



Town of Belmont
Zoning Board of Appeals

APPLICATION FOR A SPECIAL PERMIT

Date: November 30, 2022

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 211-213 Beech Street/~~Route~~, 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 an enclosed second floor front porch.

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

Signature of Petitioner

Paul Aloisio + Paula Aloisio

Print Name

Paul and Paula Aloisio

Address

213 Beech Street

Belmont, MA 02478

Daytime Telephone Number

617-872-7654



OFFICE OF COMMUNITY DEVELOPMENT
TOWN OF BELMONT

19 Moore Street
Homer Municipal Building
Belmont, Massachusetts 02478-0900

Telephone: (617) 993-2650 Fax: (617) 993-2651

Building Division
(617) 993-2664
Engineering Division
(617) 993-2665
Planning Division
(617) 993-2666

November 2, 2022

Paul and Paula Aloisio
213 Beech Street
Belmont, MA 02478

RE: Denial to enclose Second Story Porch

Dear Mr. and Mrs. Aloisio,

The Office of Community Development is in receipt of your building permit application for your proposal to remove existing second story open front porch and roof and construct a new enclosed space at 213 Beech Street located in a General Residence Zoning District.

Your application has been denied because it does not comply with the current Town of Belmont Zoning By-Law. More specifically, Section 1.5.4 A allows extensions and alterations of non-conforming structures in the GR zoning district by a Special Permit from the Zoning Board of Appeals. In addition, §4.2.2 of the Zoning By-Law Dimensional Regulations requires a minimum front set back of 13.4'.

1. The proposed changes to the structure are allowed by a Special Permit.
2. The existing and proposed front setback is 11.9'.

You may alter your plans to conform to the current Town of Belmont Zoning By-Law and resubmit a building permit application, or you may request two (2) Special Permits from the Zoning Board of Appeals. If you choose this option, please contact the Office of Community Development to schedule an appointment with Gabriel S. Distler, Staff Planner, at (617) 993-2666 in order to begin the process.

Sincerely,

Glenn R. Clancy, P.E.
Inspector of Buildings

November 30, 2022

ATTN: Zoning Board of Appeals
Office of Community Development
Homer Municipal Building, 2nd Floor
19 Moore Street
Belmont, MA 02478

RE: Narrative Statement
Proposed Front Porch
213 Beech Street, Belmont MA

Dear Members of the Belmont Zoning Board of Appeals:

Our names are Paul and Paula Aloisio, and we are the owners and current residents of a two-family condominium at 211-213 Beech Street in Belmont. Paul's father's family purchased this property in the early 1940's. We have owned and resided in 213 Beech Street—the upper unit on the second floor—since Paul's mother converted to condominiums in 2006. In 2021 we also purchased the first floor unit (211 Beech) and currently rent this unit.

We have two sons enrolled in the Belmont public school system and intend to reside in our home for many years to come. We are invested in this property, neighborhood and community and are committed to raising our children here.

We are requesting two Special Permits to enclose our second floor front porch:

Special Permit #1: The proposed changes to the structure are allowed by a Special Permit granted by the Zoning Board of Appeals.

We are seeking additional living space for our family of four. Our existing dwelling unit includes one full bathroom and three bedrooms, but one of the bedrooms is particularly small, measuring 8'-8" x 12'-1". As our youngest son has grown, he has increasingly outgrown this room. We are proposing to add 168 gross square feet of new conditioned space to our home, including an enlarged third bedroom, a new half bathroom, and a small study for remote work by both parents.

The existing unenclosed front porch on the second floor has a sloped wood floor—typical of two-family homes in this neighborhood—which is in poor condition. Existing porch guardrails are also six inches too low to meet current building code standards and represent a safety hazard. The enclosed front porch will not be substantially more detrimental to the neighborhood than the existing

nonconforming residence. We believe the new front porch and associated improvements will enhance our home and the immediate neighborhood.

**Special Permit #2: Minimum front setback
(13.4' required, 11.9' to existing and proposed porch).**

The existing home was constructed in 1927 prior to the current zoning bylaw and the front porch is already non-conforming with respect to the front setback. We propose to retain the five existing brick piers on the first floor and construct the proposed second floor porch above them. Our proposed design will also provide additional weather protection for our front steps.

In accordance with the "Belmont Climate Action Roadmap", one goal of the project is to increase the overall energy efficiency of the home in preparation for a future conversion to electric heat pumps. Proposed efficiency measures include triple glazed windows, air sealing, and continuous exterior insulation. Reusing the existing concrete porch foundation and brick piers will also result in lower overall CO2 emissions and less construction waste for the project.

We engaged a local architect and Belmont resident to preserve the charm of our existing home as much as possible. The proposed front porch is similar in scale and design to other porches throughout Belmont and in our immediate neighborhood. Please see attached page A0.3 for eight nearby examples.

We are sensitive to the needs of our neighbors, particularly the immediate abutters. We have been considering this project since early 2021 and have spoken with our neighbors at multiple points about our plans.

Sincerely,



Paul and Paula Aloisio
Belmont residents and homeowners

Attachments:
Building Permit Denial Letter (dated November 2, 2022)
Architectural Drawings and photographs
Neighborhood front porch precedents
Plot Plan and zoning calculations



Zoning Compliance Check List (Registered Land Surveyor)

Property Address: 213 BEECH ST

Zone: R

Surveyor Signature and Stamp: Bruce Bradford

Date: 11/28/22

	REQUIRED	EXISTING	PROPOSED
Lot Area	5,000 SF	6461 SF	6461 SF
Lot Frontage	50'	48.00'	48.00'
Floor Area Ratio			
Lot Coverage	30%	28.0%	28.4%
Open Space	40%	50%	50%
Front Setback	13.4' AVG	11.9'	11.9'
Side Setback	10'	8.0'	8.0'
Side Setback	10'	13.5'	13.5'
Rear Setback	30'	64.4'	64.4'
Building Height	33'	25.7	25.7
Stories	2.5	2	2
½ Story Calculation			

NOTES:
