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BELMONT, MA

2024 MAR -6 PM 2: 02

CASE NO. 24-06

NOTICE OF PUBLIC HEARING BY THE  
TOWN OF BELMONT PLANNING BOARD

ON APPLICATION FOR ONE SPECIAL PERMIT

Notice is hereby given that the Planning Board will hold a public hearing on Tuesday, April 9, 2023 at 7:00 PM, by remote access through the Zoom app. to consider the application of Andrew Lilley, for One Special Permit §1.5.4 C (2) of the Zoning By-Law to construct an enclosed front porch at 91 Kilburn Road. §1.5.4C of the By-Law allows alteration or structural change increases, that increase the Gross Floor Area of a non-conforming structure (minimum required lot area is 9,000SF, existing and proposed lot area is 8,820SF) more than thirty percent (30%) within a period of five years by a Special Permit granted by the Planning Board. Special Permit: The Gross Floor Area of the existing structure is 1,871 square feet. Our office has issued a permit for an addition of 560SF, an equivalent of 29.9%. The proposed enclosed entry will add 69.4 SF to the proposed Gross Floor Area and will make the proposed addition 33.6%. This additional expansion will be allowed by a Special Permit granted by the Planning Board.

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



# 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

February 14, 2024

Andrew Lilley  
91 Kilburn Road  
Belmont, MA 02478

RE: Denial to Construct Enclosed Front Entry.

Dear Mr. Lilley,

The Office of Community Development is in receipt of your building permit application to construct an enclosed front entry at 91 Kilburn 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, §1.5.4 C (2) of the Zoning By-Law allows alteration or structural change increases, that increase the Gross Floor Area of a non-conforming structure (minimum required lot area is 9,000SF, existing and proposed lot area is 8,820SF) more than thirty percent (30%) within a period of five years by a Special Permit granted by the Planning Board. Special Permit: The Gross Floor Area of the existing structure is 1,871 square feet. Our office has issued a permit for an addition of 560SF, an equivalent of 29.9%. The proposed enclosed entry will add 69.4 SF to the proposed Gross Floor Area and will make the proposed addition 33.6%. This additional expansion will be allowed by a Special Permit granted by the Planning Board.

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 one (1) Special Permit from Planning Board. If you choose this option, please contact the Office of Community Development to schedule an appointment with Ara Yogurtian, Inspector of Buildings, at (617) 993-2650 in order to begin the process.

Sincerely,

Ara Yogurtian, C.B.O.  
Inspector of Buildings

RECEIVED  
TOWN CLERK  
BELMONT, MA  
2024 MAR -6 PM 2:02



Town of Belmont  
Zoning Board of Appeals

**APPLICATION FOR A SPECIAL PERMIT**

Date: 2/28/24

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 91 Kilburn Road 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 \_\_\_\_\_

enclose some of front porch area for entry space.

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

Andrew Lilley

Address

91 Kilburn RD. Bel. MA 02478

Daytime Telephone Number

617-549-1433

Email address

andrew.david.lilley@gmail.com

December 6, 2005

## **Request for Special Permit to Enclose Part of Front Porch**

**91 Kilburn Road, Belmont, MA 02478**

In the summer of 2023, we purchased a sweet house in need of extensive renovation. The house was in complete disrepair - knob and tube wiring, fallen ceilings, unfinished rooms, broken pipes, and rotted wood - all required fixing before we could even think about moving in. That said, when we got the opportunity to live in a beautiful neighborhood in Belmont, where Andrew grew up, we knew taking on the task of the renovations would be well worth it.

The repairs were overwhelming so we worked with an architect to repair and expand the house for what we hope will be a growing family. This is our first time going through this process and with all of the decisions to be made, and a rush to beat the upcoming winter weather, we were overwhelmed and overlooked the front entry. Although the front porch needed to be rebuilt due to structural issues, we did not think about the interior aspects of the entry in our original plans. When we started thinking about furniture, closet space and living in the house we realized the problem with the entry but by then it was too late to change plans.

So today, we are asking for a special permit to enclose part of the covered porch to create an entry way. The enclosed area would be like a mudroom and would (1) provide a buffer from the weather when people enter through the front door, (2) allow guests to step inside without immediately encountering the staircase, and (3) provide us with much needed closet space on the first floor.

