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TOWN CLERK  
BELMONT, MA

CASE NO. 19-16

2019 MAY -2 PM 3:35

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 May 13, 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 Kenneth and Sarah Bazydola at 125 Chilton Street located in a Single Residence C (SRC) Zoning District for One Special Permit under Section 1.5 of the Zoning Bylaw to construct a roof over an existing front porch Special Permit -1. Maximum allowed lot coverage is 25%, the existing lot coverage is 25.2% and proposed is 25.7%.

ZONING BOARD OF APPEALS



Town of Belmont  
Zoning Board of Appeals

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2018 MAY -2 PM 3: 35

**APPLICATION FOR A SPECIAL PERMIT**

Date: 3/31/19

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 125 Chilton 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 constructing a roof over an existing front 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

*Kenneth J. Bazydala*

Print Name

Kenneth J. Bazydala

Address

125 Chilton St.

Daytime Telephone Number

781 405 5023



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

March 12, 2019

Kenneth and Sarah Bazydola  
125 Chilton Street  
Belmont, MA 02478

RE: Denial to Construct A Roof Over An Existing Front Porch

Dear Mr. and Mrs. Bazydola,


The Office of Community Development is in receipt of your building permit application for your proposal to construct a roof over an existing front porch located in a Single Residence C Zoning District.

Your application has been denied because it does not comply with the current Town of Belmont Zoning By-Law. More specifically, Section 4.2.1 of the Zoning By-Law Dimensional Regulations allows a maximum of 25% lot coverage.

1. The existing lot coverage is 25.2% and the proposed is 25.7%

You may alter your plans to conform to the current Town of Belmont Zoning By-Law 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,  
On Behalf of  
Glenn R. Clancy, P.E.  
Inspector of Buildings

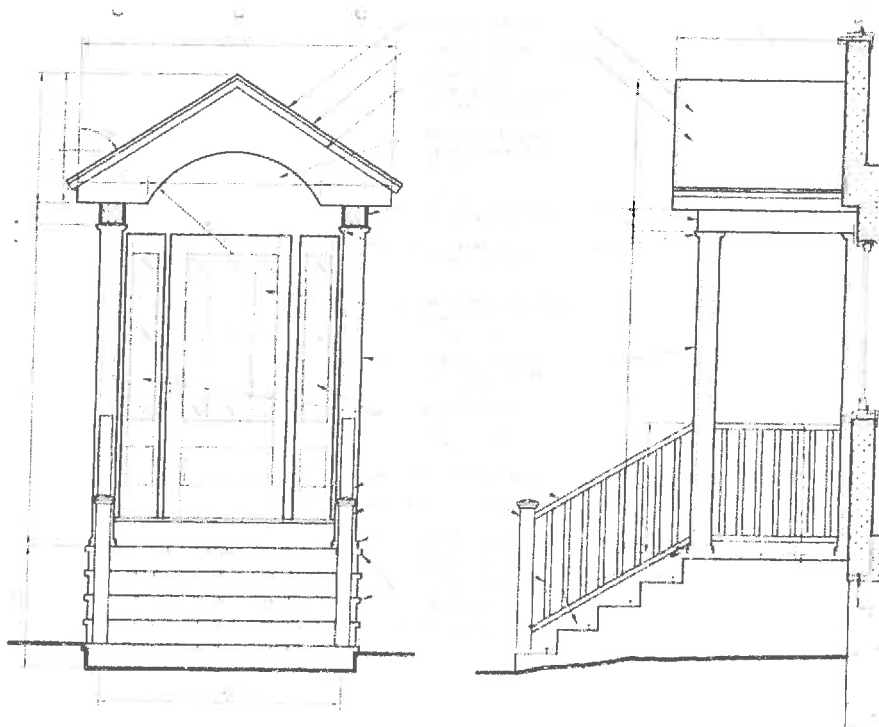
  
Ara Yogurtian  
Assistant Director  
Office of Community Development

We would like to build a roof over the front porch of our home. The existing front porch is shown in the images below.

