Harrison:

The Office of Planning and Building is in receipt of your building permit application to construct a second story addition at 29 Trowbridge 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, §1.5.4A of the By-Law allows alteration and expansions in the General Residence district by a Special Permit granted by the Board of Appeals and §4.2 of the By-Law allows a maximum lot coverage of 30% and requires a minimum side setback of 10.0'.

1. The proposed expansion is allowed by a Special Permit.
2. The existing and proposed lot coverage is 50.37%.
3. The existing and proposed side setback is 8.1'.

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: 2-7-25

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 29 Trowbridge St 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 _____

Alteration and expansion in general residence
district. Existing and proposed lot coverage
is 50.37%: the existing and proposed
side setback is 8.1'

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

Signature of Petitioner Nathan J Harrison (1)

Signature of Petitioner Soma Kumar (2)

Print Name Nathan Harrison + Soma Kumar

Address 29 Trowbridge St
Belmont MA 02478

Daytime Telephone Number 512-689-2740



www.sunroomsbybrady.com

Special Permit Request

Homeowners: Sonia Kumar & Nathan Harrison

Project Address: 29 Throwbridge St, Belmont, MA 02478

Sonia Kumar and Nathan Harrison have hired us to design a 14' x 20'4" two-story addition to the back of their home to address their growing family's urgent need for more space. Their son's current bedroom on the second floor is no larger than a typical walk-in closet, and the family's living room has become unusable, filled with temporary storage for clothes. This addition is essential to improve their living conditions. (*See attached Statement of Need for Addition.*)

The proposed addition will expand the second-floor bedroom, bathroom, and living space, while the first floor will provide a proper dining and family room area. Although the home sits on a pre-existing, non-conforming lot, the design strategically utilizes 286 sq. ft. of an existing 1,200+ sq. ft. paved area that is currently unused, maintaining the existing lot coverage of 50.37%. The addition has been carefully planned to match the home's aesthetic and maintain harmony with the neighborhood.

Special Permits Requested:

1. **Expansion of Existing Home** — Required under Section 1.5.4A of the Zoning By-Law for additions in a General Residential District.
2. **Lot Coverage Exceedance** — As per Section 4.2, the allowed maximum lot coverage is 33%. The current coverage is 50.37%, and since the addition replaces existing pavement, the coverage will remain unchanged. (*See attached Plot Plan.*)
3. **Setback Requirement** — Under Section 4.2, a 10 ft. minimum setback is required. The existing house sits 8.1 ft. from the lot line on two sides. The addition will be set back an additional 4", maintaining the 8.1 ft. setback and not increasing the non-conformity.

The proposed addition will not negatively impact neighboring properties, as it will not be visible from the street and nearby neighbors have expressed no concerns. It will not be detrimental to the public good or create any nuisance.

Since the project does not further encroach on setbacks or increase lot coverage, we believe the special permits can be granted without substantial detriment to the public good or undermining the intent of the zoning by-laws.

We respectfully request that the board approve these special permits, allowing Sonia and Nathan to proceed with their much-needed home improvement.

Sincerely,
Kevin M. Kieler
Chief Designer
Brady-Built Sunrooms

160 Southbridge St, Auburn MA 01501

Toll-Free: 877-772-7239 Local: 508-798-2600

Statement of Need for Addition

Dear Zoning Board Members,

Re: 29 Trowbridge Belmont

The reason Sonia Kumar & Nathan Harrison need an addition is because their family has grown since moving into their home. Their house is much smaller than others in the neighborhood. They love the area and don't want to move, but the limited space has become a challenge. Their son's upstairs bedroom is barely larger than a walk-in closet, with almost no storage, and the house overall lacks sufficient closet space.

To compensate, they've had to use storage lockers in the living room, making it unusable and creating safety hazards due to limited walkways. The dining room now holds multiple storage lockers, leaving them without a proper dining area. This overcrowding affects their daily living and limits their ability to enjoy their home fully.

