

RECEIVED  
TOWN CLERK  
BELMONT, MA

CASE NO. 19-07

2019 JAN 22 PM 3: 19

NOTICE OF PUBLIC HEARING BY THE  
BELMONT ZONING BOARD OF APPEALS

ON APPLICATION FOR 4 SPECIAL PERMITS

Notice is hereby given that the Belmont Zoning Board of Appeals will hold a public hearing on Monday, February 4, 2019 at 7:00 PM in the Art Gallery, 3<sup>rd</sup> floor, Homer Municipal Building, 19 Moore St., to consider the application of Michael Graf at 24 Bellevue Road located in a General Residence (GR) Zoning District for Four (4) Special Permits under Section 1.5 of the Zoning Bylaw to enclose an existing porch and to construct a new open porch. Special Permits –1. Maximum allowed lot coverage is 30%, the existing is 30.3% and proposed lot coverage is 31.5%. 2. Minimum required front setback for the enclosed porch is 17.4', the existing and proposed front setback for the enclosed porch is 15.2'. 3. The required front setback for the open porch is 12.4', the existing front setback to the open porch is 15.2' and the proposed is 10.2'. 4. The minimum required side setback is 10.0', the proposed side setback on the South side is 6.3'.

ZONING BOARD OF APPEALS



Town of Belmont  
Zoning Board of Appeals

RECEIVED  
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BELMONT, MA

2019 JAN 22 PM 3: 19

**APPLICATION FOR A SPECIAL PERMIT**

Date: 12/31/18

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 24 Bellevue ~~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 \_\_\_\_\_

To Enclose an Existing Open Porch and  
to Construct an open 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

*Michael Graf*

Print Name

Michael Graf

Address

24 Bellevue Rd.

Belmont, MA 02478

Daytime Telephone Number

508-572-1325



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

October 15, 2018

Michael Graf  
24 Bellevue Road  
Belmont, MA 02478

RE: Denial to Enclose an Existing Open Porch and to Construct an Open Porch.

Dear Mr. Graf,


The Office of Community Development is in receipt of your building permit application for your proposal to enclose an existing open porch and to construct an open porch at 24 Bellevue Road located in a General Residence (GR) Zoning District.

Your application has been denied because it does not comply with the current Town of Belmont Zoning Bylaws. More specifically, Section 4.2.2 of the Zoning Bylaws Dimensional Regulations 1.- Allows a maximum of 30% lot coverage, 2.- Requires 17.4' front setback for the enclosed porch, 3.- Requires 12.4' front setback for the open porch, and 4.- Requires a minimum side setback of 10.0'.

1. The existing lot coverage is 30.3% and the proposed is 31.5%. A Special Permit.
2. The existing and proposed front setback for the enclosed porch is 15.2'. A Special Permit.
3. The existing front setback for the open porch is 15.2' and the proposed is 10.2'. A Special Permit.
4. The existing and proposed side setback on the South side is 6.3'. A Special Permit.

You may alter your plans to conform to the current Town of Belmont Zoning Bylaws and resubmit a building permit application, or you may request four (4) 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 Ara Yogurtian, Assistant Director, at (617) 993-2650 in order to begin the process.

Sincerely,



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

## **Project to Enclose an Existing Open Porch and to Construct an Open Porch**

**24 Bellevue Road      Michael Graf**

Our project seeks to enclose the existing open porch that runs the width of the front of our house today, and to construct a smaller, new open porch to maintain a suitable landing and outdoor space at the front of the house.

