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BELMONT, MA

CASE NO. 25-18

2025 MAY -8 AM 9:33

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 Monday, June 2, 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 Connor Maguire and Krista Muzzioli for 2 Special Permits under section 1.5 of the By-law to construct an addition at 17 Hurley Street located in a Single Residence C (SRC) Zoning District. Special Permits: 1.- §4.2.2 of the zoning By-law requires a minimum side setback of 10', the existing and proposed east side setback is 9.2', and 2.- The existing and proposed west side setback is 9.6'.

ZONING BOARD OF APPEALS

Application for Special Permit
Zoning Board of Appeals
17 Hurley Street
Connor & Krista Maguire

Contents:

- Application for Special Permit from ZBA
- Building Application Denial Letter
- Statement from Applicants/Homeowners
- Zoning Compliance Checklist
- Proposed Landscape Plan
- Letters of Support from Neighbors
- Special Permit Criteria
- Certified Plot Plan (8 ½" x 11")
- Proposed Plans and Elevations (11"x17")



Town of Belmont
Zoning Board of Appeals

APPLICATION FOR A SPECIAL PERMIT

Date: May 6, 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 17 Hurley Street 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 an 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 *Krista Maguire*
Print Name Krista Maguire + Connor Maguire
Address 17 Hurley St
Belmont, MA 02478
Daytime Telephone Number (017-851-7938 (C)
857-829-0090 (K)

December 6, 2005

Connor and Krista Maguire

17 Hurley Street

Belmont, MA 02478

RE: Special Permit Application for Addition Construction of 17 Hurley Street from the Zoning Board of Appeals

Dear Members of the Zoning Board of Appeals,

We, Connor and Krista Maguire of 17 Hurley Street, are requesting a review of our special permit application regarding our proposed construction addition. We are seeking two special permits from the Zoning Board of Appeals in reference to our left and right-side setbacks, which are both non-conforming to the current by-laws by under one foot.

We have lived in this home for eight years and our hope is to expand our home to accommodate our growing family, as we welcome our third child in June. Our two young boys have grown to know and love our wonderful neighborhood and neighbors, all of whom we have good relations with. We both are lifelong Belmont residents and went through the Belmont Public School System and hope to continue to raise our family in this home.

We worked with an architect to review other homes in our neighborhood to be sure that our home would continue to be in harmony with our neighborhood. We have also discussed our plans with many neighbors and are grateful to have their full support of our proposed project. Our proposed addition includes adding a second floor with four bedrooms and three bathrooms as well as renovating our first floor to include a kitchen, dining room, living room, half-bath and children's playroom. We are proposing to keep the single-car garage, driveway and basement as-is. We are not proposing to increase the existing non-conformities of the left and right-side setbacks at all and our proposed front and rear setbacks as well as lot coverage are all within the current zoning regulations.

On May 6, 2025, we presented in front of the Planning Board in reference to one special permit to construct an addition over 30% and were granted approval by the members of the Board with a 4-0 vote in our favor. We appreciate your consideration of our application and hope to be able to stay in the wonderful Winn Brook neighborhood to raise our family.

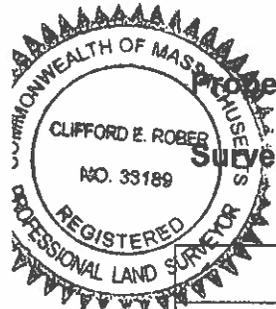
Warmly,

Connor and Krista Maguire

17 Hurley Street

Belmont, MA 02478

Zoning Compliance Check List (Registered Land Surveyor)



Property Address: 17 HURLEY STREET

Zone: SC

Surveyor Signature and Stamp: *Clifford E. Rober*

Date: 3/13/25

	REQUIRED	EXISTING	PROPOSED
Lot Area	9,000 SF	8,880 SF	—
Lot Frontage	75'	74.00'	—
Floor Area Ratio			
Lot Coverage	25%	19.0%	22.2%
Open Space	50%	72.6%	69.4%
Front Setback	25'	25.8	30.5
Side Setback	10'	9.2	9.2
Side Setback	10'	9.6'	9.6'
Rear Setback	30'	51.5'	51.4
Building Height	30'	14.3	27.4
Stories	2 1/2	1 STY	2 STY
1/2 Story Calculation			

NOTES:

To whom It may Concern,

We, Terry and Rhona Kerans of 59 Middlecot St are neighbors of Krista and Connor Maguire. We are writing to express our full support of their plans to renovate their home at 17 Hurley St. Not only do we believe that the plans they have shared with us will be an asset to the neighborhood aesthetically, but also their family is an asset to our community. Their home is always well maintained and they have already added value to their property. The Maguires are a special family and we wholeheartedly support their remaining in the neighborhood.

Please feel free to reach out with any questions or if we can be of any help as we continue to support this effort,

Our best,

Rhona and Terry Kerans
59 Middlecot St.

To Whom it May Concern,

We, Jeremy & Betsy Brown of 12 Hurley Street, are writing in support of the proposed 2nd floor addition at 17 Hurley Street as neighbors who live across the street.

The Maguires are caring and thoughtful neighbors, always ensuring that their property is visually appealing from the street. We understand that they desire additional space for their growing family.

We have discussed the proposed addition with the Maguires and reviewed the building plans. We do not have any objections to the proposed aesthetics of the addition and we feel it would be within the general character of the neighborhood.

In summary, we are in full support of the proposed 2nd floor addition and have no concerns.

Thank you,
Betsy & Jeremy Brown
12 Hurley St, Belmont
Betsymikesell@hotmail.com
617-489-2215

Special Permit Criteria

17 Hurley Street

Connor and Krista Maguire

a) Location

- 1) We have a proposed stormwater mitigation plan and our proposed project will not create any adverse impacts on the neighborhood.
- 2) Our proposed project will not cause any substantial environmental impacts, including impacts to trees or any other natural resources.
- 3) Our proposed project will not cause any substantial impacts on municipal infrastructure, and will have minimal impact on traffic and abutting residential neighborhoods.

b) Activity Type and Mix

- 1) Our residential proposal will serve as housing for local residents, as we have lived in this home for eight years and hope to stay here to raise our family and contribute to the local community.
- 2) Our proposed project compliments the character and scale of existing buildings/uses/activities in the neighborhood and will not create undesirable impacts.
- 3) We feel our proposed project is beneficial for the town, in added tax revenue and fulfills a need of lifetime residents remaining in their neighborhood to raise our family.

c) Visual Concerns

- 1) We feel that our proposed project considers the public view and is considerate in that the style of home we have designed is in harmony with the Winn Brook neighborhood.
- 2) We are not proposing to enlarge our existing garage or driveway, so we feel the current and proposed project will not have negative visual impact in the area of parking and service.
- 3) We feel our proposed project is in unison with the architectural scale of the abutting and nearby homes.

d) Access

- 1) The proposed vehicular access/egress is not proposed to change at all and the proposed pedestrian accesses/egresses are safe and do not interfere with abutting public ways.

- 2) Our proposed project will allow for vehicular and pedestrian movement within the site will be safe and convenient and will not have any negative impact on abutters.

e) Process

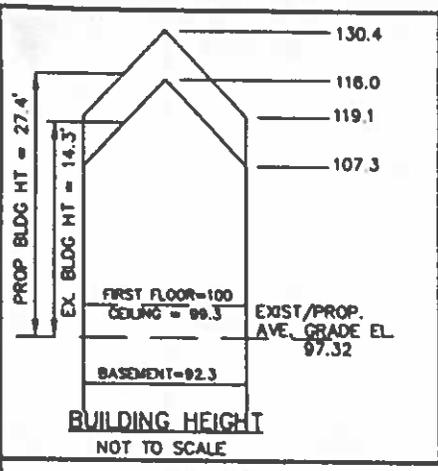
- 1) We have reviewed our proposed project thoroughly with many abutters and neighbors, all of whom have expressed full support of the project as proposed.
- 2) We will ensure to mitigate any potential negative impacts this project could cause for abutters, neighbors, our the community.

Sincerely,

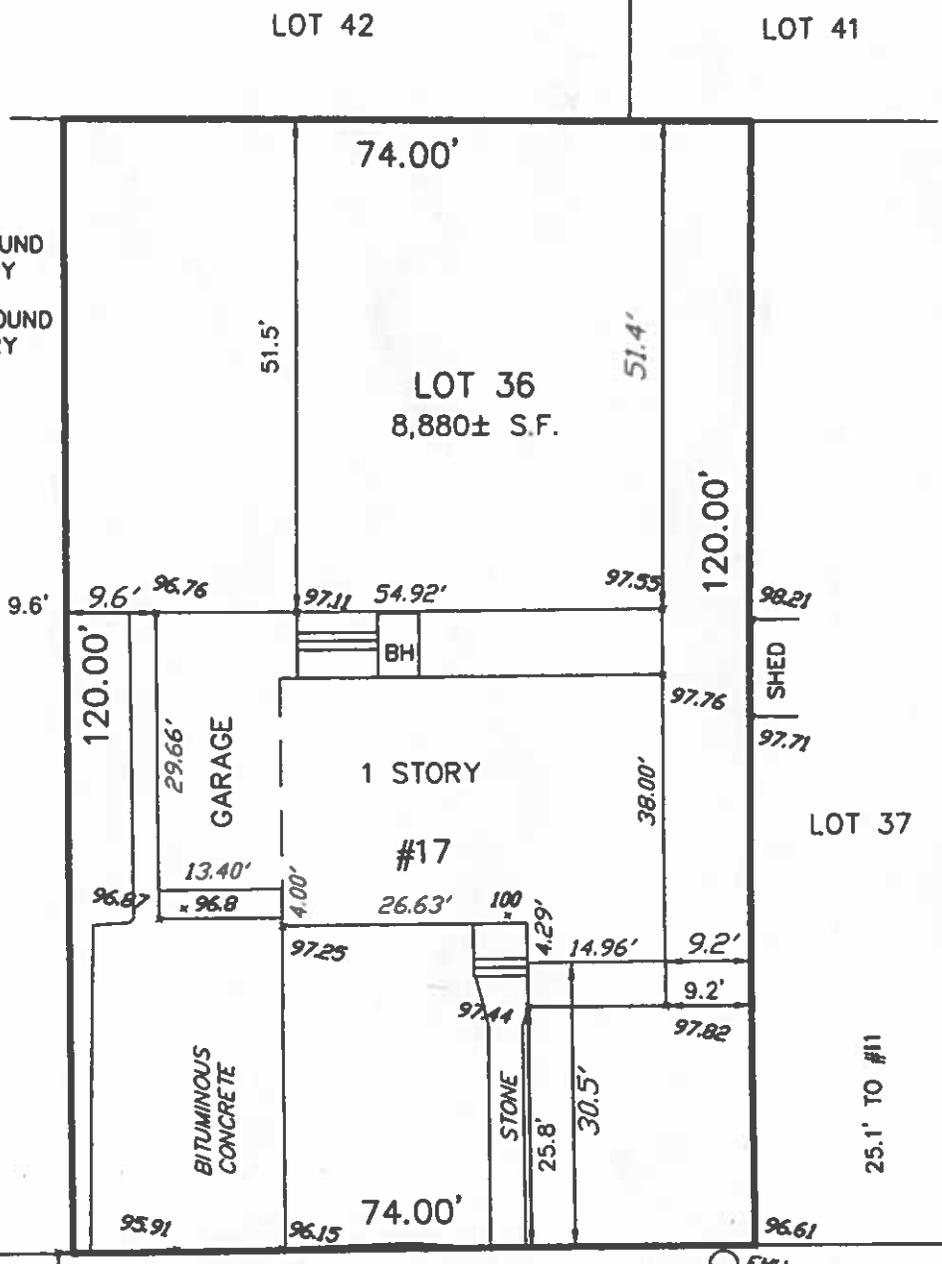
Connor & Krista Maguire

17 Hurley Street

Belmont, MA 02478



EXIST 79.3% OF BASEMENT UNDERGROUND THEREFOR BASEMENT IS NOT A STORY
 PROP. 79.7% OF BASEMENT UNDERGROUND THEREFOR BASEMENT IS NOT A STORY



THE PROPERTY IS NOT LOCATED WITHIN WETLANDS AS SHOWN ON THE TOWN OF BELMONT WETLANDS ATLAS.

THERE ARE NO STREET TREES.

HURLEY STREET

ZONING DISTRICT:	SC (SINGLE RESIDENCE C)
FRONT SETBACK:	REQ. 25' EXISTING 25.8' PROP. 30.5'
SIDE SETBACK:	10' 9.2' 9.2'
REAR SETBACK:	30' 51.5' 51.4'
MAXIMUM LOT COVERAGE:	25% 19.0% 22.2%
MINIMUM OPEN SPACE:	50% 72.6% 69.4%
LOT FRONTAGE:	74.00'

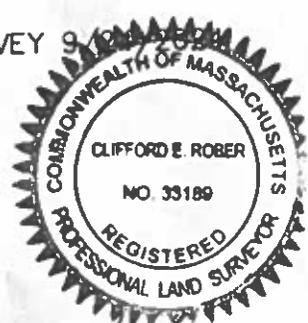
OWNER: CONNOR MAGUIRE & KRISTA MUZZIOLI
 L.C. CERT. 275046
 ASSESSORS MAP 44 - PARCEL 71

TOTAL LOT AREA: 8,880± S.F.
 FIELD WORK BY ROBER SURVEY 9/19/2024

**PROPOSED PLOT PLAN
 #17 HURLEY STREET
 IN
 BELMONT, MA
 (MIDDLESEX COUNTY)**

SCALE: 1" = 20' DATE: 12/17/2024

CLIFFORD ROBER, PLS
 14 HUDSON LANE
 W. HARWICH, MA 02671
 (781) 541-0205
 DWG. NO. 5488PP2.DWG



Clifford Rober
 CLIFFORD ROBER, PLS DATE: 12/17/2024