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TOWN CLERK  
BELMONT, MA

CASE NO. 19-22

2019 JUN 10 AM 8:41 NOTICE OF PUBLIC HEARING BY THE  
BELMONT ZONING BOARD OF APPEALS

ON APPLICATION FOR 2 SPECIAL PERMITS

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, 3<sup>rd</sup> floor, Homer Municipal Building, 19 Moore St., to consider the application of Jun Luo at 101 Alexander Ave. located in a Single Residence C (SRC) Zoning District for Two Special Permits under Section 1.5 of the Zoning Bylaw to Enclose an Existing Open Porch and construct a Front Yard Parking. Special Permits 1.- The required front setback is 22.45', the existing front setback of the structure is 21.2' and for the proposed enclosed porch is 14.3'. 2.- Front yard parking is allowed by a Special Permit.

ZONING BOARD OF APPEALS



Town of Belmont  
Zoning Board of Appeals

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2019 JUN 10 AM 8:41

**APPLICATION FOR A SPECIAL PERMIT**

Date: 12/2/18

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 101 Alexander Ave 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 \_\_\_\_\_

Enlarge front porch & construct  
front yard parking.

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

Signature of Petitioner JL

Print Name Tun Luo

Address 101 Alexander Ave  
Belmont, MA, 02478

Daytime Telephone Number 857-204-9767



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

May 6, 2019

Jun Luo  
101 Alexander Avenue.  
Belmont, MA 02478

RE: Denial to Enclose an Existing Open Porch and construct a Front Yard Parking

Dear Mr. Luo,

The Office of Community Development is in receipt of your building permit application for your proposal to enclose an existing open porch and construct a front yard parking at 101 Alexander Ave. 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 Bylaws. More specifically, § 4.2.2 of the Zoning Bylaws Dimensional Regulations require a 22.45' front setback for your enclosed porch and the front yard parking is allowed by a Special Permit from the Zoning Board of Appeals.

1. The existing front setback of the structure is 21.2' and for the proposed enclosed porch is 14.3'. A Special Permit.
2. Front yard parking is 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 Two (2) 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

Dear Sir/Madam,

We would like to apply for enclosing the current open porch in the front of our house and add a parking space in front of our house. Below are the details of "What" and "Why".

#### **Enclose the Front Porch**

We would like to enclose the open porch like many of our neighbors in Belmont did, which will allow us to put shoes there and maybe a small bench for kids to sit down when changing shoes. This will make our house cleaner and warmer. Also we feel that adding an extra door will make our house safer.

#### **Add Front Parking**

We would like to add a front parking on the side of the driveway. Here is the main reason. The current parking space, although long enough, is too narrow, especially the spot between our house and the fence. We have two cars (my wife drives a 2011 Honda CR-V (72" wide) and I drive a 2015 Honda Pilot (79" wide). Only the Honda CR-V can barely fit into the spot between the house and the fence. When parking the CR-V into that spot, we have to park very carefully to get as close as possible to the house, otherwise we cannot open the door wide enough for the driver to get out. It becomes especially challenging in winter months after snow to dig the car out of snow and clear the driveway. Below is a picture of our 2011 Honda CRV in the drive way between the fence and our house.



We have 2 young kids and periodically family members visiting from China. Due to family needs as well as safety concerns, we would like to trade-in the 2011 Honda CR-V for a more robust, regular sized SUV. The models we have been considering include Ford Explorer (79" wide) and Acura MDX (78" wide). It is impossible to fit them into the parking spot between the house and the fence, as below illustrated using Honda Pilot (79" wide) as an example. Note that I did not drive fully into the spot between the fence and our house, as it will be impossible for me to get out of the car. Even though I drove only part of the car into the spot, I could barely open the door and squeeze out of the car.



We did explore the possibility of adding a parking spot on the other side of the house (next to 97 Alexander Ave). But there is a town tree nearby. After the tree expert evaluation, the parking spot will damage the tree root. Therefore, we decide to submit the application for adding the spot next to the drive way as we believe it would have a much smaller impact.