Enclosing this area would add 66 square feet in excess of our 30% allowable addition. However, we are hoping the special permit would be allowed as (1) the enclosure does not interfere with any setbacks or gross lot coverage, (2) the style of the entry would be in keeping with the style of many other houses in the neighborhood, and (3) it encloses part of an existing structure.

In addition, we met with many of our soon-to-be neighbors to explain our hope to enclose part of the front porch. They expressed support for our plans and signed letters of support which we submitted with the permit application.

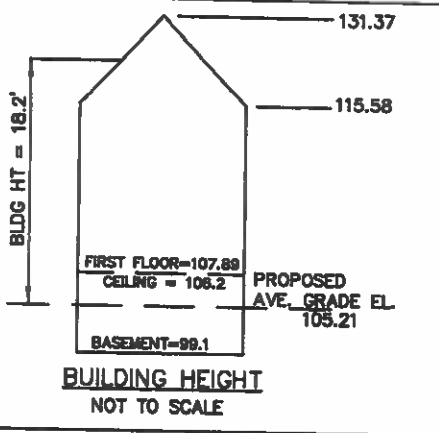
Although seemingly small, enclosing the covered porch would truly complete our home. We are hopeful that this final adjustment to our plans is permissible as we are hoping to stay in the home for many years to come.

Thank you for your time and consideration.

