

RECEIVED
TOWN CLERK
BELMONT, MA

CASE NO. 21-13

2021 JUN 18 AM 8:46 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, July 20th, 2021 at 7:00 PM by remote access through the Zoom app, to consider the application of Mr. Clark Freiner to construct a two-family dwelling at 41R Holt Street located in General Residence (GR) Zoning District. Special Permits: 1. - §3.3 of the By-Law allows the construction of a two-family 2. - §4.2.2 of the By-Law requires frontage of 75', the existing and proposed frontage is 0' in the Town of Belmont. The lot's 15' frontage is located in the Town of Watertown.

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



Town of Belmont
Planning Board

APPLICATION FOR A SPECIAL PERMIT

Date: 5-24-21

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 41 R Holt 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 _____

Two Family Dwelling (sec. 3.3)

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

Signature of Petitioner

Print Name

CLARK FREINER - TWO BY TWO REALTY LLC

Address

45 BRIGHTON ST.

BELMONT MA 02478

Daytime Telephone Number

617-592-2362

August 20, 2014



**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**

May 3, 2021

Two by Two Realty
Clark Freiner, Manager
45 Brighton Street
Belmont, MA 02478

RE: Denial to Construct a Two Family Dwelling

Dear Mr. Freiner,

The Office of Community Development is in receipt of your building permit application for your proposal to construct a two family dwelling at 41R Holt Street located in a General Residence Zoning District.

Your application has been denied because it does not comply with the Town of Belmont Zoning By-Law. More specifically, Section 3.3 of the Zoning By-Law allows a two family dwelling in a General Residence Zoning District by a Special Permit from the Planning Board.

You may alter your plans to conform to the current Town of Belmont Zoning By-Law and resubmit for a building permit, or you may request one (1) Special Permit from the Planning Board. If you choose this option, please contact the Office of Community Development to schedule an appointment with Ara Yogurtian, Assistant Director at (617) 993-2650 in order to begin the process.

