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2019 JUN 10 AM 8:42

CASE NO. 19-21

NOTICE OF PUBLIC HEARING BY THE
BELMONT ZONING BOARD OF APPEALS

ON APPLICATION FOR 2 VARIANCES

Notice is hereby given that the Belmont Zoning Board of Appeals will hold a public hearing on Monday June 17, 2019 at 7:00 PM in the Art Gallery, 3rd floor, Homer Municipal Building, 19 Moore St., to consider the application of Iris Ponte and John Hugg at 307 Pleasant Street located in a Single Residence B (SRB) Zoning District for Two Variances under Section 1.5 of the Zoning Bylaw to construct a Detached Garage. §4.3.5 c-2 of the Zoning Bylaws Accessory Buildings regulations reads "If any part of the accessory building is forward of the rear line of the dwelling, the accessory building shall conform to the front setback, side line and rear line requirements for a dwelling in the district in which the accessory building is located". Variances 1.-The required side setback for the garage is 10.0', your proposed side setback is 5.1'. 2.- The required rear setback for the garage is 30.0', your proposed rear setback is 5.1'.

ZONING BOARD OF APPEALS



RECEIVED
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BELMONT, MA

Town of Belmont 2019 JUN 10 AM 8:42
Zoning Board of Appeals

APPLICATION FOR A VARIANCE

Date: May 20, 2019

Zoning Board of Appeals
Homer Municipal Building
19 Moore Street
Belmont, MA 02478

To Whom It May Concern:

Pursuant to the provisions of the Massachusetts General Laws, Chapter 40A, Section 10, as amended, I/we, the undersigned, being the owner(s) of a certain parcel of land (with the buildings thereon) situated on 307 Pleasant Street/Road, petition your Board to vary the terms of the Zoning By-Laws of the Town insofar as the same applies to the proposed erection of an accessory building in accordance with the plan attached hereto, on the ground that (submit a written statement addressing each of these criteria):

1. Owing to circumstances relating to soil conditions, shape or topography of such land or structures and especially affecting such land or structures but not affecting generally the Zoning District in which it is located, a literal enforcement of the Provisions of this By-Law would involve substantial hardship, financial or otherwise, to the petitioner;
2. Desirable relief may be granted without substantial detriment to the public good, (i.e., surrounding neighborhood), and;
3. Without nullifying or substantially derogating from the intent and purpose of this By-Law.

The petitioner(s) seek permission to construct: (brief description and violation)

An accessory building (detached garage)

Signature of Petitioner

Print Name

Iris Ponte

Address

307 Pleasant Street

Belmont, MA 02478

Daytime Telephone Number

(617) 605-2211

TOWN OF BELMONT
BOARD OF APPEALS

RE: Iris Ponte and John Hugg, Trustees of the Pleasant Street Realty Trust, u/d/t dated May 12, 2017
307 Pleasant Street, Belmont, Massachusetts

MEMORANDUM IN SUPPORT OF APPLICATION

I. INTRODUCTION.

Dr. Iris Ponte and John Hugg (collectively, “Applicants”) are the owners of that certain property located at 307 Pleasant Street, Belmont, Massachusetts (the “Property”) as described in a deed dated June 8, 2017 and recorded with the Middlesex Registry of Deeds in Book 69414, Page 148. The Property is shown on the plans attached hereto and on Assessor’s Map 46, Parcel 42, located in a Single Residence B Zoning District. The Applicants have owned the Property, and resided there, since July, 2009. Further, Dr. Ponte owns and operates The Henry Frost Children’s Program, a home daycare business which she runs out of the Property during normal business hours, Monday through Friday.

In March of 2019, the Applicants submitted to the Office of Community Development (“OCD”) a building permit application to construct a detached garage at the Property. On March 12, 2019, the OCD denied the building permit application, stating that the proposed detached garage construction does not comply with Section 4.3.5 c-2 of the Belmont Zoning Bylaw (the “Bylaw”) Accessory Buildings regulation: “If any part of the accessory building is forward of the rear line of the dwelling, the accessory building shall conform to the front setback, side line and rear line requirements for a dwelling in the district in which the accessory building is located.”

Thus, in order to construct the detached garage as more completely described in this Memorandum, the Applicant requires the following from the Belmont Board of Appeals (the “Board”):

1. A variance to allow the Applicants’ proposed accessory building to maintain a side setback of 5.1 feet; and
2. A variance to allow the Applicants’ proposed accessory building to maintain a rear setback of 5.1 feet.

(collectively, the “Variance”).

II. DESCRIPTION OF PROPOSAL.

The Applicants propose to construct an approximate 25 x 25 ft. (17 ft. 11 in. tall) detached garage, abutting the rear, north-east portion of the Property’s dwelling (the “Garage”). As described in the sections below, there exist no other feasible (or safe) areas within the Property to construct the Garage.

The Garage will be used for parking the Applicant’s two (2) vehicles, and there will be modest storage area in the upper level of the Garage as described in the specifications and plans affixed hereto at Exhibit A. The exterior construction of the Garage will closely match the existing dwelling’s: (i) composite slate shingle roof; (ii) clapboard siding; and (iii) paint colors. Most importantly, the construction of the Garage shall conform to the historical character of the existing dwelling, which the Applicants fully restored in or about 2011. The Applicants received Belmont’s David R. Johnson Preservation Award in 2011 for their work in restoring the dwelling, while maintaining the historical nature thereof.

The Applicant's proposed use of the Garage is consistent with the Single Residence B Zoning District and surrounding residential area. Further, the attached plans and specifications evidence that the Applicants have properly accounted for (and have the ability to perform) the high-quality construction that is required to match or otherwise conform with the historical nature of the existing dwelling. Moreover, as discussed below, the Applicants have received numerous letters of support, not only from an immediate abutter (who is impacted by the side setback), but from the Belmont Historical Society and the Massachusetts Department of Early Education and Care (relative to Dr. Ponte's operation of The Henry Frost Children's Program).

III. STANDARD FOR REVIEW FOR A VARIANCE.

In order for the Board to grant a variance, the Board must find that there are circumstances relating to soil conditions, shape or topography of the land or structures and especially affecting such land or structures but not generally in the zoning district in which the land is located; that literal enforcement of the Bylaw would involve a substantial hardship to the Applicants; that there would be no substantial detriment to the public good; and the granting of the variance would not derogate from the intent or purpose of the Bylaw.

In support of the grant of the variances requested, the Applicants state the following:

1. *Circumstances relating to soil conditions, shape or topography of such land or structures and especially affecting such land or structures but not generally in the zoning district in which the land is located are:*

(a) Dimension Requirements Variance (Proposed Side and Rear Setback of 5.1')

The configuration of the Property's dwelling, side yard, existing driveway and rear addition is unique to the area. The dwelling was constructed in approximately 1845, and the rear addition was constructed in the early 1900's. Among the unique aspects of the Property, the subject addition in the northern portion of the Property constitutes a *pre-existing non-conforming* condition because it only maintains an approximate 22.5' rear setback, when the Bylaw requires a minimum 30' rear setback. The rear addition (and the accompanying rear setback) is pre-existing non-conforming, because it was constructed before the Bylaw was adopted by the Town. While the Applicant avers that its proposal is an alteration of a pre-existing non-conforming use and would require a special permit as opposed to a variance, OCD's denial letter requires the Applicant to seek a variance.

In the context of the pre-existing non-conforming dwelling, the Applicants have no choice but to construct the Garage in the proposed location, within the north-east portion of the Property. The only responsible and legitimate configuration for the Garage's construction will be to build the same utilizing a rear and side setback of 5.1'. Vehicle access to and from the Property is constrained to the north-east portion and, therefore, there is no other area of the Property where the Garage could be feasibly or safely constructed. Further, as outlined in the letter of support from the Massachusetts Department of Early Education and Care (*see Exhibit B*), the proposed configuration for the Garage "will continue to provide emergency responders access to the children in the event of an emergency at the program including the rear access to the yard." The proposed location for the Garage also provides for sufficient frontage to ensure that vehicles can enter and exit onto Pleasant Street without issue.

The Applicant explored other options relative to building the Garage within other areas of the Property, but given the unique configuration of the dwelling, side yard and pre-existing non-conforming addition in the rear, there exist no other alternatives that will: (i) maintain the safety requirements as identified by the Department of Early Education and Care; or (ii) accord with the historical nature and quality of the Property. Accordingly, we respectfully request that this Board find that there are circumstances exist relating to the overall configuration of the Property such that the requested Variance should be granted.

2. *A literal enforcement of the provisions of the Belmont Zoning Bylaw would involve substantial hardship, financial or otherwise to the undersigned for the following reasons:*

(a) Dimension Requirements Variance (Proposed Side and Rear Setback of 5.1')

A literal enforcement of the Bylaw would involve substantial hardship to the Applicants. There is no other area of the Property within which the Garage could be feasibly constructed, and the area presently proposed provides for safe access to and from the yard; safe access to and from Pleasant Street; and allows for the Applicants to build an accessory building that conforms with the historical nature and character of the pre-existing non-conforming dwelling. The Applicants have invested significant funds to fully restore the Henry Frost Farmhouse. In the event that the Board concludes that literal enforcement of the Bylaw must proceed, the Applicants will have *no* other means to construct the Garage while simultaneously allowing for safe access for emergency personnel (relative to the day care business) and/or sufficient frontage for access to Pleasant Street. Therefore, the Applicants will suffer substantial hardship in the event that the Variance is not granted.

3. *The relief sought may be granted without substantial detriment to the public good for the following reasons:*

(a) Dimension Requirements Variance (Proposed Side and Rear Setback of 5.1')

Allowance of the proposed side and rear setbacks of 5.1' may be granted without substantial detriment to the public good because the reduction of the rear and side setback will not materially impact the visual appeal of the Property, and the proposed construction, as evidenced by the plans, shall conform with the historical character, nature and quality of the existing dwelling. Indeed, as described above and in the letter of support from the Belmont Historical Society (*see Exhibit C*), the proposed "construction of a detached garage rather than the construction of an attached garage is imperative to maintain the historical integrity of the 1845 Henry Frost Farmhouse, and to leave the original footprint of the home undisturbed ... [w]e believe the detached garage shown on the drawings and plans is a good fit for the space and our neighborhood."

Furthermore, the homeowners at 301 Pleasant Street (who directly abut the north-east portion of the Property and the proposed Garage), have offered their letter formally supporting the Application (*see Exhibit D*). The impact of the proposed encroachment into this abutters side setback is also minimal in the sense that the abutter also has a pre-existing non-conforming accessory building that encroaches into the Applicants side setback.

As stated above, the proposed construction also properly accounts for safety and access concerns to and from the Property, including the need for emergency personnel to access the rear portion of the Property and the side yard during operating hours at The Henry Frost Children's Program.

Accordingly, the relief requested by the Applicants may be granted without any detriment to the public good.

4. *The variance desired may be granted without nullifying or substantially derogating from the intent of purpose of the Belmont Bylaw for the following reasons:*

- (a) Dimension Requirements Variance (Proposed Side and Rear Setback of 5.1')

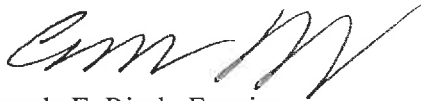
Based upon the foregoing, the overall intent of the Bylaw will be maintained with the allowance of the Variance. There remains adequate frontage to allow for sufficient access to and from Pleasant Street, there will be no visual impairment upon any abutters, and there will be no impact to the visual appeal of the Property or the historical dwelling.

The proposed Garage construction, therefore, is appropriate and reasonable and will not nullify or derogate from the intent of the Bylaw.

VI. CONCLUSION

For the reasons stated herein, the Applicants respectfully request that the Belmont Board of Appeals grant the relief requested herein.

Respectfully submitted,

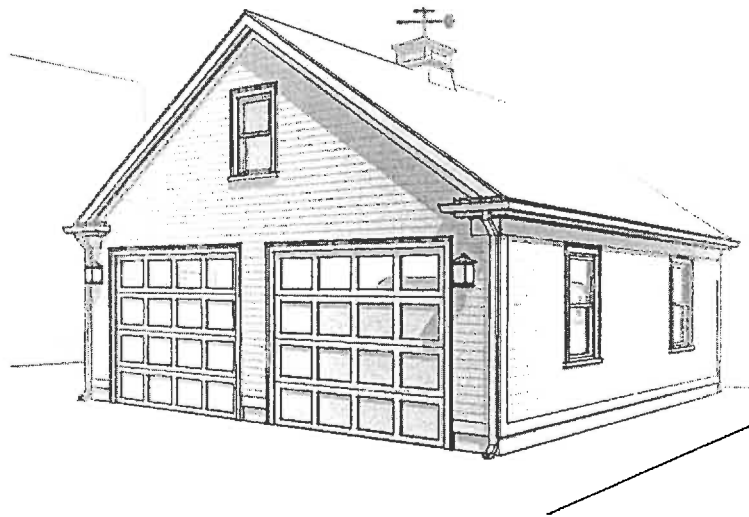


Amanda E. Risch, Esquire
Fletcher Tilton PC
12 Post Office Square, 6th Floor
Boston, MA 02109
P: (508) 459-8209
E: arisch@fletchertilton.com

Exhibit A

Plans and Specifications

See the attached.



