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BELMONT, MA

CASE NO. 19-15

2019 MAR 25 PM 12: 05

NOTICE OF PUBLIC HEARING BY THE
BELMONT ZONING BOARD OF APPEALS

ON APPLICATION FOR 1 SPECIAL PERMIT

Notice is hereby given that the Belmont Zoning Board of Appeals will hold a public hearing on Monday April 8, 2019 at 7:00 PM in the Art Gallery, 3rd floor, Homer Municipal Building, 19 Moore St., to consider the application of Renjian Huang at 78 Walnut Street located in a General Residence (GR) Zoning District for One Special Permit under Section 1.5 of the Zoning Bylaw to Enclose the Front Porch. Special Permit, 1. Section 1.5.4 A of the Zoning By-Law allows extensions or alteration to non-conforming structures in the GR zoning district by a Special Permit from the Zoning Board of Appeals.

ZONING BOARD OF APPEALS



Town of Belmont
Zoning Board of Appeals

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APPLICATION FOR A SPECIAL PERMIT

Date: 2/18/2019

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 78 Walnut 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 existing open porch

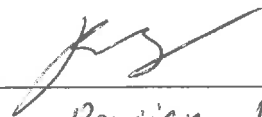
on the ground that the same will be in harmony with the general purpose and intent of
said Zoning By-Law.

Signature of Petitioner

Print Name

Address

Daytime Telephone Number


Renshan Huang
78 Walnut St,
Belmont MA 02478



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

January 31, 2019

Renjian Huang
78 Walnut Street
Belmont, MA 02478

RE: Denial to Enclose the Front Porch

Dear Mr. Huang,

The Office of Community Development is in receipt of your building permit application for your proposal to enclose the front porch at 78 Walnut Street 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, §1.5.4 A.1 allows extensions and alterations of non-conforming structures in the GR zoning district by a Special Permit from the Zoning Board of Appeals.

1. The proposed changes to the structure are allowed by 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 one (1) Special Permit 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

Dear Zoning Board of Appeals members,

Statement

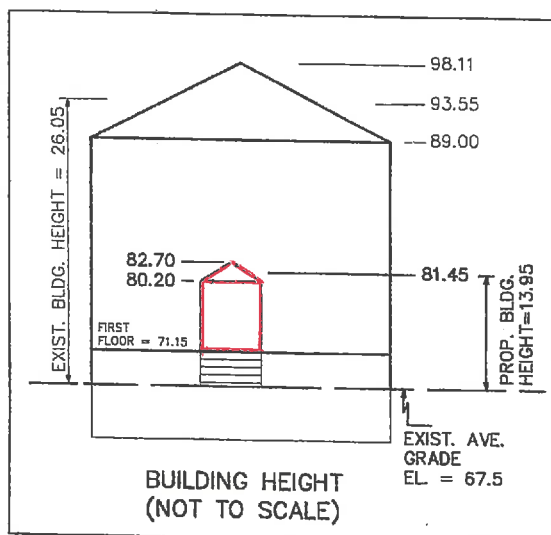
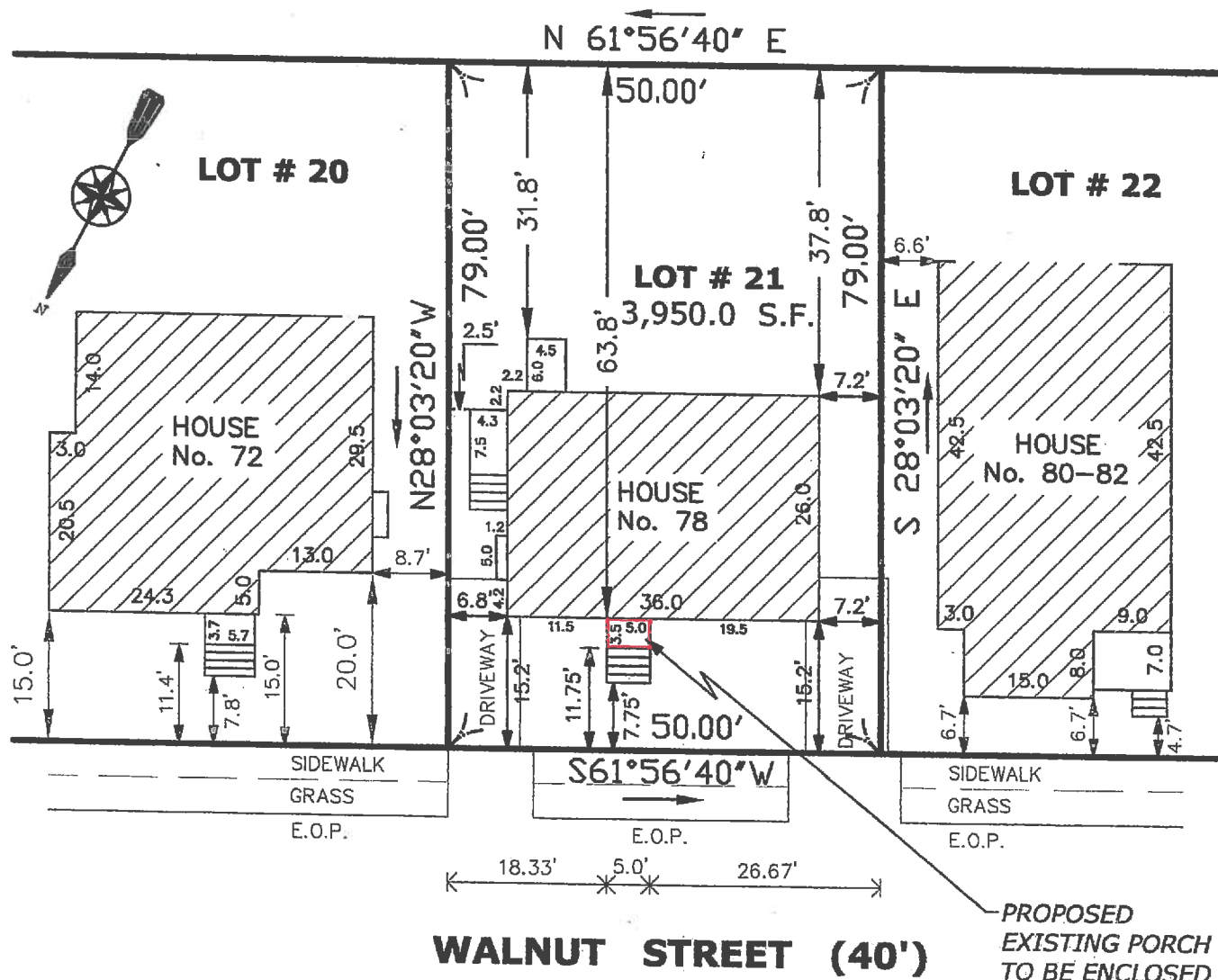
This project is to repair and enclose the existing front porch of my home at 78 Walnut Street, Belmont, MA 02478.