Sincerely,
On Behalf of Glenn R. Clancy, P.E.
Inspector of Buildings

Ara Yogurtian
Assistant Director
Office of Community Development

41R Holt Street, Belmont

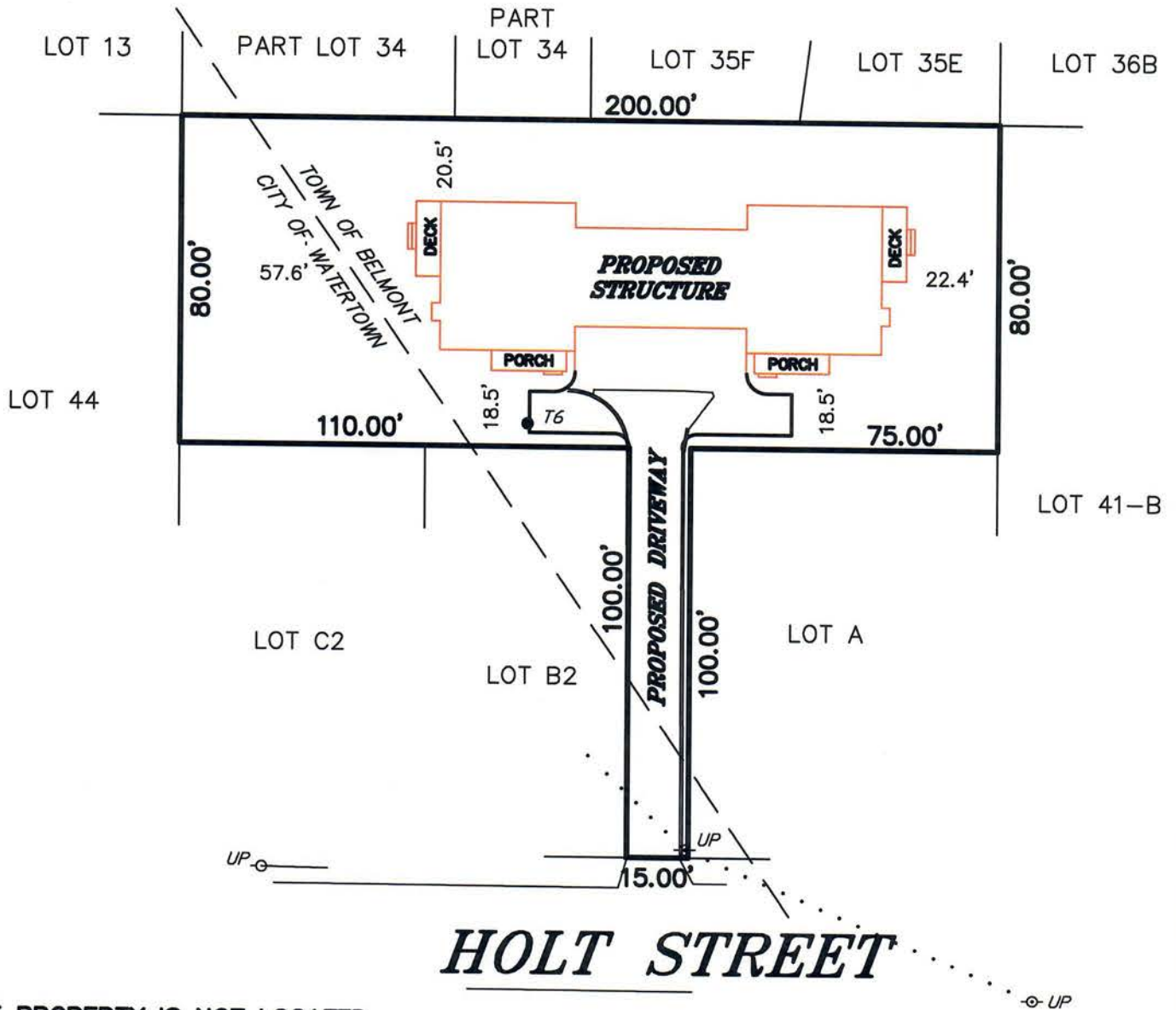
Proposed Two Family

Narrative Statement

We are proposing to build a two family house on this vacant 17,500 square foot lot. The area is zoned for two families and that is what exists on most of the abutting properties. Our lot is more than twice the size of most of the surrounding properties and our proposed structure will be comparable with the neighbors. The size of the building will be in scale with the neighborhood, given the lot size.

Additional housing is needed in Belmont and this proposal will be consistent with that goal.

As recently as July of 2019 the Town granted a building permit for a large, 6 bay garage (100'x31'x27'). This continued a long-standing non-conformity on the property. The current proposal will be less non-conforming and more compatible with prevailing uses in the neighborhood. The size of the proposed structure will be comparable to the prior approval (108'x36'x33').



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

ZONING DISTRICT:	GR (GENERAL RESIDENCE)		
	REQ.	EXISTING	PROP.
FRONT SETBACK:	20'	—	118.5'
SIDE SETBACK:	10'	—	22.4'
REAR SETBACK:	20'	—	20.5'
MAXIMUM LOT COVERAGE:	30%	—	21.7%
MINIMUM OPEN SPACE:	40%	—	63%
LOT FRONTAGE:	50.00'	15.00'	

TOTAL LOT AREA: 17,500± S.F.

LOT D2

17,500± S.F.(TOTAL)

13,515± S.F.(BELMONT)

3,985± S.F.(WATERTOWN)

OWNER: DOMENIC CARBONE
64420/345

ASSESSORS MAP 28 — PARCEL 30

PROPOSED PLOT PLAN #41R HOLT STREET IN BELMONT, MA (MIDDLESEX COUNTY)

SCALE: 1"= 40'

