



Town of Belmont
Zoning Board of Appeals

APPLICATION FOR A SPECIAL PERMIT

Date: 2/22/2023

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 55 Warwick 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 two-story addition. Air conditioning will be added to the home. We apply for a Special Permit 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 Alice Rushforth, Rock Pulak

Address 55 Warwick R. Belmont, MA 02478

Daytime Telephone Number 617-230-6901 (Rushforth)

617-820-7374 (Pulak)

Application for Special Permit Narrative Statement

55 Warwick Rd, Belmont MA 02478

We thank the Belmont Planning Board for the opportunity to describe the motivation for the proposed renovation of the 55 Warwick Road property in Belmont. We have owned and lived at the property for over 22 years. Below we list the rationale for the major proposed renovations.

Enlarged kitchen: The proposed renovation improves the layout to industry best standards, increases counter and storage space. Currently, the kitchen is configured for one person to work sub-optimally and is a major strain for two people to work together. The proposed kitchen would be a major improvement to the quality of our family life.

Open floor plan: The renovation will improve the traffic flow of the first floor making the space more usable, and improve significantly movement from the front of the house to the back of the house.

New back yard access: The original back entryway was converted to a bathroom by the previous owners. Thus, we have no direct access to the back yard from the house. The proposed plan adds a door, entryway, and landing providing much needed direct access from the kitchen to the back yard.

Additional bathroom: Although the house is listed as having two full bathrooms and one ½ bathroom, it currently has one functional full bath on the second floor and one functional ½ bathroom on the first floor. The second full bath was located in the far corner of the basement. While the plumbing still exists, the walls and appliances were removed several years ago due to their poor and dangerous condition and they were never replaced as the location is not convenient. The renovation will add a second, much needed, full bathroom as part of a prime suite on the second floor.

Energy savings: Through the renovation we will take the opportunity to increase insulation throughout the home, add energy-saving windows or new storm windows, add water-saving plumbing fixtures, and update HVAC systems in alignment with Belmont's mission for increased sustainable building design. We are committed to improving the property to realize increased environmental and economic benefits.

We believe our proposal will not significantly impact abutters and the neighborhood. It is not substantially more detrimental than the existing nonconforming structure and it is in keeping with the character of the neighborhood. The addition is consistent with other renovations recently conducted in the neighborhood, including that of our direct neighbor at 61 Warwick Rd which was completed two years ago.

Thank you for your consideration. Please do not hesitate to contact us if you have questions or concerns.

Alice Rushforth

Rock Pulak

Zoning Compliance Check List
Properties Located within the GR Districts
 (To be Completed by a Registered Land Surveyor)

Property Address: 55 Warwick Rd, Belmont MA 02478

Surveyor Signature and Stamp: See enclosed document

Date: 2/15/2023

Per §4.2 of the Zoning By-Laws							
		REQUIRED		EXISTING		PROPOSED	
Lot Area (sq. ft.)		5,000 S.F		5,167 S.F.		5,167 S.F.	
Lot Frontage (feet)		50'		60.0'		60.0'	
Lot Area/Unit (sq. ft./d.u.)		3,500 S.F.		5,167 S.F.		5,167 S.F.	
Lot Coverage (% of lot)		30%		27.2%		29.9% ±	
Open Space (% of lot)		40%		60.5%±		57.6% ±	
Setbacks: (feet)	➤ Front	20'		12.9'		12.9'	
	➤ Side/Side	10'	10'	20.3'	7.6'	29.9'	11.2'
	➤ Rear	20'		34.5'		29.2'	
Building Height:	➤ Feet	33'		28.8'		28.8'	
	➤ Stories	2.5		2.0		2.0	
1/2 Story (feet) (Per §1.4)	➤ Perimeter	N/A		N/A		N/A	
	➤ Area	N/A		N/A		N/A	
	➤ Length	N/A		N/A		N/A	
Per §6D of the Zoning By-Laws							
		REQUIRED		EXISTING		PROPOSED	
Front Doors:	➤ Face Street	N/A		N/A		N/A	
	➤ Setback	N/A		N/A		N/A	
Curb Cut		N/A		N/A		N/A	
HVAC:	➤ Front Yard	N/A		N/A		N/A	
	➤ Side/Rear Setbacks			N/A		Side setback = 10'	

SUBMIT CALCULATIONS for all of the requirements listed above on a separate piece of paper(s) to verify how they were calculated

55 Warwick Road, Belmont, MA