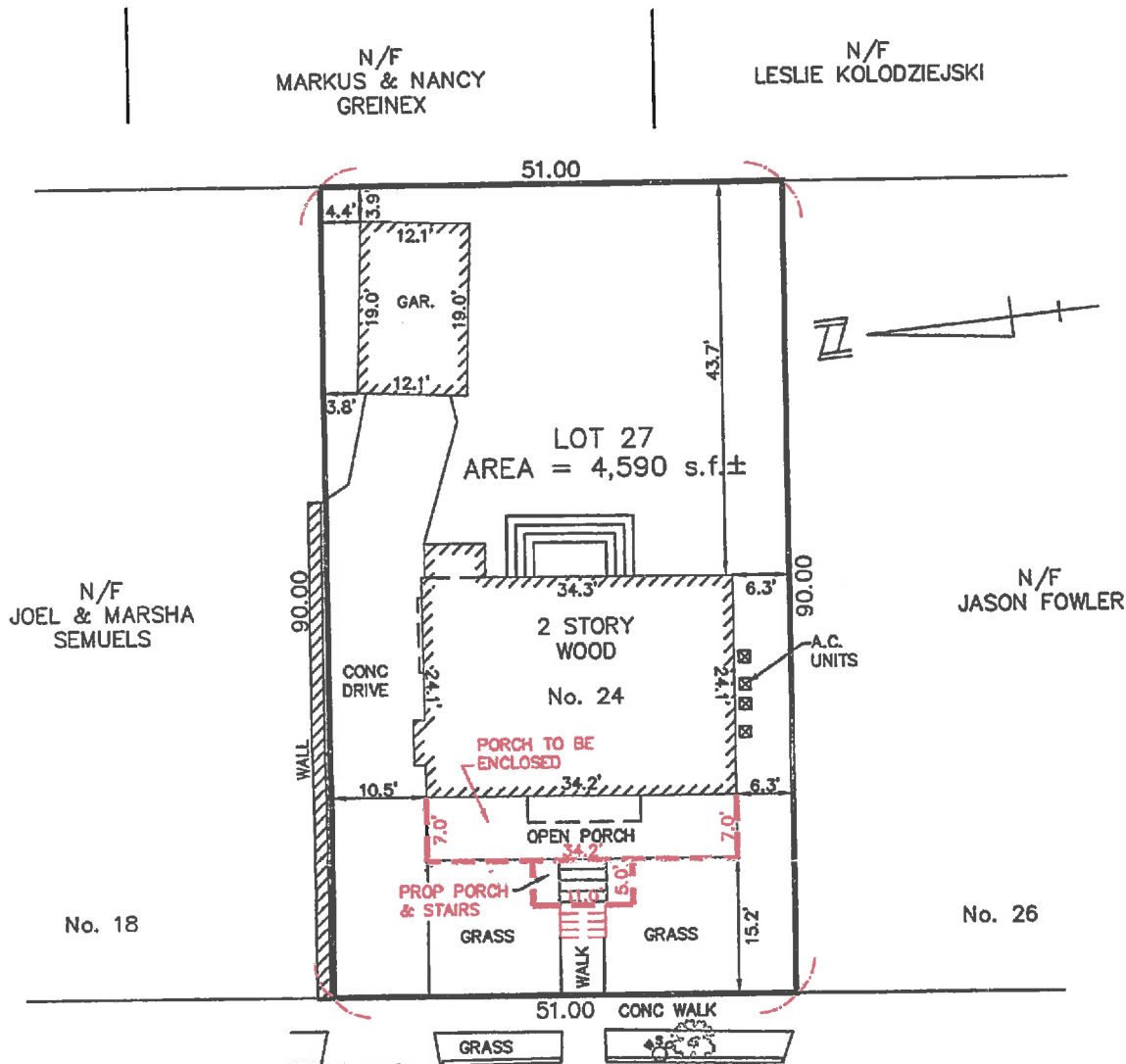
The interior spaces in this home, particularly the existing living room and den, are relatively small and limited in flexibility. This project primarily seeks to add useful space to those two living areas, so that they might be used in a more effective fashion in the future. In particular:

- a) The current living room is currently just over 11' deep – this project will add an additional 7' to that depth by making use of the left side of the newly enclosed porch area. This allows for much more flexible seating options than we have today, and creates a space better suited to larger group entertaining.
- b) The current den is just over 8' deep and serves as the piano room and office/study space. The right side of the newly enclosed porch space will enable the creation of a separate office/study area, currently lacking in the house, and would enable a better usage of the current den as a more proper music room.
- c) The current foyer is quite shallow, and encroaches upon the stairs, leaving relatively little space for shoes and coats, especially in the wintertime. The central part of the newly enclosed porch would form a more proper foyer, allowing for better separation of entranceway and living space.

Once the existing porch is enclosed, we would like to create a small open porch space with a proper landing and enough area to allow some simple seating. As we live in a very social neighborhood, we very much want to preserve the ability to interact with neighbors by having a visible presence on our porch, especially in the summer months, much as we do now.