DATE: 7/7/2015



ROBER SURVEY

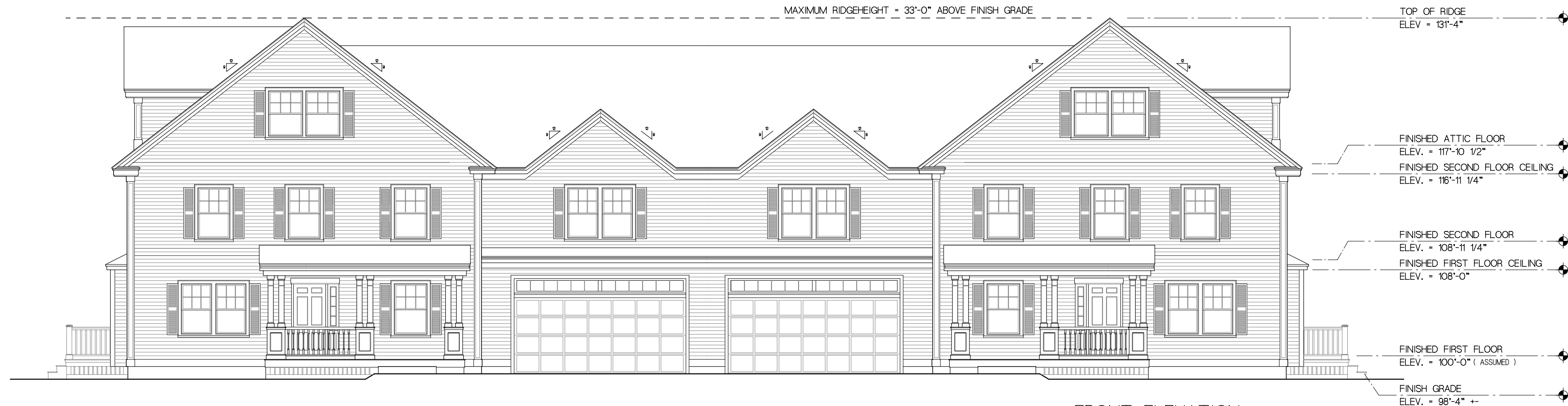
1072 MASSACHUSETTS AVENUE
ARLINGTON, MA 02476