The proposed sunroom addition will provide essential dining and family space, freeing up the living room and eliminating safety concerns. It will also offer much-needed storage, helping the family better organize their home without sacrificing comfort. Thank you for considering our application.

LOT COVERAGE:

12-3-2024

EXISTING:

HOUSE=806 S.F.
 PAVEMENT=1,153 S.F.
 PERGOLA=247 S.F.
 SHEDS=147 S.F.
 CONCRETE=578 S.F.
 STAIRS=19 S.F.
 WALKWAY=72 S.F.
 TOTAL COVERAGE=3,022 S.F. (50.37%)
 OPEN SPACE=49.63%

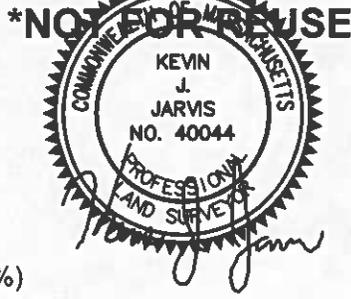
PROPOSED:

SUNROOM=284 S.F.
 SHED=125 S.F. (REMOVED WHERE SUNROOM IS).
 PAVEMENT=869 S.F. (REMOVED WHERE SUNROOM IS)

TOTAL COVERAGE=3,022 S.F.(50.37%)
 OPEN SPACE=49.63%

JARVIS LAND SURVEY, INC
29 GRAFTON CIRCLE
SHREWSBURY, MA 01545
TEL. (508) 842-8087
FAX. (508) 842-0661
KEVIN@JARVISLANDSURVEY.COM

* THE SURVEYOR RETAINS COPYRIGHT TO THE PLAN OF SURVEY, AND RE-USE OF THIS PLAN IS NOT ALLOWED WITHOUT PERMISSION FROM THE SURVEYOR.



ZONING DATA:

GENERAL RESIDENCE

REQUIRED:

LOT AREA = 5,000 S.F.
 MAX.LOT COVERAGE=30%
 MINIMUM OPEN SPACE=40%
 LOT FRONTAGE = 50'
 FRONT YARD SETBACK = 20'
 SIDE YARD SETBACK = 10'
 REAR YARD SETBACK = 20' (DWELLING)
 =12' (OTHER)

EXISTING:

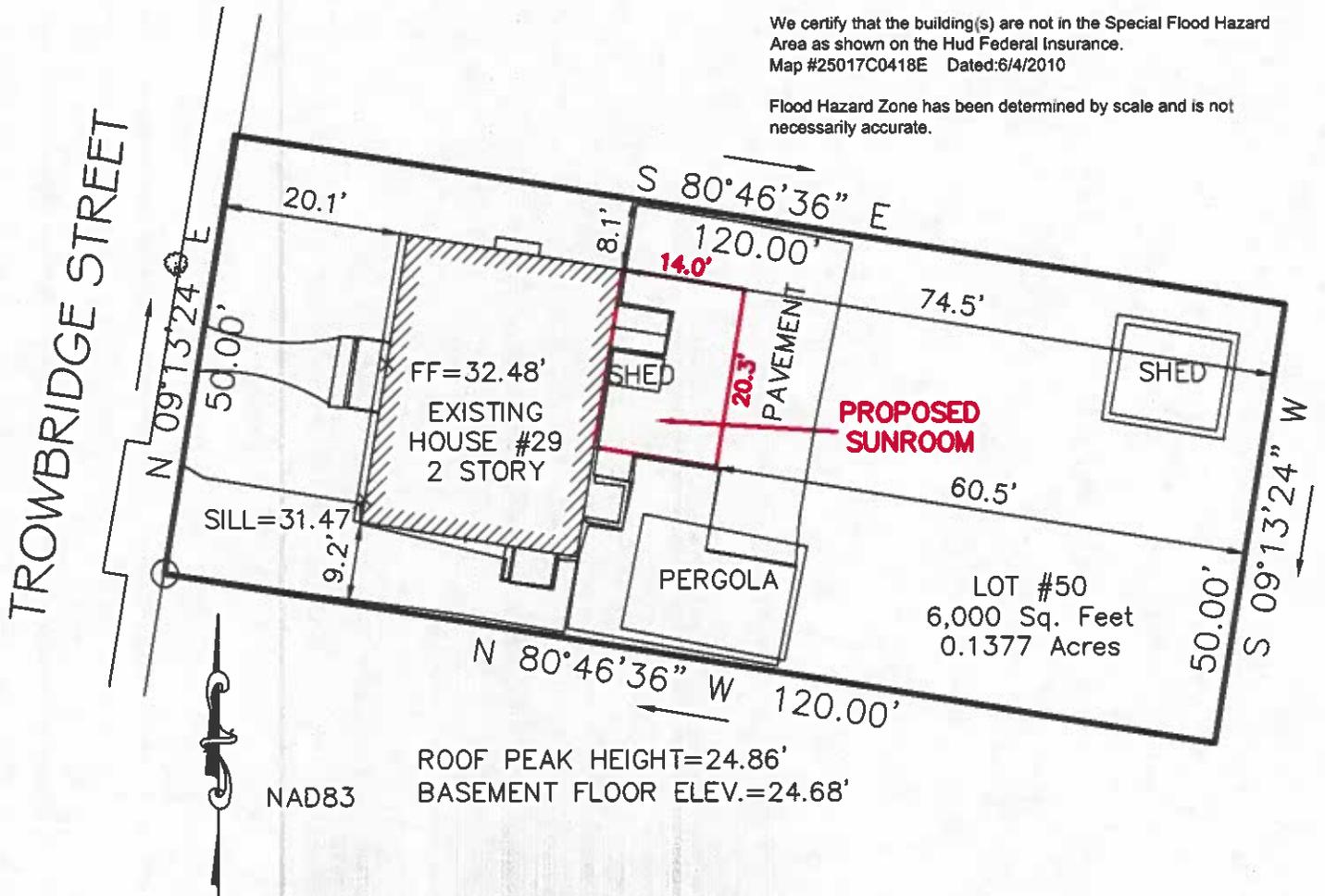
LOT AREA = 6,000 S.F.
 LOT COVERAGE=50.37%
 MINIMUM OPEN SPACE=49.63%
 LOT FRONTAGE = 50'
 FRONT YARD SETBACK = 20.1'
 SIDE YARD SETBACK = 8.1'
 REAR YARD SETBACK = 74.5'

PROPOSED:

LOT AREA = 6,000 S.F.
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 MINIMUM OPEN SPACE=49.63%
 LOT FRONTAGE = 50'
 FRONT YARD SETBACK = 20.1'
 SIDE YARD SETBACK = 8.1'
 REAR YARD SETBACK = 60.5'

We certify that the building(s) are not in the Special Flood Hazard Area as shown on the Hud Federal Insurance. Map #25017C0418E Dated:6/4/2010

Flood Hazard Zone has been determined by scale and is not necessarily accurate.

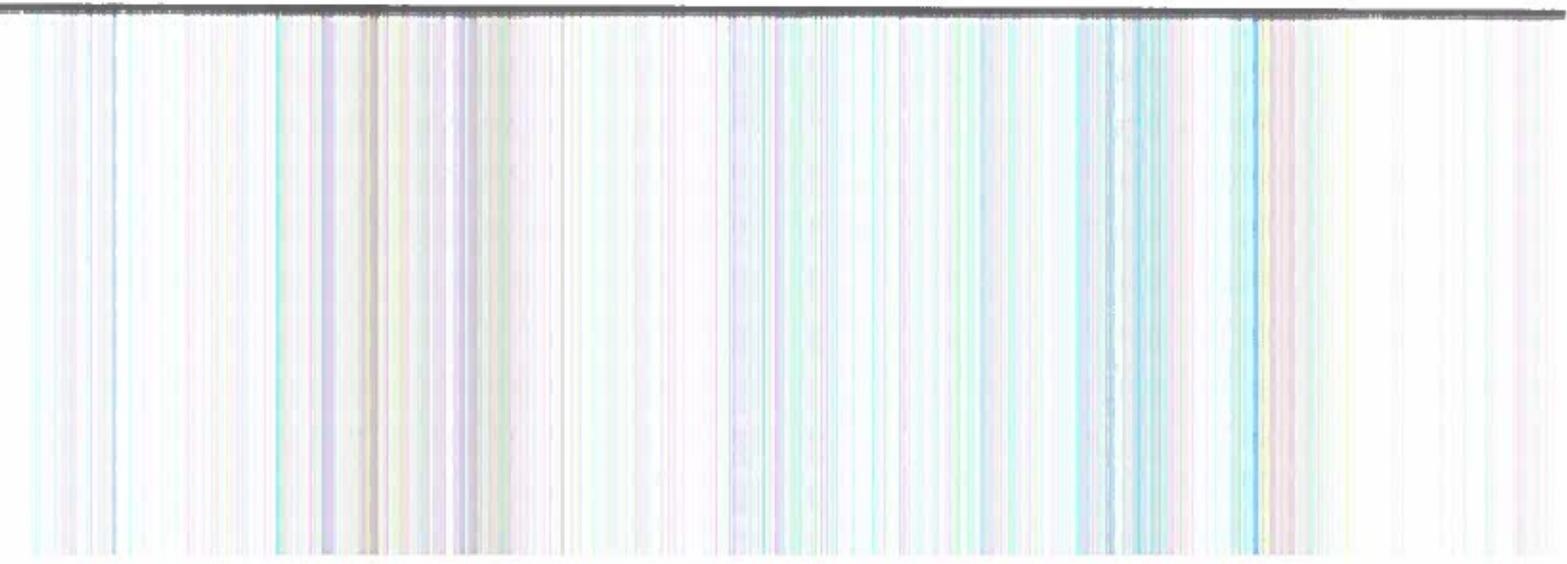
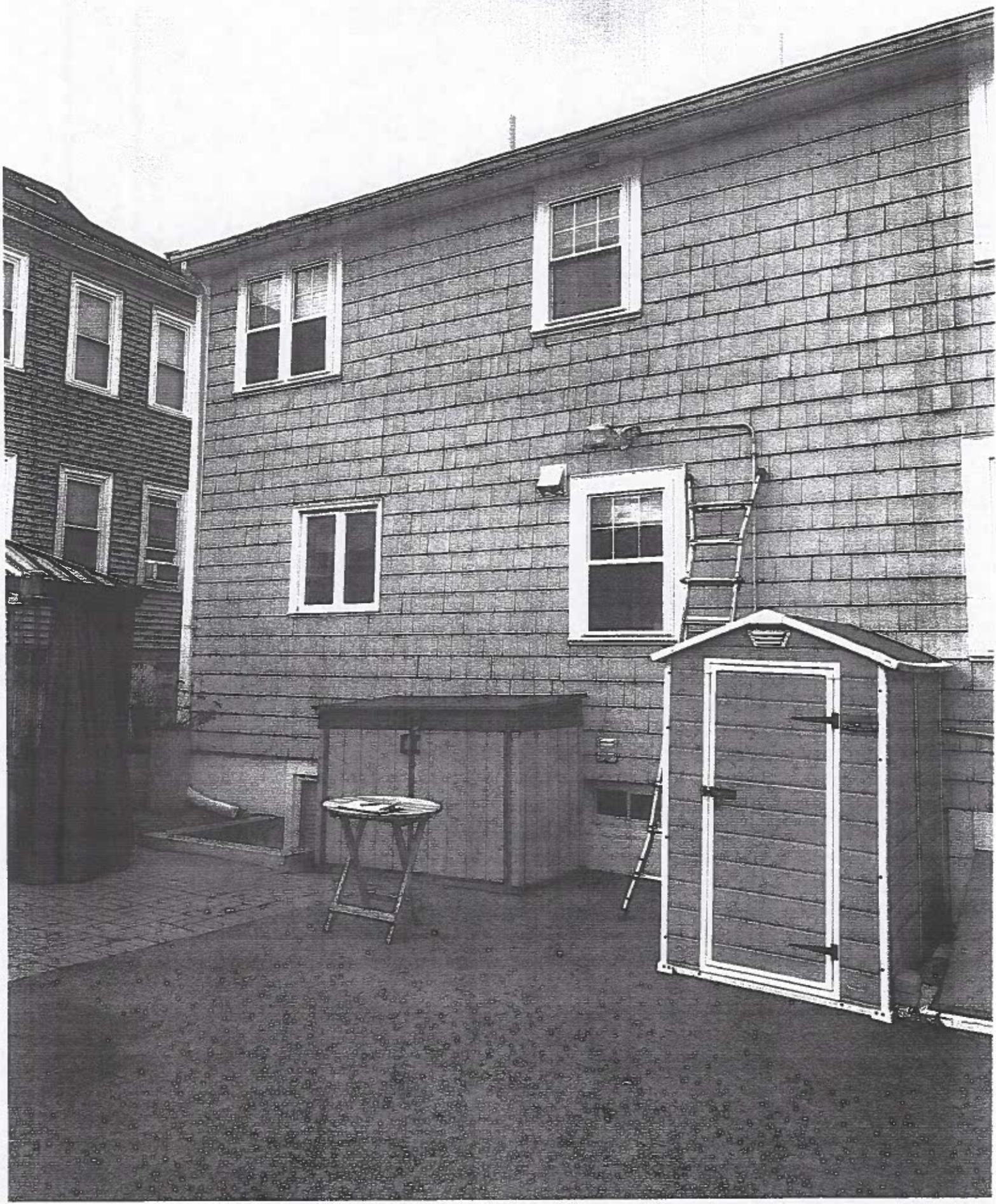


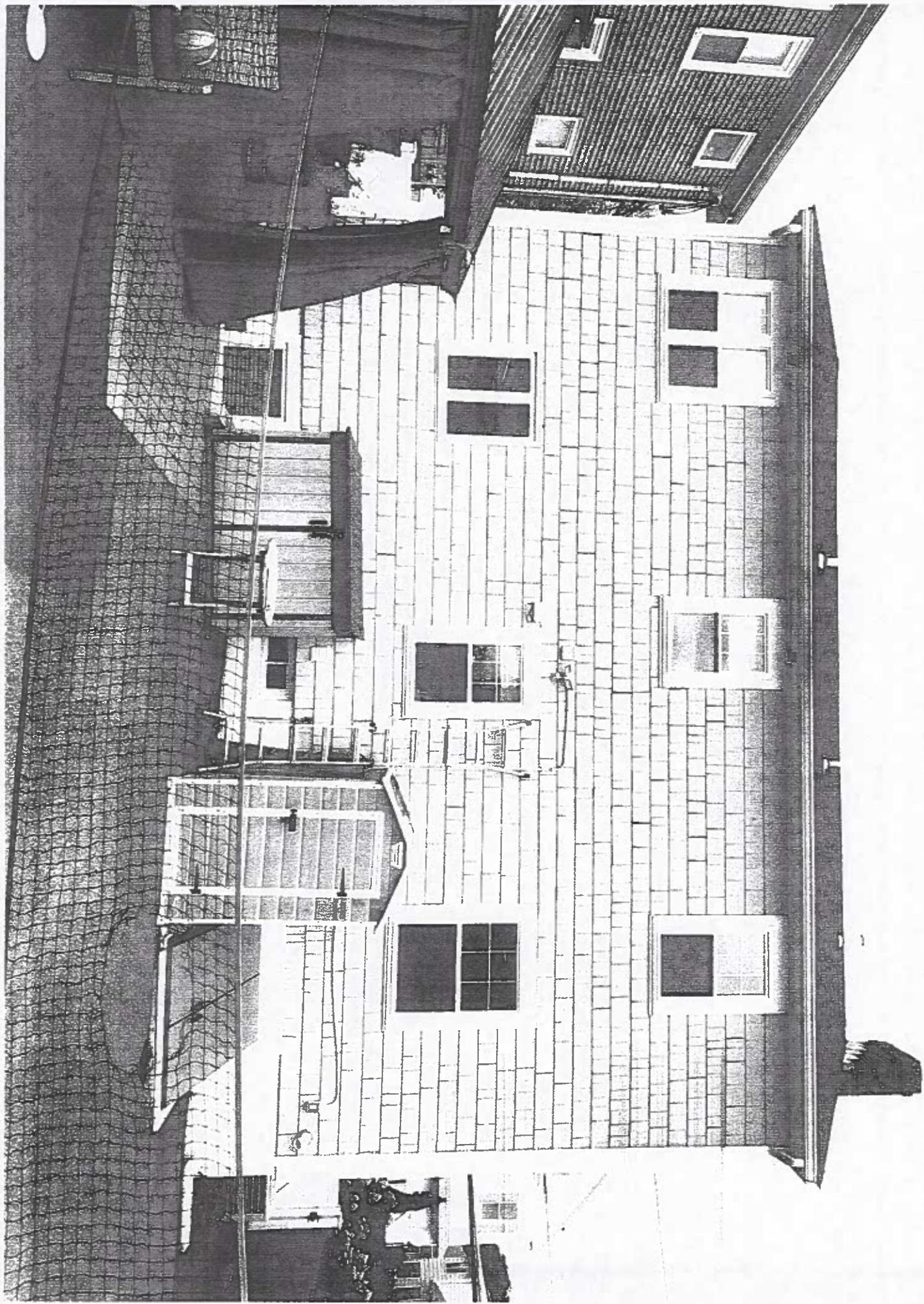
1. THIS PLAN HAS BEEN PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND IS SUBJECT TO THE FINDINGS SUCH A REPORT MIGHT DISCLOSE.