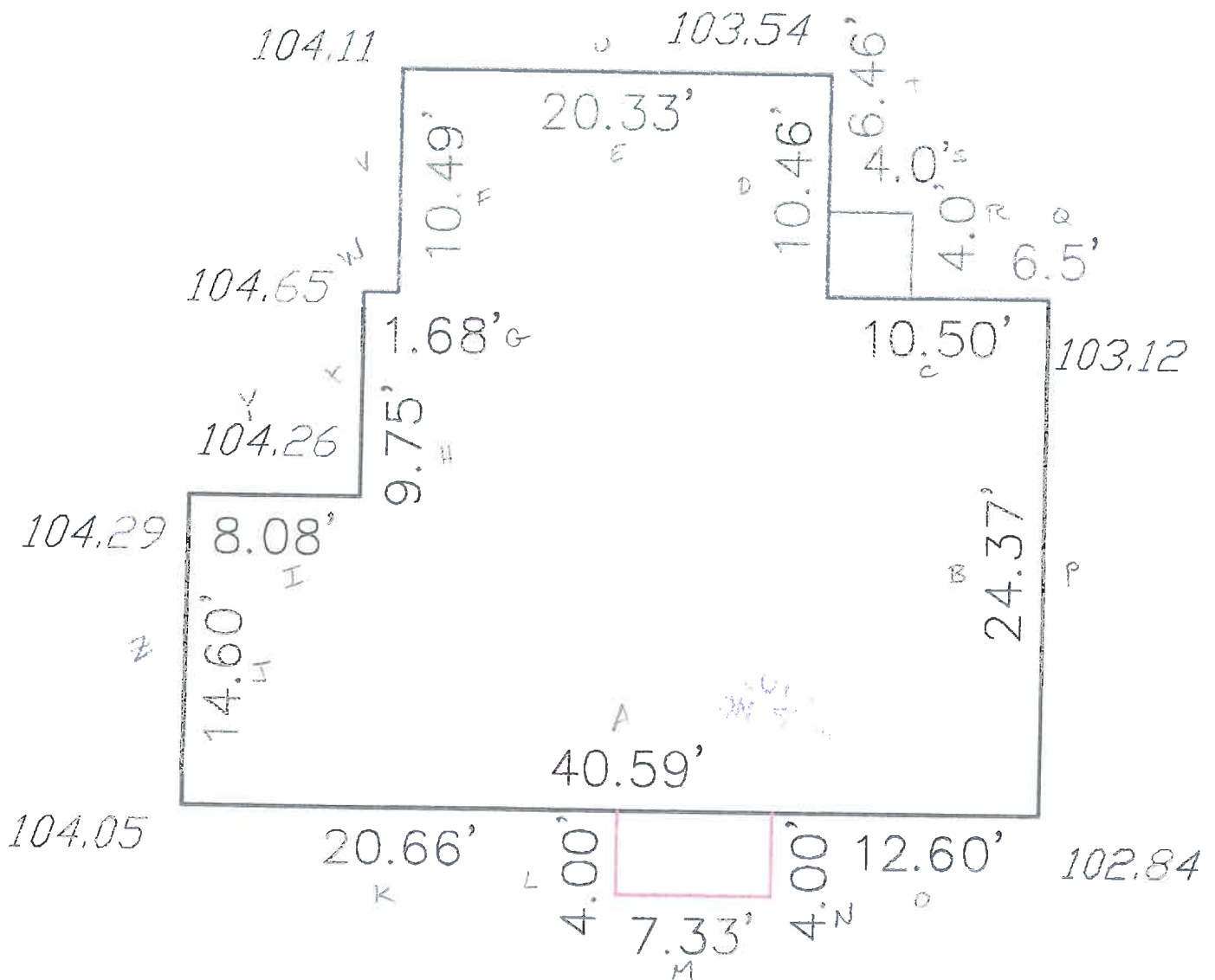


A roof over the front porch will provide shelter to allow us to get out of the weather while we unlock the front door. It will also reduce the amount of rain/snow that enters the house when we open the front door. Currently, when it rains we end up wet as we pause to unlock the door. A roof will provide shelter to allow us to stage groceries when we unload the car. Also, a roof will keep packages that are delivered out of the rain. We often wind up with soggy packages.

