



Town of Belmont  
Planning Board

## APPLICATION FOR A SPECIAL PERMIT

Date: October 8, 2025

Planning Board  
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-Law 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 Hillside Terrace 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 \_\_\_\_\_  
a side addition and a second floor  
addition 730%

on the ground that the same will be in harmony with the general purpose and intent of said Zoning By-Law.

Signature of Petitioner

Catherine Leser

Print Name

CATHERINE LESER

Address

50 HILLSIDE TERRACE

BELMONT, MA 02478

Daytime Telephone Number

615-496-3240

Belmont Planning Board

Special Permit Narrative Statement

50 Hillside Terrace

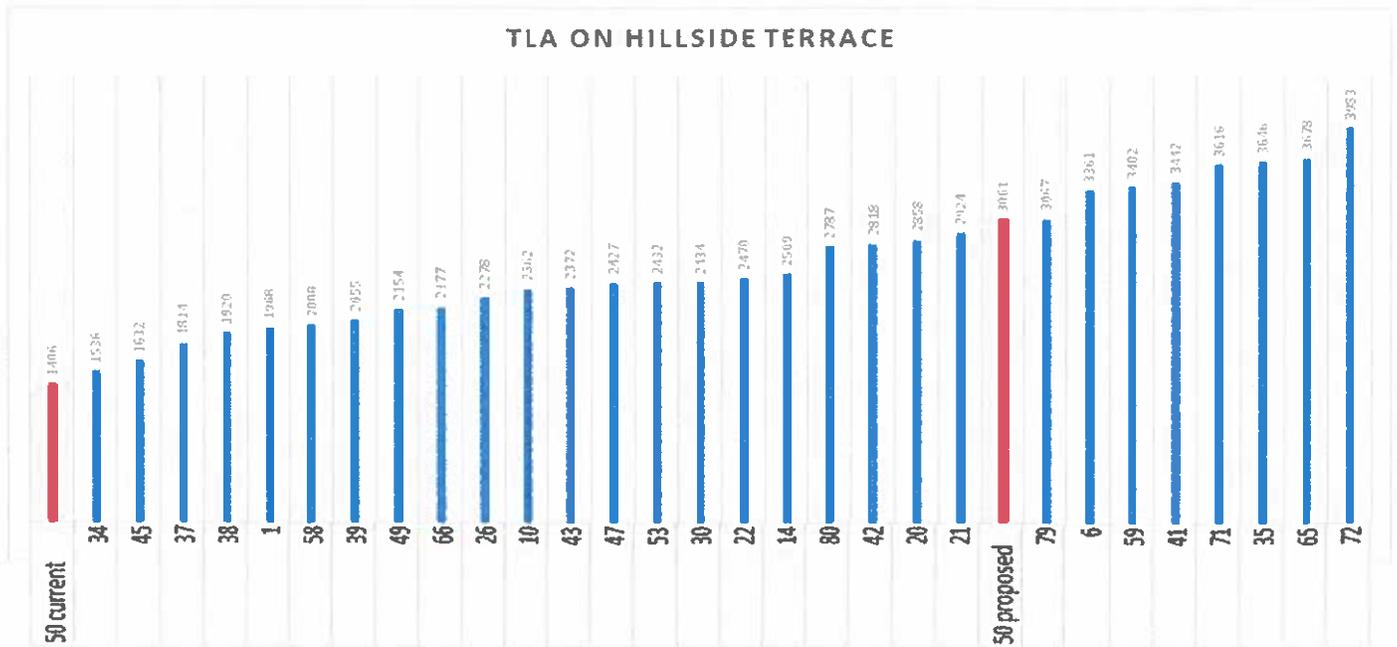
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TOWN CLERK  
BELMONT, MA

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Cathy Leser and John Manning seek a special permit in order to renovate and expand their single family home by more than 30%.

This home has been in John’s family since it was built in 1969. John and Cathy are preparing to retire and want to update the home and make some improvements so that they can retire in it. The proposed modifications include adding a living room and sun room on the left side and adding a second floor with 3 bedrooms, a bathroom and an interior elevator.