In terms of design, we propose a space with similar characteristics to other homes in the neighborhood. We will use windows and trim finishes that blend seamlessly with the rest of our house and that are consistent with the look of neighboring properties, and are not detrimental to the neighborhood overall.

PREPARED BY:  
MEDFORD ENGINEERING & SURVEY  
ANGELO B. VENEZIANO ASSOCIATES  
15 HALL ST. MEDFORD, MA. 02155  
781-396-4466 fax: 781-396-8052



BELLEVUE ROAD

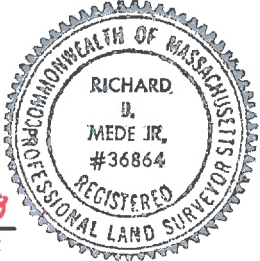
ZONED (GENERAL RESIDENCE)

ZONING REQUIREMENT	EXISTING	PROPOSED
FRONT: 20'	15.2'	7.2'
SIDE: 10'	10.5'	10.5'
SIDE: 10'	6.3'	6.3
REAR: 20'	43.7'	43.7'
MAX. LOT COV.: 30%	30.3%	31.5%
MIN. OPEN SPACE: 40%	44.9%	43.3%

THE PROPERTY IS NOT LOCATED IN AN  
ESTABLISHED FLOOD HAZARD ZONE ACCORDING  
TO THE F.I.R.M. OF BELMONT.

  
RICHARD J. MEDE, JR. - P.L.S.

DATE:



DEED REFERENCE: BK 42524 PG 118  
PLAN REFERENCE: BK 296 PLAN 25

OWNER:	MICHAEL GRAF
HOUSE NO.:	24
LOC.	LOT NO.: 27
APP. NO.:	
REVISED:	JULY 11, 2018
SCALE:	1" = 20'

# **Zoning Compliance Check List**

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

Property Address: 24 BELLEVUE ROAD

Surveyor Signature and Stamp: 

Date: 07/17/2010

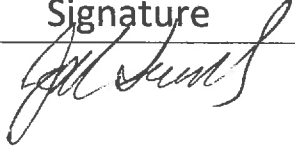

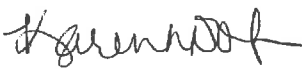


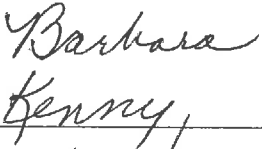

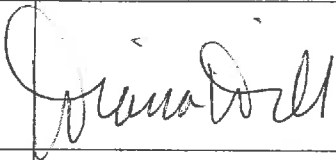
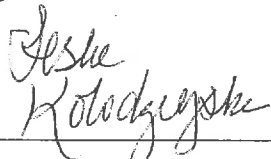
<b>Per §4.2 of the Zoning By-Law</b>							
		<b>REQUIRED</b>		<b>EXISTING</b>		<b>PROPOSED</b>	
Lot Area (sq. ft.)		5,000sf		4,590sf		4,590sf	
Lot Frontage (feet)		50'		51.0'		51.0'	
Lot Area/Unit (sq. ft./d.u.)		3,500sf		4,590sf		4,590sf	
Lot Coverage (% of lot)		30%		30.3%		31.5%	
Open Space (% of lot)		40%		44.9%		43.3%	
Setbacks: (feet)	➤ Front <sup>(a)</sup>	17.45'		15.2'		10.2'	
	➤ 2nd Front Door (25%)						
	➤ Side/Side	10'	10'	10.5'	6.3'	10.5'	6.3'
	➤ Rear	20'		43.7'		43.7'	
Building Height:	➤ Feet	33'		22.88'		22.88'	
	➤ Stories	2 1/2		2		2	
1/2 Story (feet) (Per §1.4)	➤ Perimeter (50%)	—		—		—	
	➤ Area (60%)	—		—		—	
	➤ Length (75%)	—		—		—	
<b>Per §6D of the Zoning By-Law</b>							
HVAC:		Prohibited in Front Yard and Side and Rear Setbacks					
Front Doors:		Both Must Face Street <sup>(b)</sup>					
		<b>STANDARD</b>			<b>PROPOSED</b>		
Curb Cut (One per 70' Frontage) <sup>(c)</sup>							

- <sup>(a)</sup> Front setback is equal to the average front setbacks of the abutting properties on either side.  
<sup>(b)</sup> The second unit's front door may be allowed to face the side yard only if the existing structure is historically or architecturally significant.  
<sup>(c)</sup> A second curb cut may be allowed where the Applicant can demonstrate that creating a second curb cut is harmonious with the surrounding neighborhood.