Here is an image of the proposed addition.



R1349  
125 Chilton  
1.16.19  
SL



Segment	Segment From Existing		Segment From New		Segment To		Segment To		Segment Length	Avg		Difference		
	Grade		Grade		Existing Grade	New Grade	Segment To New Grade			Existing	Avg New			
K	104.05		104.05		104.05	104.05	104.05		20.66	2149.673	2149.673	0.00	Ceiling Height:	6.5
L	104.05		104.05		104.05	104.05	104.05		4	416.2	416.2	0.00	Basement Floor Elevation	100
M	104.05		104.05		104.05	104.05	104.05		7.33	762.6865	762.6865	0.00	Ceiling Elevation	106.5
N	104.05		104.05		104.05	104.05	104.05		4	416.2	416.2	0.00	Perimeter Total Length	158.85
O	104.05		104.05		102.84	102.84	102.84		12.6	1303.407	1303.407	0.00	Total Perimeter Square Foot	1032.53
P	102.84		102.84		103.12	103.12	103.12		24.37	2509.623	2509.623	0.00	Average Existing Grade	103.77
Q	103.12		103.12		103.12	103.12	103.12		6.5	670.28	670.28	0.00	New Average Grade	103.77
R	103.12		103.12		103.12	103.12	103.12		4	412.48	412.48	0.00	Difference in Grade in feet	0.00
S	103.12		103.12		103.12	103.12	103.12		4	412.48	412.48	0.00		
T	103.12		103.12		103.54	103.54	103.54		6.46	667.5118	667.5118	0.00		
U	103.54		103.54		104.11	104.11	104.11		20.33	2110.762	2110.762	0.00	% Covered using Avg Grade	58.01%
V	104.11		104.11		104.65	104.65	104.65		10.49	1094.946	1094.946	0.00		
W	104.65		104.65		104.65	104.65	104.65		1.68	175.812	175.812	0.00		
X	104.65		104.65		104.26	104.26	104.26		9.75	1018.436	1018.436	0		
Y	104.26		104.26		104.29	104.29	104.29		8.08	842.542	842.542	0		
Z	104.29		104.29		104.05	104.05	104.05		14.6	1520.882	1520.882	0		
									158.85	16483.92	16483.92	0		

Segment	Ceiling	Elevation	Elevation	Length	Ceiling	Square	Exposed	% Covered	
	Elevation	From	To		Height	Footage	Square Footage		
A		106.5	104.05	102.84	40.59	6.5	263.84	124.00	53.00%
B		106.5	102.84	103.12	24.37	6.5	158.41	85.78	45.85%
C		106.5	103.12	103.54	10.50	6.5	68.25	33.28	51.23%
D		106.5	103.54	103.54	10.46	6.5	67.99	30.96	54.45%
E		106.5	103.54	104.11	20.33	6.5	132.15	54.38	58.85%
F		106.5	104.11	104.65	10.49	6.5	68.19	22.24	67.38%
G		106.5	104.65	104.65	1.68	6.5	10.92	3.11	71.54%
H		106.5	104.65	104.26	9.75	6.5	63.38	19.94	68.54%
I		106.5	104.26	104.29	8.08	6.5	52.52	17.98	65.77%
J		106.5	104.29	104.05	14.60	6.5	94.90	34.02	0.00%
		106.5			150.85	6.5	980.53	425.70	56.58%

