



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

April 9, 2025

Nathan Harrison  
29 Trowbridge Street  
Belmont MA 02478

RE: Construct Two Story Rear Addition

Dear Mr. Harrison:

The Office of Planning and Building is in receipt of your building permit application to construct a two story rear 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 that exceed 300SF by a Special Permit granted by the Planning Board, 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 568.4SF and is allowed by a Special Permit.
2. The existing lot coverage is 30.11% and proposed lot coverage is 33.80%.
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 Planning Board. 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



www.sunroomsbybrady.com

### Special Permit Request

**Homeowners:** Sonia Kumar & Nathan Harrison

**Project Address:** 29 Trowbridge 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. **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.)*
2. **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.



Town of Belmont  
Zoning Board of Appeals

**APPLICATION FOR A SPECIAL PERMIT**

Date: 5/6/25

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 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 + 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

December 6, 2005

2/7/25

Nathan Harrison  
Sonia Kumar  
29 Trowbridge St  
Belmont MA 02478

Town of Belmont  
Zoning Board of Appeals  
19 Moore Street  
Belmont MA 02478

To Whom It May Concern:

I, Nathan Harrison, and Sonia Kumar, are petitioning the board to grant a special permit to add a proposed sunroom to 29 Trowbridge St, Belmont MA. I hereby grant permission to Brady Built, Inc and it's employees to represent us in this matter.

  
\_\_\_\_\_  
Homeowner

2/7/2025  
Date

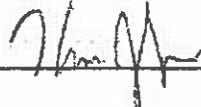
  
\_\_\_\_\_  
Homeowner

02-07-2025  
Date

## Zoning Compliance Check List (Registered Land Surveyor)

Property Address: 29 TROWBRIDGE ST.

Zone: G.R

Surveyor Signature and Stamp: 

Date: 4/10/25

|                     | REQUIRED                      | EXISTING | PROPOSED |
|---------------------|-------------------------------|----------|----------|
| Lot Area            | 5,000                         | 5,000    |          |
| Lot Frontage        | 50'                           | 50'      |          |
| Floor Area Ratio    | —                             | 30.11%   | 33.8%    |
| Lot Coverage        | 30%                           | 30.11%   | 33.8%    |
| Open Space          | 40%                           | 69.89%   | 66.2%    |
| Front Setback       | 20'                           | 20.1'    | 20.1'    |
| Side Setback        | 10'                           | 9.2'     | 9.2'     |
| Side Setback        | 10'                           | 8.1'     | 8.1'     |
| Rear Setback        | 20'                           | 74.5'    | 60.5'    |
| Building Height     | 33'                           | 24.86'   | 24.86'   |
| Stories             | 2.5                           | 2        | 2        |
| ½ Story Calculation | LEAVE BLANK PER ARA YOGURTIAN |          |          |
|                     |                               |          |          |
|                     |                               |          |          |

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| <b>NOTES:</b>   |
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Town of Belmont  
Office of Planning & Building  
Homer Municipal Building, 19 Moore Street  
Belmont, Massachusetts 02478

Dear Members of the Zoning Board of Appeals:

This letter is in support of the special permit request of Nathan Harrison and Sonia Kumar of 29 Trowbridge St., Belmont, Massachusetts.

We are neighbors of Mr. Harrison and Ms. Kumar as our lot borders their lot to the rear and we share a fence line. The rear of their house (which is the proposed location of the addition) is visible from our house. We have no objections to the proposed addition and support their request for a special permit.

Thank you,



03/02/2025

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Georges Brun Cottan and Catherine Brun Cottan  
34 Baker Street, Owners