The existing home is a very modest 1,406 sf. The proposed additions total 1,655 sf for a new total TLA of 3,061 sf. While this number is more than a 30% increase necessitating a special permit, this is a size that is still consistent with the neighborhood. We are including photographs of the neighbors on Hillside Terrace, along with a bar graph below showing their TLA square footages as listed on the town’s database. Currently, 50 Hillside is the smallest of the 30 homes on this street. The proposed size of 50 Hillside after the addition is still within the range of typical home sizes, with 8 neighbors that are larger. The existing and proposed TLAs are shown below in red, with all of the neighbors shown in blue for context.



Even though this home has been in John’s family for decades, it is still the original size as was constructed in 1969. Many (if not most) of the neighboring homes have already been remodeled and expanded over the years. The proposed improvements to this property will result in it becoming much more in harmony with the fabric of this beautiful Belmont street.

The proposed height will be 24.8” to the midpoint (5.2’ below the 30’ allowed), which is lower than many of the neighboring structures. This is because we are proposing a hip roof with a low 5:12 pitch. Furthermore, the hip roof avoids introducing any tall gable end walls, and we are not proposing any dormers that would add to the feeling of height. We have deliberately sculpted the massing to create several lower roof lines as opposed to one monolithic structure. Lastly, the first floor side addition is stepped back from the front façade to further minimize its impact on the streetscape.

Because of the unusual lot shape, this home has existing non-conforming front and rear setbacks. We are concurrently requesting two special permits from the ZBA to maintain these existing non-conformities.

Special Permit Criteria (section 1.5.4.B. (5):

- a. The scale and design of the structure is in keeping with the neighborhood as evidenced by the area calcs and photographs provided in this package.
- b. The siting of the structure and driveway remain as is. the footprint is expanded to the left side such that we will still maintain comfortable open space. Cathy's beautiful gardens that are appreciated by many in the neighborhood will remain.
- c. Walkway, driveway and parking circulation are all proposed to remain consistent with the existing conditions.
- d. Exterior building lighting will consist of wall sconces and pendants at the front porch, garage and rear doors.
- e. Open space will be 65.7%, well above the 50% minimum.
- f. Drainage will be accommodated on site via gutters and downspouts. Site grading will be minimal.

The proposed design is in harmony with the neighborhood vernacular, in keeping with the intent of Town Meeting and the zoning bylaws, and not substantially detrimental to the neighborhood.

Thank you for your consideration on this matter.

**50 Hillside Terrace:**



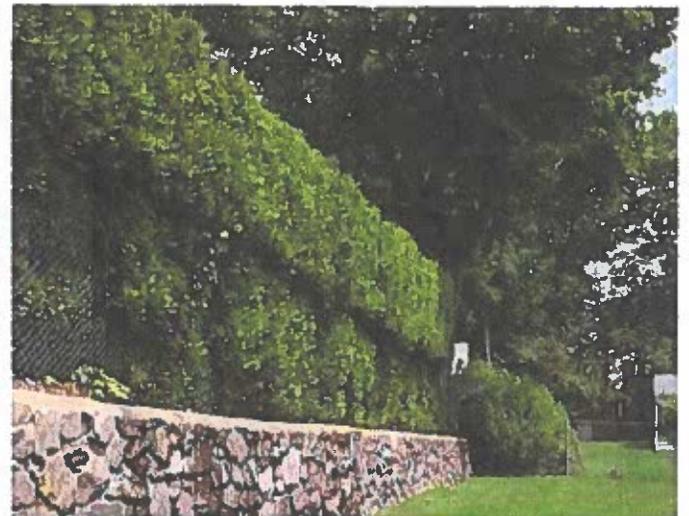
**Front elevation**



**Rear elevation**



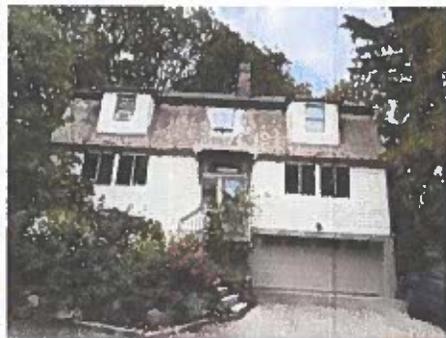
**Front / side garden**



**Rear stone wall, fence and tall hedge**

**Neighborhood context:**

The following images include the neighbors on Hillside Terrace, demonstrating appropriate character, scale and massing. As its name suggests, Hillside Terrace is indeed on a hill. A vast majority of the homes on the west (high) side of the street have lower level garages with two and a half stories of living space above, similar to our proposed design.