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

August 20, 2014

I/We the undersigned have had opportunity to review the scope of work planned at 24 Bellevue Road ("To Enclose an Existing Open Porch and to Construct an Open Porch") and do not oppose this project.

Printed Name	Signature	Address	Date
JOEL SEMMERS		18 Bellevue Rd.	1/6/2019
Katie Leeson		10 Bellevue Rd.	1/6/19
<del>KAREN DOREMAN</del> KAREN DOREMAN		14 Bellevue Rd	1/9/19
HANNAH MILLER		26 BELLEVUE RD.	1/9/19
Melissa Carlson		30 Bellevue Rd.	1/9/19
Barbara Kenny		36 Bellevue Rd.-	1-9-19
Melissa Vaughn		29 Bellevue Rd	1/12/19
Diana Dill		56 Raleigh	1-12-19
Leslie Kolodziejski		56 Carleton Dr Belmont	1/12/2019

I/We the undersigned have had opportunity to review the scope of work planned at 24 Bellevue Road ("To Enclose an Existing Open Porch and to Construct an Open Porch") and do not oppose this project.

Printed Name	Signature	Address	Date
Nancy Greiner	NW	60 Carlton	1/12/19
Donna MacDonald	Donna MacDonald	18 Washington St	1/19/19
Yoko Yuasa	Yoko Yuasa	25 York Road	1/19/19



Examples of Enclosed Porches in the neighborhood of 24 Bellevue Road:

26 Bellevue Road (immediately adjacent)



18 Bellevue Road (immediately adjacent)



25 Carleton Road



55 Warwick Road

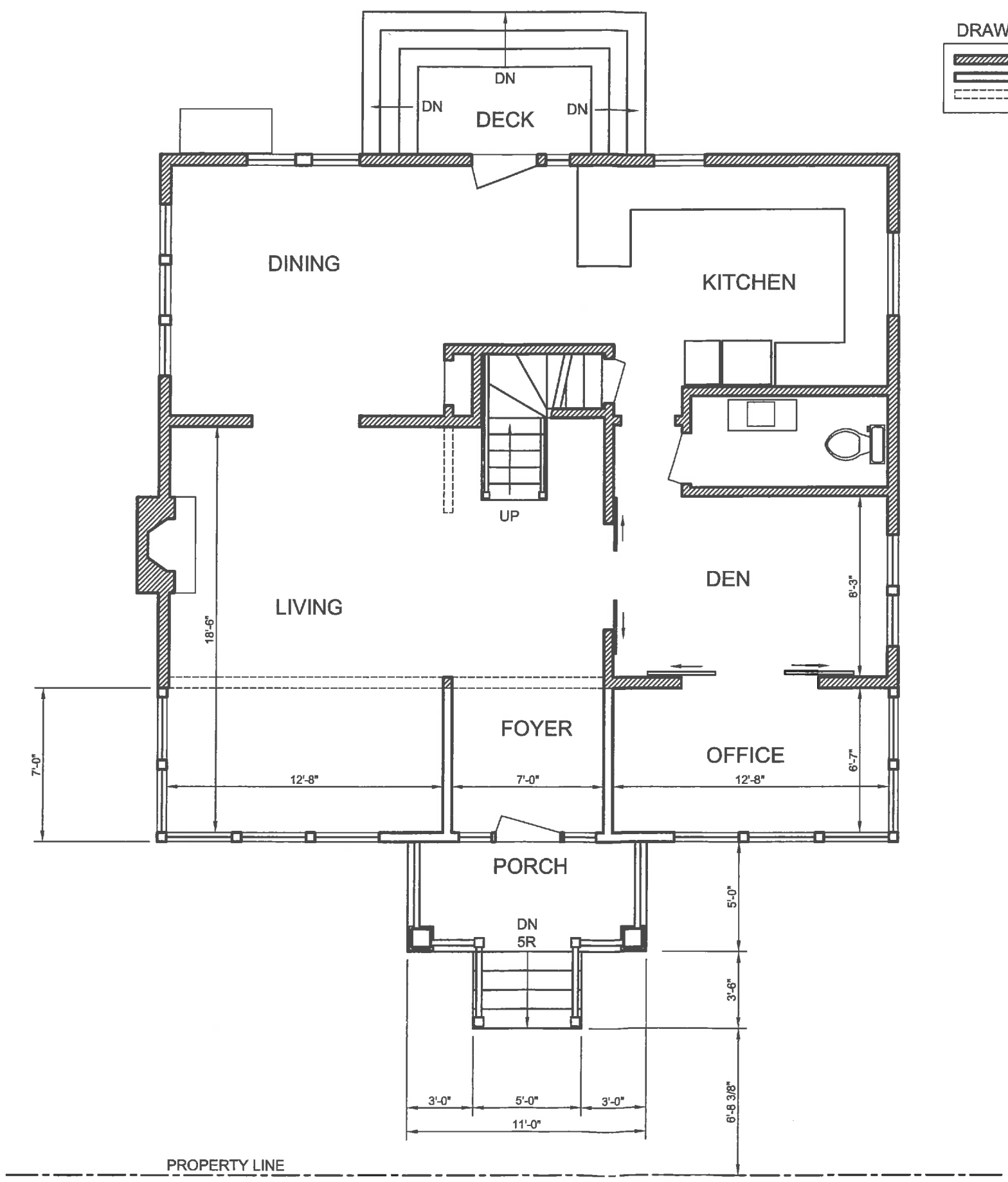


113-115 Cushing Avenue



51 Warwick Road





DRAWING KEY

	EXISTING WALLS
	NEW WALLS
	WALLS TO BE REMOVED

8/24/2018

PROPOSED  
1ST FLOOR PLAN

SCALE: 3/16"=1'-0"

PROJECT:  
RENOVATIONS TO SINGLE FAMILY  
GRAF/IDE RESIDENCE  
24 BELLEVUE ROAD  
BELMONT, MA

ARCHITECT:  
ANDREW RICHARD  
565 FRANKLIN STREET  
CAMBRIDGE, MA 02139  
617-775-1942  
richarddesign@comcast.net

A1

DRAWING NO.