(781) 648-5533

DWG. NO. 4206PP4.DWG

CLIFFORD E. ROBER, PLS

DATE



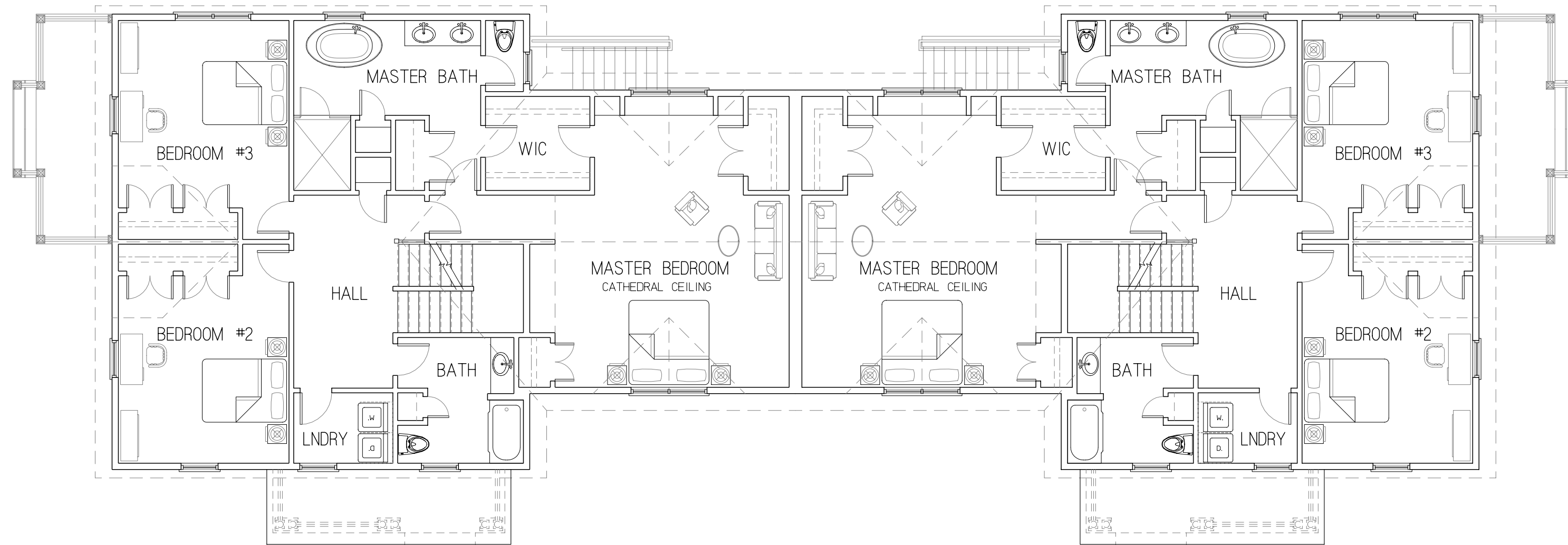
FRONT ELEVATION



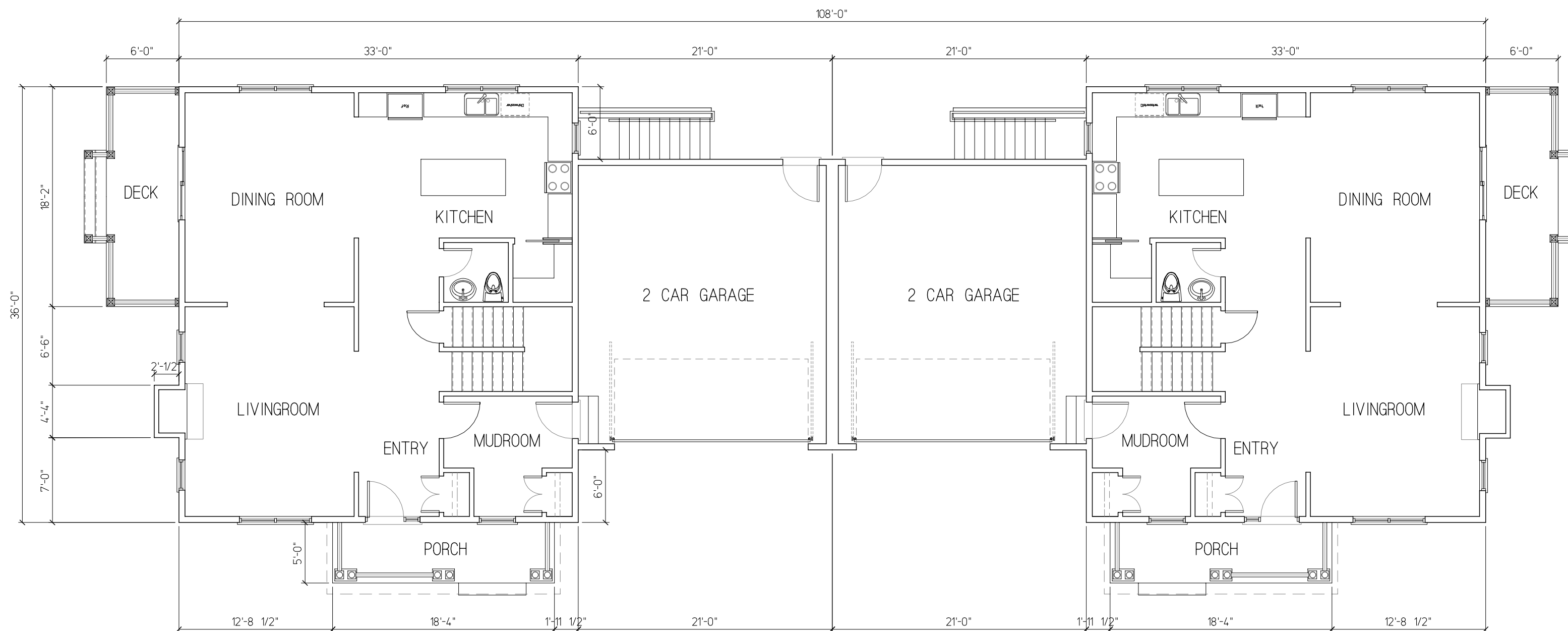
LEFT / RIGHT ELEVATIONS



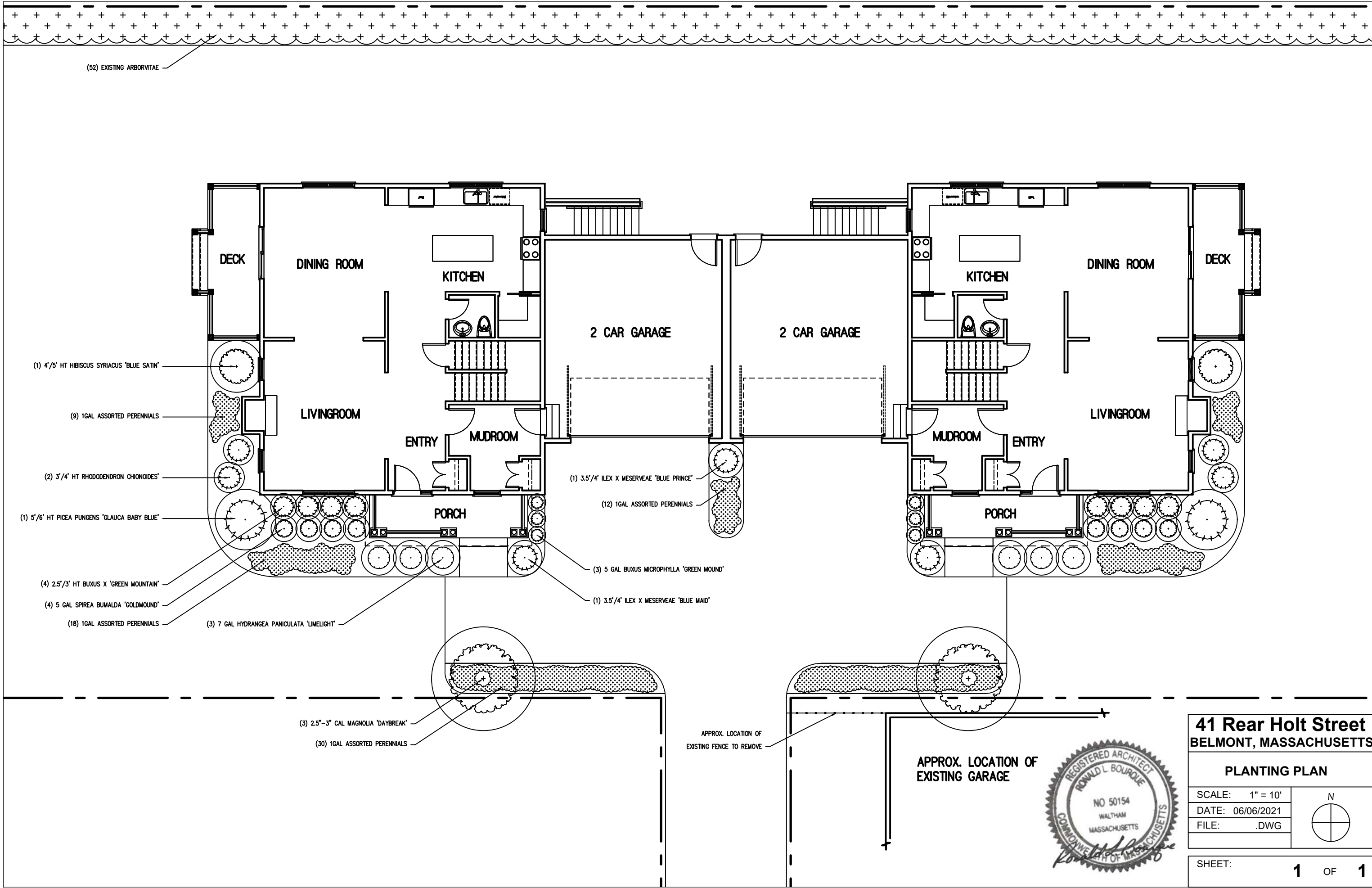
REAR ELEVATION

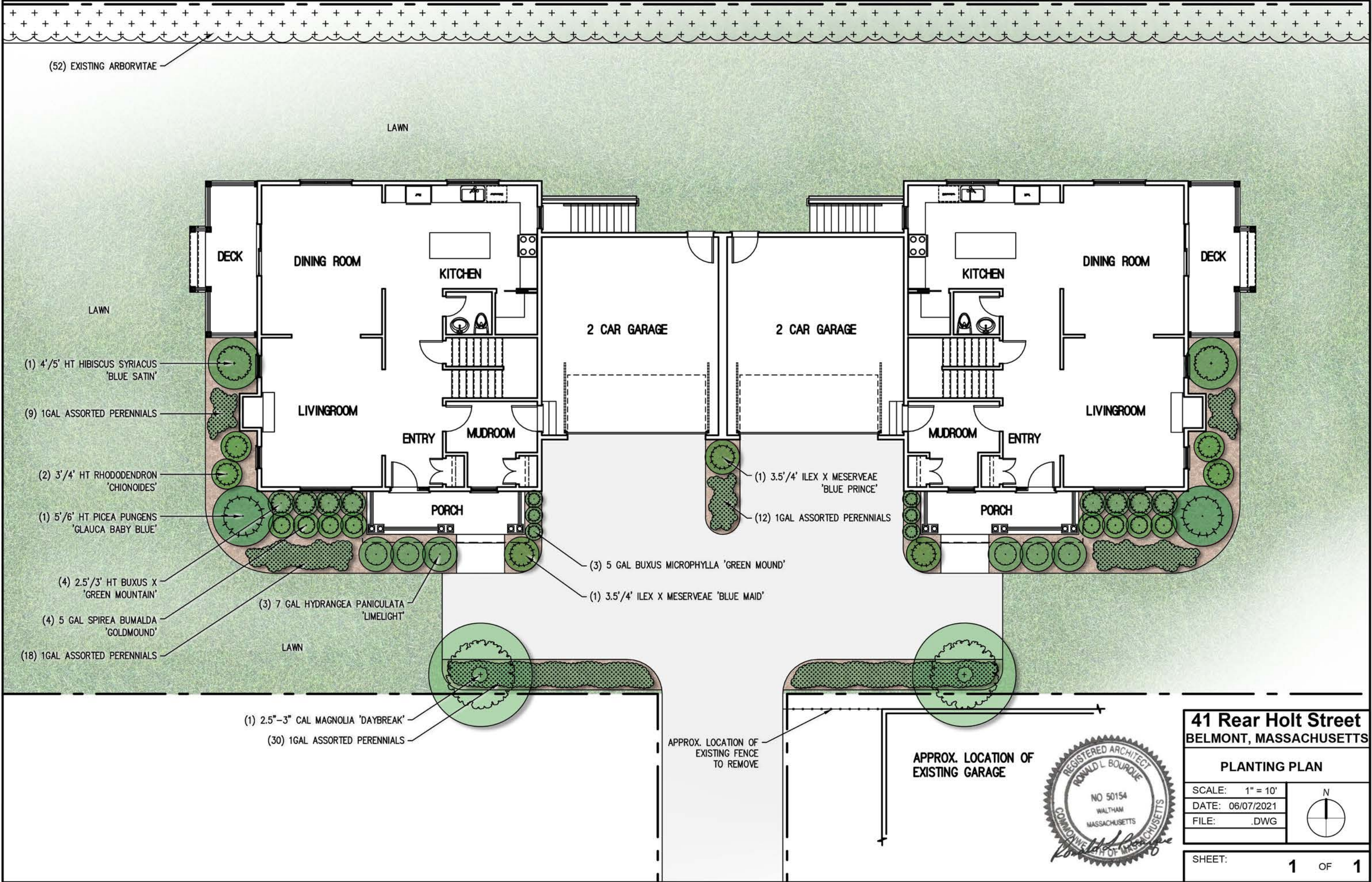


SECOND FLOOR PLAN



FIRST FLOOR PLAN





(52) EXISTING ARBORVITAE

LAWN

DECK

DINING ROOM

KITCHEN

2 CAR GARAGE

2 CAR GARAGE