To whom it may concern,

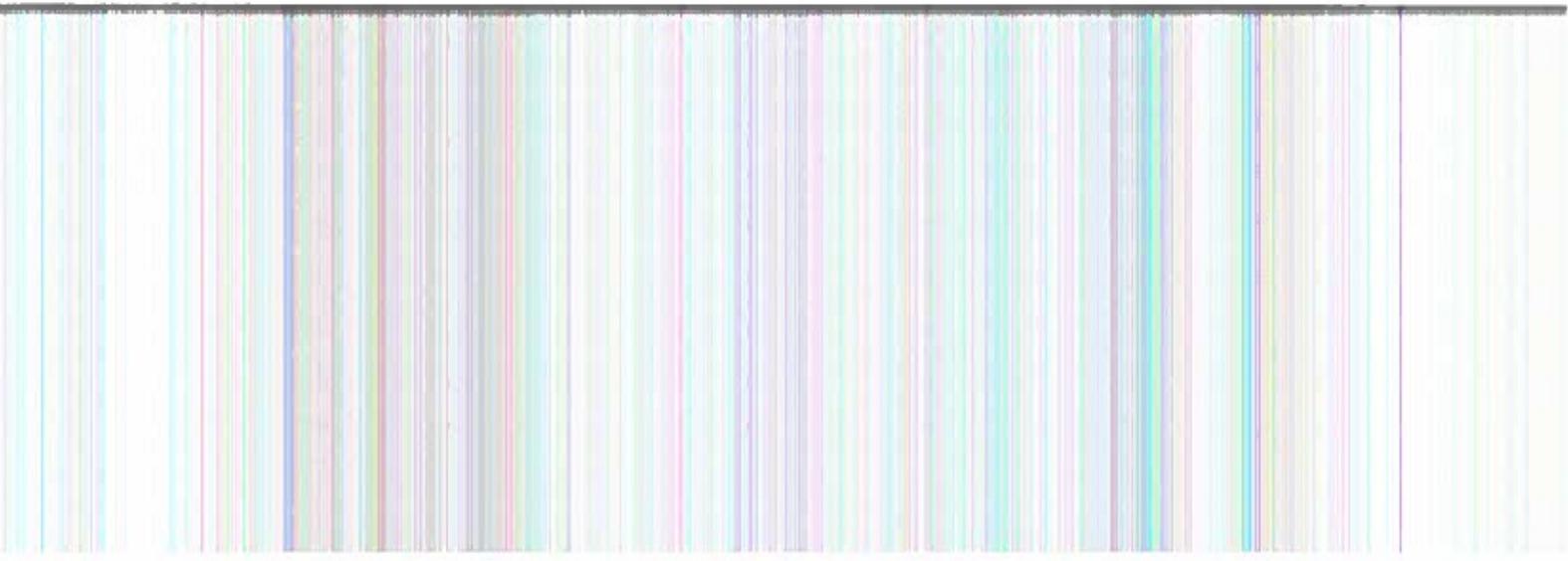
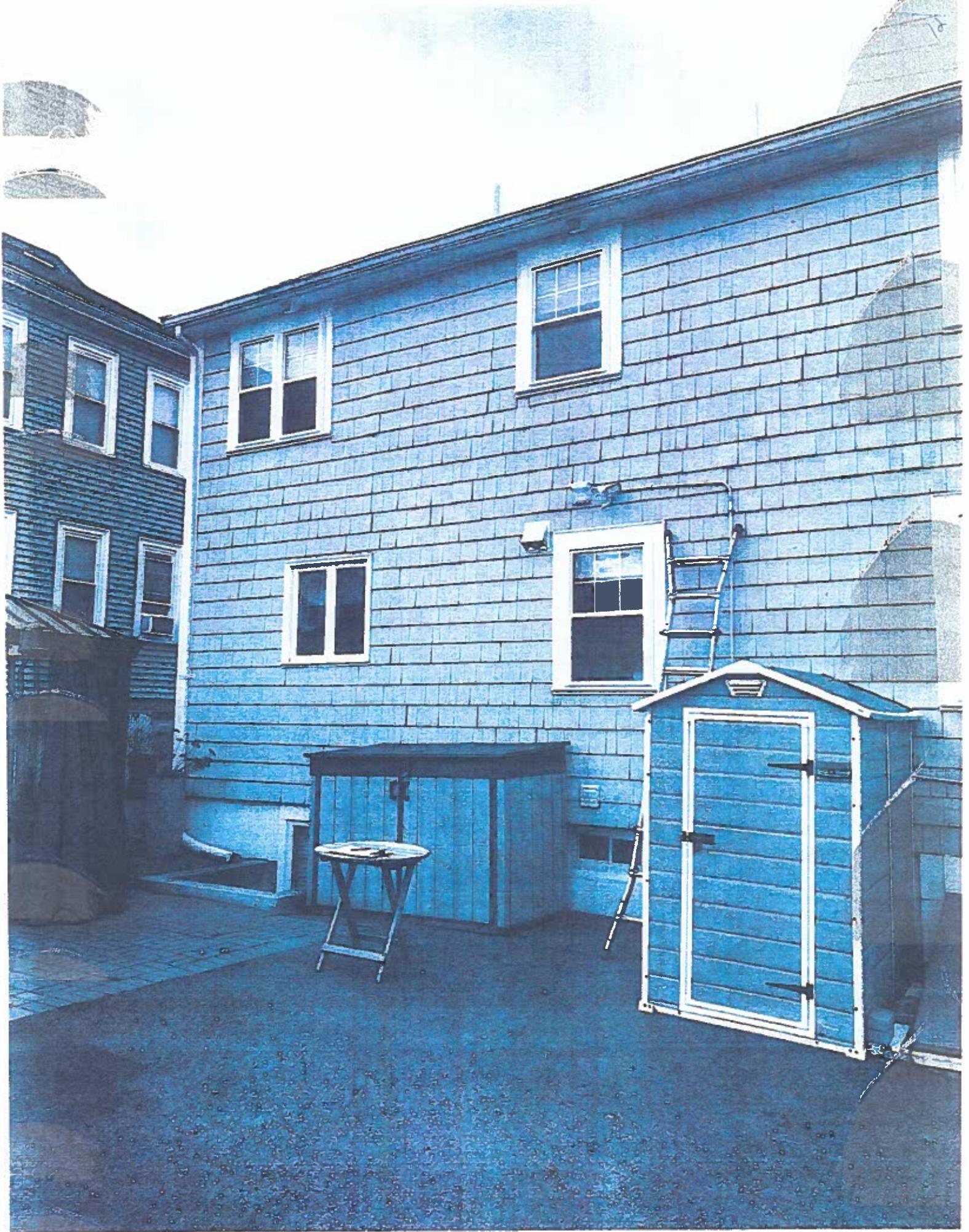
I own <sup>25-</sup> 27 Trowbridge St which is next door  
to 29 Trowbridge St. I understand they are  
asking for a special permit for an addition to  
their house. I have no objection to this  
and wish them the best of Luck.

