

RECEIVED
TOWN CLERK
BELMONT, MA

CASE NO. 20-15

2020 MAR 16 PM 2:07

NOTICE OF PUBLIC HEARING BY THE
BELMONT ZONING BOARD OF APPEALS

ON APPLICATION FOR ONE SPECIAL PERMIT

Notice is hereby given that the Belmont Zoning Board of Appeals will hold a public hearing on Monday, April 6, 2020 at 7:00 PM in the Art Gallery, 3rd floor, Homer Municipal Building, 19 Moore St., to consider the application of Vale Realty Service Company, Anthony Digiovanni President, at 55 Brighton Street located in a Local Business III (LBIII) Zoning District for One Special Permit under §3.3 of the Zoning Bylaw to Construct a Mixed Use Group of Commercial and Residential Building. Special Permit, 1.- The proposed mixed use building is allowed by a Special Permit granted by the Board of Appeals.

ZONING BOARD OF APPEALS



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 23, 2020

Vale Realty Service Company
Anthony Digiovanni
4 Vale Road
Belmont, MA 02478

RE: Denial to Construct a Mixed Use of Commercial and Residential Building

Dear Mr. Digiovanni,

The Office of Community Development is in receipt of your building permit application for your proposal to construct a mixed use group building at 55 Brighton Street located in a Local Business III (LBIII) Zoning District.

Your application has been denied because §3.3 of the By-Law allows mixed use groups in LBIII district by a Special Permit granted by the Board of Appeals.

1. The proposed use is allowed by a Special permit granted by the Board of Appeals.

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 a 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.
Director of Community Development



Town of Belmont
Zoning Board of Appeals

RECEIVED
TOWN CLERK
BELMONT, MA

03 MAR 16 PM 2:07

APPLICATION FOR A SPECIAL PERMIT

Date: February 28, 2020

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 55 Brighton 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 construction of a mixed use building per Section 3.3 of the By-Law which allows mixed use groups in LBIII district by a Special Permit granted by Board of Appeals. The new building will consist of commercial space on the first floor and five (5) one bedroom apartments on the second floor. on the ground that the same will be in harmony with the general purpose and intent of said Zoning By-Law.

Signature of Petitioner Silvio DiGiovanni
Print Name Silvio DiGiovanni
Address 4Vale Road
Belmont, MA 02478
Daytime Telephone Number 617-484-0808

December 6, 2005

Vale Realty and Service Company, LLC
4 Vale Road
Belmont, MA

Reference: Proposed New Building
55 Brighton Street
Belmont, MA

As lifelong members of the Belmont community we are concerned that the current building is detrimental to the look and feel of the neighborhood and can also affect how others view Belmont in general. We propose to demolish the existing unused gas station which currently sits on a mostly paved site. The proposed new building would include two commercial spaces on the first floor and five one bedroom apartments on the second floor.