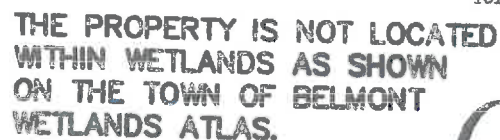
Ceiling Height:	6.5	<- enter
Basement Floor Elevation	100	<- enter
Ceiling Elevation	106.5	
Perimeter Total Length	150.85	
Total Perimeter Square Foot	980.53	
Exposed Square Footage	425.70	
% Covered	56.58%	<- result

[illegible]





56.58% OF BASEMENT UNDERGROUND  
THEREFOR BASEMENT NOT A STORY



# CHILTON STREET

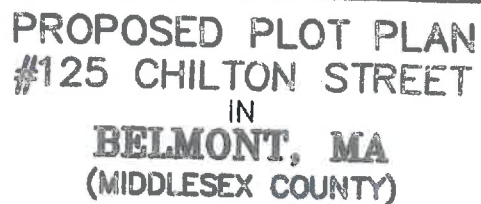
ZONING DISTRICT: SC (SINGLE RESIDENCE C)

	REQ.	EXISTING	PROP.	
FRONT SETBACK:	20.2'	24.7'	20.8'	TO OH
SIDE SETBACK:	10'	9.6'	-	PREPARE
REAR SETBACK:	30'	40.1'	-	
MAXIMUM LOT COVERAGE:	25%	25.2%	25.7%	ASSESSO
MINIMUM OPEN SPACE:	50%	59.9%	59.4%	
LOT FRONTAGE:		59.99'		

PREPARED FOR: KEN BAZYDOLA

ASSESSORS MAP 43 - PARCEL 54

TOTAL LOT AREA: 6,000± S.F.



