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BELMONT, MA

CASE NO. 25-11

2025 MAR 11 AM 9: 29

NOTICE OF PUBLIC HEARING BY THE
BOARD OF APPEALS FOR ONE SPECIAL PERMIT

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 Apoorva Joshi to construct an addition at 45 Selwyn Road, located in a Single Residence C zoning district. Special Permit: §4.2 of the By-Law requires a minimum side setback of 10.0', the existing and proposed side setback is 7.8'.

ZONING BOARD OF APPEALS



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

**Building Division
(617) 993-2661
Planning Division
(617) 993-2666**

Telephone: (617) 993-2650

March 6, 2025

Apoorva Joshi
45 Selwyn Road
Belmont MA 02478

RE: Construct an Addition

Dear Mr. Joshi:

The Office of Planning and Building is in receipt of your building permit application to construct an addition at 45 Selwyn Road 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 side setback of 10.0'.

1. The existing and proposed side setback is 7.8'.

You may alter your plans to conform to the Zoning By-Law and resubmit for a building permit or you may request a Special Permit 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: 07MAR2025

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 45 Selwyn Rd 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 one story rear 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 

Print Name Apoorva Joshi

Address 45 Selwyn Rd, Belmont, MA 02478

Daytime Telephone Number 443.846.3760

December 6, 2005

Belmont Zoning Board of Appeals

Special Permit Narrative Statement

45 Selwyn Rd

Apoorva Joshi and Riti Doshi of 45 Selwyn Road seek one special permit in order to construct a 152 sf one story rear addition. The proposed design incorporates a small mudroom, half bath and kitchen expansion which will greatly improve the functionality of their home. The house currently has a 7.8' side setback and we would be aligning with this and extending it an additional 6' toward the rear yard. The addition is only one story, with a gable roof so the massing that is within the side setback is kept to a minimum. The portion of the addition that is non-conforming is 13sf.

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

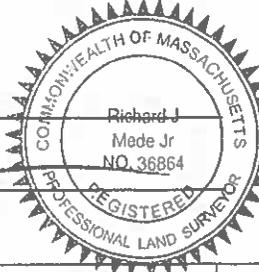
(Registered Land Surveyor)

Property Address: 45 SELWYN ROAD

Zone: SR-C

Surveyor Signature and Stamp: 

Date: 02/01/2025



	REQUIRED	EXISTING	PROPOSED
Lot Area	9,000 s.f.	6,050 s.f.	6,050 s.f.
Lot Frontage	75'	59'	59'
Floor Area Ratio	N/A	N/A	N/A
Lot Coverage	25% max	20.9%	23.4%
Open Space	50% min	65.6%	63.1%
Front Setback	17.7'(ave #41 & 53)	17.5'	No change
Side Setback	10'	7.8'	7.8'
Side Setback	10'	10.7'	29.7'
Rear Setback	30'	53.8'	44.3'
Building Height	30' max	N/A	N/A
Stories	2 ½	N/A	N/A
½ Story Calculation			