Ponte / Hugg Residence
307 Pleasant Street Belmont MA

Garage Addition

Schematic Design Drawings

February 12, 2019

These drawings are to scale when printed on sheet size: 11x17

Patrick Rettig
Architect LLC

Architecture . Construction . Consulting
126 Alexander Ave. Belmont MA 02478
patrick@rettigarchitect.com 617.201.5694

Ponte / Hugg Residence
307 Pleasant Street
Belmont MA
Garage Addition

Schematic Design
Drawings

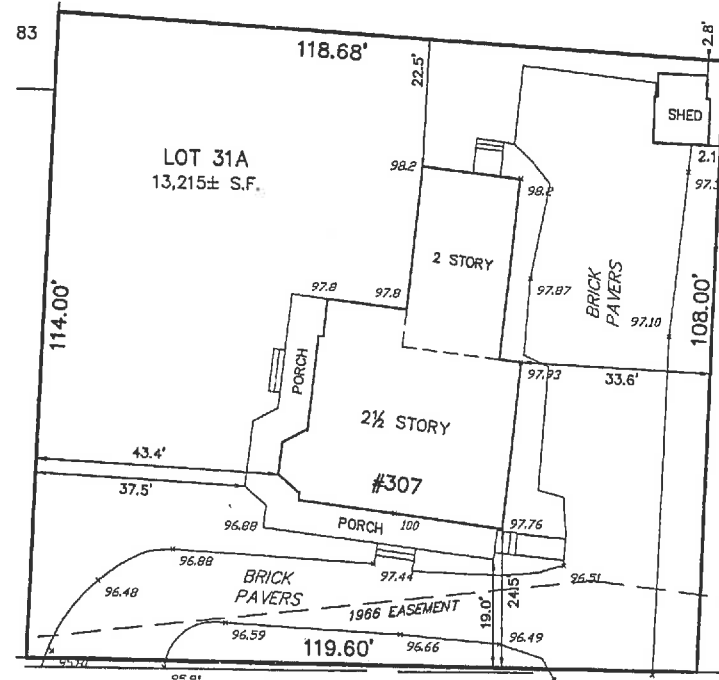
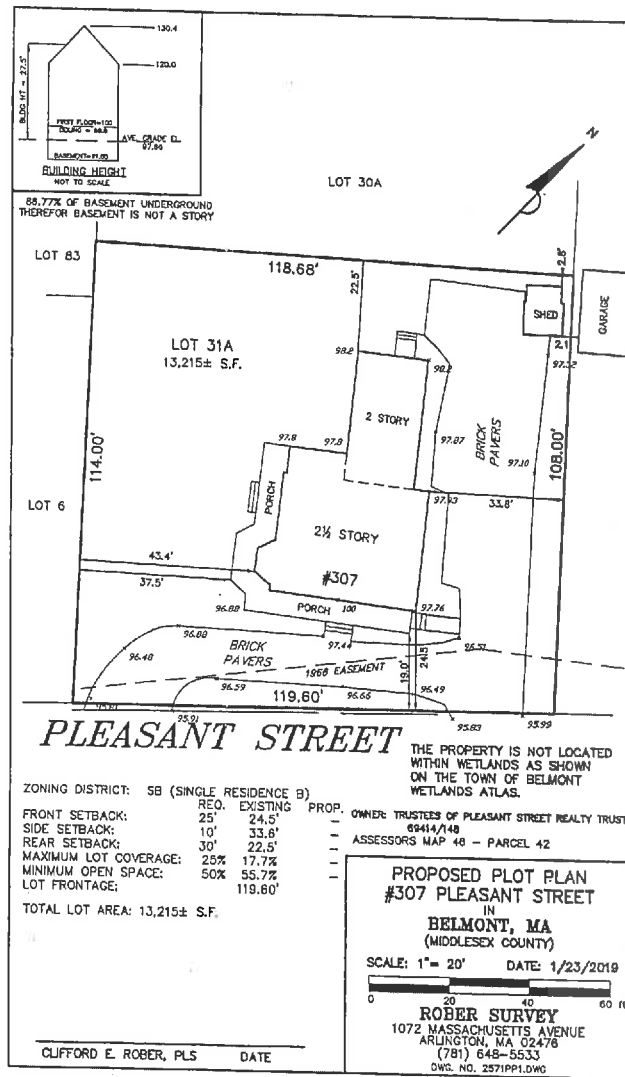
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Project #: 19001

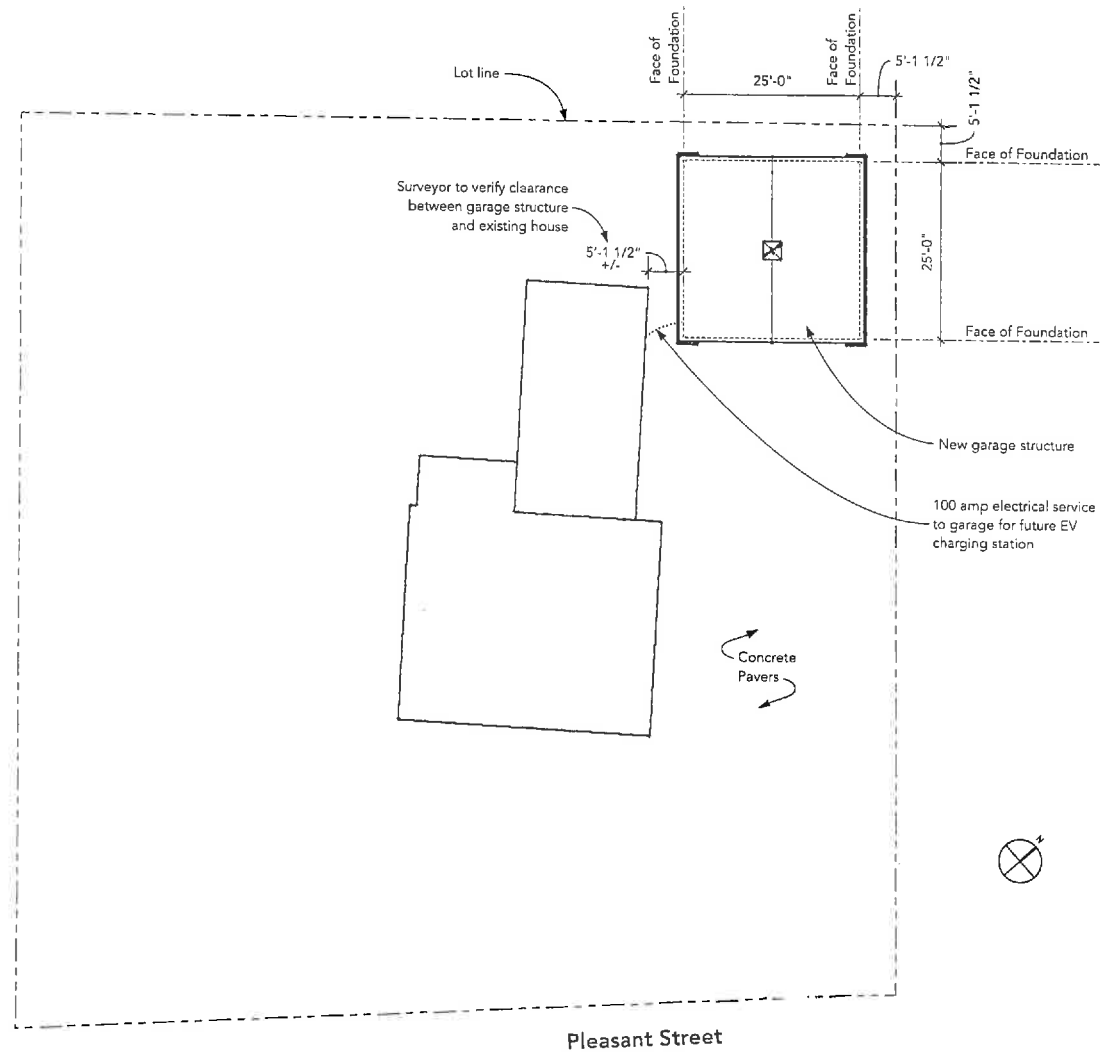
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Cover



These drawings are to scale when printed on sheet size: 11x17

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|---|--|------------------------------|-------------------------------------|--|
| Patrick Rettig Architect LLC Architecture . Construction . Consulting 126 Alexander Ave. Belmont, MA 02478 patrick@rettigarchitect.com 617.201.5694 | Ponte / Hugg Residence 307 Pleasant Street Belmont MA Garage Addition | Schematic Design Drawings | Existing Conditions Plot Plan | Date: 02/12/2019 Scale: None Project #: 19001 Sheet: <div>EC</div> |
|---|--|------------------------------|-------------------------------------|--|



These drawings are to scale when printed on sheet size: 11x17

Patrick Rettig
Architect LLC
 Architecture . Construction . Consulting
 126 Alexander Ave. Belmont MA 02478
 patrick@rettigarchitect.com 617.201.5694

Ponte / Hugg Residence
 307 Pleasant Street
 Belmont MA
 Garage Addition

Schematic Design
 Drawings

Site Plan

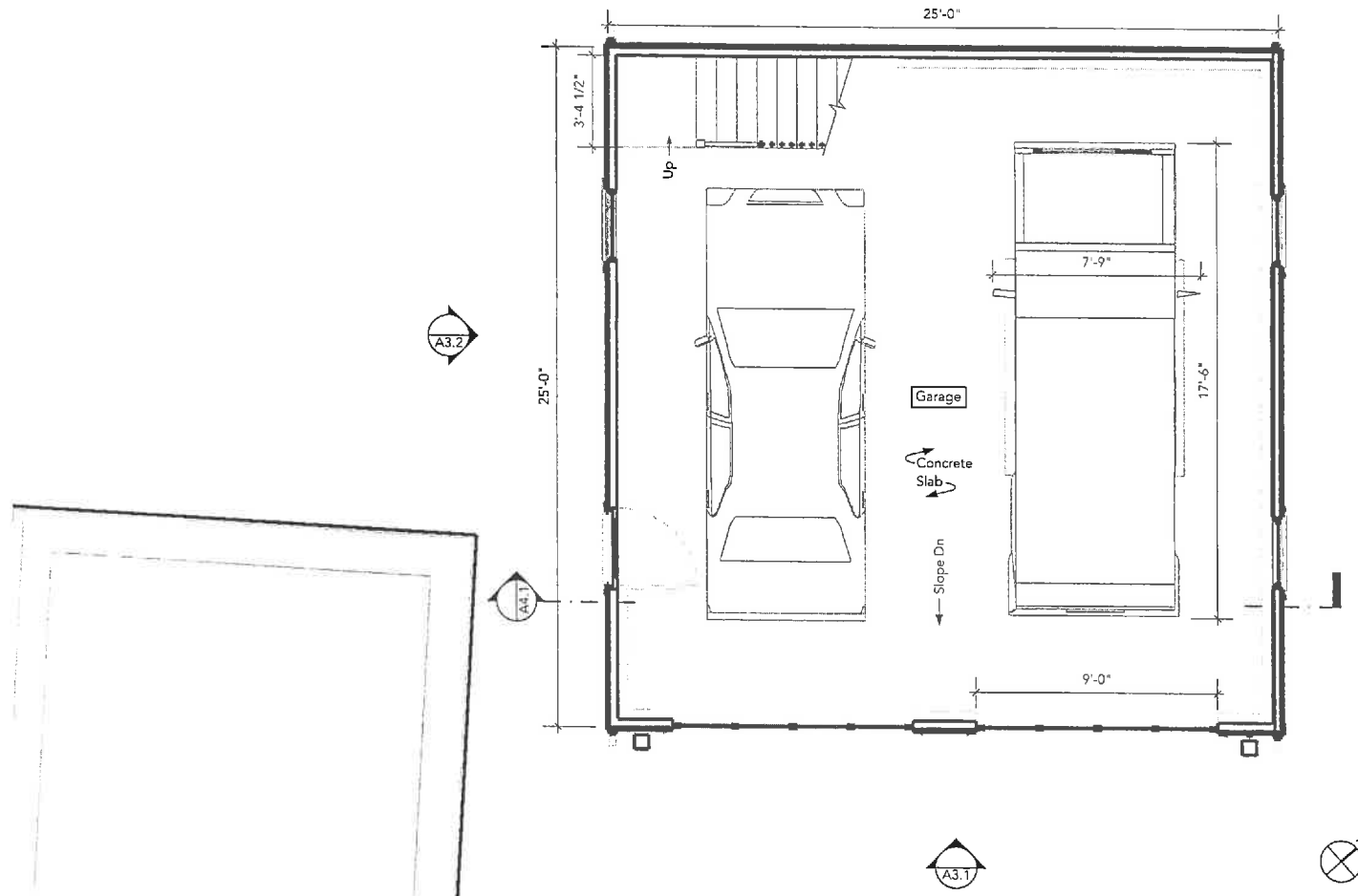
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Project #: 19001