KITCHEN

DINING ROOM

DECK

LAWN

(1) 4'5' HT HIBISCUS SYRIACUS
'BLUE SATIN'

(9) 1GAL ASSORTED PERENNIALS

(2) 3'4' HT RHODODENDRON
'CHIONOIDES'

(1) 5'6' HT PICEA PUNGENS
'GLAUCA BABY BLUE'

(4) 2.5'3' HT BUXUS X
'GREEN MOUNTAIN'

(4) 5 GAL SPIREA BUMALDA
'GOLDMOUND'

(18) 1GAL ASSORTED PERENNIALS

LIVINGROOM

ENTRY

MUDROOM

PORCH

(3) 7 GAL HYDRANGEA PANICULATA
'LIMELIGHT'

LAWN

(3) 5 GAL BUXUS MICROPHYLLA 'GREEN MOUND'

(1) 3.5'4' ILEX X MESERVEAE 'BLUE MAID'

(1) 3.5'4' ILEX X MESERVEAE
'BLUE PRINCE'

(12) 1GAL ASSORTED PERENNIALS

MUDROOM

ENTRY

LIVINGROOM

PORCH

(1) 2.5"-3" CAL MAGNOLIA 'DAYBREAK'

(30) 1GAL ASSORTED PERENNIALS

APPROX. LOCATION OF
EXISTING FENCE
TO REMOVE

APPROX. LOCATION OF
EXISTING GARAGE



41 Rear Holt Street
BELMONT, MASSACHUSETTS

PLANTING PLAN

SCALE: 1" = 10'
DATE: 06/07/2021
FILE: .DWG



SHEET: 1 OF 1