8/24/2018

A2

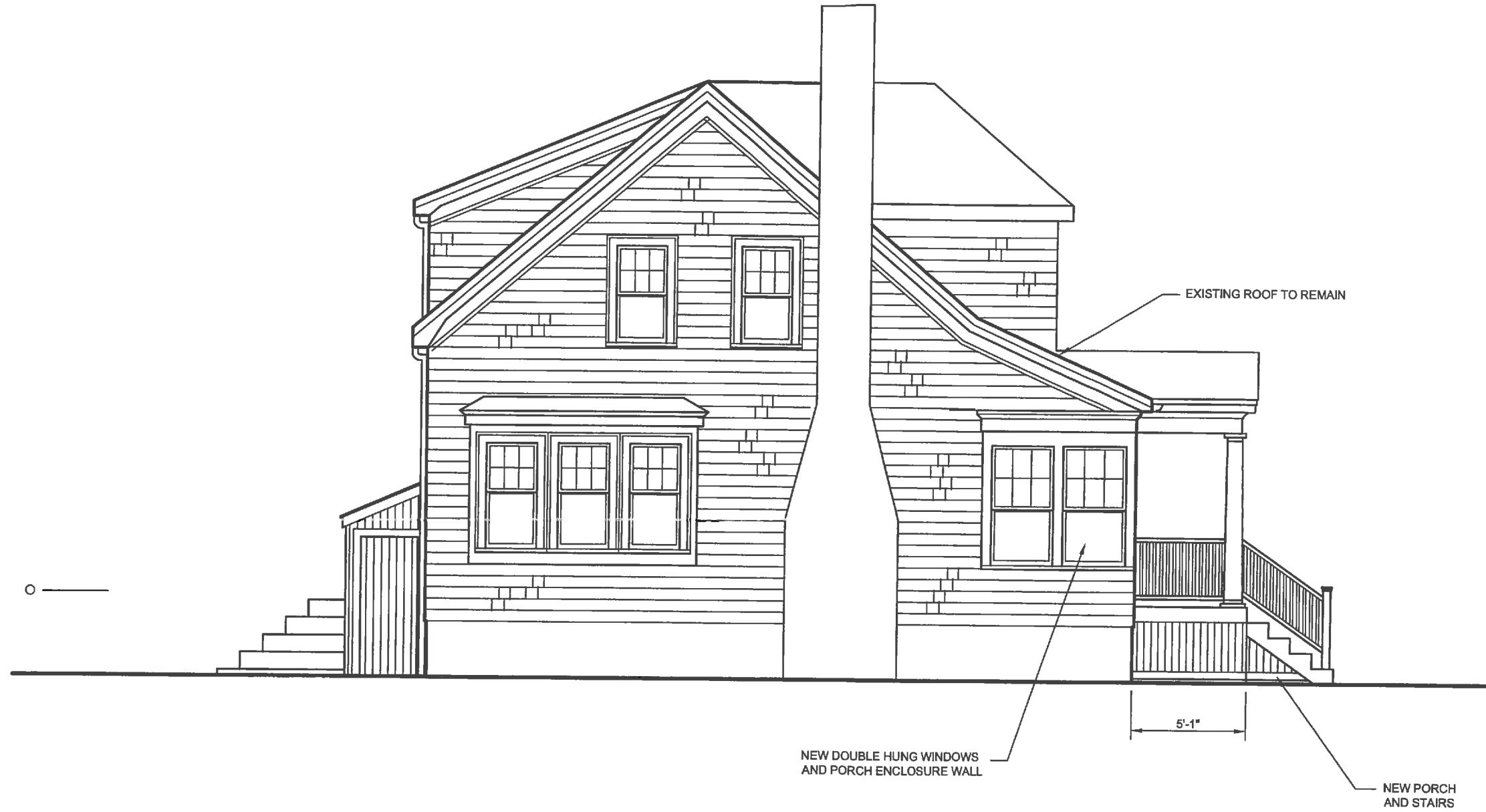
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PROPOSED  
FRONT ELEVATION

SCALE: 3/16"=1'-0"