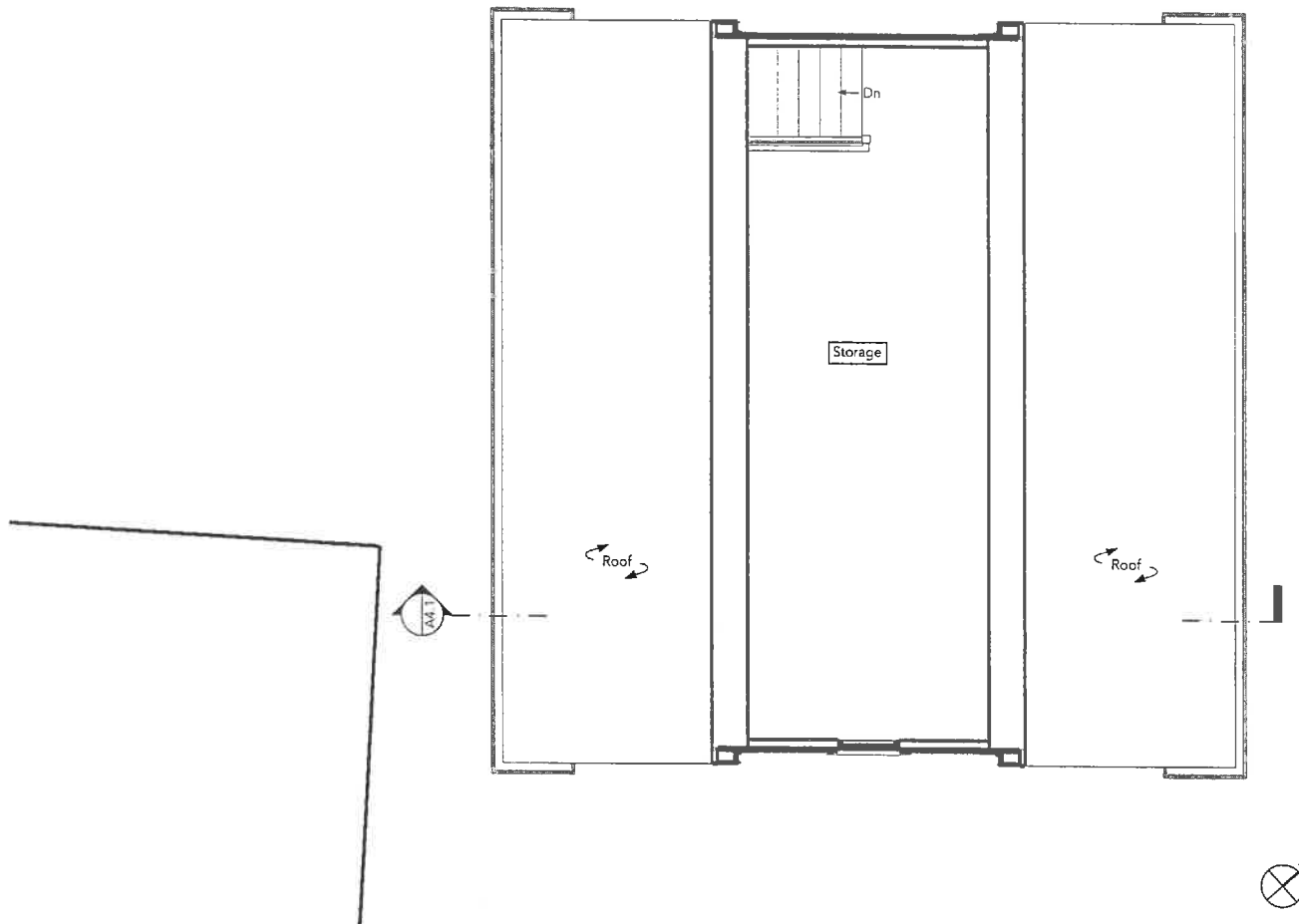
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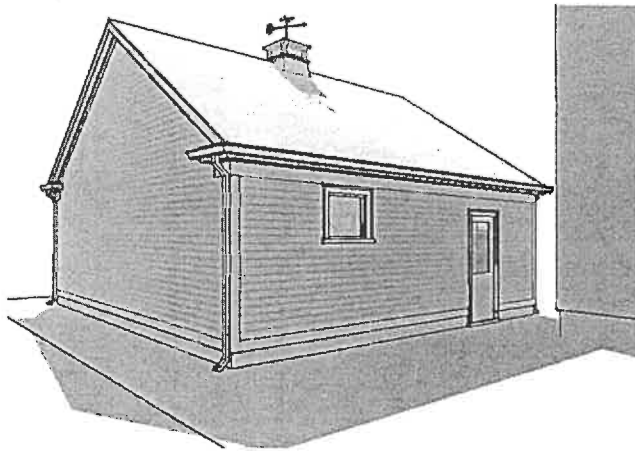
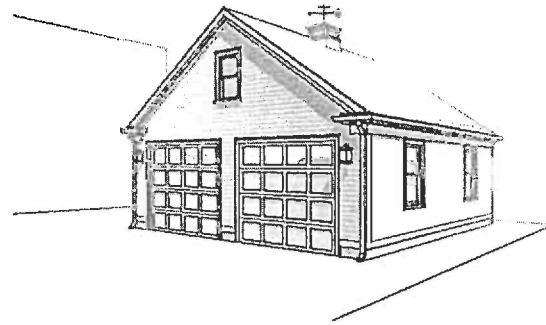
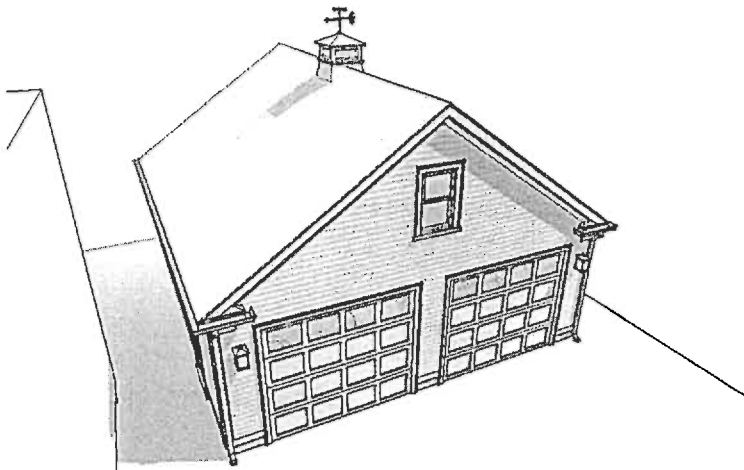
These drawings are to scale when printed on sheet size: 11x17

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| Patrick Rettig Architect LLC Architecture . Construction . Consulting 126 Alexander Ave. Belmont MA 02478 patrick@rettigarchitect.com 617.201.5694 | Ponte / Hugg Residence 307 Pleasant Street Belmont MA Garage Addition | Schematic Design Drawings | Garage Plan | Date: 02/12/2019 Scale: 1/4" = 1'-0" Project #: 19001 Sheet A1.1 |
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These drawings are to scale when printed on sheet size: 11x17

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| Garage Attic Plan | Schematic Design Drawings | Ponte / Hugg Residence 307 Pleasant Street Belmont MA Garage Addition | Patrick Rettig Architect LLC Architecture . Construction . Consulting 126 Alexander Ave. Belmont MA 02478 patrick@rettigarchitect.com 617.201.5694 |
| Date: 02/12/2019 | Scale: 1/4" = 1'-0" | Project #: 19001 | Sheet |
| A1.2 | | | |



These drawings are to scale when printed on sheet size: 11x17

**Patrick Rettig
Architect LLC**
Architecture . Construction . Consulting
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patrick@rettigarchitect.com 617.201.5694

Ponte / Hugg Residence
307 Pleasant Street
Belmont MA
Garage Addition

Schematic Design
Drawings

Exterior Views

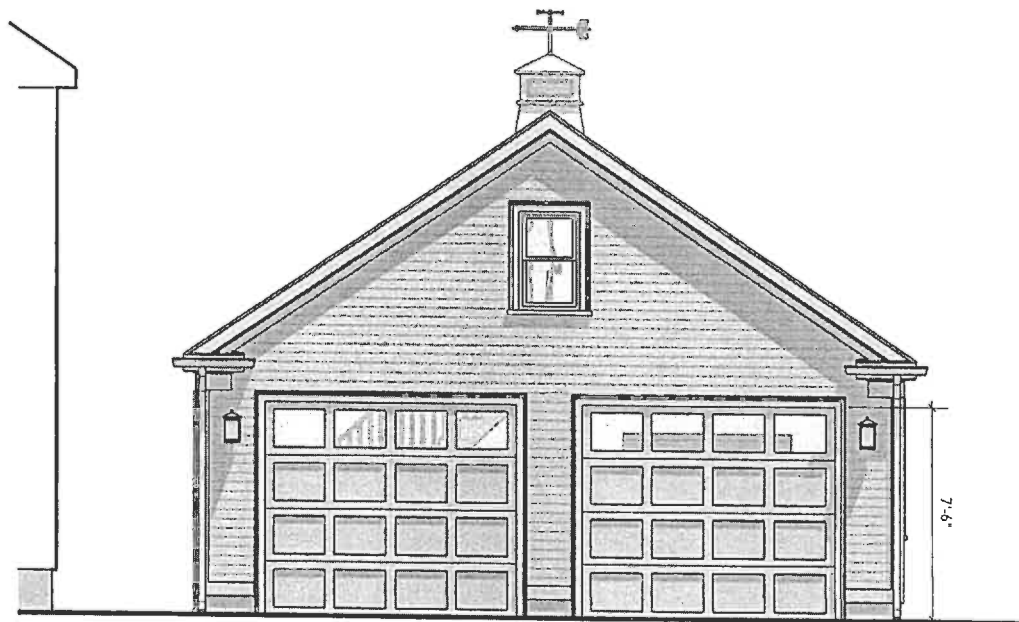
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Project #: 19001

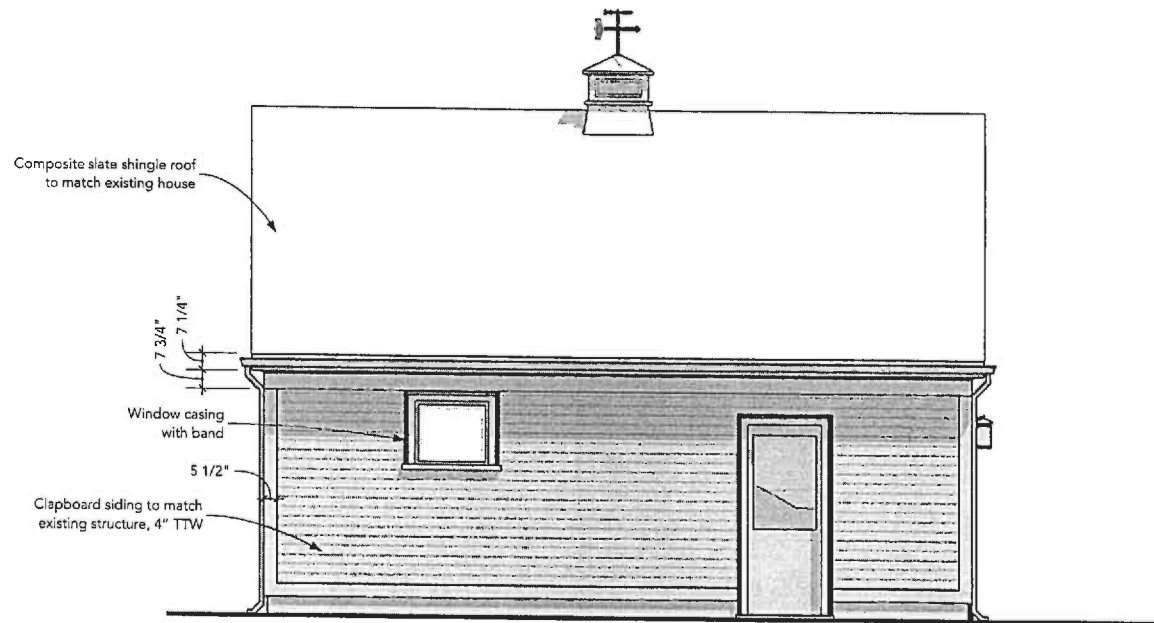
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| <p>Patrick Rettig Architect LLC Architecture - Construction - Consulting 126 Alexander Ave. Belmont MA 02478 patrick@rettigarchitect.com 617.201.5694</p> | <p>Ponte / Hugg Residence 307 Pleasant Street Belmont MA Garage Addition</p> | <p>Schematic Design Drawings</p> | <p>Exterior Elevation Front</p> | <p>Date: 02/12/2019</p> | <p>Scale: 1/4" = 1'-0"</p> | <p>Project #: 19001</p> | <p>Sheet</p> | <p>A3.1</p> |
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These drawings are to scale when printed on sheet size: 11x17