# Zoning Compliance Check List

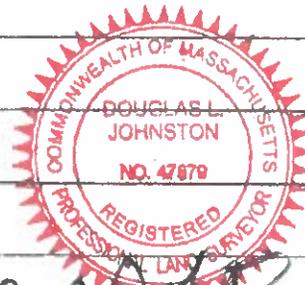
## (Registered Land Surveyor)

Property Address: 50 Hillside Terrace  
 Surveyor Signature and Stamp: \_\_\_\_\_

Zone: SRC  
 Date: \_\_\_\_\_

	REQUIRED	EXISTING	PROPOSED
Lot Area	9,000 S.F.	7,756 S.F.	7,756 S.F.
Lot Frontage	75'	134.99'	134.99'
Floor Area Ratio	N/A	N/A	N/A
Lot Coverage	25%	18.2%	24.5%
Open Space	50%	72.0%	65.7%
Front Setback	15.4'	14.9'	13.9'
Side Setback	10'	10.4'	13.3'
Side Setback	10'	65.2'	42.3'
Rear Setback	18.49'	13.7'	13.7'
Building Height	30'	15.2' To mid-point	24.8' To mid-point
Stories	2-1/2	1-1/2	2-1/2
1/2 Story Calculation See basement calc. sheets.			

**NOTES:**

*Ref 2 John*  
 9/30/25

DJ Geomatics  
276 North Street  
Weymouth, MA 02191  
[landsurv23@gmail.com](mailto:landsurv23@gmail.com)  
781-812-0457

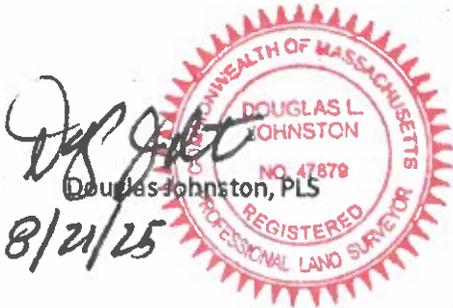
50 Hillside Terrace  
Belmont, MA 02478

There are nine segments of foundation walls. They are 6.75' tall.

SEGMENT	LENGTH	TOTAL FACE	BELOW GRADE
A	25.4'	201.17 S.F.	91.44 S.F.
B	26.4'	209.09 S.F.	123.82 S.F.
C	25.4'	201.17 S.F.	155.17 S.F.
D	26.4'	209.09 S.F.	133.06 S.F.
TOTALS		820.52 S.F.	503.49 S.F.

$503.49/820.52=.6136$

The foundation walls are 61.36% below grade.