PROJECT:  
RENOVATIONS TO SINGLE FAMILY  
GRAF/IDE RESIDENCE  
24 BELLEVUE ROAD  
BELMONT, MA

ARCHITECT:  
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8/24/2018

A3

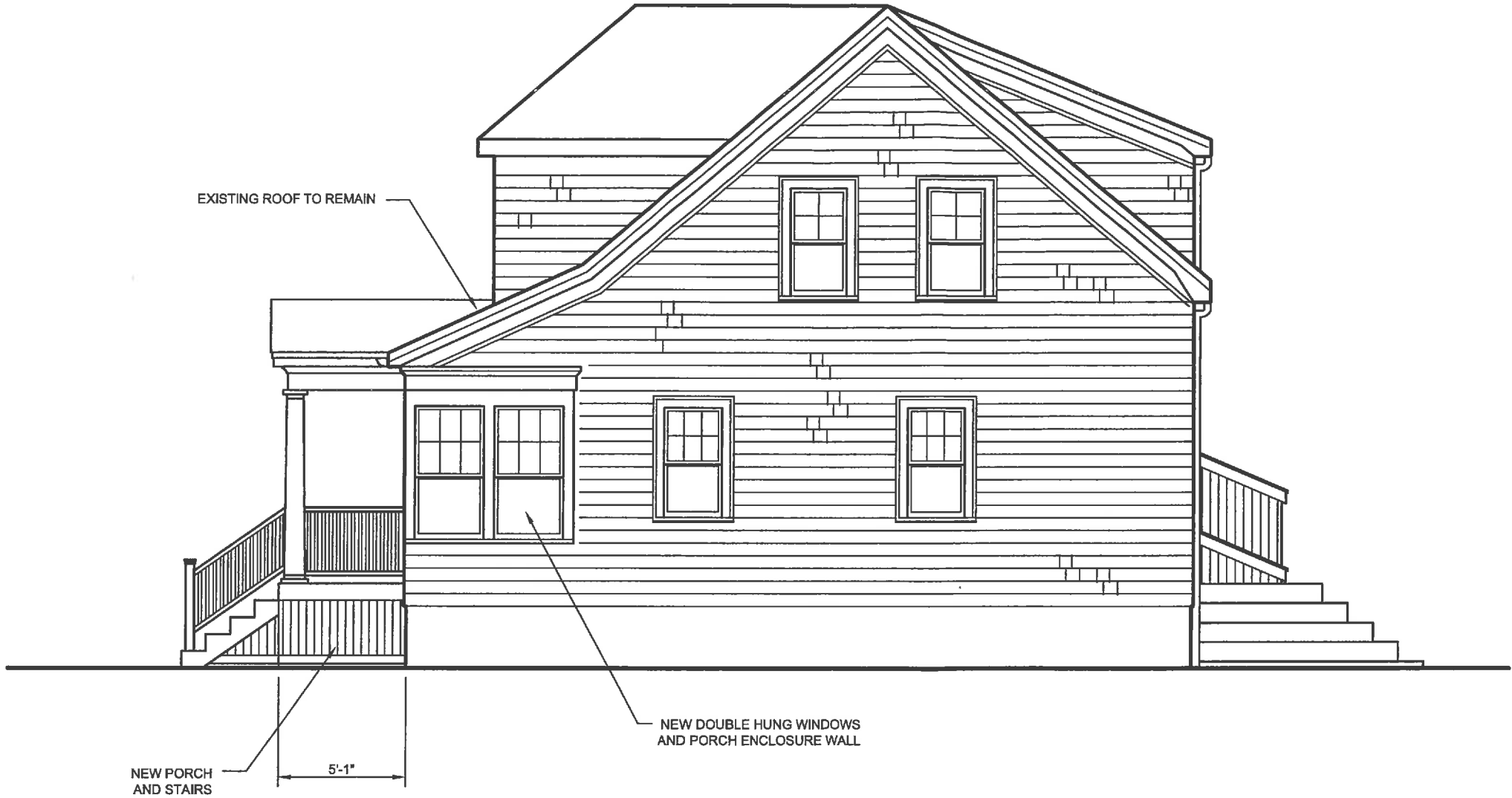
DRAWING NO.

PROPOSED  
LEFT SIDE ELEVATION

SCALE" 3/16"=1'-0"

PROJECT:  
RENOVATIONS TO SINGLE FAMILY  
GRAF/IDE RESIDENCE  
24 BELLEVUE ROAD  
BELMONT, MA

ARCHITECT:  
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8/24/2018

A4

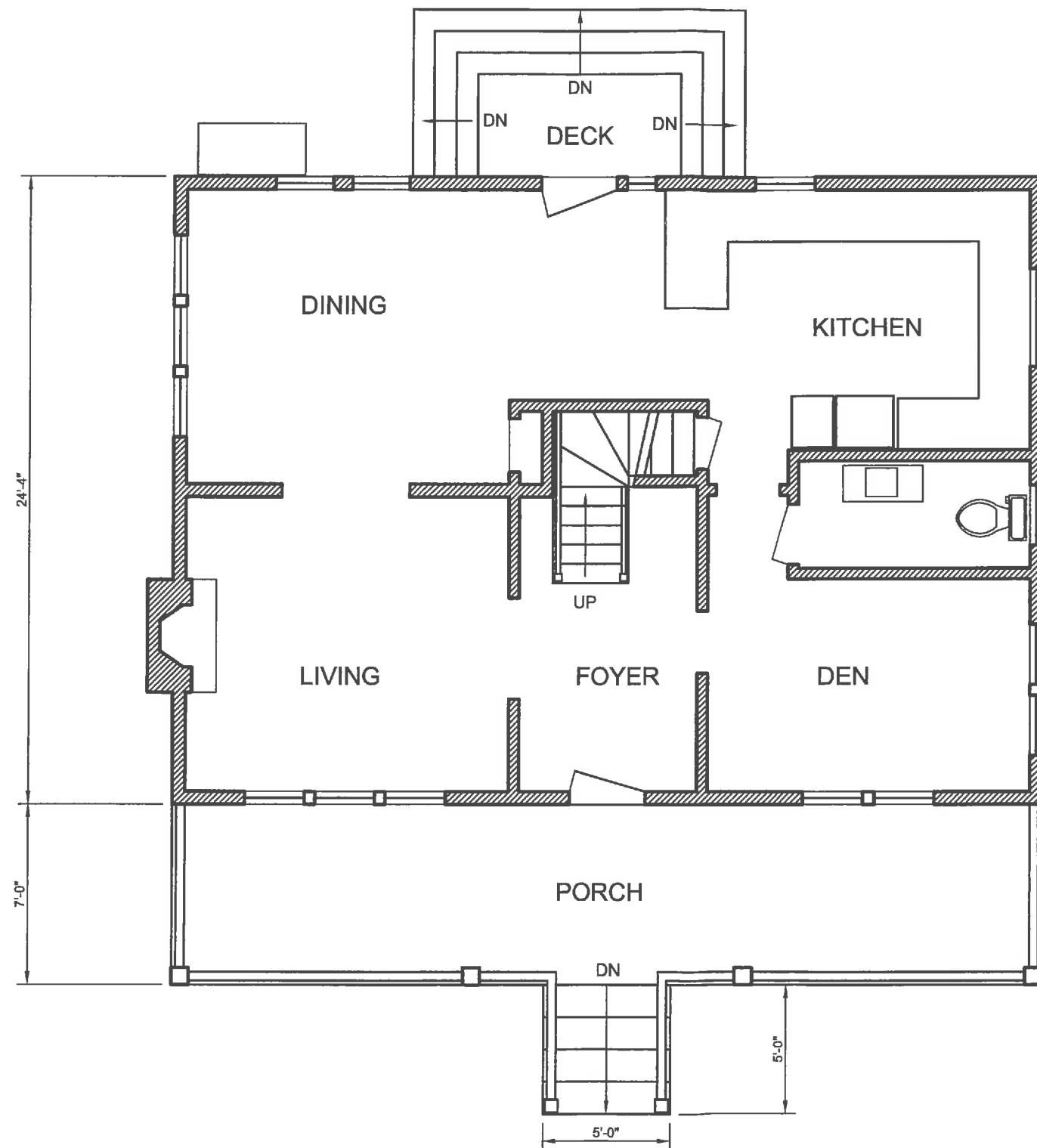
DRAWING NO.

PROPOSED  
RIGHT SIDE ELEVATION

SCALE: 3/16"=1'-0"

PROJECT:  
RENOVATIONS TO SINGLE FAMILY  
GRAF/IDE RESIDENCE  
24 BELLEVUE ROAD  
BELMONT, MA

ARCHITECT:  
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617-775-1942  
richarddesign@comcast.net



# DRAWING KEY

	EXISTING WALLS
	NEW WALLS
	WALLS TO BE REMOVED

ARCHITECT:  
 ANDREW RICHARD  
 565 FRANKLIN STREET  
 CAMBRIDGE, MA 02139  
 617-775-1942  
 richarddesign@comcast.net

PROJECT:  
 RENOVATIONS TO SINGLE FAMILY  
 GRAF/IDE RESIDENCE  
 24 BELLEVUE ROAD  
 BELMONT, MA

## EXISTING 1ST FLOOR PLAN

SCALE" 3/16"=1'-0"

# A5

DRAWING NO.



ARCHITECT:  
ANDREW RICHARD  
565 FRANKLIN STREET  
CAMBRIDGE, MA 02139  
617-775-1942  
richarddesign@comcast.net

PROJECT:  
RENOVATIONS TO SINGLE FAMILY  
GRAF/IDE RESIDENCE  
24 BELLEVUE ROAD  
BELMONT, MA

EXISTING  
FRONT ELEVATION

SCALE" 3/16"=1'-0"

A6

DRAWING NO.



ARCHITECT:  
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565 FRANKLIN STREET  
CAMBRIDGE, MA 02139  
617-775-1942  
richarddesign@comcast.net

PROJECT:  
RENOVATIONS TO SINGLE FAMILY  
GRAF/IDE RESIDENCE  
24 BELLEVUE ROAD  
BELMONT, MA

EXISTING  
LEFT SIDE ELEVATION

SCALE" 3/16"=1'-0"

A7

DRAWING NO.





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PROJECT:  
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GRAF/IDE RESIDENCE  
24 BELLEVUE ROAD  
BELMONT, MA

EXISTING  
RIGHT SIDE ELEVATION

SCALE" 3/16"=1'-0"

A8

DRAWING NO.