**Patrick Rettig
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patrick@rettigarchitect.com 617.201.5694

Ponte / Hugg Residence
307 Pleasant Street
Belmont MA
Garage Addition

Schematic Design
Drawings

Exterior
Elevation
Side

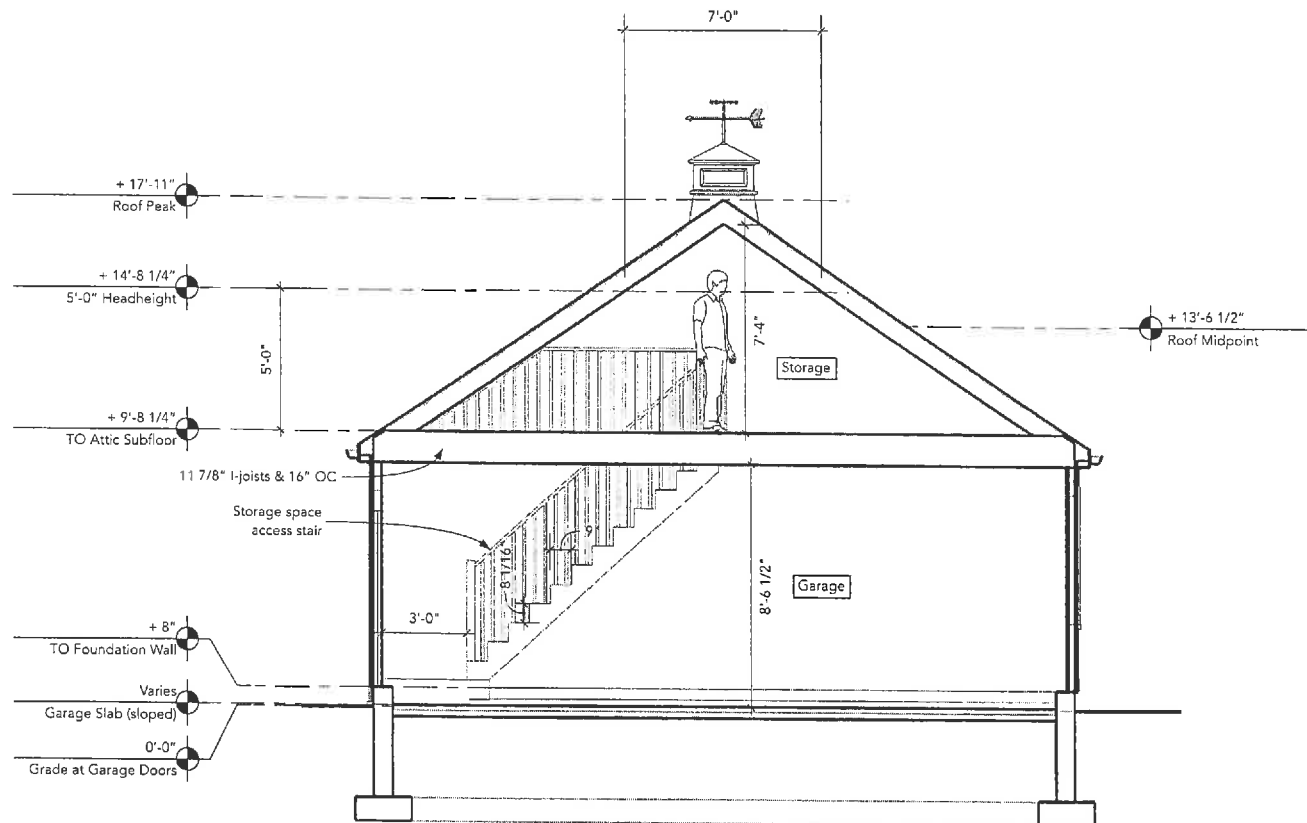
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Project #: 19001

Sheet

A3.2



These drawings are to scale when printed on sheet size: 11x17

**Patrick Rettig
Architect LLC**

Architecture . Construction . Consulting
126 Alexander Ave. Belmont MA 02478
patrick@rettigarchitect.com 617.201.5694

Ponte / Hugg Residence
307 Pleasant Street
Belmont MA

Garage Addition

Schematic Design
Drawings

Building
Section

Date: 02/12/2019

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

Project #: 19001

Sheet

A4.1

Exhibit B

Letter of Support - Massachusetts Department of Early Education and Care

See the attached.



**Department of
Early Education and Care**

The Commonwealth of Massachusetts



Thomas L. Weber, Commissioner

April 17, 2019

Ara Yogurtian
Assistant Director
Office of Community Development
Homer Municipal Building, 2nd Floor
19 Moore Street
Belmont, MA 02478
ayogurtian@belmont-ma.gov

Nicholas Iannuzzi
Chairman
Zoning Board of Appeals
Homer Municipal Building, 2nd Floor
19 Moore Street
Belmont, MA 02478
nick@grossmanltd.com

Re: Henry Frost Children's Program
307 Pleasant St Belmont
Variance Request

To Assistant Director Yogurtian and Chairman Iannuzzi:

The Department of Early Education and Care (EEC) is the licensing agency for Ms. Iris Ponte's family childcare program (The Henry Frost Children's Program) located at her home.

She has been licensed with the department since 2/24/2009 to provide childcare for ten children.

In the ten years that Ms. Ponte has held her license, she has demonstrated a commitment to maintain compliance with the regulations to ensure the safety and well-being of the children in in home.

Ms. Ponte has informed us that she is seeking two variances to construct an accessory building and has provided us with the proposed plan to build the detached garage. EEC supports the request because it will continue to provide emergency responders access to the children in the event of an emergency at the program including the rear access to the yard. Therefore, we believe the proposed plan submitted to EEC accords with the safety concerns of the department.

In addition, Ms. Ponte has been able to preserve the historical integrity of the home she lives and operates her program paying close attention to architectural details while incorporating Henry Frost's own life in the history of her program.

If you have any questions do not hesitate to contact me.


Alessandra DePass

Family Child Care Licensor

Department of Early Education and Care
1250 Hancock St Suite 604 N
Quincy MA 02169

alessandra.depass@mass.gov
Tel: 617-979-8641
Fax: 617-472-2722

Exhibit C

Letter of Support – Belmont Historical Society

See the attached.

BELMONT HISTORICAL SOCIETY
BELMONT PUBLIC LIBRARY
POST OFFICE BOX 125
BELMONT, MASSACHUSETTS 02478

April 29, 2019

Ara Yogurtian
Assistant Director
Office of Community Development
Homer Municipal Building, 2nd Floor
19 Moore Street
Belmont, MA 02478
ayogurtian@belmont-ma.gov

Nicholas Iannuzzi
Chairman
Zoning Board of Appeals
Homer Municipal Building, 2nd Floor
19 Moore Street
Belmont, MA 02478
nick@grossmanltd.com

RE: 307 Pleasant Street, Belmont, MA
Letter of Support – Belmont Historical Society

Dear Messrs. Yogurtian and Iannuzzi:

As you may know, I serve as the President of the Belmont Historical Society. On behalf of the Society, we wish to express our support for the Application by the Owner of 307 Pleasant Street, Belmont, also known as the historical 1845 Henry Frost Farmhouse, which seeks two variances to construct an accessory building (a detached garage). As I understand it, the Owner needs relief from both the rear and side set-back requirements under the Belmont Zoning By-Law.

The Society believes it is important that its formal support of the Application is recorded as part of this ongoing process.

Over the past decade, the Owner has engaged in significant efforts to renovate and restore the subject Property. The Owner has done a tremendous job as the home is now in excellent condition, and its historical significance has been properly reestablished.

It should be noted that the Owner received the David R. Johnson Preservation Award from the Society in 2011 for the "Preservation of the historic 1845 Henry Frost Farmhouse at 307 Pleasant Street".

Importantly, I have had the opportunity to review the applicable drawings and plans. I believe that the construction of a detached garage rather than the construction of an attached garage is imperative to maintain the historical integrity of the 1845 Henry Frost Farmhouse, and to leave the original footprint of the home undisturbed. We believe the detached garage shown on the drawings and plans is a good fit for the space and our neighborhood.

Exhibit D

Letter of Support – Michael and Kelly Schlabach

See the attached.

April 21, 2019

Ara Yogurtian
Assistant Director
Office of Community Development
Homer Municipal Building, 2nd Floor
19 Moore Street
Belmont, MA 02478
ayogurtian@belmont-ma.gov

Nicholas Iannuzzi
Chairman
Zoning Board of Appeals
Homer Municipal Building, 2nd Floor
19 Moore Street
Belmont, MA 02478
nick@grossmanltd.com

RE: 307 Pleasant Street, Belmont, MA
Letter of Support

Dear Messrs. Yogurtian and Iannuzzi:

We live at 301 Pleasant St. and want to express our support for the Application by the Owner of 307 Pleasant Street, Belmont which seeks two variances to construct an accessory building (a detached garage). As I understand it, the Owner needs relief from both the rear and side set-back requirements under the Belmont Zoning By-Law.

It is important to me that my formal support is recorded as part of this ongoing process.

Over the past decade, the Owner has done a superb job restoring the Property while maintaining its historical significance. I have had the opportunity to review the applicable drawings and plans, and I believe the use proposed under the Application (construction of a detached garage) is a good fit for the space and our neighborhood.

Please do not hesitate to contact me directly with any questions or concerns.

Sincerely,

Michael and Kelly Schlach

Handwritten signatures of Michael and Kelly Schlach. The signature for Michael is a cursive 'M' followed by 'Schlach'. The signature for Kelly is a cursive 'K' followed by 'Schlach'.

617-444-9192, schlachach@gmail.com



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

Iris Ponte and John Hugg
307 Pleasant Street
Belmont, MA 02478

RE: Denial to Construct Detached Garage

Dear Ms. Ponte and Mr. Hugg,

The Office of Community Development is in receipt of your building permit application for your proposal to construct a detached garage at 307 Pleasant Street located in a Single Residence B (SRB) Zoning District.

Your application has been denied because it does not comply with the current Town of Belmont Zoning Bylaws. More specifically, Section 4.3.5 c-2 of the Zoning Bylaws Accessory Buildings regulations which reads "If any part of the accessory building is forward of the rear line of the dwelling, the accessory building shall conform to the front setback, side line and rear line requirements for a dwelling in the district in which the accessory building is located".

1. The required side setback for the garage is 10.0'. Your proposed side setback is 5.1'
2. The required rear setback for the garage is 30.0'. Your proposed rear setback is 5.1'

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 Two (2) Variances from the Zoning Board of Appeals. If you chose 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



**Department of
Early Education and Care**

The Commonwealth of Massachusetts



Thomas L. Weber, Commissioner

April 17, 2019

Ara Yogurtian
Assistant Director
Office of Community Development
Homer Municipal Building, 2nd Floor
19 Moore Street
Belmont, MA 02478
ayogurtian@belmont-ma.gov

Nicholas Iannuzzi
Chairman
Zoning Board of Appeals
Homer Municipal Building, 2nd Floor
19 Moore Street
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Re: Henry Frost Children's Program
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Variance Request

To Assistant Director Yogurtian and Chairman Iannuzzi:

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In the ten years that Ms. Ponte has held her license, she has demonstrated a commitment to maintain compliance with the regulations to ensure the safety and well-being of the children in in home.

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In addition, Ms. Ponte has been able to preserve the historical integrity of the home she lives and operates her program paying close attention to architectural details while incorporating Henry Frost's own life in the history of her program.

If you have any questions do not hesitate to contact me.


Alessandra DePass

Family Child Care Licensor

Department of Early Education and Care
1250 Hancock St Suite 604 N
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alessandra.depass@mass.gov
Tel: 617-979-8641
Fax: 617-472-2722

BELMONT HISTORICAL SOCIETY
BELMONT PUBLIC LIBRARY
POST OFFICE BOX 125
BELMONT, MASSACHUSETTS 02478

April 29, 2019

Ara Yogurtian
Assistant Director
Office of Community Development
Homer Municipal Building, 2nd Floor
19 Moore Street
Belmont, MA 02478
ayogurtian@belmont-ma.gov

Nicholas Iannuzzi
Chairman
Zoning Board of Appeals
Homer Municipal Building, 2nd Floor
19 Moore Street
Belmont, MA 02478
nick@grossmanltd.com

RE: 307 Pleasant Street, Belmont, MA
Letter of Support – Belmont Historical Society

Dear Messrs. Yogurtian and Iannuzzi:

As you may know, I serve as the President of the Belmont Historical Society. On behalf of the Society, we wish to express our support for the Application by the Owner of 307 Pleasant Street, Belmont, also known as the historical 1845 Henry Frost Farmhouse, which seeks two variances to construct an accessory building (a detached garage). As I understand it, the Owner needs relief from both the rear and side set-back requirements under the Belmont Zoning By-Law.