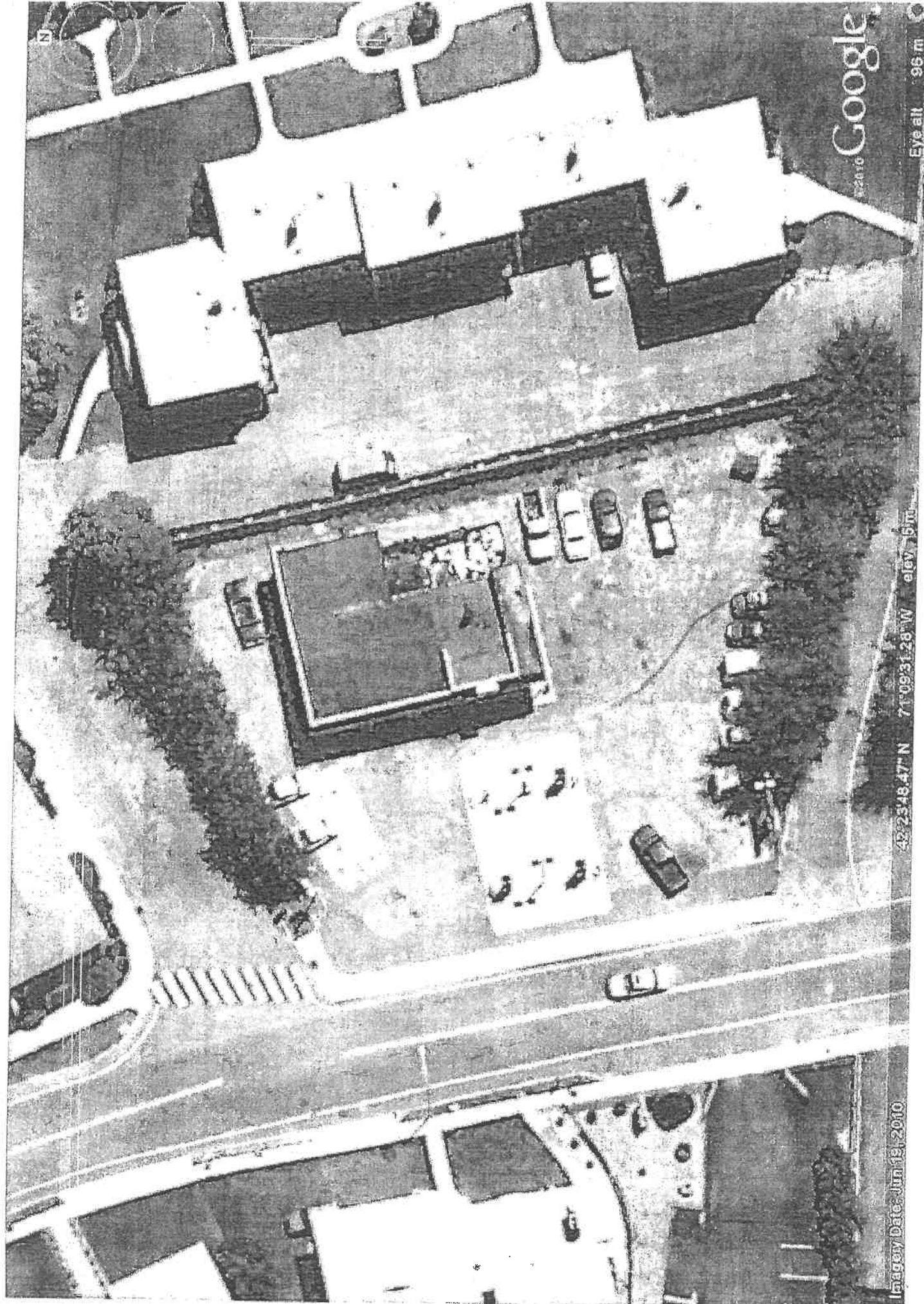
Since the property is surrounded by a blend of mostly residential and some commercial properties, we feel that having at least part of the project as residential is more in line with the neighborhood. We have taken this residential presence into account with the design of the building.

The proposed building footprint has remained small when compared to what the zoning would allow for a building size on this site. One goal of the site layout was to set the building as far back from Brighton Street. Another goal of the site layout was to have access to the site from the two adjacent side streets as opposed to from Brighton Street, which will make it much easier on both the general public and those using the new building.

With regard to the design of the building, it was important to us to consider the feel of the neighborhood and the town of Belmont in general. In an effort to keep the mass of the new building feeling smaller and more residential, we are using gables and low roof lines to minimize the overall height which results in a more story and a half look.

It is our belief that the proposed change to the use of this property will not be detrimental to the neighborhood. It is also our belief that the proposed new building is consistent with the surrounding neighborhood and will be a great improvement to the property, the immediate neighborhood and Belmont in general. Since the proposed building will conform to all other aspects of the Zoning By-Laws, approval of this special permit will not change the intent of the Zoning By-Laws as set forth by the Town of Belmont. Thank you for your consideration of this application.





Google

Eye alt 95 m

42°23'48.47" N 71°09'31.28" W elev 15 m

Image Date: Jun 19, 2010

Zoning Compliance Check List

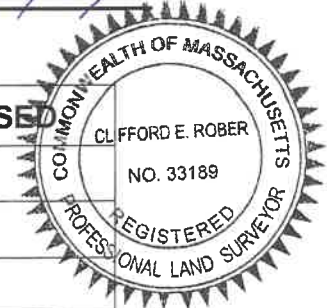
(Registered Land Surveyor)

Property Address: 55 BRIGHTON STREET

Zone: LB III

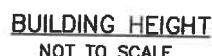
Surveyor Signature and Stamp: 