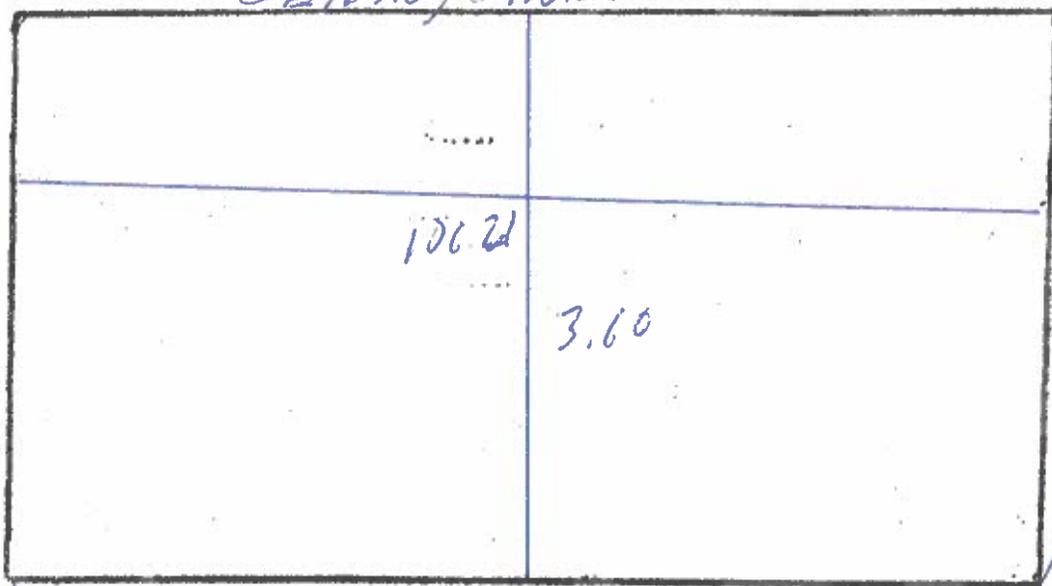
CEILING HEIGHT  
BELMONT

SEG A

$$\begin{array}{r} 25.4 \\ \times 7.92 \\ \hline 201.17 \end{array}$$

TOTAL  
FOOT

CEILING = 110.53



$$\begin{array}{r} 25.4 \\ \times 3.60 \\ \hline 91.44 \end{array}$$

BELOW  
GRADE

$$\frac{91.44}{201.17} = .4545$$

45.45%

BELOW GRADE

FLOOR = 102.61

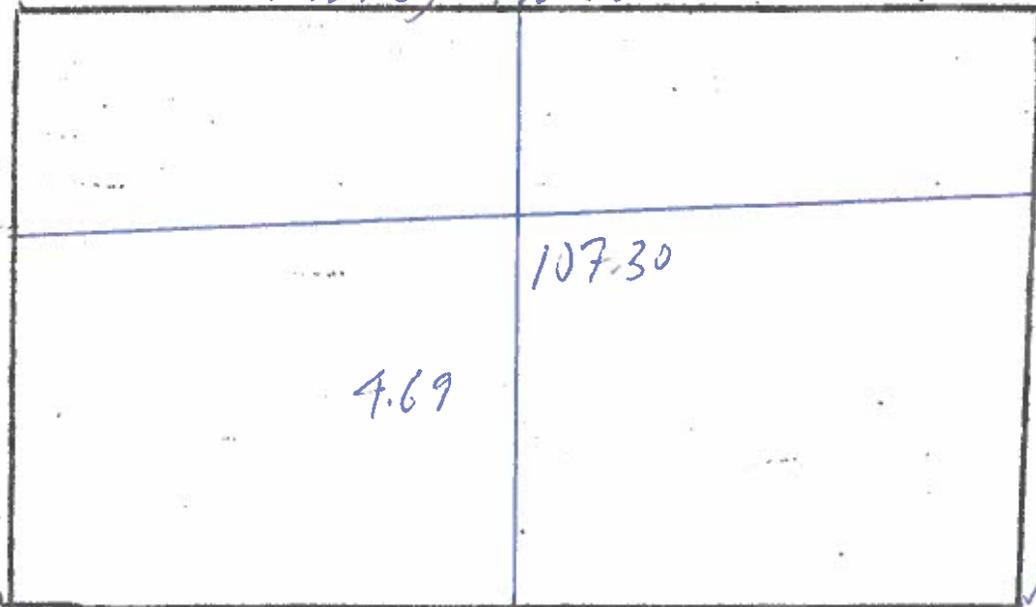
25.4

SEG B

$$\begin{array}{r} 26.4 \\ \times 7.92 \\ \hline 209.09 \end{array}$$

TOTAL  
FOOT

CEILING = 110.53



$$\begin{array}{r} 26.4 \\ \times 4.69 \\ \hline 123.82 \end{array}$$