The Society believes it is important that its formal support of the Application is recorded as part of this ongoing process.

Over the past decade, the Owner has engaged in significant efforts to renovate and restore the subject Property. The Owner has done a tremendous job as the home is now in excellent condition, and its historical significance has been properly reestablished.

It should be noted that the Owner received the David R. Johnson Preservation Award from the Society in 2011 for the "Preservation of the historic 1845 Henry Frost Farmhouse at 307 Pleasant Street".

Importantly, I have had the opportunity to review the applicable drawings and plans. I believe that the construction of a detached garage rather than the construction of an attached garage is imperative to maintain the historical integrity of the 1845 Henry Frost Farmhouse, and to leave the original footprint of the home undisturbed. We believe the detached garage shown on the drawings and plans is a good fit for the space and our neighborhood.

April 21, 2019

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19 Moore Street
Belmont, MA 02478
nick@grossmanltd.com

RE: 307 Pleasant Street, Belmont, MA
Letter of Support

Dear Messrs. Yogurtian and Iannuzzi:

We live at 301 Pleasant St. and want to express our support for the Application by the Owner of 307 Pleasant Street, Belmont which seeks two variances to construct an accessory building (a detached garage). As I understand it, the Owner needs relief from both the rear and side set-back requirements under the Belmont Zoning By-Law.

It is important to me that my formal support is recorded as part of this ongoing process.

Over the past decade, the Owner has done a superb job restoring the Property while maintaining its historical significance. I have had the opportunity to review the applicable drawings and plans, and I believe the use proposed under the Application (construction of a detached garage) is a good fit for the space and our neighborhood.

Please do not hesitate to contact me directly with any questions or concerns.

Sincerely,

Michael and Kelly Schlabaach

Handwritten signatures of Michael and Kelly Schlabaach. The signature of Michael is a cursive 'M' followed by 'Schlabaach'. The signature of Kelly is a cursive 'K' followed by 'Schlabaach'.

617-444-9192, schlabaach@gmail.com

Zoning Compliance Check List

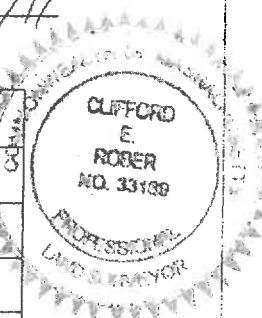
(Registered Land Surveyor)

Property Address: # 307 Pleasant Street

Zone: SRB

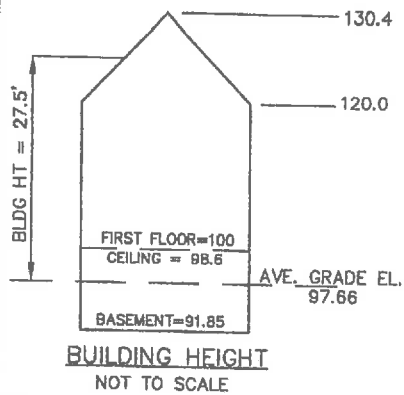
Surveyor Signature and Stamp: 

Date: 5/17/19



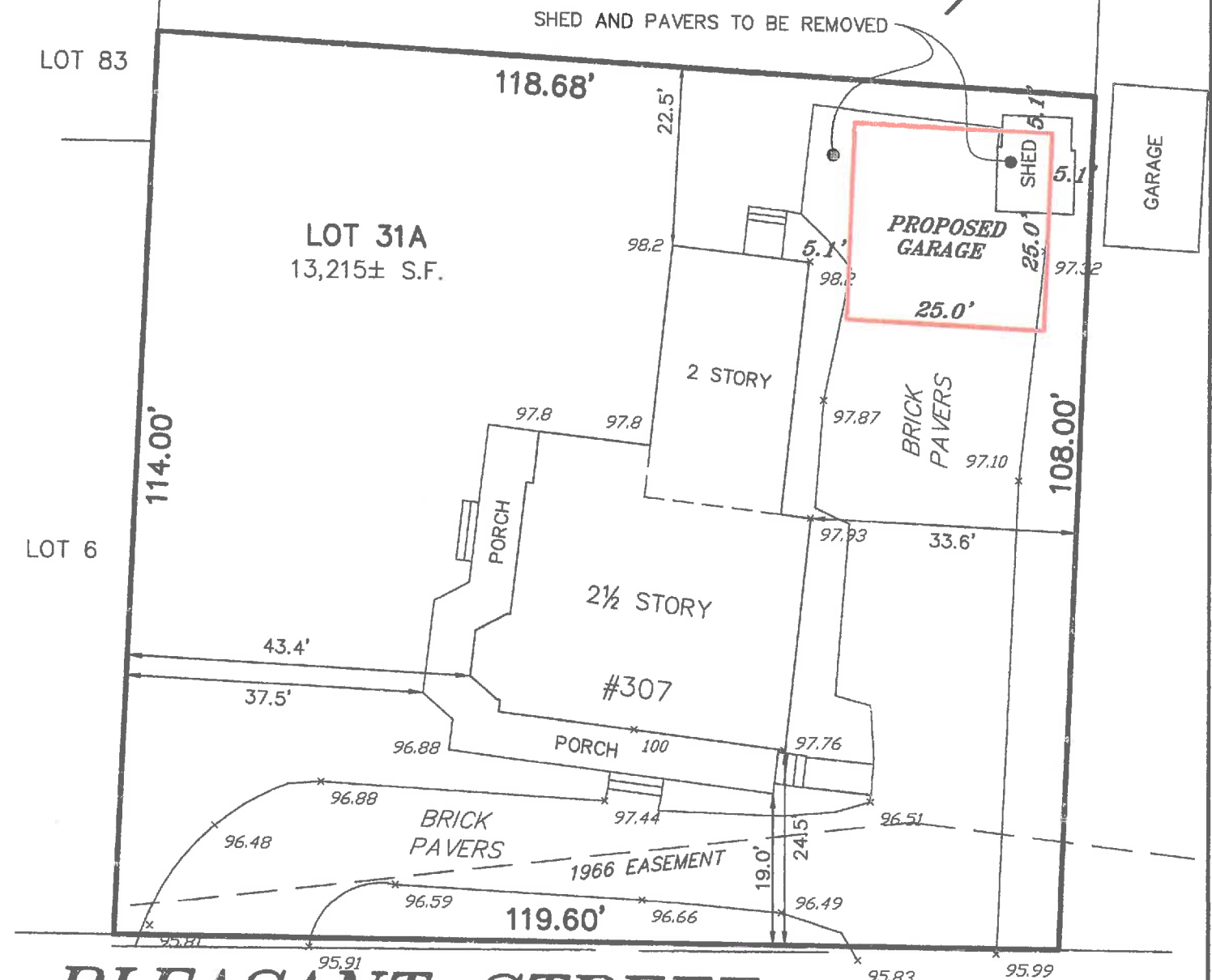
| | REQUIRED | EXISTING | PROPOSED |
|-----------------------|----------|---------------|----------------|
| Lot Area | 12,000 | 13,215 | |
| Lot Frontage | 90 | 119.60 | |
| Floor Area Ratio | - | - | |
| Lot Coverage | 25% | 17.7% | 21.5% |
| Open Space | 50% | 55.7% | 56.9% |
| Front Setback | 25 | 24.5 | - |
| Side Setback | 10 | 33.6 | 5.1' to garage |
| Side Setback | 10 | 37.5 to Porch | - |
| Rear Setback | 30 | 22.5 | 5.1' to garage |
| Building Height | 36 | 27.5 | - |
| Stories | 2 1/2 | 2 1/2 | - |
| 1/2 Story Calculation | | | |
| | | | |
| | | | |

| |
|---------------|
| NOTES: |
| |
| |
| |
| |



86.77% OF BASEMENT UNDERGROUND
THEREFOR BASEMENT IS NOT A STORY

LOT 30A



PLEASANT STREET

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

ZONING DISTRICT: SB (SINGLE RESIDENCE B)

| | REQ. | EXISTING | PROP. |
|-----------------------|------|----------|-------|
| FRONT SETBACK: | 25' | 24.5' | — |
| SIDE SETBACK: | 10' | 33.6' | — |
| REAR SETBACK: | 30' | 22.5' | — |
| MAXIMUM LOT COVERAGE: | 25% | 17.7% | 21.5% |
| MINIMUM OPEN SPACE: | 50% | 55.7% | 56.9% |
| LOT FRONTAGE: | | 119.60' | |

TOTAL LOT AREA: 13,215± S.F.

OWNER: TRUSTEES OF PLEASANT STREET REALTY TRUST
69414/148
ASSESSORS MAP 46 — PARCEL 42

PROPOSED PLOT PLAN
#307 PLEASANT STREET
IN
BELMONT, MA
(MIDDLESEX COUNTY)

SCALE: 1" = 20'

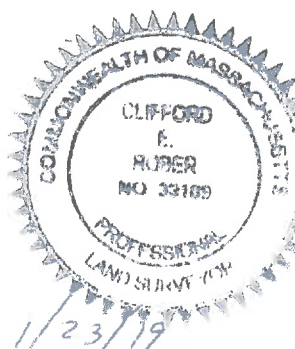
DATE: 1/23/2019



ROBER SURVEY

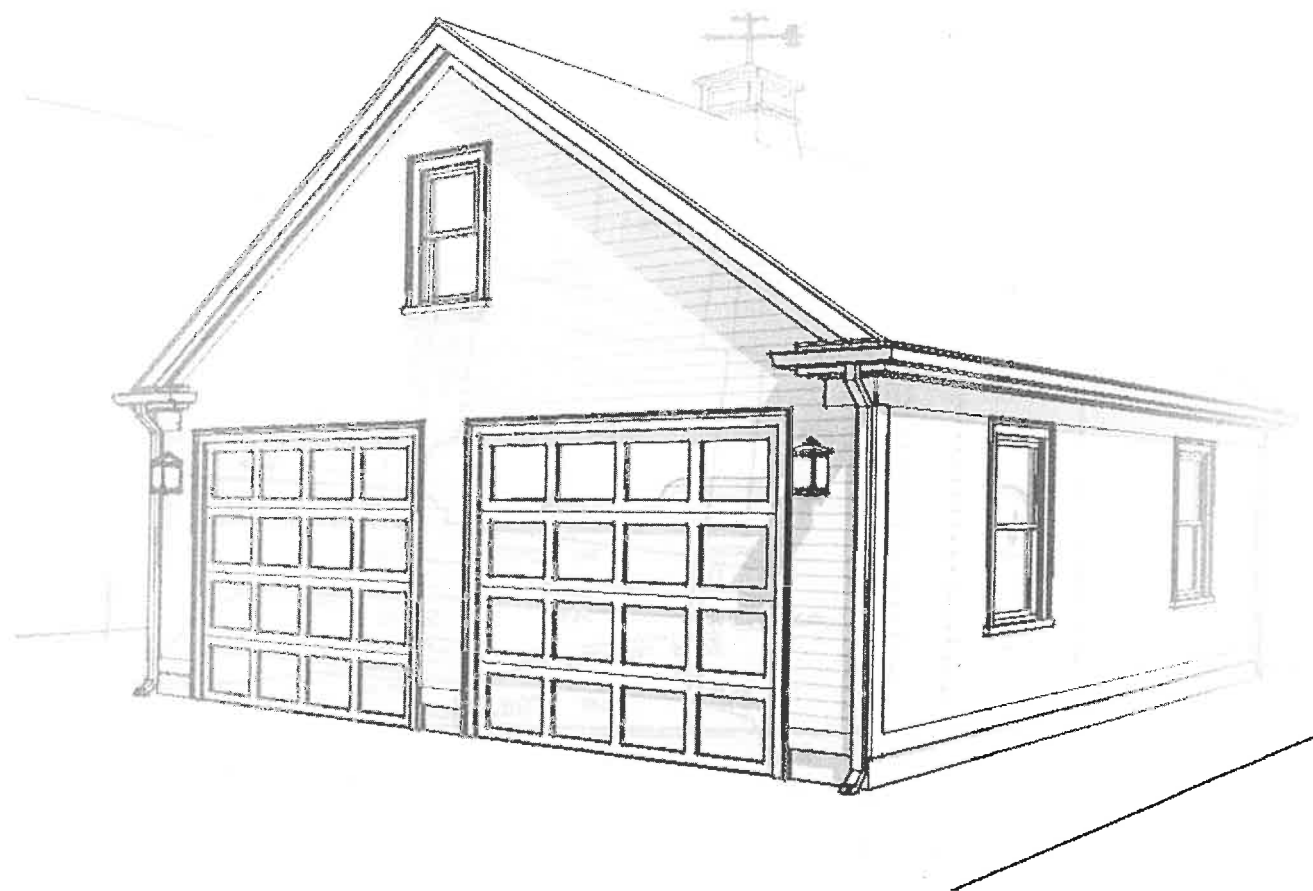
1072 MASSACHUSETTS AVENUE
ARLINGTON, MA 02476
(781) 648-5533

