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BELMONT, MA

2025 APR -9 PM 12: 16

CASE NO. 25-17

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 Matthew Kuzmeskas for 2 Special Permits under section 1.5 of the By-law to construct a additions at 12 Newcastle Road located in a Single Residence C (SRC) Zoning District. Special Permits: 1.- §4.2 of the By-Law requires a minimum front setback of 25.0', the existing front setback is 21.4' and the proposed 22.7'. 2.- Requires a minimum side setback of 10.0', the existing and proposed side setback is 8.4'.

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

March 6, 2025

Matthew Kuzmeskas  
12 Newcastle Road  
Belmont MA 02478

RE: Construct a Front and a Rear Addition

Dear Mr. Kuzmeskas:

The Office of Planning and Building is in receipt of your building permit application to construct additions at 12 Newcastle 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 front setback of 25.0' and side setback of 10.0'.

1. The existing front setback is 21.4' and the proposed 22.7'.
2. The existing and proposed side setback is 8.4'.

You may alter your plans to conform to the Zoning By-Law and resubmit for a building permit or you may request two (2) 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

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



Town of Belmont  
Zoning Board of Appeals

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**APPLICATION FOR A SPECIAL PERMIT**

Date: 4/9/25

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 12 Newcastle 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 construction of a front porch and 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 Matthew P. Kuzmeskas

Address 12 Newcastle Rd

Belmont, MA 02478

Daytime Telephone Number 978 790 7066

Date: 4/9/2025

RECEIVED  
TOWN CLERK  
BELMONT, MA

To: Town of Belmont Zoning Board of Appeals

2025 APR 10 AM 10:55

Subject: Request for Approval to Expand Our Home

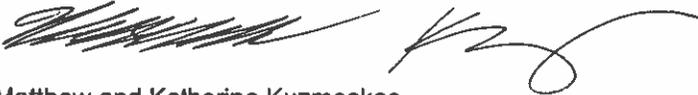
Dear Members of the Zoning Board,

My wife and I are seeking approval to expand our home to better meet the needs of our growing family. We have two children, ages 2 and 4, and our current space is no longer sufficient. At present, our son's bedroom is being used as a dual-purpose space, doubling as an office for my wife, who works from home. This arrangement is far from ideal and has created challenges in providing a comfortable and functional living environment for our family.

As our children grow older, we want to ensure they have dedicated spaces to play, study, and thrive in their development here in Belmont. Expanding our home will allow us to create proper bedrooms for each child, provide separate office space for my wife, and improve common areas where we can host larger family gatherings. This addition will help us build a home that supports both our family's immediate needs and long-term goals while maintaining the character of the neighborhood.

Thank you for considering our request. We look forward to working with you throughout this process.

Sincerely,



Matthew and Katherine Kuzmeskas  
12 Newcastle Rd.  
Belmont, MA 02478  
mkuzmeskas@gmail.com  
katherine.kuzmeskas@gmail.com



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Inspector of Buildings



## Zoning Compliance Check List (Registered Land Surveyor)

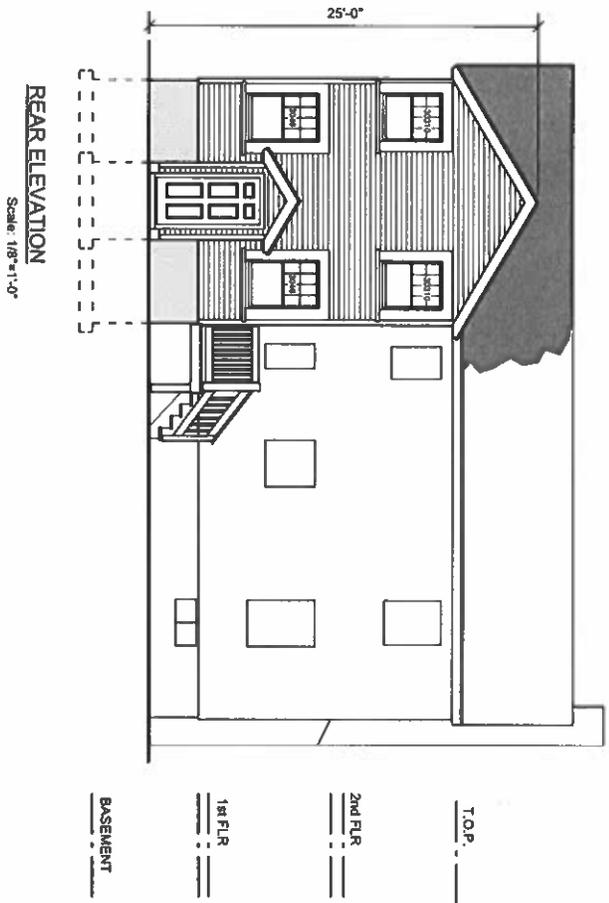
Property Address: 12 NEWCASTLE ROAD Zone: SR-C