Thank you very much for your consideration, your help will be highly appreciated!

  
Jun Luo

4/16/2019

101 Alexander Avenue

Belmont, MA, 02478

# Zoning Compliance Check List

## (Registered Land Surveyor)

Property Address: 101 ALEXANDER AVE

Zone: SR-C

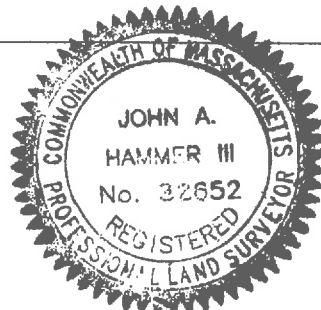
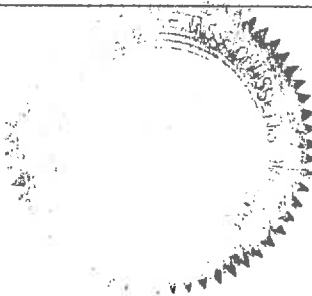
Surveyor Signature and Stamp: John A. Hammer III

Date: 12/5/18

	REQUIRED	EXISTING	PROPOSED
Lot Area	9,000 SF	4,994 SF	4,994 SF
Lot Frontage	75 LF	50 LF	50 LF
Floor Area Ratio	---	---	---
Lot Coverage	25% MAX	24.7%	24.7%
Open Space	50% MIN	55.6%	52.2%
Front Setback	25 FT.	20.1 FT	14.3 FT
Side Setback <sup>HSE</sup>	10 FT.	7.8 FT	7.8 FT
Side Setback <sup>GAR</sup>	10 FT.	5.5 FT	5.5 FT
Rear Setback <sup>HSE</sup>	25 FT.	42.0 FT	42.0 FT
Rear Setback <sup>GAR</sup>	25 FT.	6.0 FT	6.0 FT
Building Height	(34 FT R) 36 FT MAX	(PEAK) 31.3 FT	(PEAK) 31.3 FT
Stories	2 1/2	2 1/2	2 1/2
1/2 Story TOTAL FOUNDATION WALL SURFACE AREA = 798 SF Calculation TOTAL SURFACE AREA OF FDN ABOVE GROUND = 228 SF PERCENTAGE OF FOUNDATION WALL ABOVE GR = 228/798 = 28.6% CELLAR/BASEMENT CALCULATION: TOTAL FDN DEPTH = 6.6 FT TOTAL ABOVE GR = 2.4 FT % FOUNDATION ABOVE GR = 2.4/6.6 = 36%			

### NOTES:



ACCORDING TO ASSESSOR'S RECORDS THE HOUSE WAS BUILT IN 1929, AND THE GARAGE WAS BUILT IN 1926. ACCORDINGLY, THEY MAY BE DETERMINED TO BE LEGALLY NON-CONFORMING.