DWG. NO. 2571PP3.DWG



CLIFFORD E. ROBER, PLS

DATE



Ponte / Hugg Residence
307 Pleasant Street Belmont MA

Garage Addition

Schematic Design Drawings

February 12, 2019

These drawings are to scale when printed on sheet size: 11x17

Patrick Rettig
Architect LLC

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Ponte / Hugg Residence
307 Pleasant Street
Belmont MA

Garage Addition

Schematic Design
Drawings

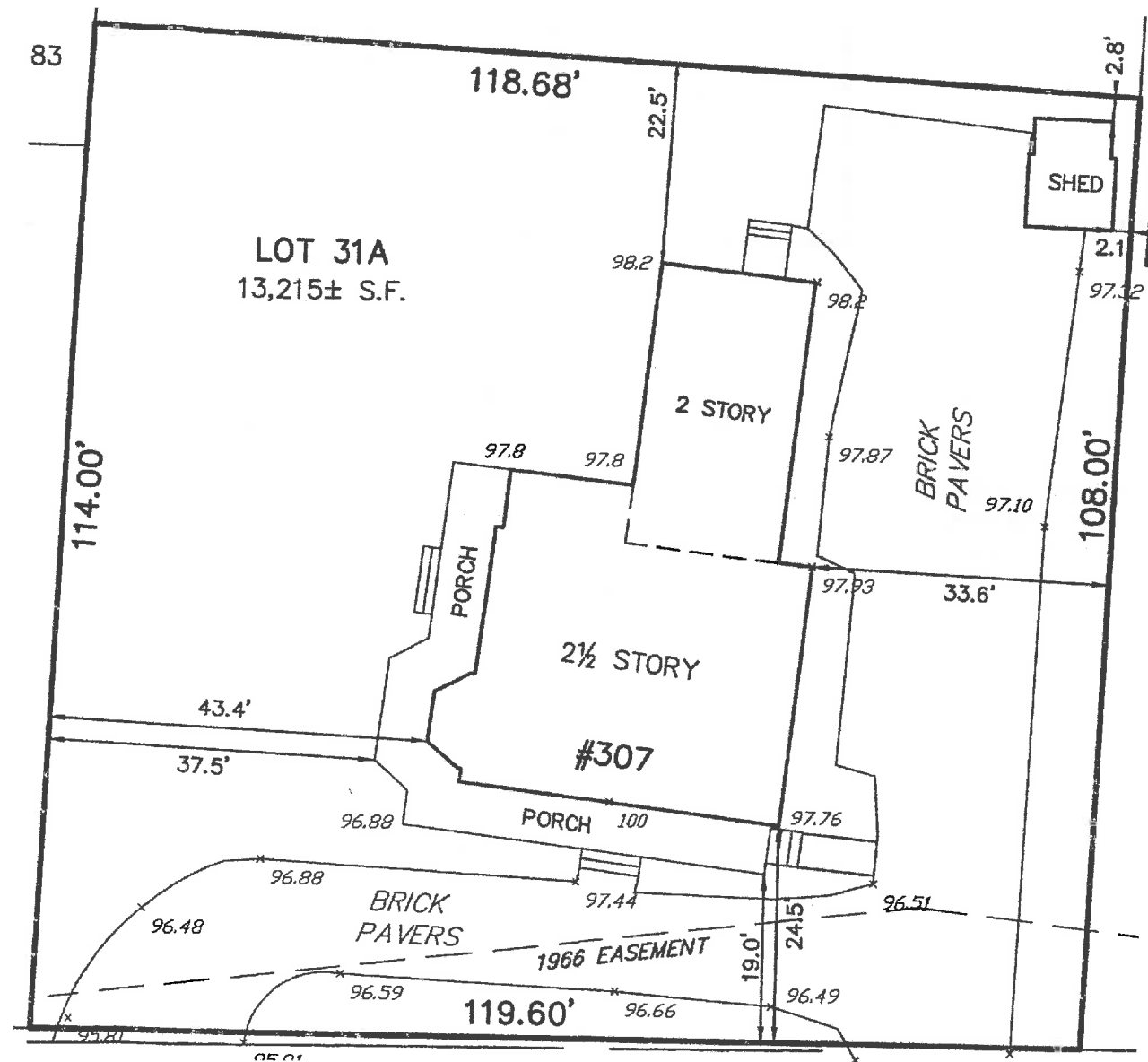
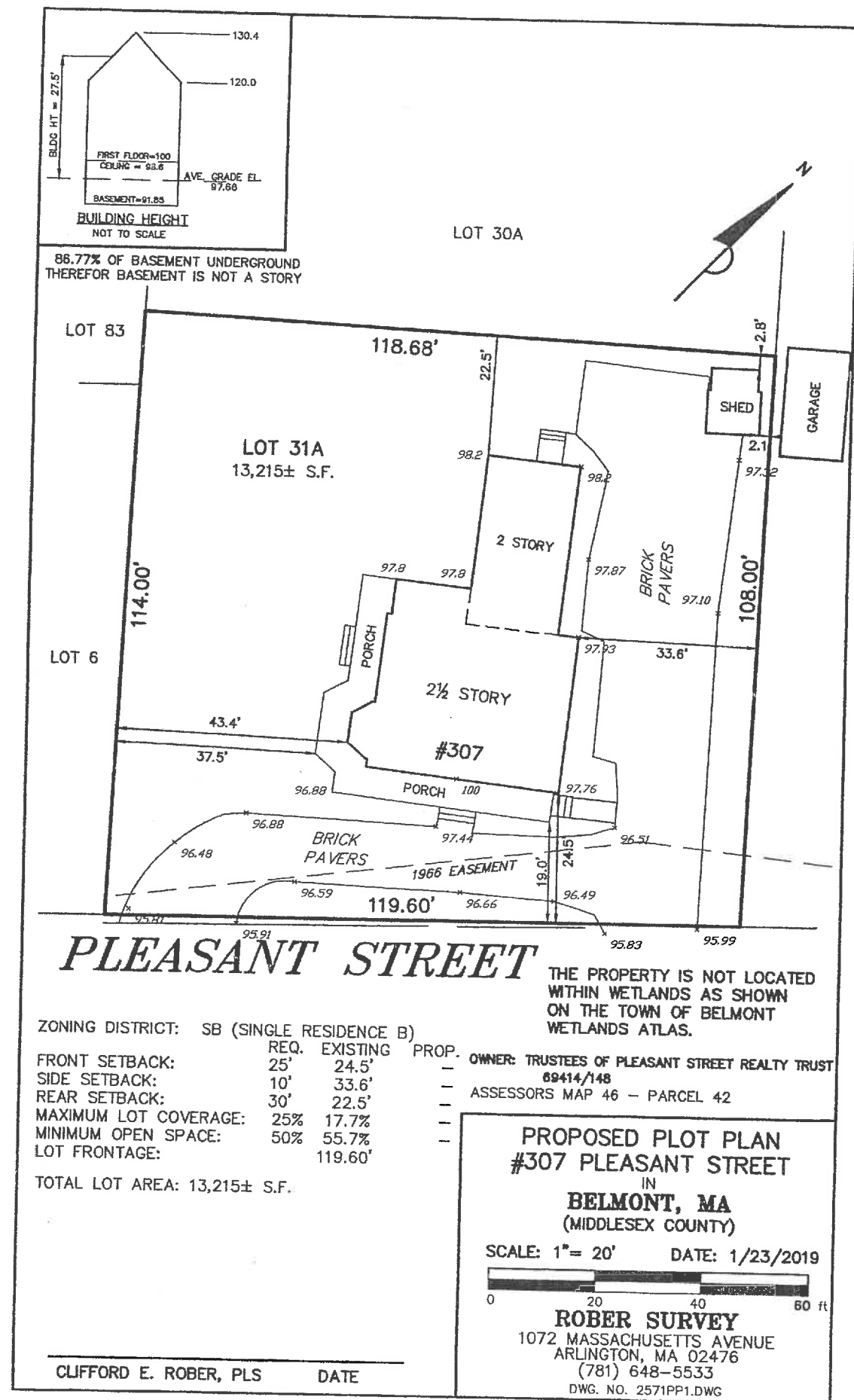
Date: 02/12/2019

Scale: None

Project #: 19001

Sheet

Cover



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Ponte / Hugg Residence
307 Pleasant Street
Belmont MA
Garage Addition

Schematic Design
Drawings

Existing
Conditions Plot
Plan

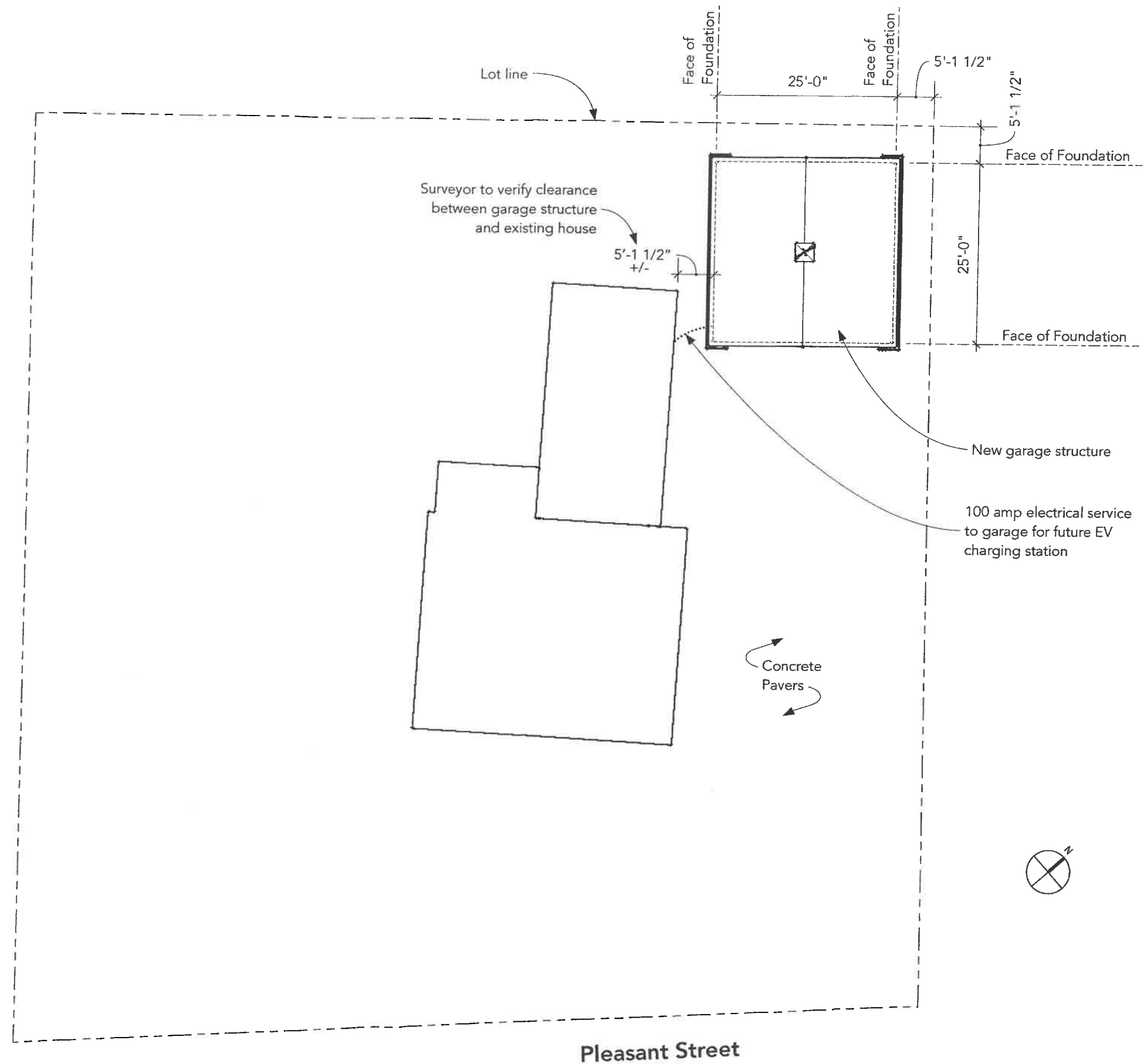
Date: 02/12/2019

Scale: None

Project #: 19001

Sheet

EC



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Ponte / Hugg Residence
307 Pleasant Street
Belmont MA