Rebecca Lilley and Andrew Lilley, Owners

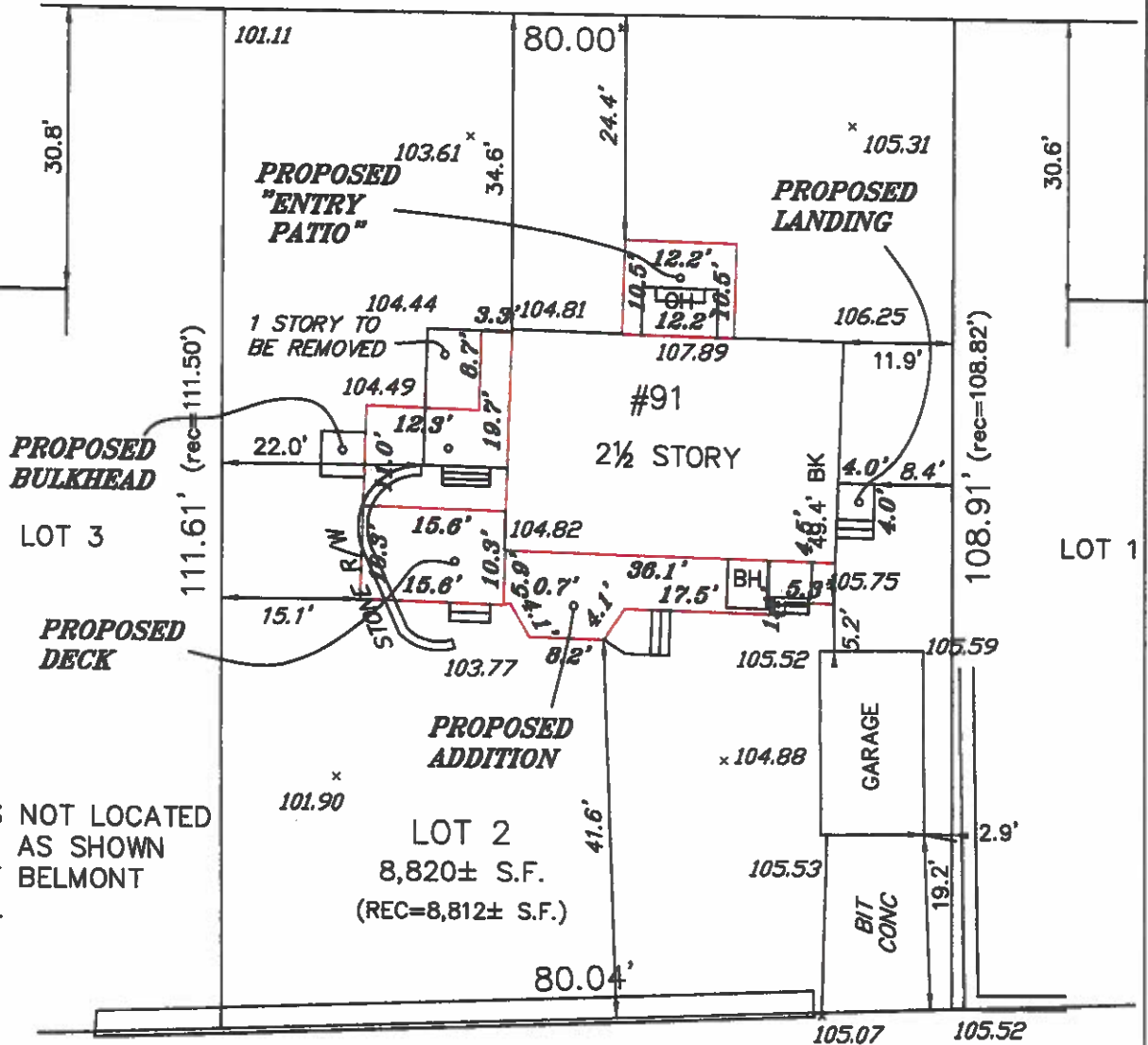
91 Kilburn Road

Belmont, MA 02478



85.79% OF BASEMENT UNDERGROUND  
THEREFOR BASEMENT IS NOT A STORY

# KILBURN ROAD



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

# WAVERLEY STREET

THERE ARE NO STREET TREES.

ZONING DISTRICT: SC (SINGLE RESIDENCE C)

	REQ.	EXISTING	PROP.
FRONT S/B KILBURN:	25'	34.6'	—
SIDE SETBACK:	10'	11.9'	15.1'
FRONT S/B WAVERLEY:	30'	49.4'	41.6'
MAXIMUM LOT COVERAGE:	25%	14.6%	19.5%
MINIMUM OPEN SPACE:	50%	82.3%	77.4%
LOT FRONTAGE:		80.00'	

TOTAL LOT AREA: 8,820± S.F.

OWNER: 91 KILBURN ROAD REALTY TRUST  
78998/420  
ASSESSORS MAP 25 — PARCEL 77

PROPOSED PLOT PLAN  
#91 KILBURN ROAD  
IN  
BELMONT, MA  
(MIDDLESEX COUNTY)

SCALE: 1" = 20'      DATE: 7/11/2023



**ROBER SURVEY**  
1072 MASSACHUSETTS AVENUE  
ARLINGTON, MA 02476  
(781) 648-5533  
DWG. NO. 7309PP1.DWG

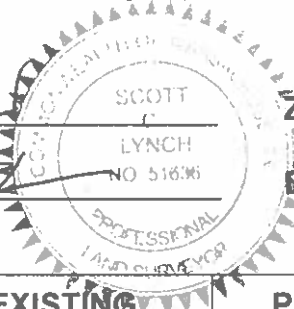
SCOTT LYNCH, PLS

DATE

7/11/2023

Zoning Compliance Check List  
(Registered Land Surveyor)

Property Address: 91 Kilburn Road Zone: SC  
Surveyor Signature and Stamp: Scott Lynch Date: 7/11/2023



	REQUIRED	EXISTING	PROPOSED
Lot Area	9,000	8820	-
Lot Frontage	75	80.00	-
Floor Area Ratio			
Lot Coverage	25%	14.6%	20.2%
Open Space	50%	82.39%	76.7%
Front Setback	25	34.6'	29.3'
Side Setback	10	11.8'	11.8'
Side Setback	10	22.0	15.1
Rear Setback	30	49.4'	41.6'
Building Height	30	18.2	-
Stories	2 1/2	2 1/2	-
1/2 Story Calculation			

NOTES:

No.	Description	Date
1	Issue 1	11/05/20
2	Issue 2	11/05/20
3	Issue 3	11/05/20
4	Issue 4	11/05/20
5	Issue 5	11/05/20
6	Issue 6	11/05/20
7	Issue 7	11/05/20
8	Issue 8	11/05/20
9	Issue 9	11/05/20
10	Issue 10	11/05/20

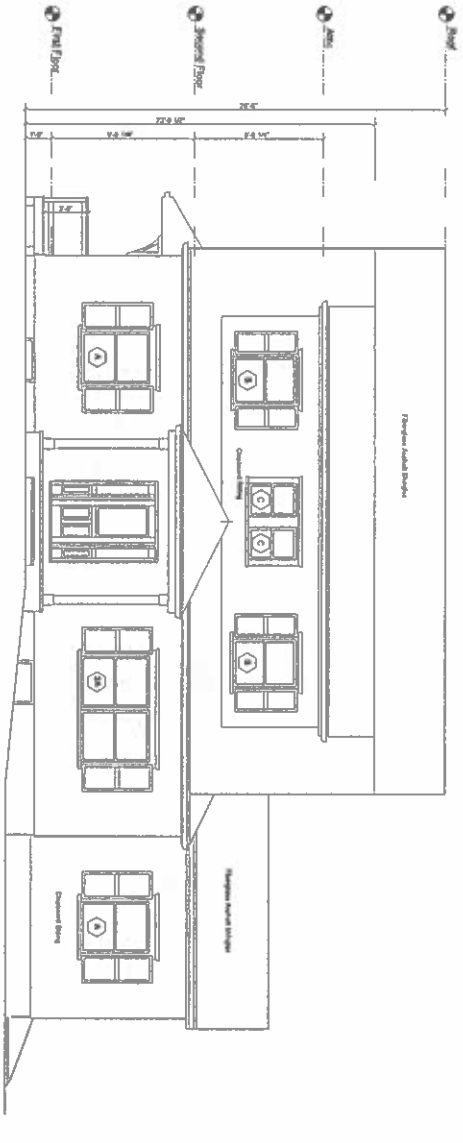
Private Residence  
91 Kilburn Street, Belmont MA

Proposed Front Elevation  
and  
New Entry

architecture sv  
ARCHITECTURAL SERVICES  
1000 WASHINGTON STREET  
FLOOR 10  
BOSTON, MA 02111  
TEL: 617.552.1111  
WWW.ARCHITECTURESV.COM

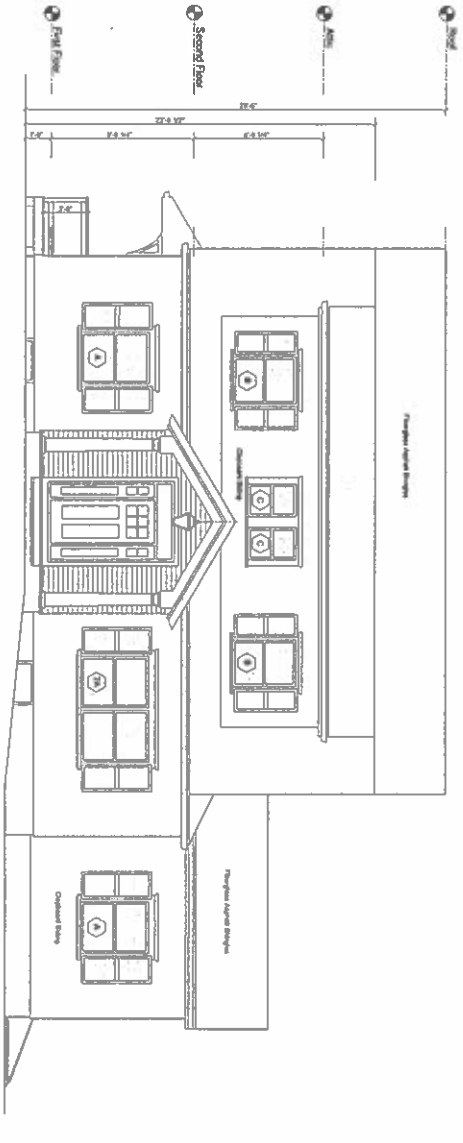
ARCHITECT  
JENNIFER A. SWEENEY  
2000

A2



1 Front Elevation - Original Design

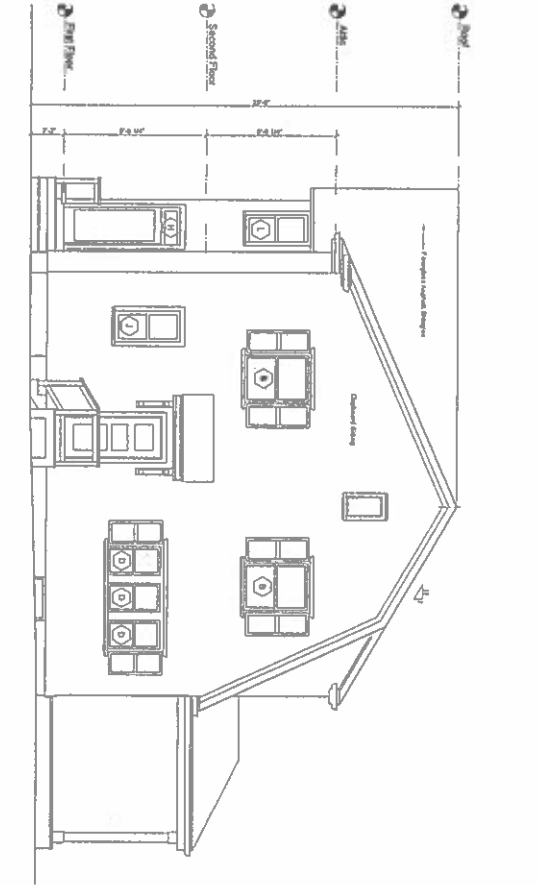
Scale: 1/8" = 1'-0"



1 Front Elevation - New Entry

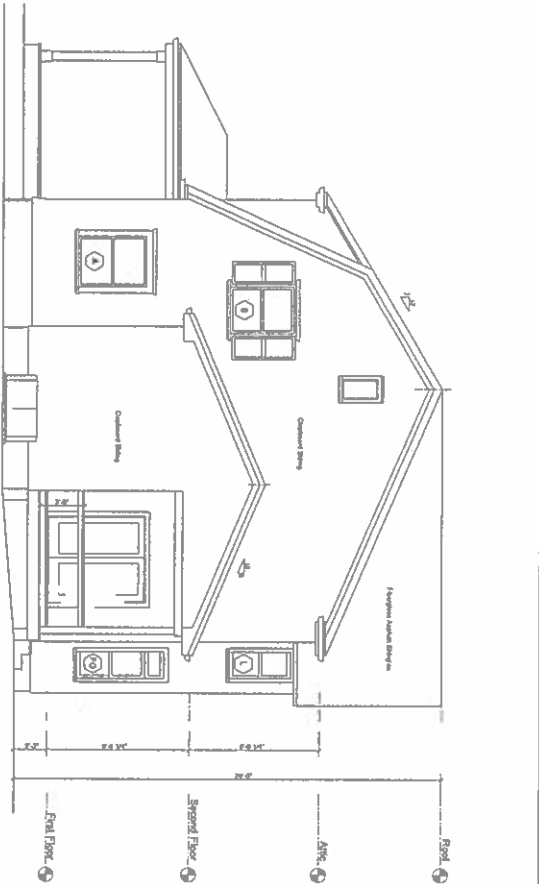
Scale: 1/8" = 1'-0"





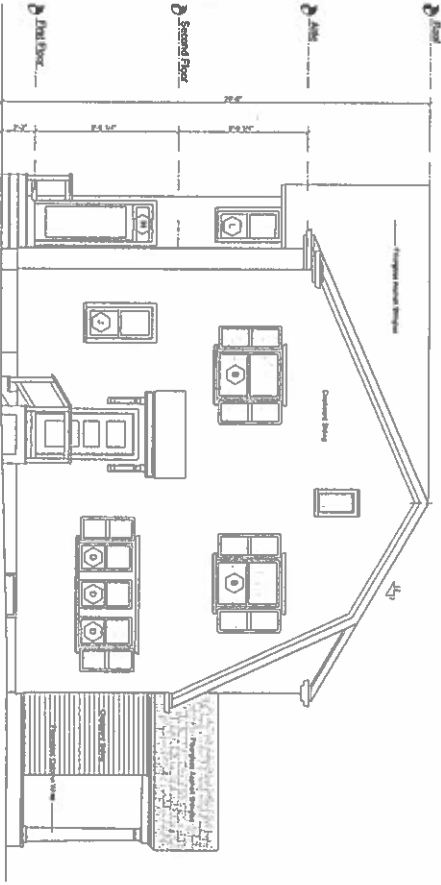
1 Left Elevation - Original Design

Scale: 1/4" = 1'-0"



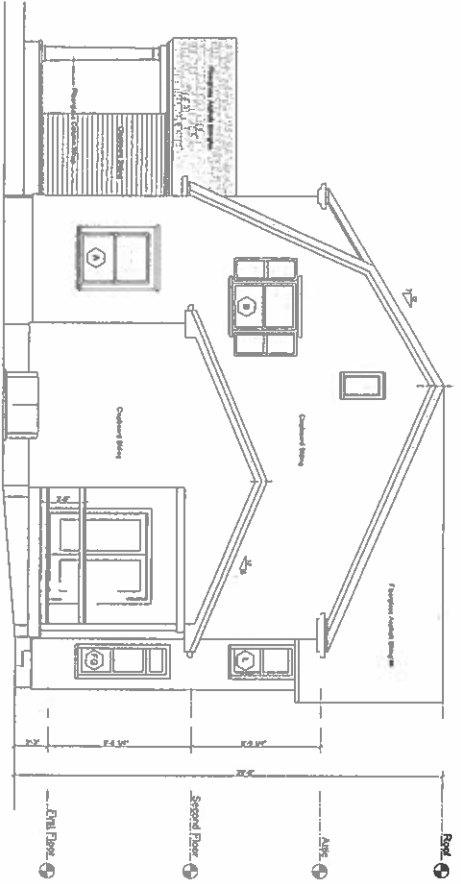
2 Right Elevation - Original Design

Scale: 1/4" = 1'-0"



3 Left Elevation - New Entry

Scale: 1/4" = 1'-0"



4 Right Elevation - New Entry

Scale: 1/4" = 1'-0"

No.	Description	Date
1	Project Start	11/15/23
2	Project End	11/15/23
3	Project Start	11/15/23
4	Project End	11/15/23
5	Project Start	11/15/23
6	Project End	11/15/23
7	Project Start	11/15/23
8	Project End	11/15/23

Private Residence  
91 Kilburn Street, Belmont MA

Proposed Side Elevations  
and New Entry

architecture sv  
architectural services  
2000 Washington Street  
Belmont, MA 02458  
Tel: 617.339.1111  
www.archsv.com

AA 10/20/23  
2023/2024  
2023

A3





Date: 12-JAN-2024

Re: 91 Kilburn Road, Belmont, MA 02478

I confirm that Rebecca and Andrew Lilley shared their plans, specifically as they relate to the extension and enclosure of their front entryway which requires a special permit in the town of Belmont, MA. I support their request for a special permit for the extension and enclosure of their front entryway.

By: [Signature]

Name: Xavier Lefebvre

Address: 95 KILBURN RD  
Belmont, MA 02478

Number: \_\_\_\_\_

Date: 1-14-2024

Re: 91 Kilburn Road, Belmont, MA 02478

I confirm that Rebecca and Andrew Lilley shared their plans, specifically as they relate to the extension and enclosure of their front entryway which requires a special permit in the town of Belmont, MA. I support their request for a special permit for the extension and enclosure of their front entryway.

By: [Signature]

Name: Sylvie Laborde

Address: 281 Waverley St  
Belmont, MA 02478

Number: (617) 590 5044

Date: Jan 6, 2024

Re: 91 Kilburn Road, Belmont, MA 02478

I confirm that Rebecca and Andrew Lilley shared their plans, specifically as they relate to the extension and enclosure of their front entryway which requires a special permit in the town of Belmont, MA. I support their request for a special permit for the extension and enclosure of their front entryway.

By: Rhi Macrae

Name: Rhi Macrae

Address: 63 Kilburn Rd  
Belmont, MA 02478

Number: 206-218-9276

Date: 1/06/24

Re: 91 Kilburn Road, Belmont, MA 02478

I confirm that Rebecca and Andrew Lilley shared their plans, specifically as they relate to the extension and enclosure of their front entryway which requires a special permit in the town of Belmont, MA. I support their request for a special permit for the extension and enclosure of their front entryway.