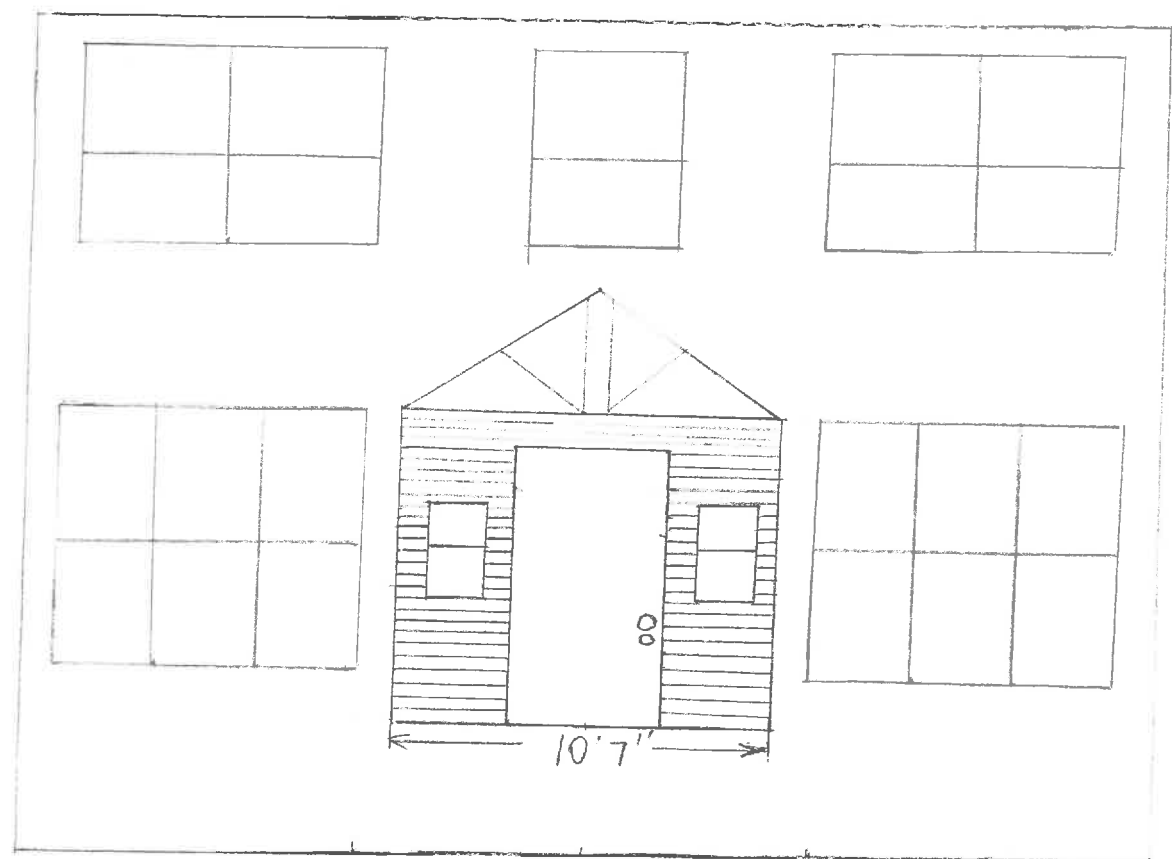


Dear Sir/Madam,

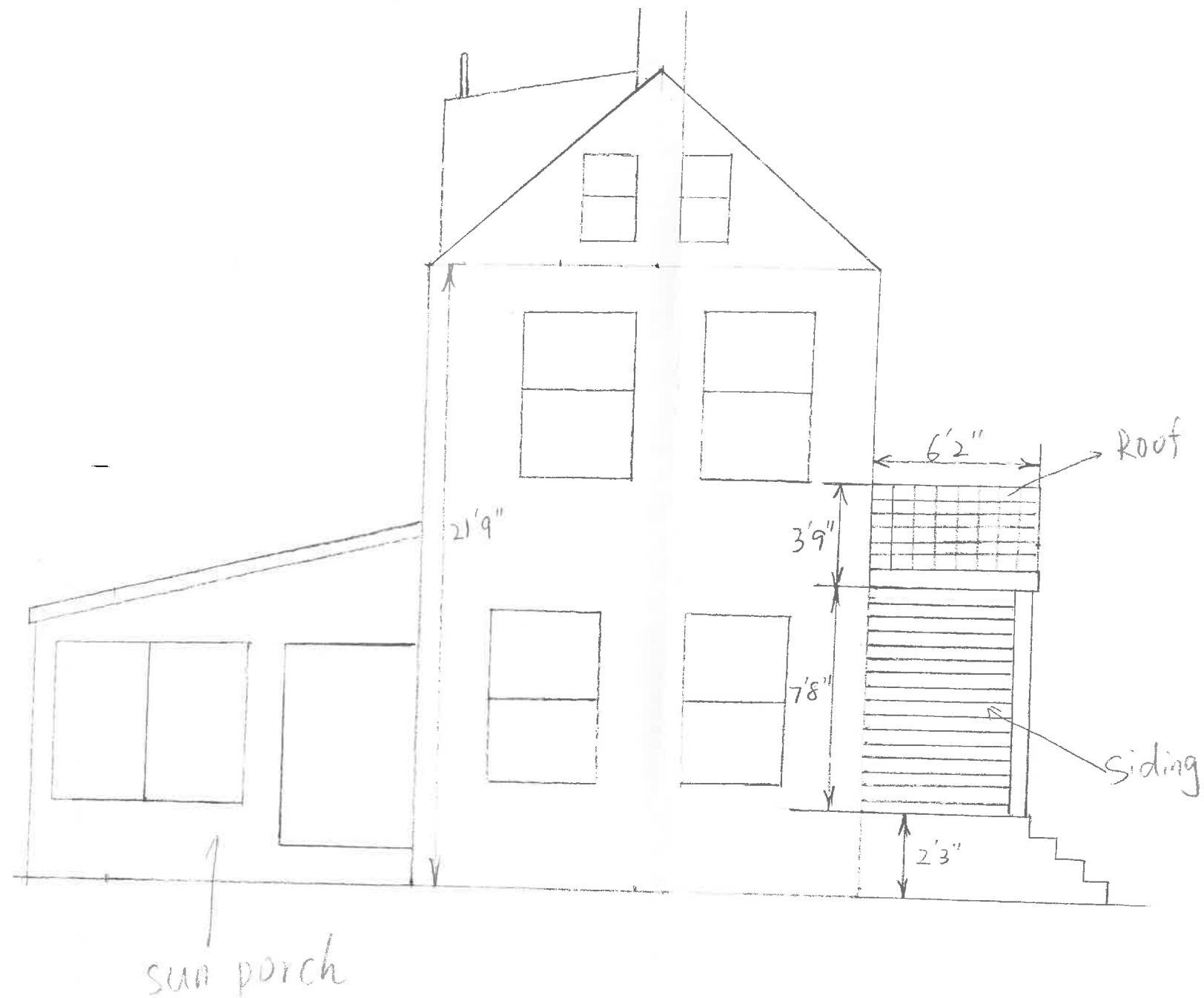
We are Jun Luo and Lingling Li's neighbors living in Alexander Avenue at Belmont. We are fully supportive of their home improvement project at 101 Alexander Avenue to enclose their front porch and add a parking space.

Should you have any questions, please do not hesitate to contact us.

98 Alexander Ave Yong Yao Xu Yee	109 Alexander Ave Han Xu 	94 ALEXANDER DIANE GREEN 



1. A new front door will be added
2. The enclosed porch will have siding coverage for both front and side
3. Two new windows (25'x40") will be added to the front