Garage Addition

Schematic Design
Drawings

Site Plan

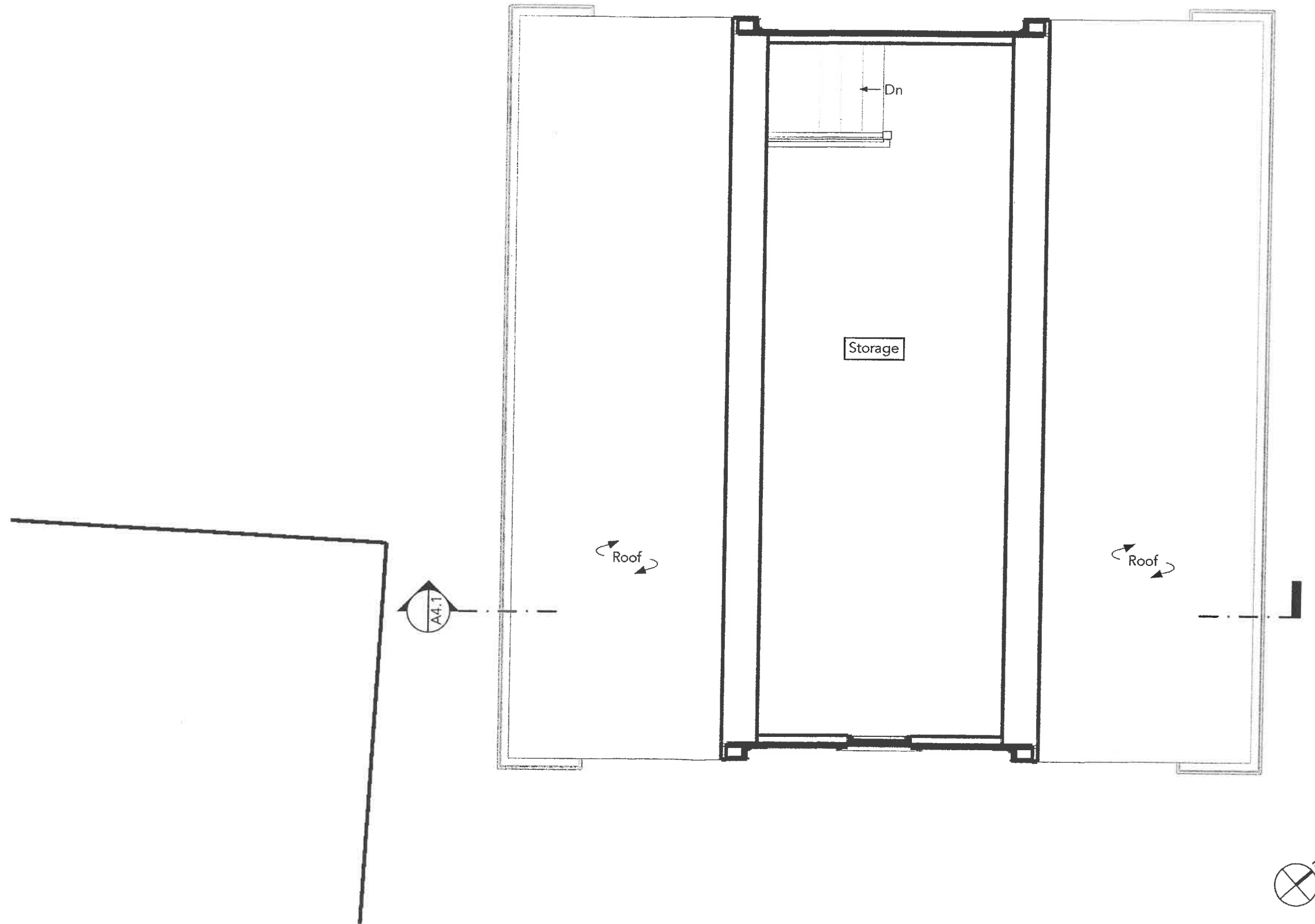
Date: 02/12/2019

Scale: 1/16" = 1'-0"

Project #: 19001

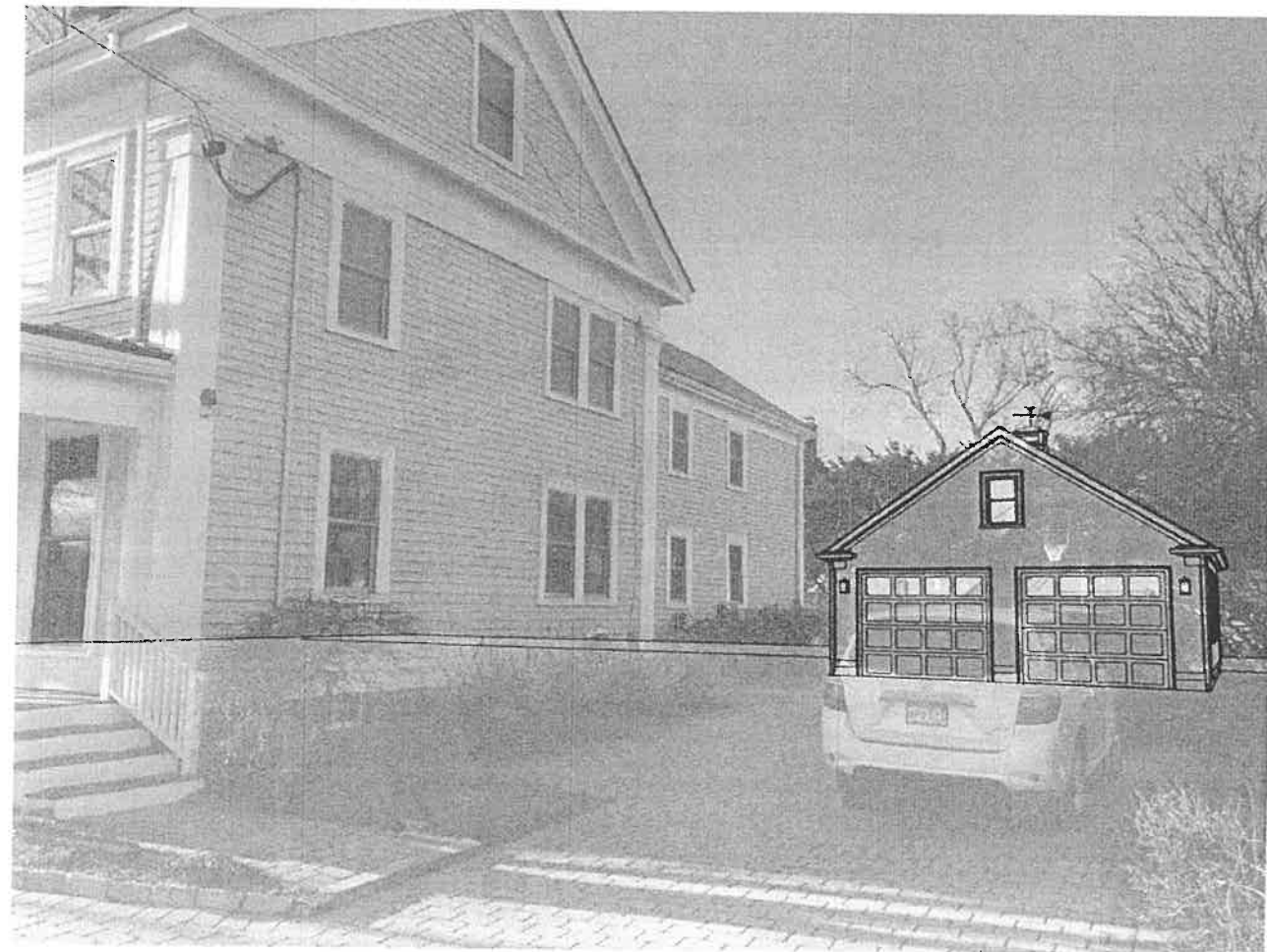
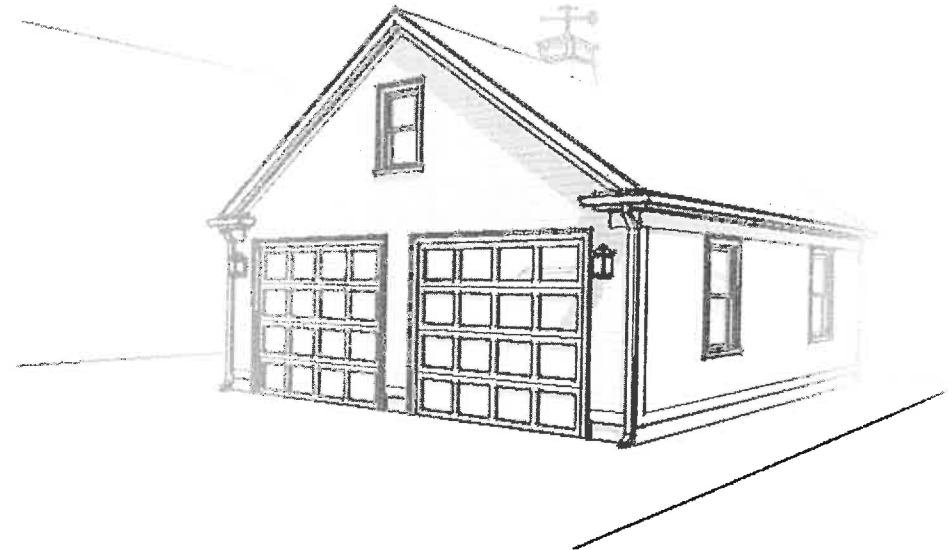
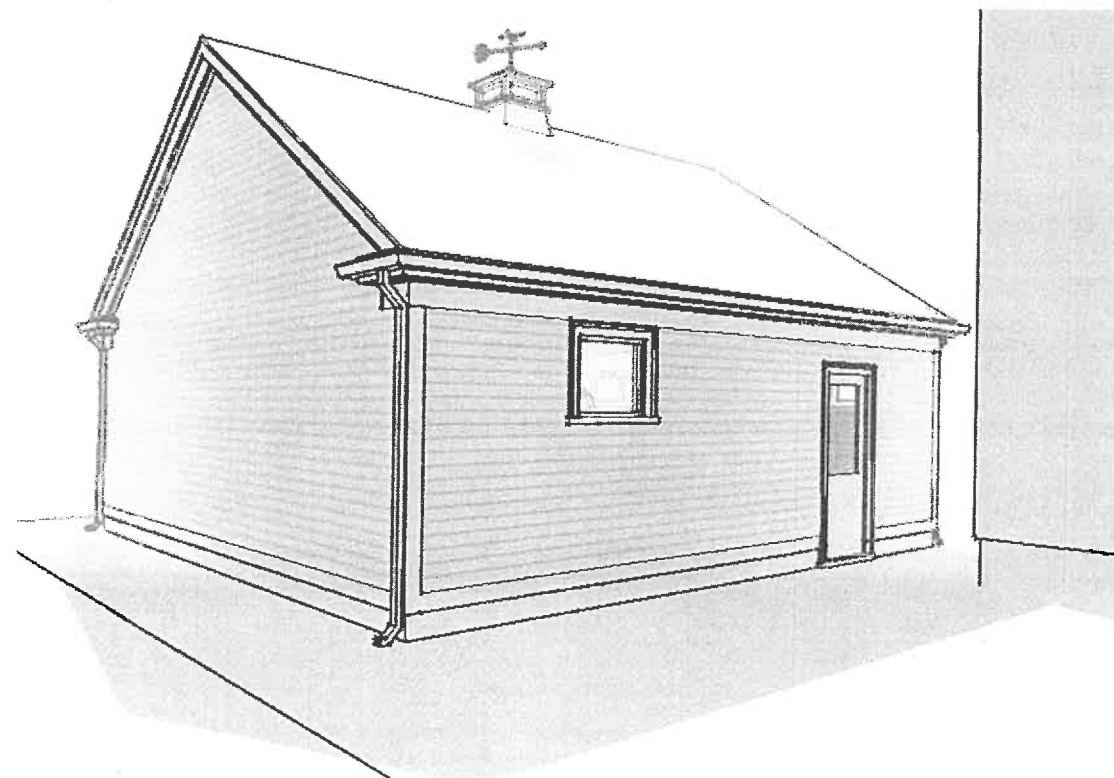
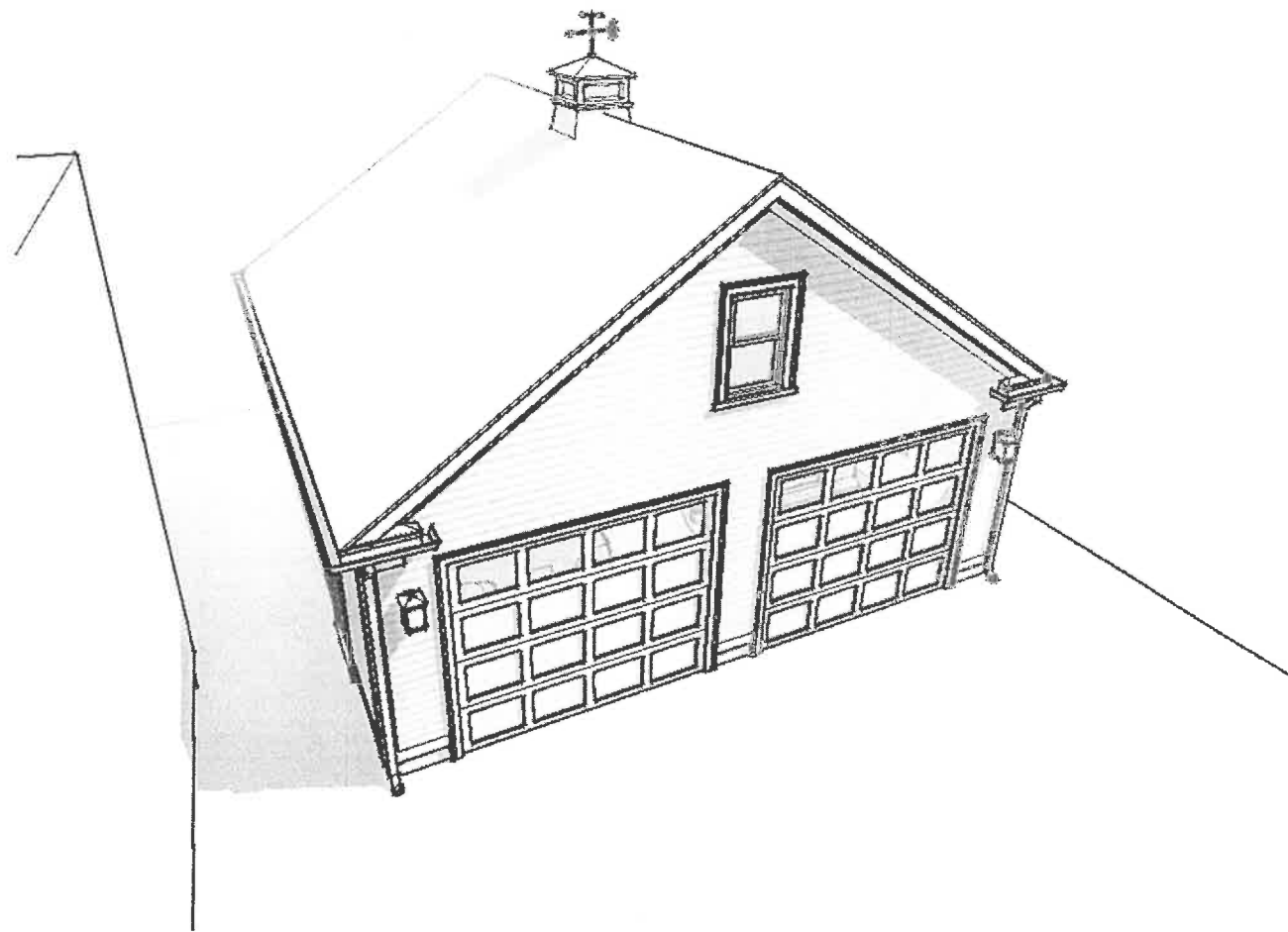
Sheet