2. THIS PLAN HAS NOT BEEN PREPARED FOR RECORDING PURPOSES.

3. THE LICENSED MATERIAL CONTAINS VALUABLE PROPRIETARY INFORMATION BELONGING EXCLUSIVELY TO JARVIS LAND SURVEY, INC. THE LICENSED MATERIAL AND THE INFORMATION CONTAINED THEREON ARE COPYRIGHTED INSTRUMENTS OF PROFESSIONAL SERVICES AND SHALL NOT BE USED, IN WHOLE OR IN PART, FOR ANY PROJECT OTHER THAN THAT FOR WHICH THEY WERE CREATED, WITHOUT THE EXPRESS WRITTEN CONSENT OF JARVIS LAND SURVEY, INC. YOU AGREE NEVER TO REMOVE ANY NOTICES OF COPYRIGHT, NOR TO REPRODUCE OR MODIFY THE LICENSED MATERIAL.

Owner Sonia Kumar
 Loc. House No. 29 Trowbridge Street
 Lot No. 22-55
 Date January 8, 2025
 Scale 1"=20'





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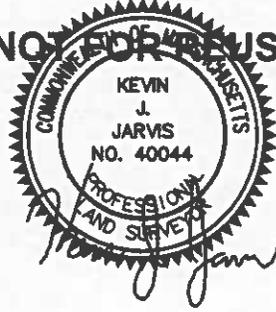
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12-3-2024

***NOT FOR REUSE**



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