SCALE: 1" = 20'      DATE: 12/21/2018



# ROBER SURVEY

1072A MASSACHUSETTS AVENUE  
ARLINGTON, MA 02476  
(781) 648-5533

DWG. NO. 1349PP2.DWG

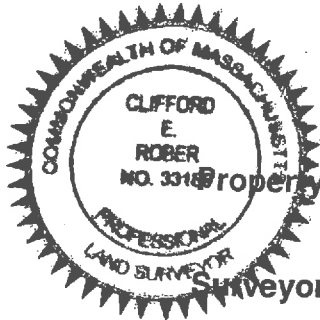
CLIFFORD E. ROBER, PLS

12/21/18  
DATE



## Zoning Compliance Check List

**Properties Located within the SR-C Districts**  
(To be Completed by a Registered Land Surveyor)



Property Address: 125 Chilton Street

Surveyor Signature and Stamp: [Signature] Date: 12/21/18

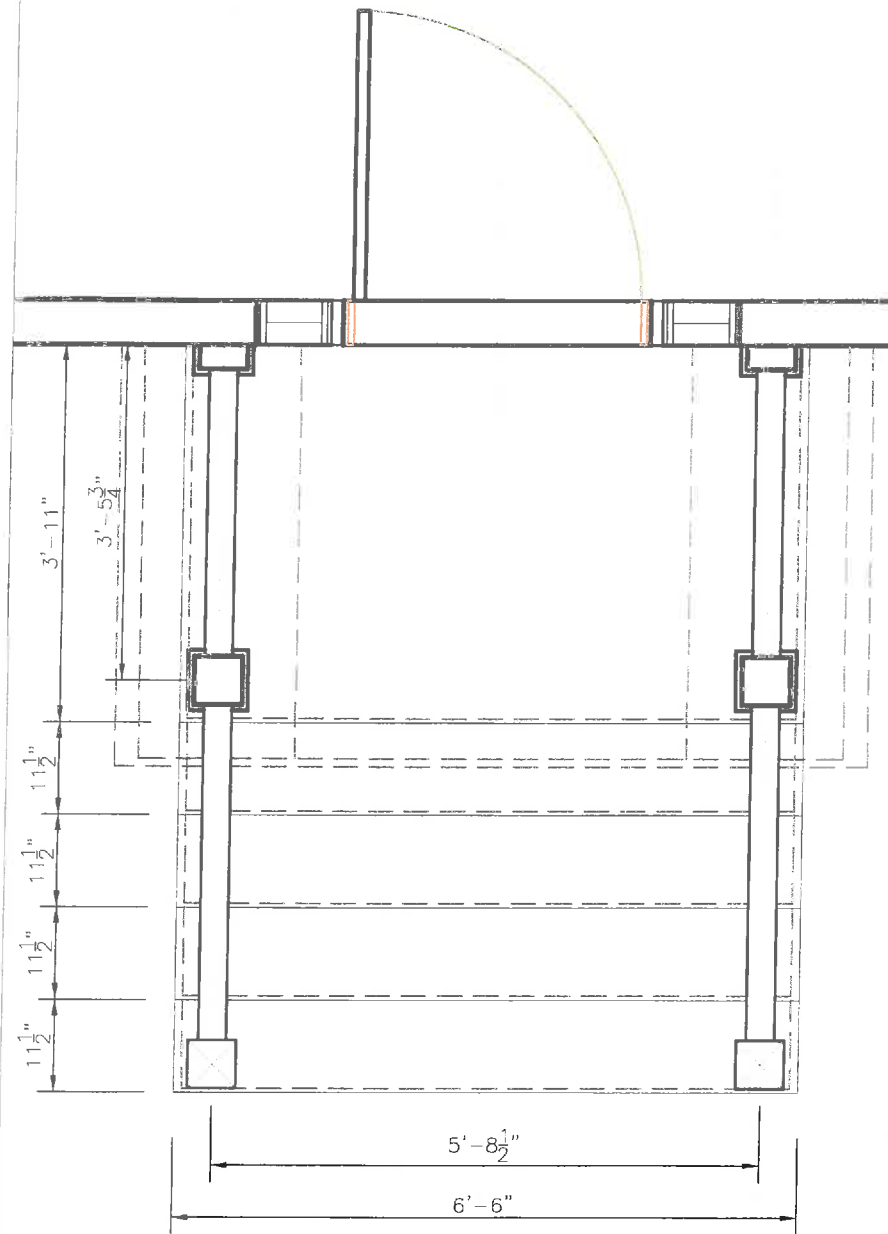
### Per §4.2 of the Zoning By-Law

Per §4.2 of the Zoning By-Law							
		REQUIRED		EXISTING		PROPOSED	
Lot Area (sq. ft.)		9,000		4,000		-	
Lot Frontage (feet)		75		59.99'		-	
Lot Coverage (% of lot)		25		25.2%		25.7%	
Open Space (% of lot)		50		59.9%		59.4%	
Setbacks: (feet)	➤ Front <sup>(a)</sup>	20.2'		24.7'		20.8' <sup>TO OH</sup>	
	➤ Side/Side	10	10	9.7'	9.6'	-	-
	➤ Rear	30'		40.1'			
Building Height:	➤ Midpoint (feet)	30					
	➤ Ridge (feet)	34					
	➤ Stories	2-1/2					
1/2 Story (feet) (Per §1.4)	➤ Perimeter (50%)						
	➤ Area (60%)						
	➤ Length (75%)						
HVAC <sup>(b)</sup>		Prohibited in Front Yard and Side and Rear Setbacks and shall be screened					

(a) Front setback is equal to the average front setbacks of the abutting properties on either side.

(b) Includes all outdoor mechanical equipment and fuel storage systems.