A0



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| | | | | | | | | |
|--|--|--|--|------------------------------|--|----------------------|--|---------------------|
| Patrick Rettig Architect LLC Architecture . Construction . Consulting 126 Alexander Ave. Belmont MA 02478 patrick@rettigarchitect.com 617.201.5694 | | Ponte / Hugg Residence 307 Pleasant Street Belmont MA Garage Addition | | Schematic Design Drawings | | Garage Attic Plan | | Date: 02/12/2019 |
| | | | | | | | | Scale: 1/4" = 1'-0" |
| | | | | | | | | Project #: 19001 |
| | | | | | | | | Sheet A1.2 |



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Ponte / Hugg Residence
307 Pleasant Street
Belmont MA

Garage Addition

Schematic Design
Drawings

Exterior Views

Date: 02/12/2019

Scale: None

Project #: 19001

Sheet

A3.0



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Ponte / Hugg Residence
307 Pleasant Street
Belmont MA

Garage Addition

Schematic Design
Drawings

Exterior
Elevation
Front

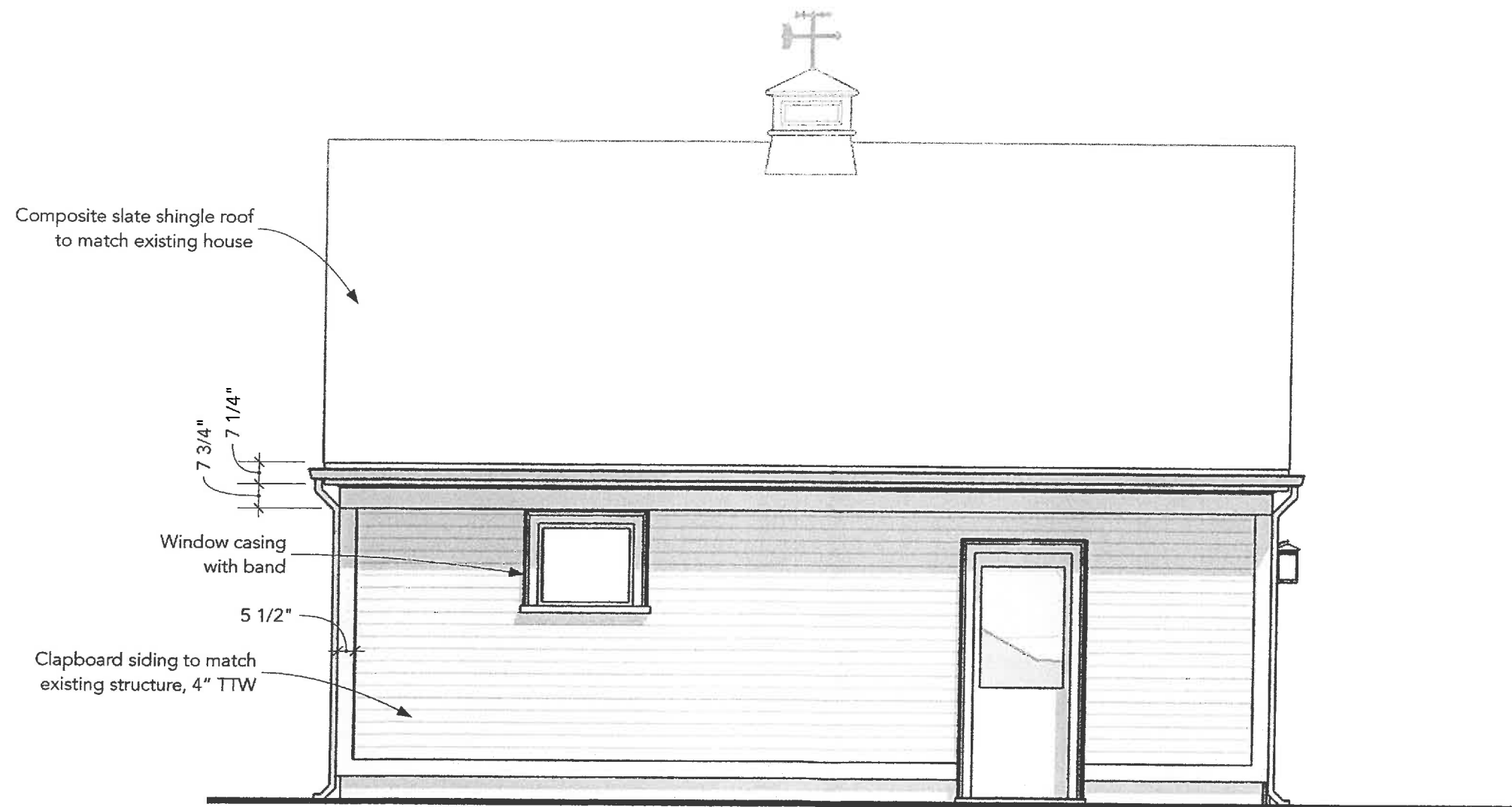
Date: 02/12/2019

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

Project #: 19001

Sheet

A3.1



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Ponte / Hugg Residence
307 Pleasant Street
Belmont MA

Garage Addition

Schematic Design
Drawings

Exterior
Elevation
Side

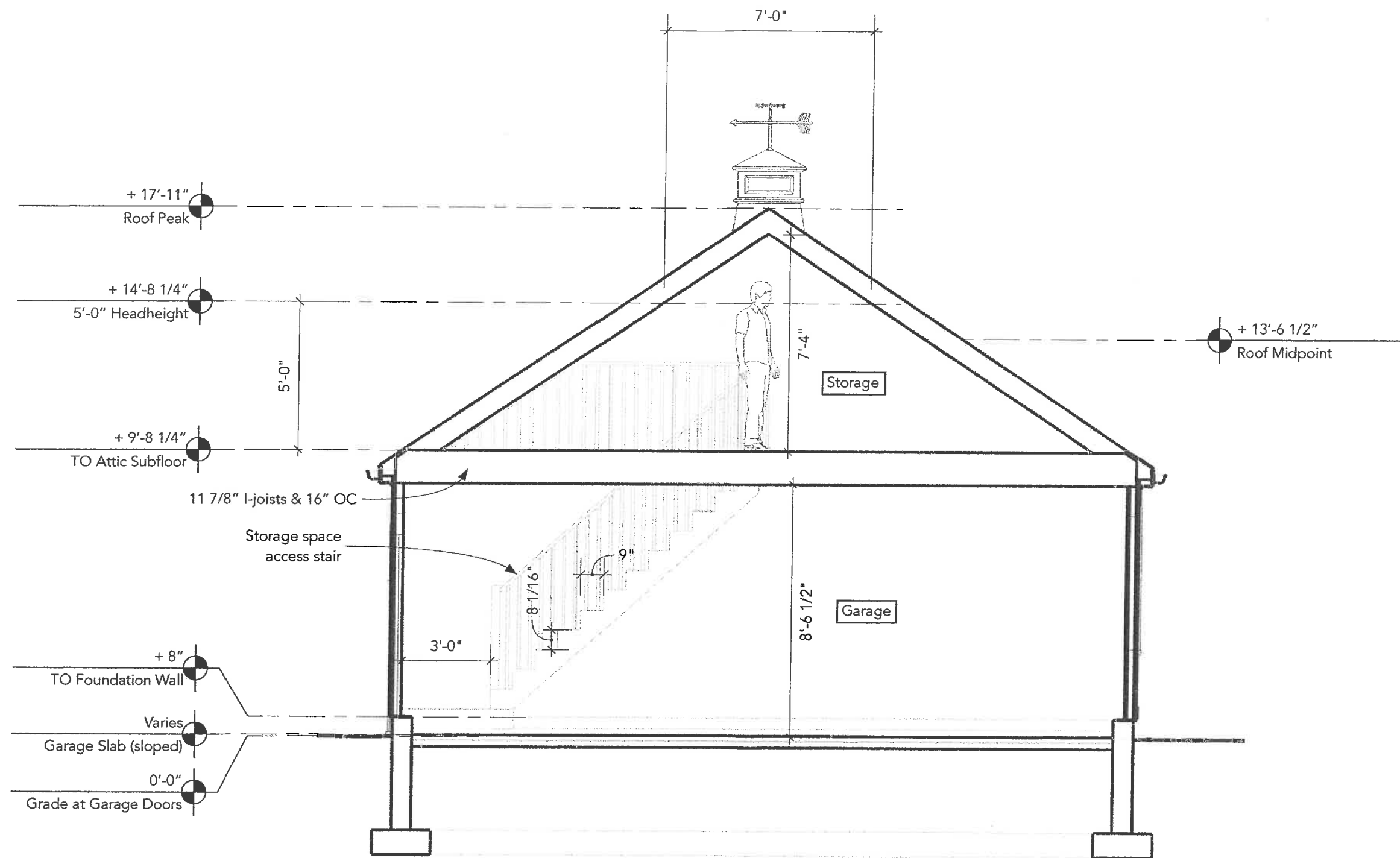
Date: 02/12/2019

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

Project #: 19001

Sheet

A3.2



These drawings are to scale when printed on sheet size: 11x17

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Ponte / Hugg Residence
307 Pleasant Street
Belmont MA

Garage Addition

Schematic Design
Drawings

Building
Section

Date: 02/12/2019

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

Project #: 19001

Sheet

A4.1