Surveyor Signature and Stamp:  Date: 02/08/2025



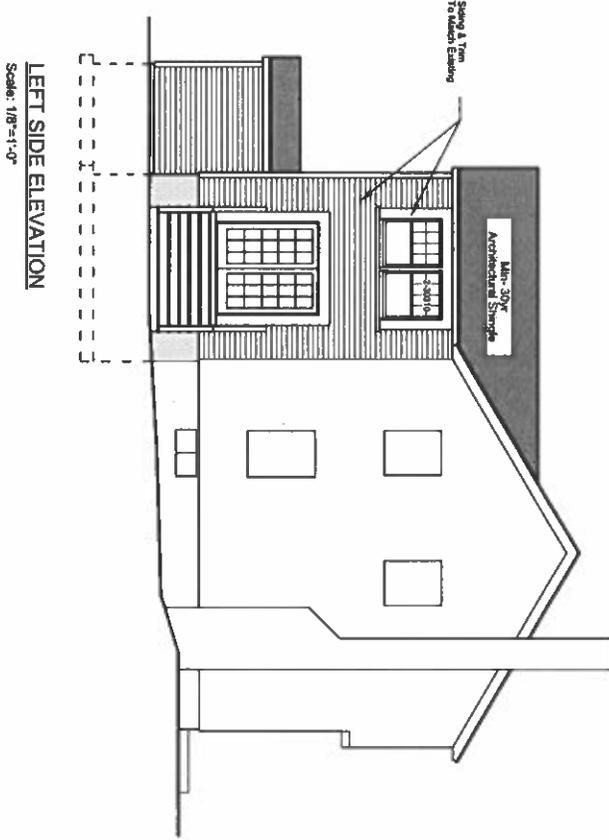
	REQUIRED	EXISTING	PROPOSED
Lot Area	9,000 S.F.	6,579 S.F.	6,579 S.F.
Lot Frontage	75'	65.0'	65.0'
Floor Area Ratio	N/A	N/A	N/A
Lot Coverage	25%	16.9%	20.4%
Open Space	50%	73.2%	71.9%
Front Setback	25'	21.7'	22.7'
Side Setback	10'	8.4'	8.4'
Side Setback	10'	14.8'	14.8'
Rear Setback	30'	53.9'	43.8'
Building Height	30'	-----	-----
Stories	2 ½	-----	-----
½ Story Calculation			