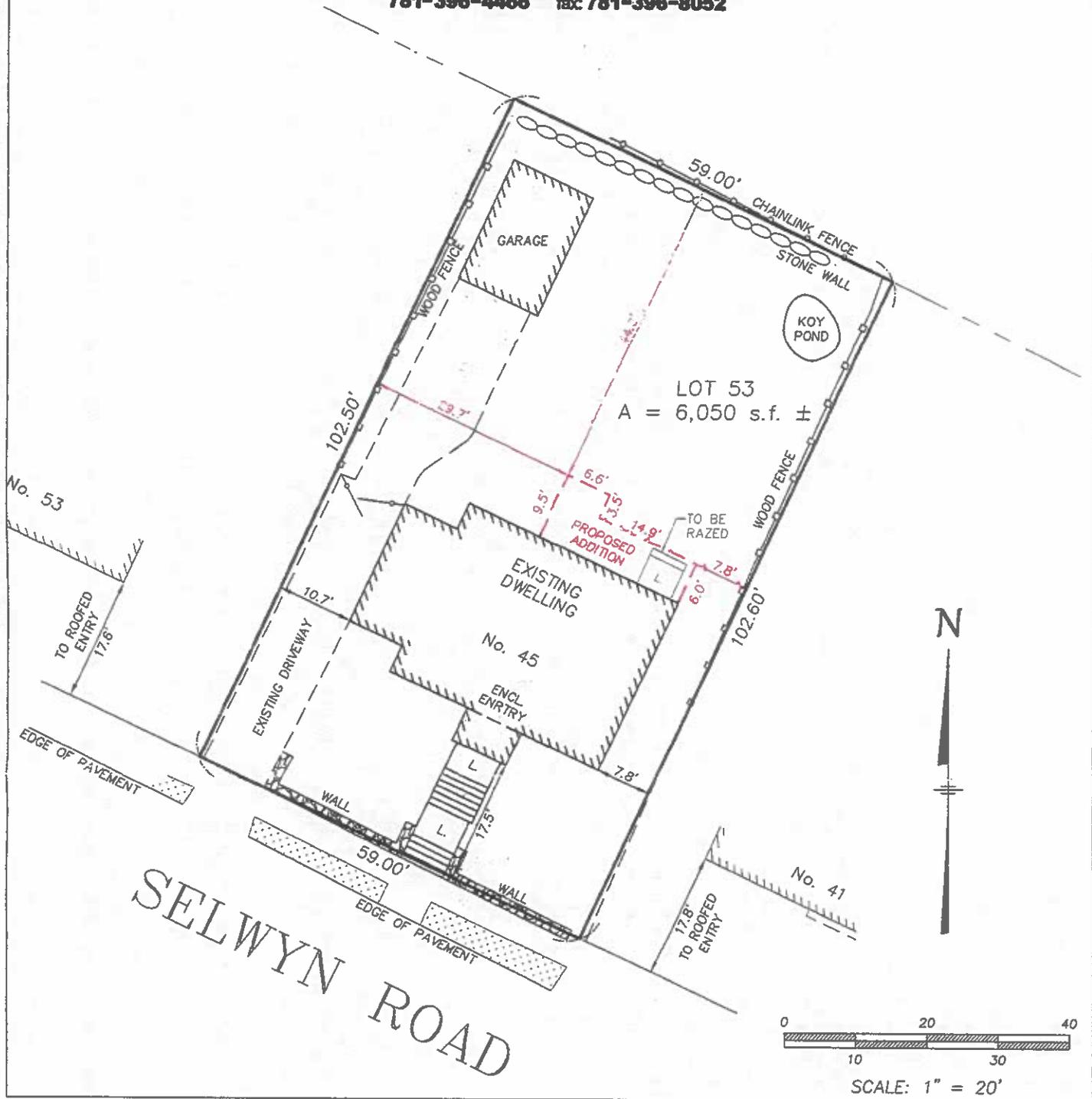
NOTES:

PREPARED BY:



**MEDFORD
ENGINEERING
& SURVEY**

**ANGELO B. VENEZIANO ASSOCIATES
15 HALL STREET, MEDFORD, MA 02155
781-396-4486 fax: 781-396-8052**



ZONED (SC)

ZONING REQUIREMENT	EXISTING	PROPOSED
FRONT: 17.7' (AVG. #41 & 53)	17.5'	NO CHANGE
SIDE: 10'	7.8'	7.8'
SIDE: 10'	10.7'	29.7'
REAR: 30'	53.8'	44.3'
MAX. LOT COV.: 25%	20.9%	23.4%
MIN. OPEN SPACE: 50%	65.6%	55.1%

THE PROPERTY IS NOT LOCATED IN AN ESTABLISHED FLOOD HAZARD ZONE ACCORDING TO THE F.I.R.M. OF BELMONT.

DEED REFERENCE: BK 80386 PG 491
PLAN REFERENCE: PLAN BOOK 320 PLAN No. 10
PLAN No. 328 OF 1966



OWNER: RITI DOSHI & APOORVA JOSHI
HOUSE NO.: 45
LOC. LOT NO.:
DATE: AUGUST 30, 2022 REV. DATE: FEBRUARY 01, 2025
SCALE: 1" = 20'

Richard J. Mede, Jr.
RICHARD J. MEDE, JR. - P.L.S.

02/01/2025
DATE: