

RECEIVED  
TOWN CLERK  
BELMONT, MA

CASE NO. 25-22

2025 AUG -5 PM 3: 12

NOTICE OF PUBLIC HEARING BY THE  
ZONING BOARD OF APPEALS

ON APPLICATION FOR ONE SPECIAL PERMIT

Notice is hereby given that the Belmont Zoning Board of Appeals will hold a public hearing on Monday, September 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 Chad Onufrechuk for One (1) Special Permit under Section 1.5 of the Zoning By-Law to construct a second story addition at 58 Old Middlesex Road located in a Single Residence C (SRC) 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 8.1'.

ZONING BOARD OF APPEALS



Town of Belmont  
Zoning Board of Appeals

**APPLICATION FOR A SPECIAL PERMIT**

Date: June 20, 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 58 Old Middlesex Road 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 second story 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 Chad Onufrechuk & Kerin McLuskey  
Print Name Chad Onufrechuk & Kerin McLuskey  
Address 58 Old Middlesex Road  
\_\_\_\_\_  
Daytime Telephone Number 617-817-0875

Office of Planning & Building  
Town of Belmont  
19 Moore Street  
Homer Municipal Building  
Belmont, MA 02478

**RE: Statement of Explanation for Special Permit Application**

June 24, 2025

Dear Zoning Board of Appeals,

We are writing to you to share our statement explaining for what and why we are applying for a special permit.

What we are seeking approval to do: As we shared in our Application for Special Permit, we are requesting your approval to build a small second floor addition (approximately 200 GSF) directly over our existing first floor sunroom, on the right side of our home. The addition will have the same footprint as the existing sunroom below.

Why we are seeking to add this space: We are a young and active family, and we would like the additional interior space for use as office, sitting room, and closet space. To be clear, this space will not be used as a bedroom. This added space will accommodate our increasing need for more space and allow us to stay in the home, neighborhood, and town we love. We have been residents of Belmont for over 20 years, contributing to many aspects of the community. We want to remain in our home and having this added space will make that possible.

This type of second-story addition has been built at many other homes in our immediate neighborhood (photos of several included with our application). Therefore, we do not think there will be any negative impact on the character or appearance of the neighborhood. The design and exterior materials used in construction of this addition will complement our existing home and will add value and aesthetics.

We have shown these floor plans and exterior elevations to many of our neighbors, and they are in support of our Special Permit application. We respectfully request your approval of our Special Permit request. Thank you for your consideration.

Regards,

*Kerin McLuskey & Chad Onufrechuk*

Kerin McLuskey & Chad Onufrechuk

**Examples of other homes in our direct neighborhood that have similar 2<sup>nd</sup> floor additions above existing 1<sup>st</sup> floor space**

**80 Old Middlesex Road**



**48 Old Middlesex Road**



**3 Essex Road**

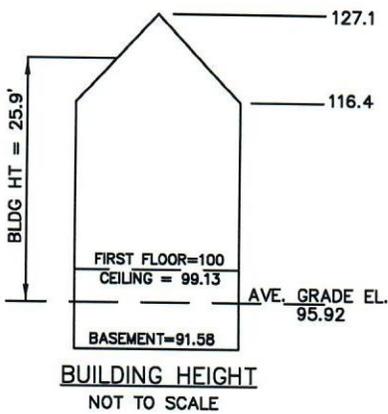


**9 Essex Road**

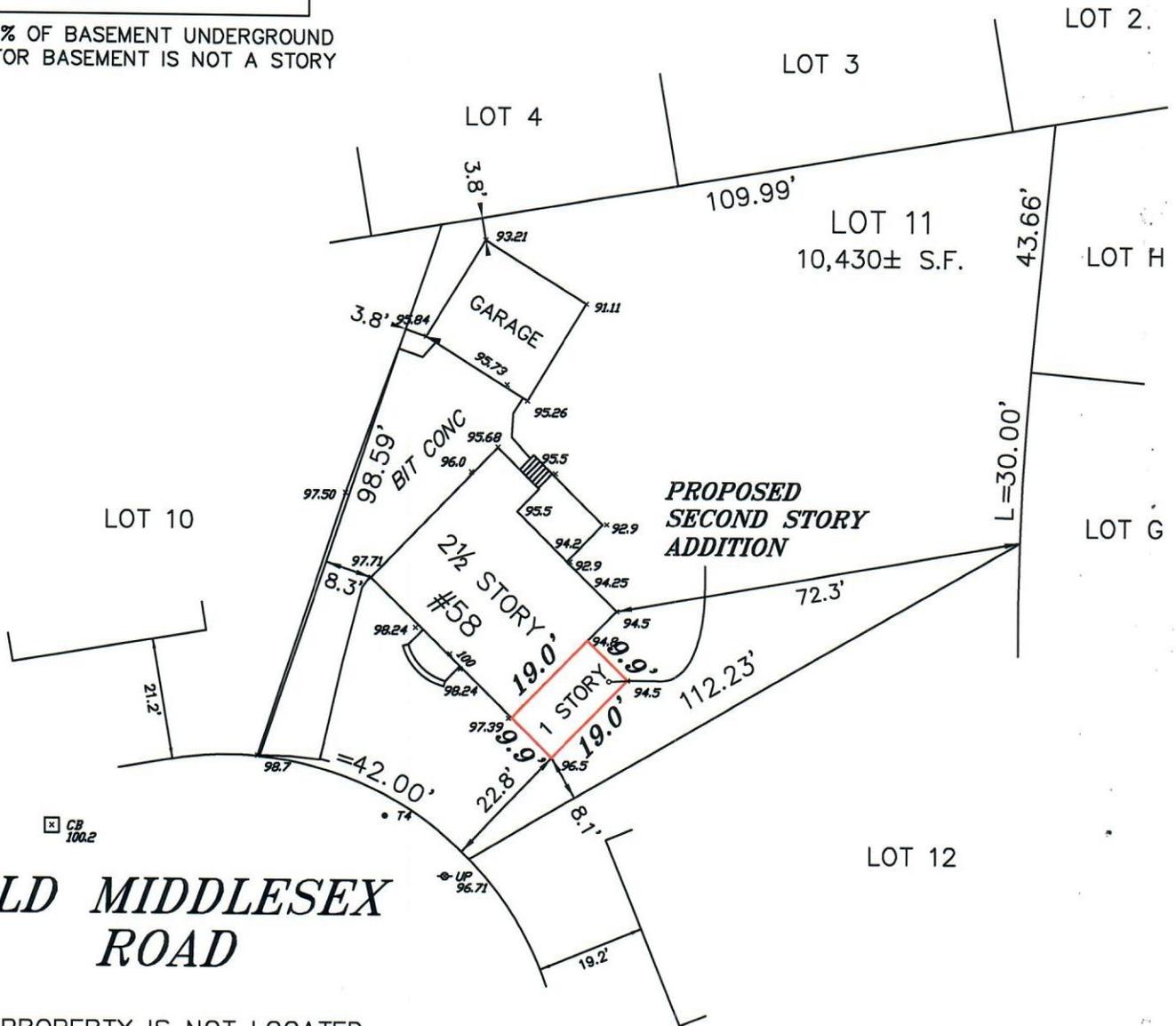


**23 Benton Road**





60.79% 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.

ZONING DISTRICT:	SC (SINGLE RESIDENCE C)	REQ.	EXISTING	PROP.
FRONT SETBACK:		20.2'	22.8'	22.8'
SIDE SETBACK:		10'	8.1'	8.1'
REAR SETBACK:		30'	72.3'	—
MAXIMUM LOT COVERAGE:		25%	16.3%	—
MINIMUM OPEN SPACE:		50%	73.9%	—
LOT FRONTAGE:			42.00'	—

PREPARED FOR: KERIN MCLUSKEY &  
CHAD ONUFRECHUK  
ASSESSORS MAP 4 - PARCEL 48

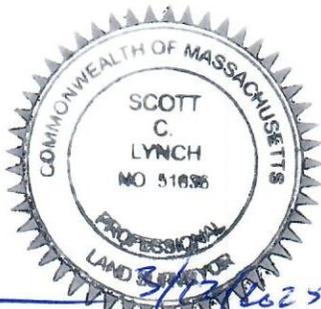
TOTAL LOT AREA: 10,430± S.F.

PROPOSED PLOT PLAN  
#58 OLD MIDDLESEX ROAD  
IN  
BELMONT, MA  
(MIDDLESEX COUNTY)

SCALE: 1" = 30' DATE: 3/12/2025



**ROBER SURVEY**  
1072 MASSACHUSETTS AVENUE  
ARLINGTON, MA 02476  
(781) 648-5533  
DWG. NO. 5736PP4.DWG



SCOTT LYNCH, PLS

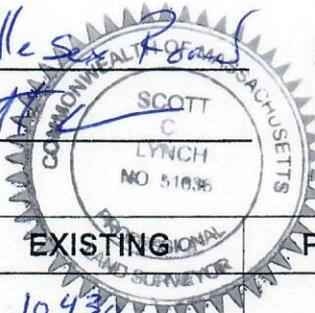
DATE

# Zoning Compliance Check List

## (Registered Land Surveyor)

Property Address: #58 Old Middlesex Road Zone: SC

Surveyor Signature and Stamp: Scott Lynch Date: 3/12/2025



	REQUIRED	EXISTING	PROPOSED
Lot Area	9,000	10,430	
Lot Frontage	75	42.00'	
Floor Area Ratio			
Lot Coverage	25%	16.37%	
Open Space	50%	73.99%	
Front Setback	20.2'	22.8'	22.8'
Side Setback	10	8.1'	8.1'
Side Setback	10	8.3'	
Rear Setback	30	72.3'	
Building Height	30	25.8'	
Stories	2 1/2	2 1/2	
1/2 Story Calculation			

**NOTES:**

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58

OLD MIDDLESEX ROAD  
BELMONT MA  
02478

SECOND FLOOR  
ADDITION

PRELIMINARY  
DESIGN

Job: 2871A  
Date: 05/30/2025  
Scale: AS NOTED  
Drawn: ISP  
Checked: ATR

PROPOSED  
SECOND  
FLOOR PLAN  
- ADDITION

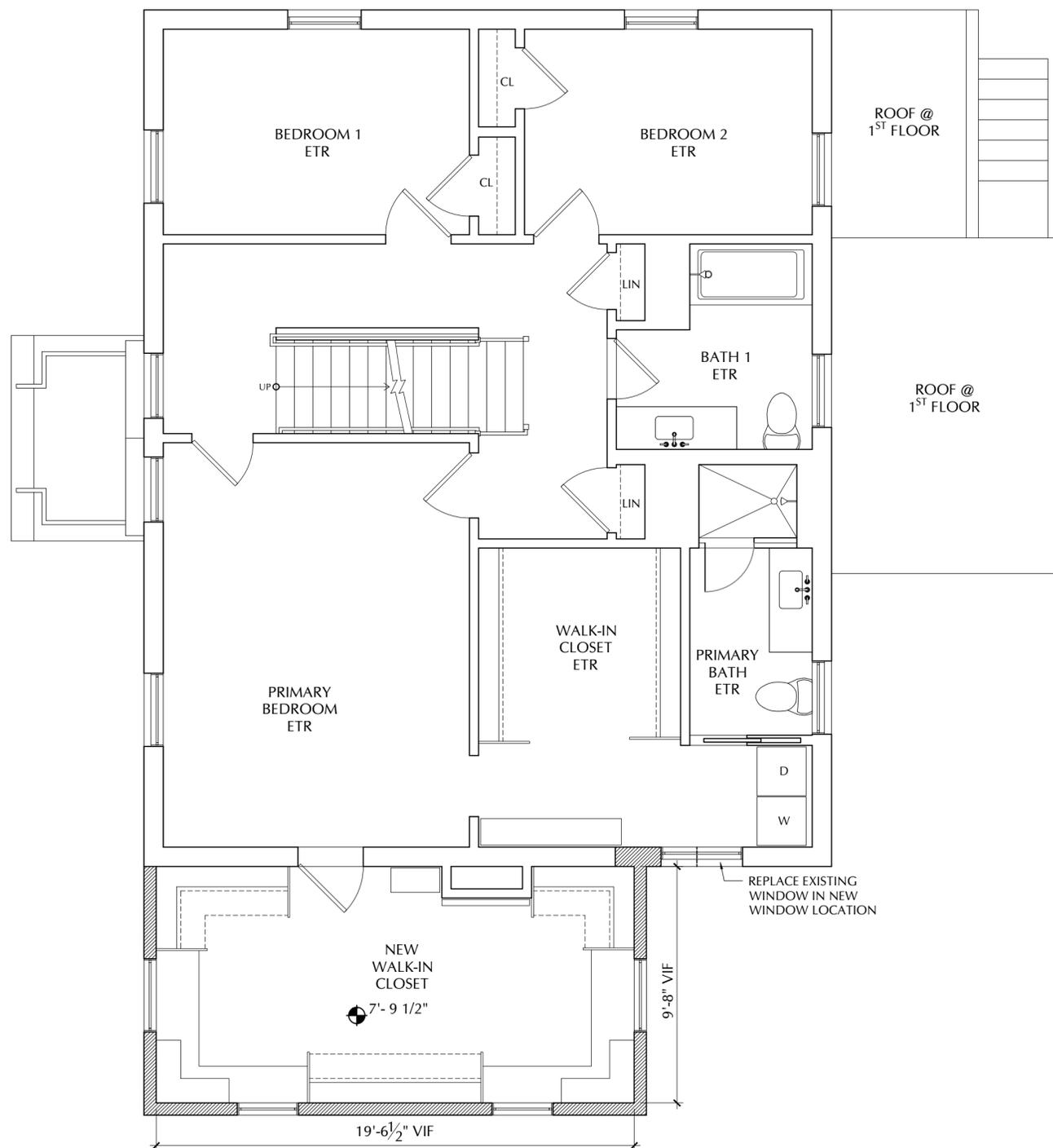
Rojas Design, Inc.  
Architecture  
46 Waltham Street -  
Suite 2A  
Interior Design  
Boston MA 02118  
Landscape Architecture  
(617) 720-4100

Rojas

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A-01



LEGEND	
	EXISTING WALL & DOOR TO REMAIN
	NEW WALL & DOOR
	CEILING HEIGHT
	EXISTING TO REMAIN

1 PROPOSED SECOND FLOOR PLAN - ADDITION

SCALE: 1/4" = 1'-0"



58

OLD MIDDLESEX  
ROAD  
BELMONT MA  
02478

SECOND FLOOR  
ADDITION

PRELIMINARY  
DESIGN

Job: 2871A  
Date: 05/30/2025  
Scale: AS NOTED  
Drawn: ISP  
Checked: ATR

PROPOSED ATTIC  
FLOOR PLAN/  
ADDITION ROOF  
PLAN

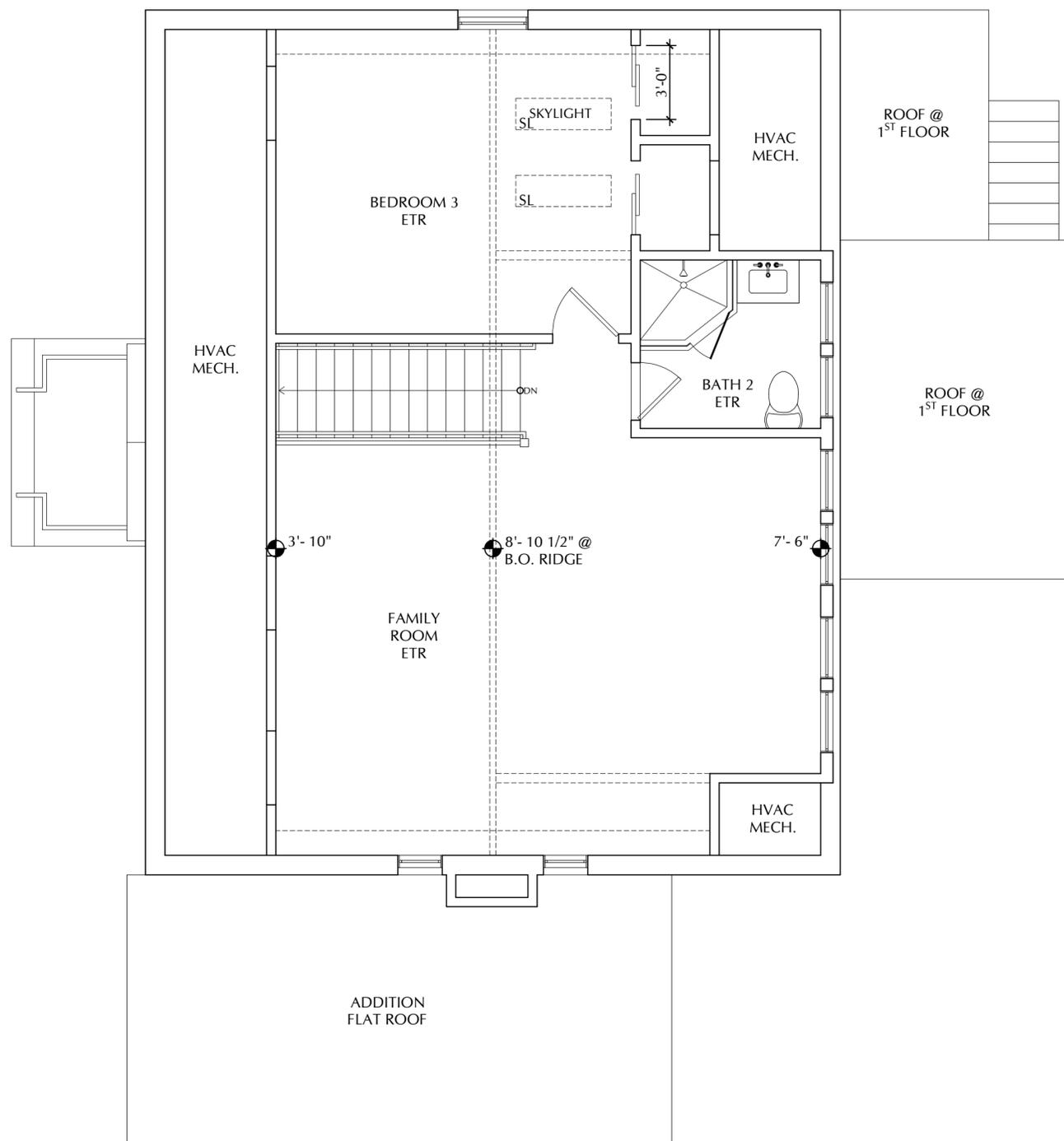
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A-02



LEGEND	
	EXISTING WALL & DOOR TO REMAIN
	NEW WALL & DOOR
	CEILING HEIGHT
	EXISTING TO REMAIN

1 PROPOSED ATTIC FLOOR PLAN/ ADDITION ROOF PLAN

SCALE: 1/4" = 1'-0"



58

OLD MIDDLESEX  
ROAD  
BELMONT MA  
02478

SECOND FLOOR  
ADDITION

PRELIMINARY  
DESIGN



Job:	2871A
Date:	05/30/2025
Scale:	AS NOTED
Drawn:	ISP
Checked:	ATR

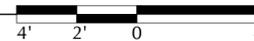
PROPOSED FRONT  
(EAST) ELEVATION -  
OLD MIDDLESEX  
ROAD

*Rojas Design, Inc.*  
**Architecture**  
 46 Waltham Street -  
 Suite 2A  
**Interior Design**  
 Boston MA 02118  
**Landscape Architecture**  
 (617) 720-4100

**Rojas**

1 PROPOSED FRONT (EAST) ELEVATION - OLD MIDDLESEX ROAD

SCALE: 1/4" = 1'-0"



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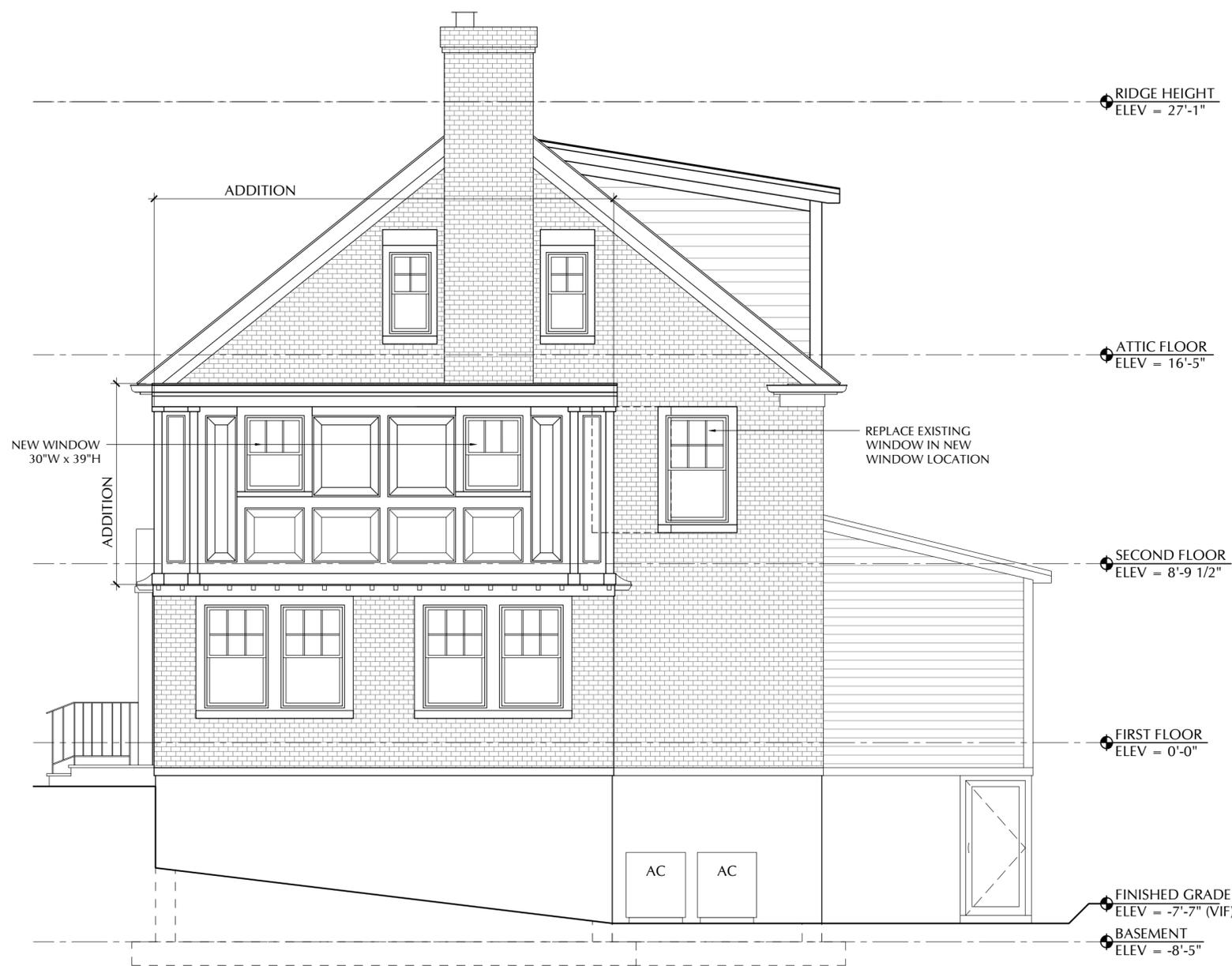
A-03

58

OLD MIDDLESEX  
ROAD  
BELMONT MA  
02478

SECOND FLOOR  
ADDITION

PRELIMINARY  
DESIGN



1 PROPOSED SIDE (NORTH) ELEVATION

SCALE: 1/4" = 1'-0"



Job:	2871A
Date:	05/30/2025
Scale:	AS NOTED
Drawn:	ISP
Checked:	ATR

PROPOSED SIDE  
(NORTH)  
ELEVATION

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 Suite 2A  
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A-04

58

OLD MIDDLESEX  
ROAD  
BELMONT MA  
02478

SECOND FLOOR  
ADDITION

PRELIMINARY  
DESIGN

Job:	2871A
Date:	05/30/2025
Scale:	AS NOTED
Drawn:	ISP
Checked:	ATR

PROPOSED REAR  
(WEST) ELEVATION



1 PROPOSED REAR (WEST) ELEVATION

SCALE: 1/4" = 1'-0"  
4' 2' 0 4'

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