<b>NOTES:</b>



**REAR ELEVATION**  
Scale: 1/8"=1'-0"

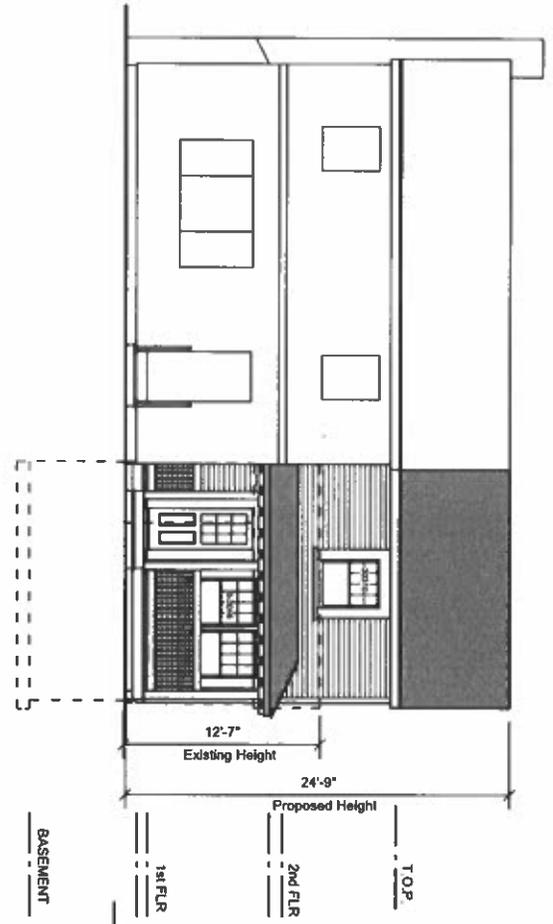
T.O.P.  
2nd FLR  
1st FLR  
BASEMENT



**LEFT SIDE ELEVATION**  
Scale: 1/8"=1'-0"

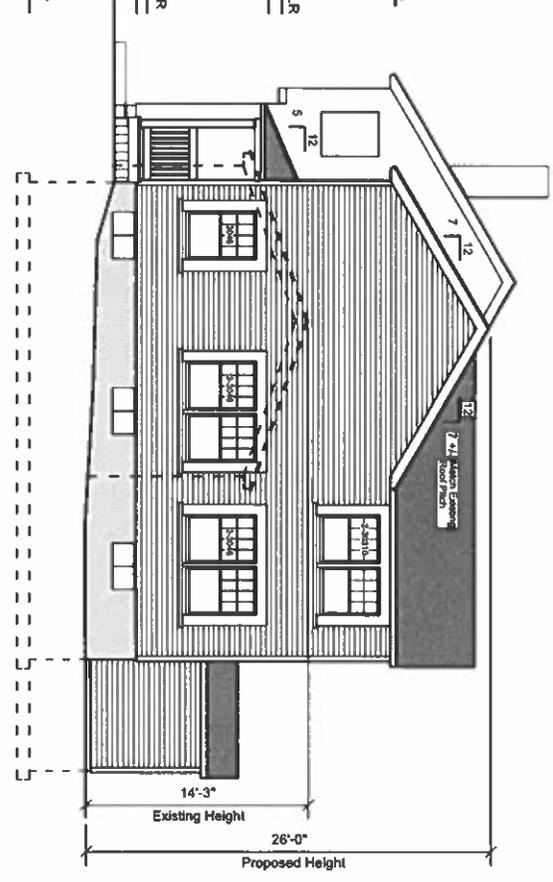
Slope & Trim  
To Match Existing

**FRONT ELEVATION**  
Scale: 1/8"=1'-0"



T.O.P.  
2nd FLR  
1st FLR  
BASEMENT

**RIGHT SIDE ELEVATION**  
Scale: 1/8"=1'-0"



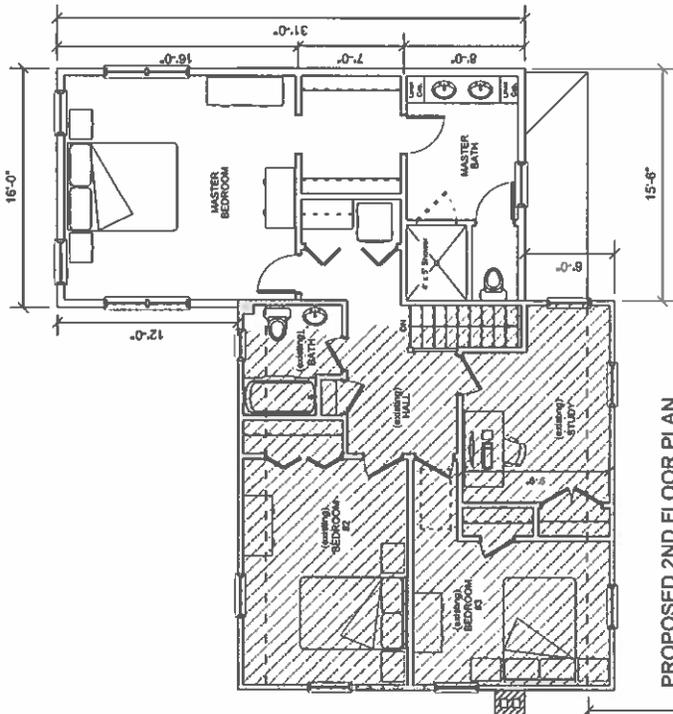
Existing Height  
Proposed Height

<p><b>PROGRESS NOT FOR CONSTRUCTION</b></p>	Title:	Project: <b>ADDITION AND RENOVATIONS to the KUZMESKAS RESIDENCE 12 NEWCASTLE ROAD BELMONT, MASSACHUSETTS</b>	Copyright © Jozokos Architecture, Inc. All rights reserved. Per the Architectural Works Copyright Protection Act of 1990, this document shall not be copied, duplicated, republished or otherwise reproduced in any form whatsoever without the prior written permission of Jozokos Architecture, Inc. This document is not effective unless signed & sealed by James J. Jozokos, Architect.	Date: <b>March 13, 2025</b>	<p><b>24151</b></p>
	Sheet:	Jozokos Architecture Inc. 1147 Main Street #115, Tewksbury, MA (978) 985-1813 jozokos@comcast.net	Drawn By: <b>JG</b> Checked By: <b>JJ</b>	Project No.:	

