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BELMONT, MA

CASE NO. 25-16

2025 APR -3 AM 10: 53

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 Thursday, May 8, 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 Mr. Kaliszczak for 2 Special Permits under section 1.5 of the By-law to construct a deck at 50 Chilton Street located in a Single Residence C (SRC) Zoning District. Special Permits: 1.- §4.2 of the By-Law allows a maximum lot coverage of 25%, the existing lot coverage is 25.39%% and the proposed is 27.0%. 2.- Requires a minimum side setback of 10.0', the existing side setback is 8.6' and the proposed is 8.5'.

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

November 7, 2024

Haciet Kaliszczak  
50 Chilton Street  
Belmont MA 02478

RECEIVED  
TOWN CLERK  
BELMONT, MA  
2025 APR -3 AM 10:55

RE: Construct a Deck

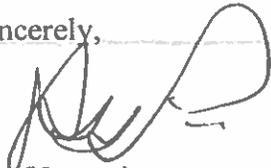
Dear Mr. Kaliszczak:

The Office of Planning and Building is in receipt of your building permit application for the construction of a deck at 50 Chilton Street located in a Single Residence C 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 allows a maximum lot coverage of 25%, and requires a minimum side setback of 10.0'.

1. The existing lot coverage is 25.39%% and the proposed is 27.0%.
2. The Existing side setback is 8.6' and the proposed is 8.5'.

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

Sincerely,



Ara Yogurtian  
Inspector of Buildings



Town of Belmont  
Zoning Board of Appeals

**APPLICATION FOR A SPECIAL PERMIT**

Date: 03/03/2025

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 50 Chilton 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 \_\_\_\_\_

\_\_\_\_\_  
CONSTRUCT A DECK  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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

Maciej Kaliszczak

Address

50 Chilton Street, 02478 Belmont

Daytime Telephone Number

617-216-4030

**Maciej Kaliszczyk**  
50 Chilton Street  
Belmont, MA 02478

March 3<sup>rd</sup>, 2025

To Whom It May Concern,

I am writing to formally request a special permit for a minor extension of our terrace. Our current layout is quite narrow, making it difficult for the four of us to comfortably sit around the table for when the weather is nice. At mealtime, we constantly have to shift and stand up to let each other move, which disrupts the experience and limits our ability to fully enjoy the outdoor space. With a minimal extension, we would be able to sit comfortably, enhancing our ability to share meals together and naturally spend more time outside as a family.

This modest expansion will not be extensive but will provide just enough space to improve functionality without altering the overall appearance of the property. The extended terrace will remain discreet, as it will not be visible from the street. Additionally, in our opinion, the proposed deck will not be more detrimental than the existing one, as it will remain in harmony with the character of our home and neighborhood. In addition to making outdoor dining more practical, the extension will allow us to better supervise our children as they play outside, further enhancing our enjoyment and use of the space. We appreciate your consideration of this request, as it would greatly improve our daily living experience while maintaining the aesthetics of the surroundings.

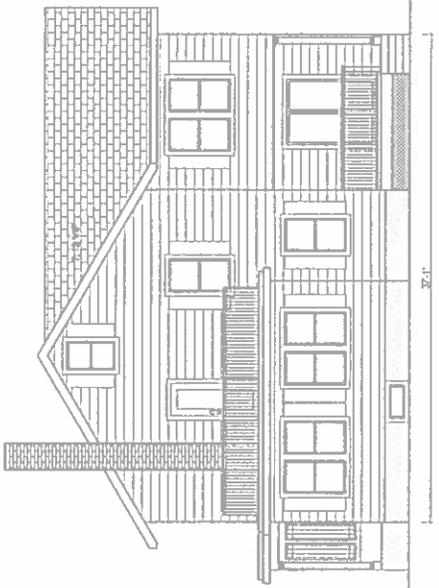
Sincerely,



Maciej Kaliszczyk

		KAUSZCZAK RESIDENCE 1000 W. 10TH ST BELMONT, MA 02718
		CURRENT ELEVATIONS
		
A1		

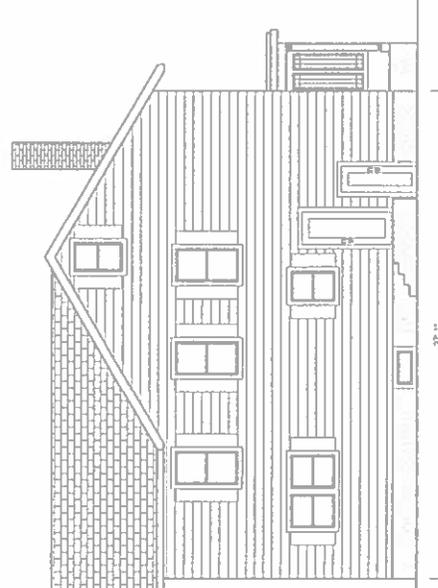


① FRONT ELEVATION  
SCALE: 1/8" = 1'-0"

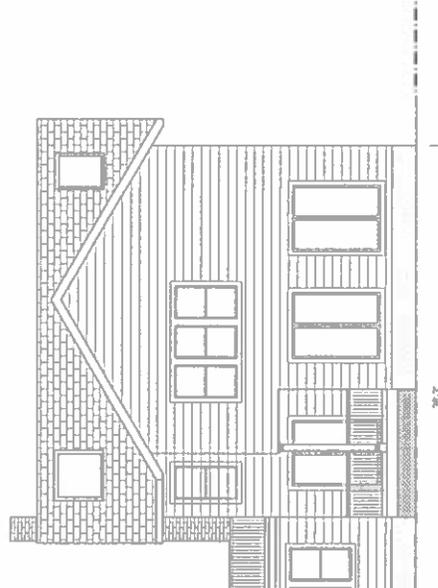


② SIDE ELEVATION  
SCALE: 1/8" = 1'-0"

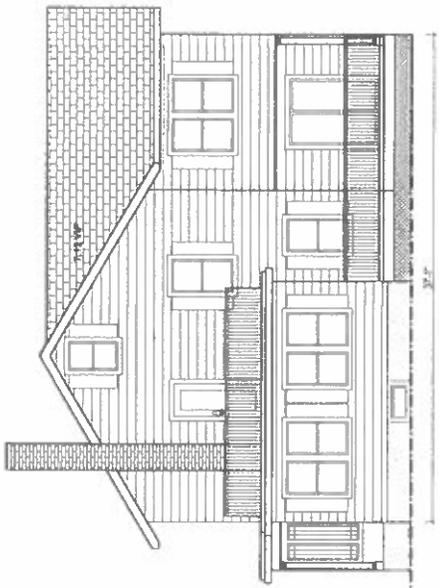
  



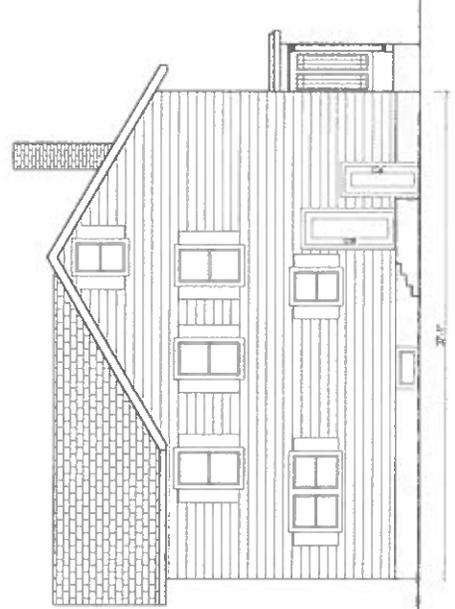
③ REAR ELEVATION  
SCALE: 1/8" = 1'-0"



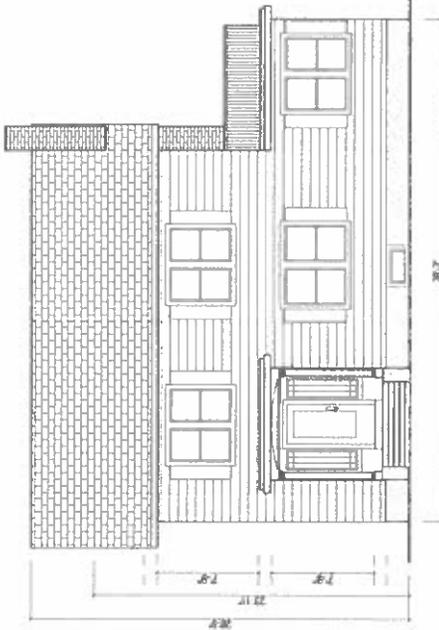
④ SIDE ELEVATION  
SCALE: 1/8" = 1'-0"



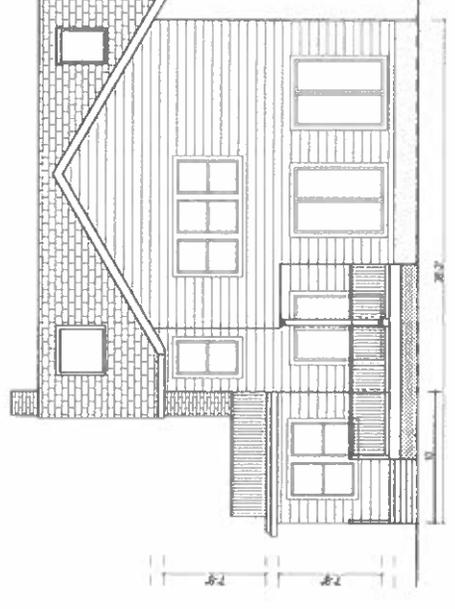
2 SIDE ELEVATION  
SCALE 1/8" = 1'-0"



4 REAR ELEVATION  
SCALE 1/8" = 1'-0"



1 FRONT ELEVATION  
SCALE 1/8" = 1'-0"



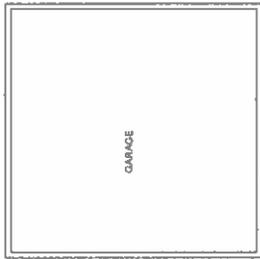
3 SIDE ELEVATION  
SCALE 1/8" = 1'-0"

MALIBZCZAK RESIDENCE  
50 CHILTON STREET  
BELMONT MA 02478

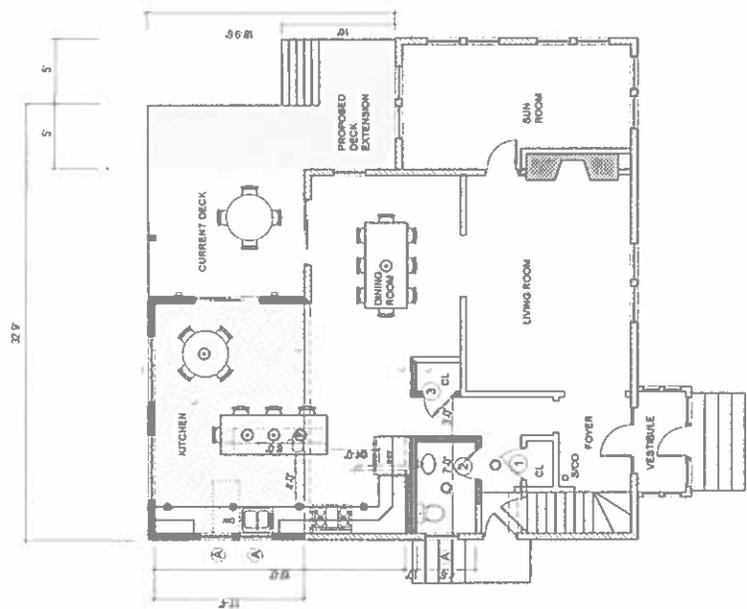
PROPOSED  
ELEVATIONS

Sheet

A2



1 PLAN SCALE: 1/8" = 1'



ZONE INDICATES EXTENT OF LOT COVERAGE OF PROPOSED STRUCTURE  
 144-92.8

NEW DECK MATCHING CURRENT DECKING: TREX DECKING, VINYL RAILING - SEE FRAMING PLANS FOR STRUCTURE

1 PLAN SCALE: 1/8" = 1'

# Zoning Compliance Check List (Registered Land Surveyor)



Property Address: 50 Chilton Street, 02478 Belmont

Zone: SR-C

Surveyor Signature and Stamp: *Bruce Bradford*

Date: 3/3/25

	REQUIRED	EXISTING	PROPOSED
Lot Area	9,000 S.F. MIN.	6,598 S.F.	6,598 S.F.
Lot Frontage	75' MIN.	62,00'	62,00'
Floor Area Ratio			
Lot Coverage	25% MAX	25.39%	27%
Open Space	50% MIN	61%	59%
Front Setback	20.9' AVG	20.5'	20.5'
Side Setback	10' MIN	17.9'	17.9'
Side Setback	10' MIN	8.6'	8.5'
Rear Setback	30' MIN	41.3'	40.6'
Building Height	30 MAX	24.6'	24.6'
Stories	2.5 MAX	2.5	2.5
½ Story Calculation			

<b>NOTES:</b>