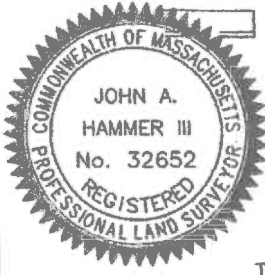
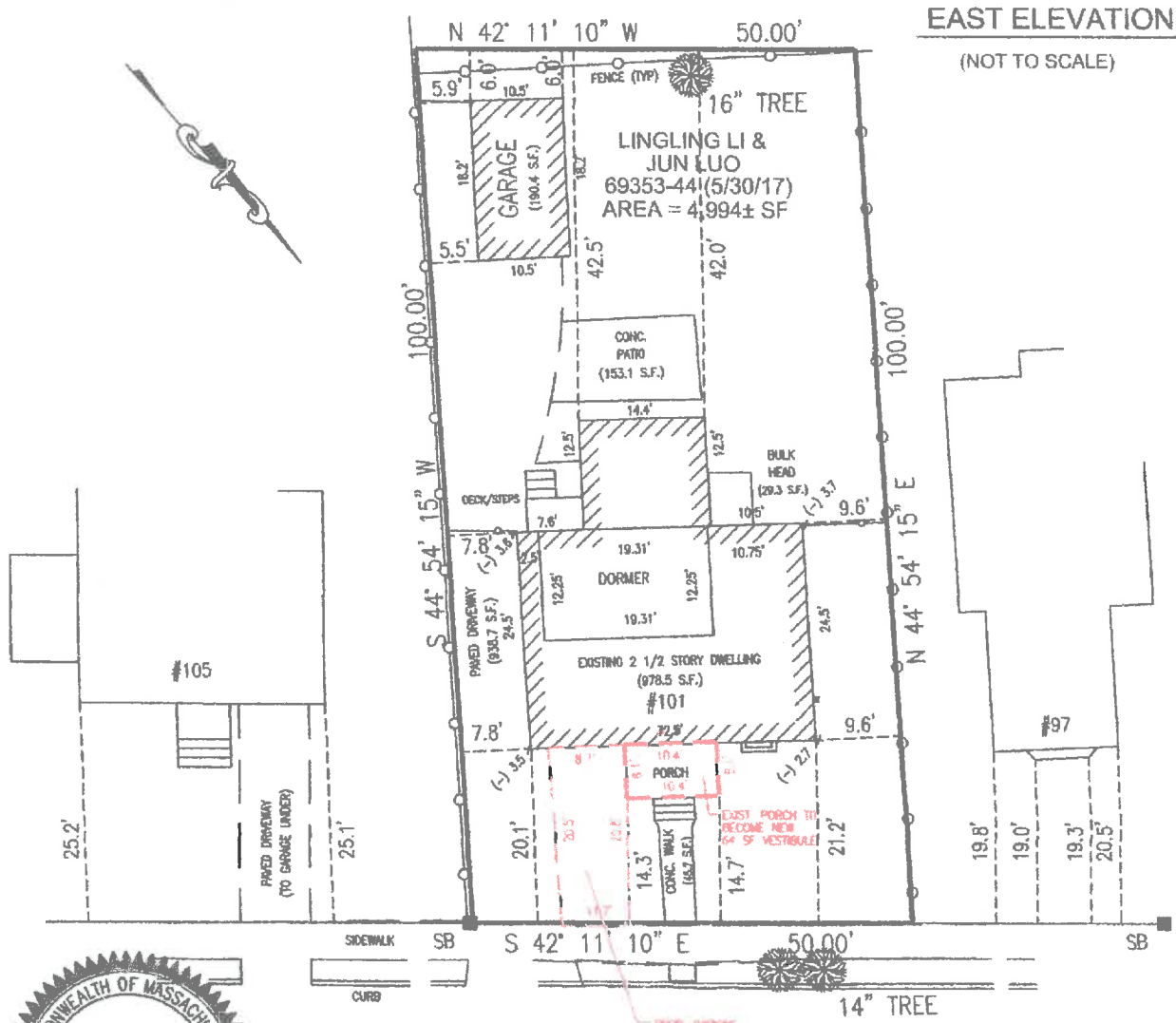
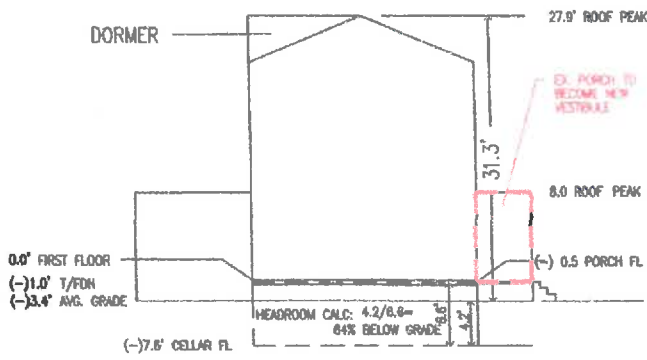


MSRD: PLAN BK 378 PLAN 48 (LOT 29)

NOTE: THERE ARE NO CONSERVATION COMMISSION MATTERS THAT AFFECT THIS PROPERTY (WETLANDS, RIVERS, OR BUFFERS).

MEASURED AREAS:

D'WAY, DECK & STAIRS = 938.7 SF  
BULKHEAD = 29.3 SF  
WINDOW WELL = 4.5 SF  
FR STAIRS = 11.7 SF



ALEXANDER AVE

FOUNDATION WALL (LEFT) = 171.5 SF  
FOUNDATION WALL (RIGHT) = 171.5 SF  
FOUNDATION WALL (FRONT) = 227.5 SF  
FOUNDATION WALL (REAR) = 227.5 SF  
TOTAL FOUNDATION WALL SURFACE AREA = 798 SF  
TOTAL ABOVE GROUND FOUNDATION WALL SURFACE AREA = 228 SF  
PERCENTAGE OF FOUNDATION WALL THAT IS ABOVE GROUND = 28.6%  
CELLAR/BASEMENT CALCULATION:  
TOTAL FOUNDATION DEPTH = 6.6 FT.  
TOTAL ABOVE GROUND = 2.4 FT.  
% FOUNDATION ABOVE GROUND = 36%

ZONE SR-C MIN DIMENSIONAL REQUIREMENTS			
	REQUIRED	MEASURED	W/ADDITION
AREA	9,000 SF	4,994 SF	4,994 SF
FRONTAGE	75 FT.	50.0 FT.	50.0 FT
FRONT YD	25 FT.	20.1 FT.*	14.3 FT
SIDE YD (HSE)	10 FT.	7.8 FT.*	7.8 FT.*
SIDE YD (GAR)	10 FT.	5.5 FT.*	5.5 FT.*
REAR YD (HSE)	25 FT.	42.0 FT.	42.0 FT.
REAR YD (GAR)	25 FT.	6.0 FT.*	6.0 FT.*
MAX. LOT COV.	25%	24.7%*	24.7%*
MIN. OPEN SPACE	50%	55.6%	52.2%

\* QUANTITY MAY BE LEGALLY NONCONFORMING

I CERTIFY TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION AND BELIEF:  
1. ACCORDING TO THE F.E.M.A. FLOOD INSURANCE RATE MAP OF THE TOWN OF BELMONT, PANEL NO. 25017C0418E (6/4/2010) LOCUS IS IN ZONE "X".  
2. ACCORDING TO THE ZONING MAP OF THE CITY OF BELMONT LOCUS IS ZONED SR-C.

GARAGE AREA = 190.4 SF	= 190.4 SF
BUILDING & PORCH AREA = 1,042.5 SF	= 1,042.5 SF
DRIVEWAY AREA = 938.7 SF	= 1,108.7 SF
OTHER COVERED AREA = 45.5 SF	= 45.5 SF
	2,217.1 SF
OPEN SPACE = 2,776.9 SF	= 2,506.9 SF
LOT AREA = 4,994 SF	= 4,994 SF

3. THIS PLAN HAS BEEN PREPARED FROM AN INSTRUMENT SURVEY SUPERVISED BY ME ON JULY 5, 2017, AND UPDATED FEBRUARY 9, 2018.

CERTIFIED PLOT PLAN  
PREPARED BY  
JOHN A. HAMMER, III  
39 GEORGE BROWN STREET  
BILLERICA, MA 01821  
TEL: (978) 663-3700  
AUGUST 22, 2018

LINGLING LI & JUN LUO  
101 ALEXANDER AVENUE  
PCL ID 34-58  
APP. NO. \_\_\_\_\_  
DATE: \_\_\_\_\_  
SCALE: 1"=20'