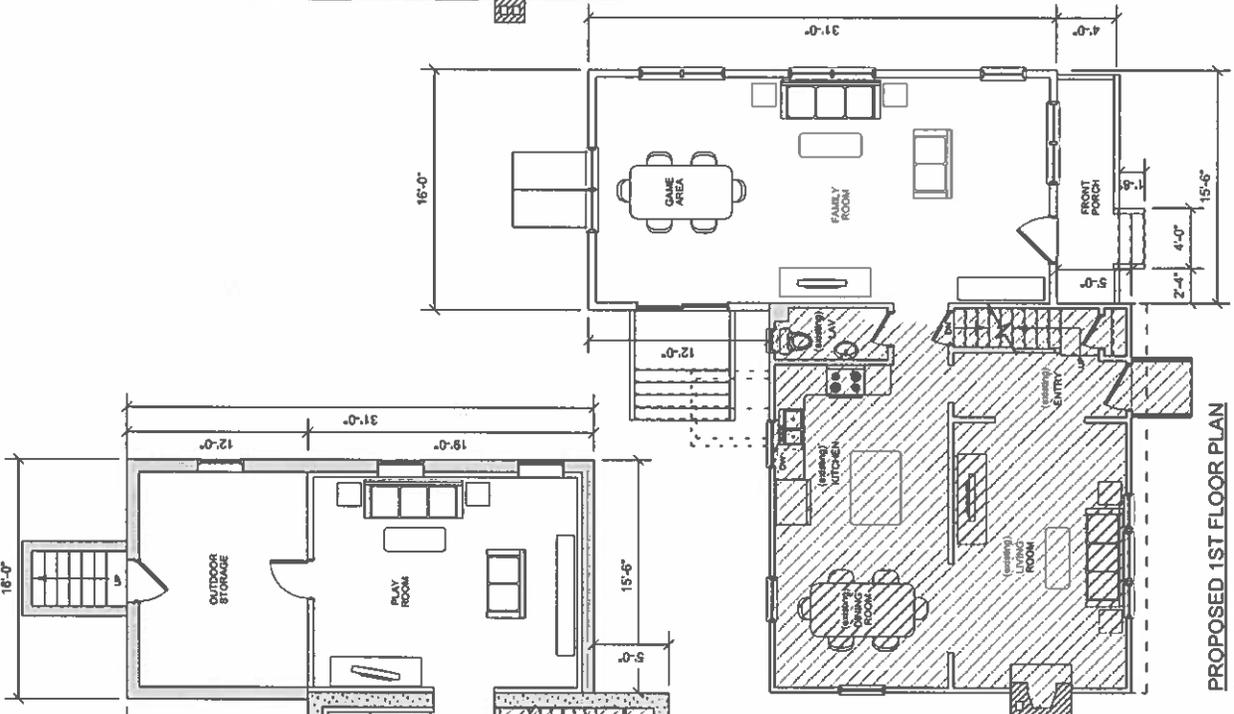
Project No.: <b>24151</b>	Date: March 19, 2025	Drawn By: JJ Checked By: JJ	Jozokos Architecture Inc. 1147 Main Street #115, Tewksbury, MA (978) 985-1813 jozokos@comcast.net	<b>ADDITION &amp; RENOVATION          to the KUZMESKAS RESIDENCE          12 NEWCASTLE ROAD          BELMONT, MA</b>	<b>FLOOR PLANS          (ZBA-1)</b>	Sheet: <b>2</b>
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**FOR BOARD  
 APPROVAL ONLY**

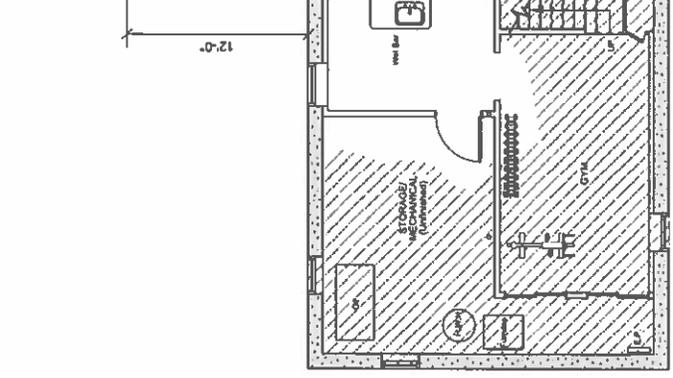
These Drawings are conceptual only. The actual construction shall be subject to all applicable codes and regulations. Any major design changes are subject to Board scrutiny.



**PROPOSED 2ND FLOOR PLAN**  
 Scale: 1/8"=1'-0" 488 Sq. Ft Addition



**PROPOSED 1ST FLOOR PLAN**  
 Scale: 1/8"=1'-0" 488 Sq. Ft Addition



**PROPOSED BASEMENT PLAN**  
 Scale: 1/8"=1'-0"