By: Jeffrey Moriarty

Name: Jeffrey Moriarty

Address: 75 Kilburn Rd.  
Belmont, MA 02478

Number: 732-213-9551

Date: January 3, 2024

Re: 91 Kilburn Road, Belmont, MA 02478

I confirm that Rebecca and Andrew Lilley shared their plans, specifically as they relate to the extension and enclosure of their front entryway which requires a special permit in the town of Belmont, MA. I support their request for a special permit for the extension and enclosure of their front entryway.

By: Adriana Umaña-Taylor

Name: Adriana Umaña-Taylor

Address: 21 Clover Street  
Belmont, MA 02478

Number: 602-403-5503

Date: 1/6/23

Re: 91 Kilburn Road, Belmont, MA 02478

I confirm that Rebecca and Andrew Lilley shared their plans, specifically as they relate to the extension and enclosure of their front entryway which requires a special permit in the town of Belmont, MA. I support their request for a special permit for the extension and enclosure of their front entryway.

By: Rachel Keeler

Name: Rachel Keeler

Address: 254 Waverly St.  
Belmont, MA 02478

Number: 617-429-3377

Date: 1/23/24

Re: 91 Kilburn Road, Belmont, MA 02478

I confirm that Rebecca and Andrew Lilley shared their plans, specifically as they relate to the extension and enclosure of their front entryway which requires a special permit in the town of Belmont, MA. I support their request for a special permit for the extension and enclosure of their front entryway.

By: Christophe Nolan

Name: Christophe Nolan

Address: 92 Kilburn Rd  
Belmont, MA 02478

Number: \_\_\_\_\_

Date: 12/28/2023

Re: 91 Kilburn Road, Belmont, MA 02478

I confirm that Rebecca and Andrew Lilley shared their plans, specifically as they relate to the extension and enclosure of their front entryway which requires a special permit in the town of Belmont, MA. I support their request for a special permit for the extension and enclosure of their front entryway.

By: Christophe Nolan

Name: Cindy Burns

Address: 69 Kilburn Road  
Belmont, MA 02478

Number: 6178384791



Date: 12/29/2023

Re: 91 Kilburn Road, Belmont, MA 02478

I confirm that Rebecca and Andrew Lilley shared their plans, specifically as they relate to the extension and enclosure of their front entryway which requires a special permit in the town of Belmont, MA. I support their request for a special permit for the extension and enclosure of their front entryway.

By: DocuSigned by  
Melinda Comeau  
201 30287 1000497

Name: Melinda Comeau

Address: 285 Waverly Street  
Belmont, MA 02478

Number: \_\_\_\_\_

Date: 1/6/2024

Re: 91 Kilburn Road, Belmont, MA 02478

I confirm that Rebecca and Andrew Lilley shared their plans, specifically as they relate to the extension and enclosure of their front entryway which requires a special permit in the town of Belmont, MA. I support their request for a special permit for the extension and enclosure of their front entryway.

By: Kellie Gallagher

Name: Kellie Gallagher

Address: 72 Kilburn Rd  
Belmont, MA 02478

Number: 845-661-7781

Date: 12/29/2023

Re: 91 Kilburn Road, Belmont, MA 02478

I confirm that Rebecca and Andrew Lilley shared their plans, specifically as they relate to the extension and enclosure of their front entryway which requires a special permit in the town of Belmont, MA. I support their request for a special permit for the extension and enclosure of their front entryway.

By:  \_\_\_\_\_  
DocuSigned by:  
Lyn Hamer  
01-10-2024 15:57:45

Name: Lyn Hamer

Address: 81 Kilburn Road  
Belmont, MA 02478

Number: 6175999081

DocuSign Envelope ID: 9164E61A-DAE2-43C5-969D-DD2869CA14D4

Date: 1/2/2024

Re: 91 Kilburn Road, Belmont, MA 02478

I confirm that Rebecca and Andrew Lilley shared their plans, specifically as they relate to the extension and enclosure of their front entryway which requires a special permit in the town of Belmont, MA. I support their request for a special permit for the extension and enclosure of their front entryway.

By:  \_\_\_\_\_  
DocuSigned by:  
John Comeau  
01-02-2024 15:58:00

Name: John Comeau

Address: 285 Waverly Street  
Belmont, MA 02478

Number: \_\_\_\_\_