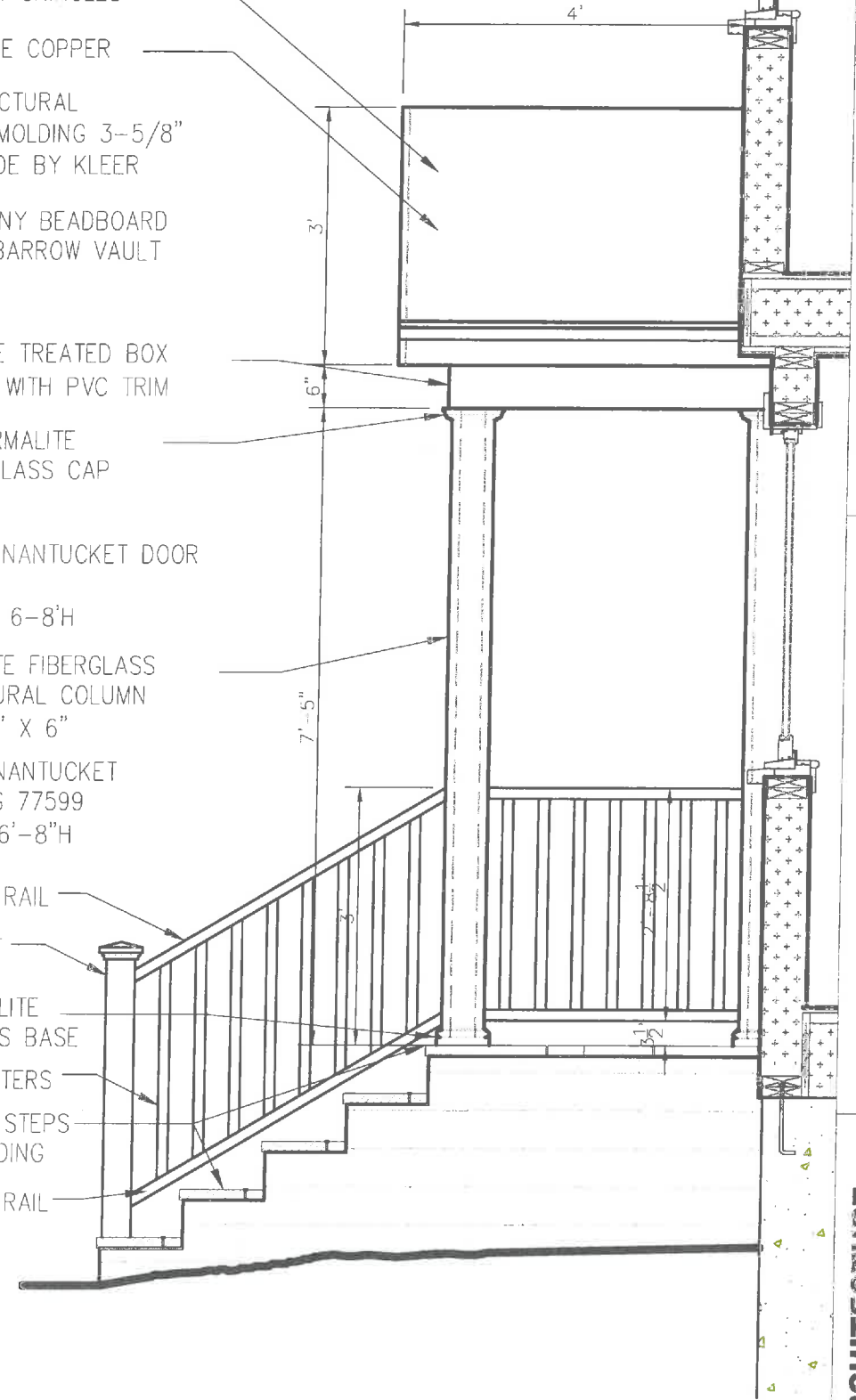
**SUBMIT CALCULATIONS** for all of the requirements listed above on a separate piece of paper(s) to verify how they were calculated.



1 PROPOSED ENTRANCE PLAN



2 PROPOSED FRONT ELEVATION



3 PROPOSED SIDE ELEVATION