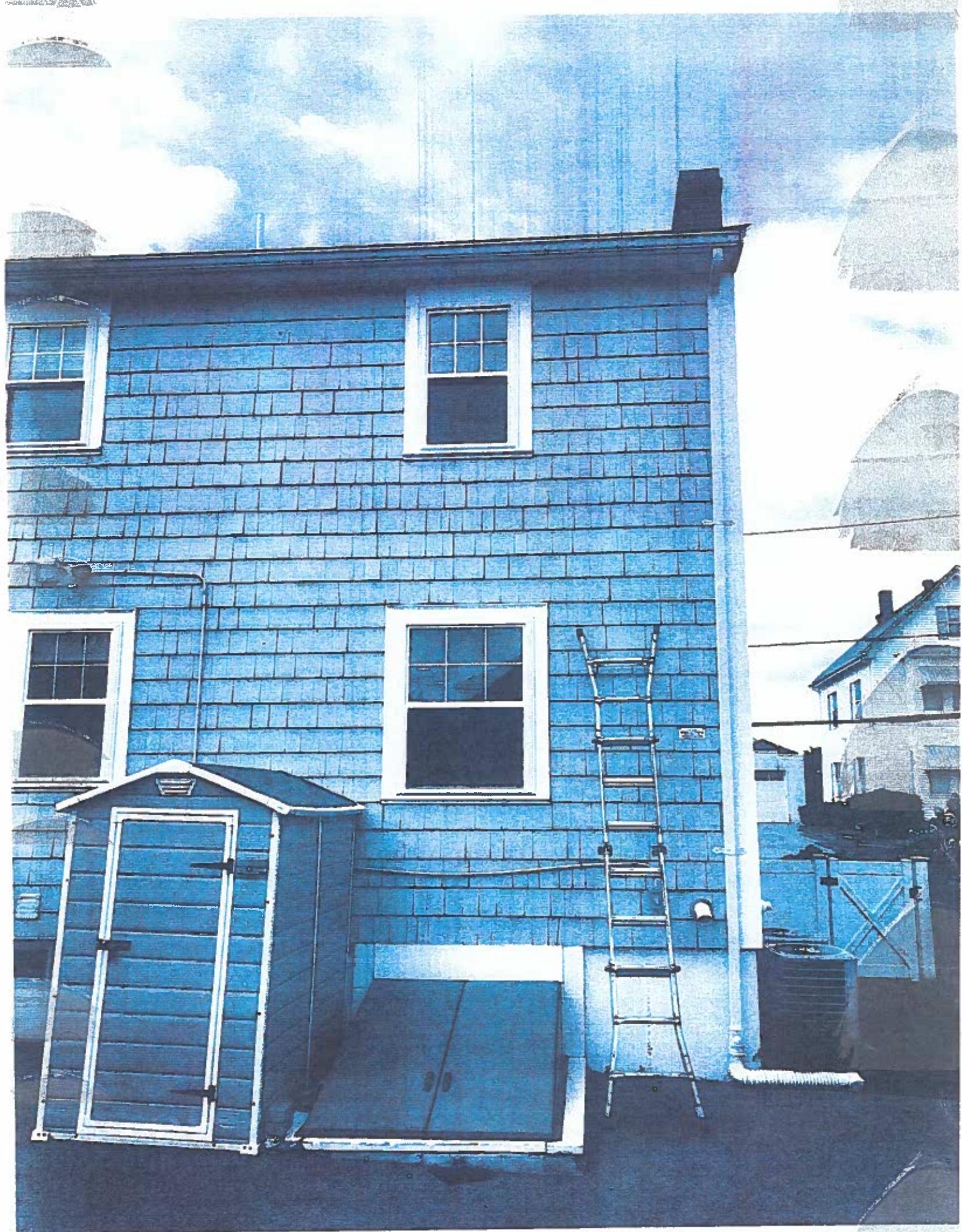
Leo Rozzi

LEO ROZZI



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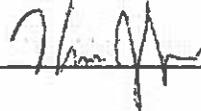




## Zoning Compliance Check List (Registered Land Surveyor)

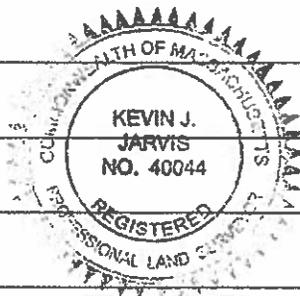
Property Address: 29 TROWBRIDGE ST.

Zone: G.R

Surveyor Signature and Stamp: 

Date: 4/10/25

|                     | REQUIRED                      | EXISTING | PROPOSED |
|---------------------|-------------------------------|----------|----------|
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| Side Setback        | 10'                           | 9.2'     | 9.2'     |
| Side Setback        | 10'                           | 8.1'     | 8.1'     |
| Rear Setback        | 20'                           | 74.5'    | 60.5'    |
| Building Height     | 33'                           | 24.86'   | 24.86'   |
| Stories             | 2.5                           | 2        | 2        |
| ½ Story Calculation | LEAVE BLANK PER ARA YOGURTIAN |          |          |
|                     |                               |          |          |
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| <b>NOTES:</b>   |
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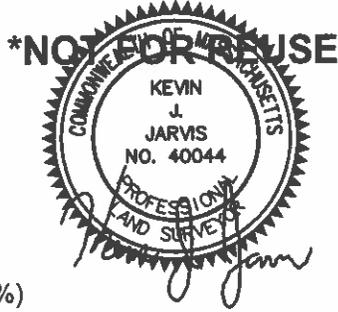
# LOT COVERAGE:

12-3-2024

# 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:  
 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%



**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'

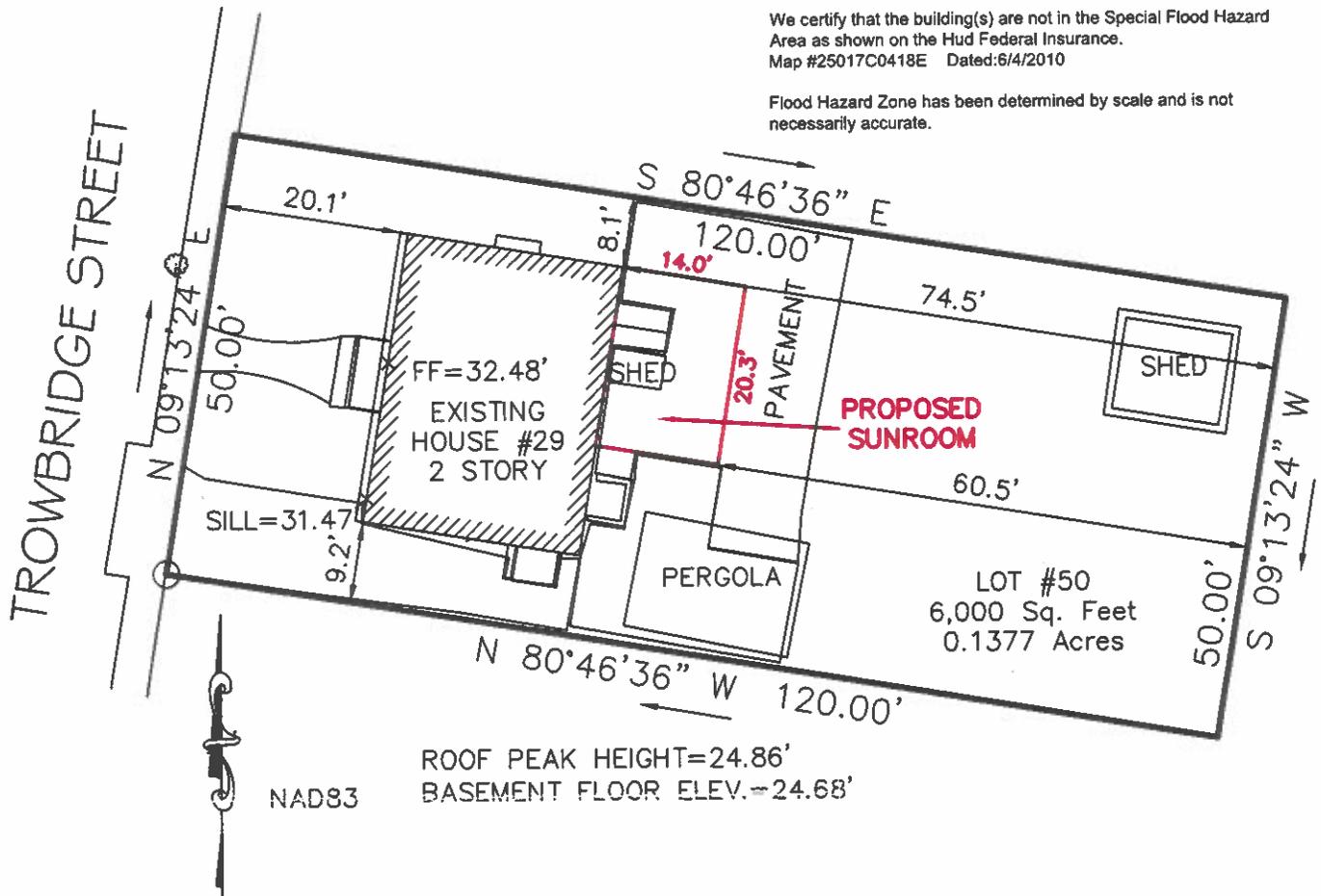
**PROPOSED:**  
 LOT AREA = 6,000 S.F.  
 LOT COVERAGE=50.37%  
 MINIMUM OPEN SPACE=49.63%  
 LOT FRONTAGE = 50'  
 FRONT YARD SETBACK = 20.1'  
 SIDE YARD SETBACK = 8.1'  
 REAR YARD SETBACK = 60.5'

**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.

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.



ROOF PEAK HEIGHT=24.86'  
 BASEMENT FLOOR ELEV.=24.68'

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'