BELOW  
GRADE

$$\frac{123.82}{209.09} = .5922$$

59.22%

BELOW GRADE

FLOOR = 102.61

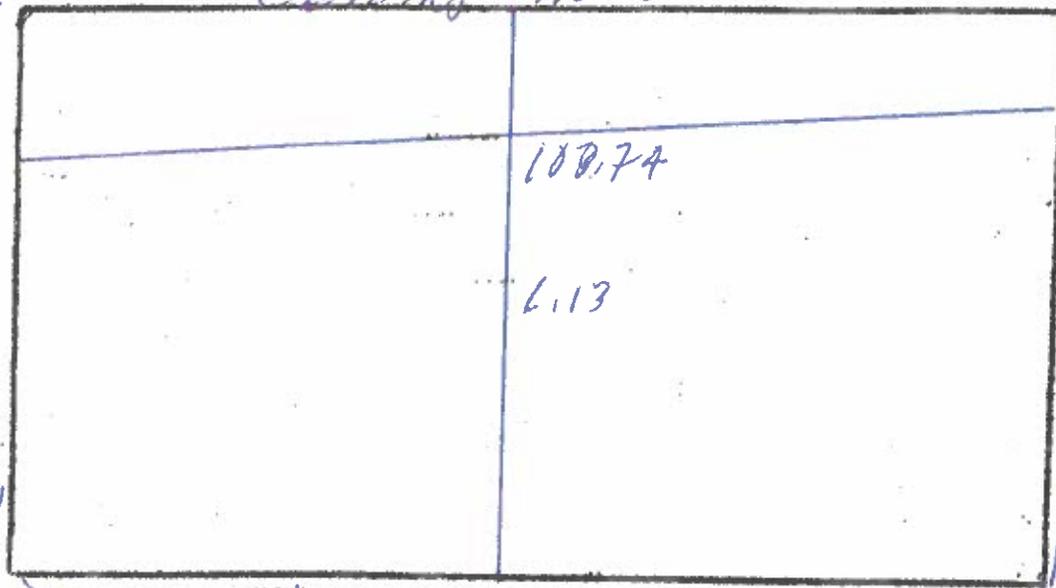
26.4

BELMONT

SEG "C"

25.4 TOTAL  
FACE  
27.92  
201.17

CEILING = 110.53



25.4 BELOW  
GRADE  
26.13  
155.70

155.70  
201.17 = .7740

77.40%  
BELOW GRADE

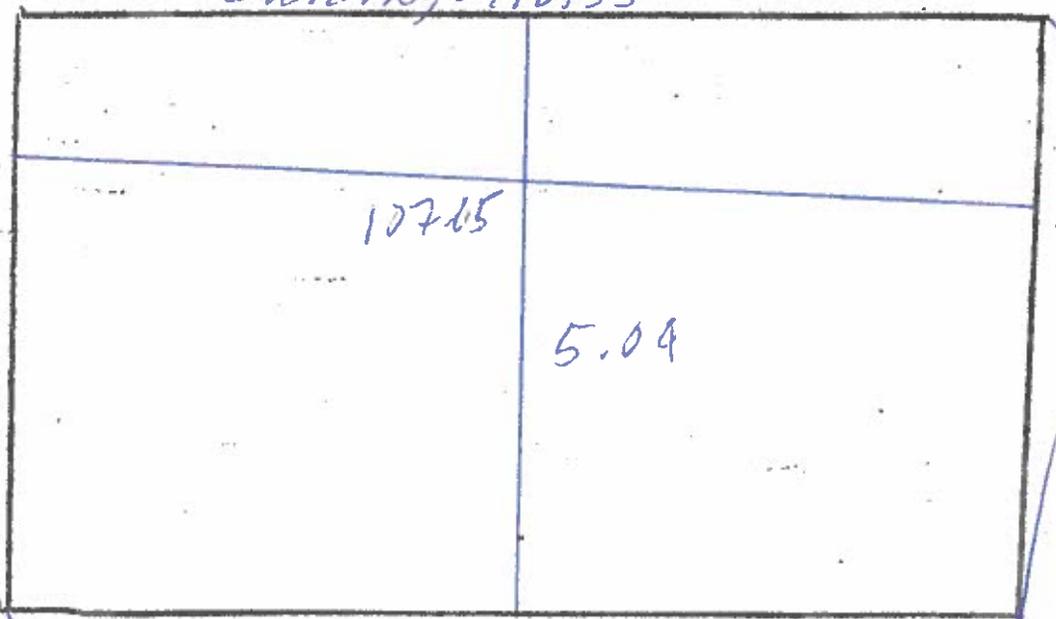
FLOOR = 102.61

25.4

SEG "G"

26.4 TOTAL  
FACE  
27.92  
209.09

CEILING = 110.53



26.4 BELOW  
GRADE  
27.92  
33.06

133.06  
209.09 = .6364

63.64%  
BELOW GRADE

FLOOR = 102.61

26.4