Currently we have an existing open porch which has structurally failed and needs to be replaced, also, our front doors opens into our living space and with this project we would like to replace the open porch with a enclosed porch to serve us as a mudroom.

The existing old front porch is breaking apart: many bricks are loosening and some of them actually fell apart from the base at both sides, and we are worrying about the safety of the stairs; the metal railings are corrupted; furthermore the existing awning tilts. In winter the weight of snow lowers the awning and we often can not open the front storm door, and have to exit from the side of the house. We are going to replace the stairs, replace the roof and railings.

Similar enclosed porches are common in our neighborhood, in our opinion, this change will be in harmony and in character of other houses in our neighborhood.

Respectfully
Renjian Huang and Lijia Zhu



The LOT is in flood zone (C) as shown on The Federal Flood Insurance Rate Map.

The LOT is not in a wetland area as shown on the town of Belmont Wetlands Plan.

No public shade trees are located within the limits of the property frontage of the subject property.

TOTAL LOT AREA = 3,950.0 S.F.
EXISTING DWELLING FOOTPRINT = 1,019.0 S.F.
EXISTING PORCH & STAIRS AREA = 37.5 S.F.
EXISTING DRIVEWAYS AREA = 324.0 S.F.
EXISTING LOT COVERAGE = 26.74%
EXISTING OPEN SPACE = 65.05%
EXISTING BUILDING HEIGHT = 26.05

PROPOSED LOT COVERAGE = 26.74%
PROPOSED OPEN SPACE = 65.05%
PROPOSED BUILDING HEIGHT = 13.95

ZONING DISTRICT: GR			
	REQUIRED	EXISTING	PROPOSED
FRONT SETBACK	10.0	11.75	11.75
SIDE SETBACK	10.0	2.5	18.33
SIDE SETBACK	10.0	7.2	26.67
REAR SETBACK	16.0	31.8	63.8
BUILDING HEIGHT	33.0 (MAX)	26.05	13.95
LOT COVERAGE	30.0 (MAX)	26.74 %	26.74 %
OPEN SPACE	40.0 (MIN)	65.05 %	65.05 %

SITE PLAN

(Showing an existing porch to be enclosed)

(Zoning: GR)

Applicant: Renjian Huang & Lijia Zhu

Surveyor: Michel El-Ashkar, P.L.S.

Scale: 1" = 20 ft.

Date: January 30, 2019

Location: 78 WALNUT STREET, BELMONT, MA.

"References" { Deed Book: 1137, Page: 172 (Certificate of Title # 201522)

{ Plan: See Land Court Case # 5500B (Lot # 21)

{ Assessor's Map #15, Lot # 52

Recorded at the Middlesex County South District Registry of Deeds.




ASHKAR ENGINEERING
Tel: (978) 914-6527

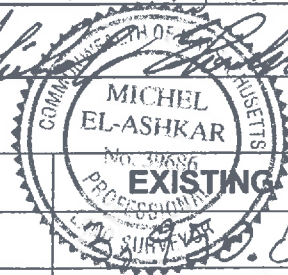
70 Washington Street - Suite # 306, Haverhill, MA 01832
E Mail: ashkaengineering@live.com

Zoning Compliance Check List

(Registered Land Surveyor)

Property Address: 78 WALNUT STREET, BELMONT Zone: GR

Surveyor Signature and Stamp:  Date: DECEMBER 5, 2018



	REQUIRED	EXISTING	PROPOSED
Lot Area	7,000.0	7,000.0	
Lot Frontage	70.0	50.0	
Floor Area Ratio	—	—	—
Lot Coverage	30% (MAX)	26.74 %	26.74 %
Open Space	40% (MIN)	65.05 %	65.05 %
Front Setback	10.0	11.75	11.75
Side Setback	10.0	2.5	18.33
Side Setback	10.0	7.2	26.67
Rear Setback	16.0	31.8	63.8
Building Height	33.0 (MAX)	26.05	13.95
Stories	2 1/2	2	2
1/2 Story Calculation			

NOTES:

