

NOTICE OF PUBLIC HEARING BY THE
TOWN OF BELMONT PLANNING BOARD

ON APPLICATION FOR TWO SPECIAL PERMITS

Notice is hereby given that the Planning Board will hold a public hearing on Tuesday, April 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 Margaret Forbes, for Two Special Permits under sections 1.5.4 C (2) and 1.5 of the By-Law to construct an addition at 10 Westlund Road, located in a Single Residence C (SRC) zoning district. Special Permits: 1.- The existing Gross Floor Area is 857.5SF and the proposed addition is 1,181.6SF or 137.8%. The expansion is allowed by a Special Permit Granted by the Planning Board. 2.- Per section 4.2 of the By-Law, the minimum required front setback is 20.9', the existing front setback is 20.2' and the proposed is 20.4'.

Note: Application submittals, meeting agenda & instructions on remote access can be found on the Town's website: <https://www.belmont-ma.gov/planning-board>

TOWN OF BELMONT PLANNING BOARD

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RECEIVED
TOWN CLERK
BELMONT, MA



**OFFICE OF PLANNING & BUILDING
TOWN OF BELMONT**
19 Moore Street
Homer Municipal Building
Belmont, Massachusetts 02478-0900
Telephone: (617) 993-2650

Building Division
(617) 993-2661
Planning Division
(617) 993-2666

March 3, 2025, 2025

Margaret Forbes
10 Westlund Road
Belmont, MA 02478

RE: Construct an Addition

Dear Ms. Forbes,

The Office of Planning and Building is in receipt of your building permit application for your proposal to construct an addition at 10 Westlund Road located in a Single Residence C (SRC) zoning district.

Your application has been denied because it does not comply with the current Town of Belmont Zoning By-Law. More specifically, 1.- §1.5.4 C (2) of the Zoning By-Law allow alteration or structural change increases, that increase the Gross Floor Area of a non-conforming structure (minimum required lot area is 9000SF, existing and proposed lot area is 6,133SF) more than thirty percent (30%) by a Special Permit granted by the Planning Board, also §4.2 of the By-Law requires a minimum front setback of 20.9'.

Special Permits:

1. The existing Gross Floor Area is 857.5SF and the proposed addition is 1,181.6SF or 137.8%. The expansion is allowed by a Special Permit Granted by the Planning Board.
2. The existing front setback is 20.2' and the proposed is 20.4'.

You may alter your plans to conform to the current Town of Belmont Zoning By-Law and resubmit a building application, or you may request two Special Permits from the Planning Board. If you choose this option, please contact the Office of Planning and Building to schedule an appointment with Ara Yogurtian, Inspector of Buildings, at (617) 993-2650 in order to begin the process.

Sincerely,

Ara Yogurtian, CBO
Inspector of Buildings



Town of Belmont
Planning Board

APPLICATION FOR A SPECIAL PERMIT

Date: 2/25/25

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 10 Westlund 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 _____

an expansion of a single family home

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

Signature of Petitioner Margaret Forbes

Print Name Margaret Forbes

Address 10 Westlund Rd
Belmont MA 02478

Daytime Telephone Number 617-592-9531

Belmont Planning Board

Special Permit Narrative Statement

10 Westlund Road

Margaret Forbes and Laurel Bretta of 10 Westlund Road seek two special permits in order to renovate and expand the single family home on their property.

They recently purchased the 857 sf (TLA) two bedroom ranch and are looking forward to making some improvements and creating a home that they can retire in. The proposed modifications include adding a one car garage on the right side, adding a rear expansion, and adding a second floor with 3 bedrooms and two bathrooms.

Special Permit to increase gross floor area by more than 30%:

The proposed additions total 1,182 sf for a new total TLA of 2,039 sf. While this number does represent a significant percentage increase necessitating a special permit, this is a size that is still very consistent with the neighborhood. We are including photographs of the immediate neighbors on Westlund Street, along with their TLA square footages as listed on the town's database. The proposed size of 10 Westlund is right in the middle of the range of home sizes, with 4 neighbors that are smaller and 7 neighbors that are larger. The proposed height will be 26' to the midpoint (30' allowed), consistent with the abutting structures and many others in the neighborhood.

Special Permit to maintain existing non-conforming front setback:

Currently the house is at 20.2' from the front setback, with a 20.9' required setback. The new garage will align with the front of the house (20.4' due to the slight curve of the road). The proposed second floor conforms because it is stepped in from both the front and the sides in order to break up the massing and add visual interest.

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 on the following page.
- b. The siting of the structure and driveway remain as is. the footprint is expanded to the right side and rear such that we will still maintain comfortable open space.
- c. Walkway, driveway and parking circulation are all proposed to remain consistent with the existing conditions.
- d. Exterior lighting will consist of wall sconces and pendants at the front porch, garage and rear doors.
- e. Open space will be 70.5%, 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.

Neighborhood context

The following images include the neighbors on Westlund Road and their TLA square footages, demonstrating appropriate character, scale and massing:



4 Westlund (1,715 sf)



16 Westlund (1,664 sf)



22 Westlund (2,191 sf)



28 Westlund (2,263 sf)



34 Westlund (2,160 sf)



3 Westlund (1,820 sf)



9 Westlund (2,644 sf)



15 Westlund (2,063 sf)



21 Westlund (2,076 sf)



27 Westlund (935 sf)



35 Westlund (2,063 sf)

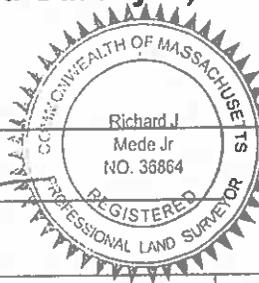
Zoning Compliance Check List (Registered Land Surveyor)

Property Address: 10 WESTLUND ROAD

Zone: SR-C

Surveyor Signature and Stamp: 

Date: 01/22/2025



	REQUIRED	EXISTING	PROPOSED
Lot Area	9,000 s.f.	6,133 s.f.	6,133 s.f.
Lot Frontage	75'	68.0'	68.0'
Floor Area Ratio	N/A	N/A	N/A
Lot Coverage	25% MAX	15.6%	22.7%
Open Space	50% MIN	75.7%	70.5%
Front Setback	Ave abutters (20.9')	20.2'	20.4'
Side Setback	10'	8.9'	No change
Side Setback	10'	23.7'	10.7'
Rear Setback	30'	44.2'	34.4'
Building Height	30'	14.93'	26.00'
Stories	2 ½	1 ½	2 ½
½ Story Calculation see architectural plans			

NOTES:

% of EXPOSED FOUNDATION

10 WESTLUND ROAD BELMONT

BASEMENT CEILING ELEVATION - BASEMENT FLOOR ELEVATION = TOTAL HEIGHT OF BASEMENT WALL

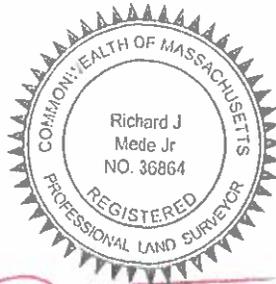
$$99.05' - 92.25' = 6.80'$$

AVERAGE GRADE ELEV. - BASEMENT FLOOR ELEV. = AMOUNT OF NON EXPOSED FOUND. WALL

$$96.47' - 92.25' = 4.22 (62.06\%)$$

BASEMENT CEILING ELEV. - AVERAGE GRADE ELEV. = AMOUNT OF EXPOSED FOUND. WALL

$$99.05 - 96.47' = 2.58' (37.94\%)$$



Richard J. Mede Jr.
01/22/2025