Date: 2/27/20



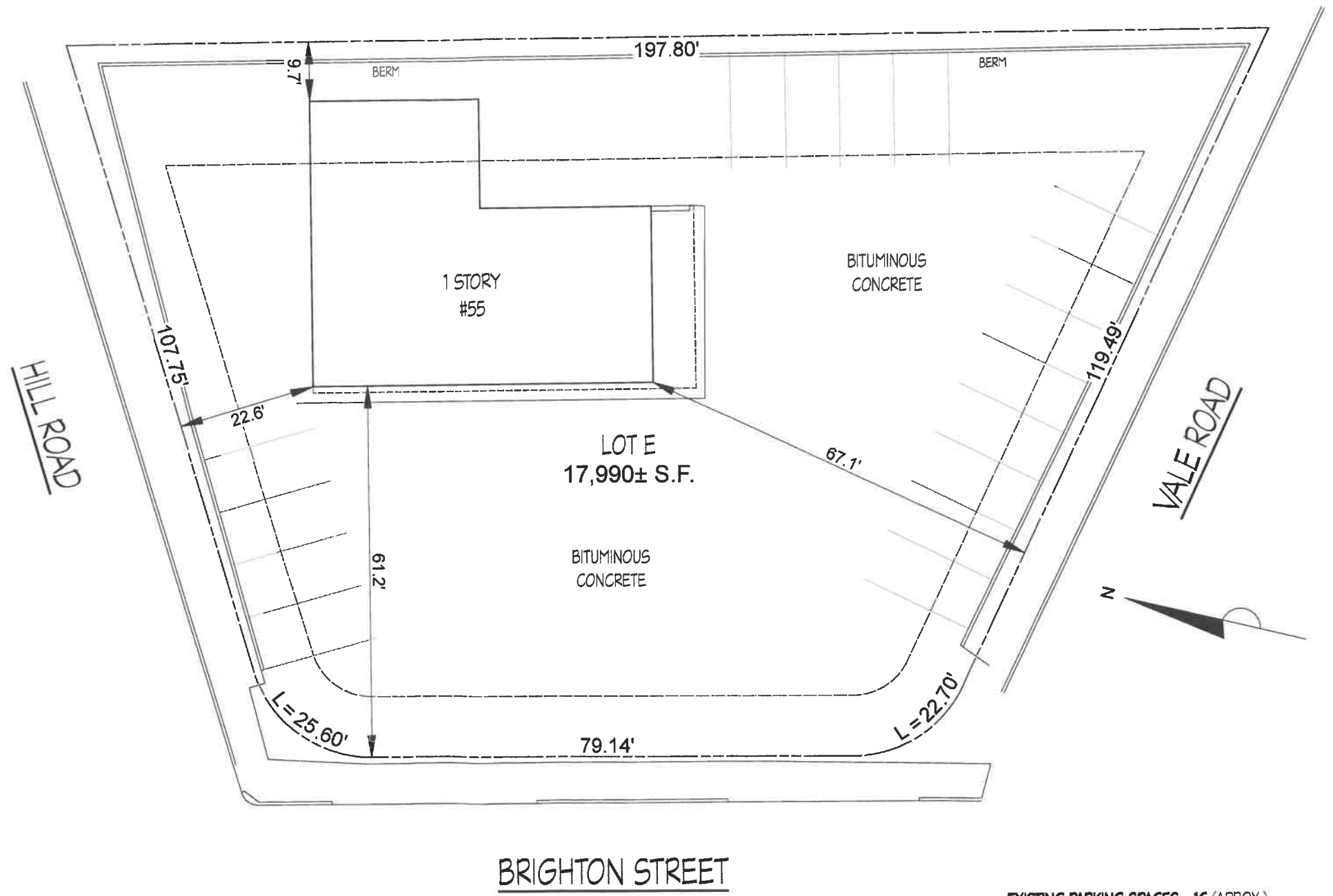
	REQUIRED	EXISTING	PROPOSED
Lot Area		17,990	
Lot Frontage	20'	106.77'	
Floor Area Ratio	1.05		
Lot Coverage	35%	12.9%	22.5%
Open Space		0.7%	25.6%
Front Setback-BRIGHTON	10'	61.2'	56.0'
Front Setback-VALE	10'	67.1'	13.0'
Front Setback-HILL	10'	22.6'	13.4'
Rear Setback	20'	9.7'	28.2'
Building Height	36'		26.7'
Stories	2		2
½ Story Calculation			

NOTES:



DATE _____

2/27/20



EXISTING PARKING SPACES = 16 (APPROX.)



REVISIONS	
NO.	DATE

PROJECT:
NEW BUILDING
55 BRIGHTON ST.
BELMONT, MA

SHEET TITLE:
EXISTING SITE PLAN

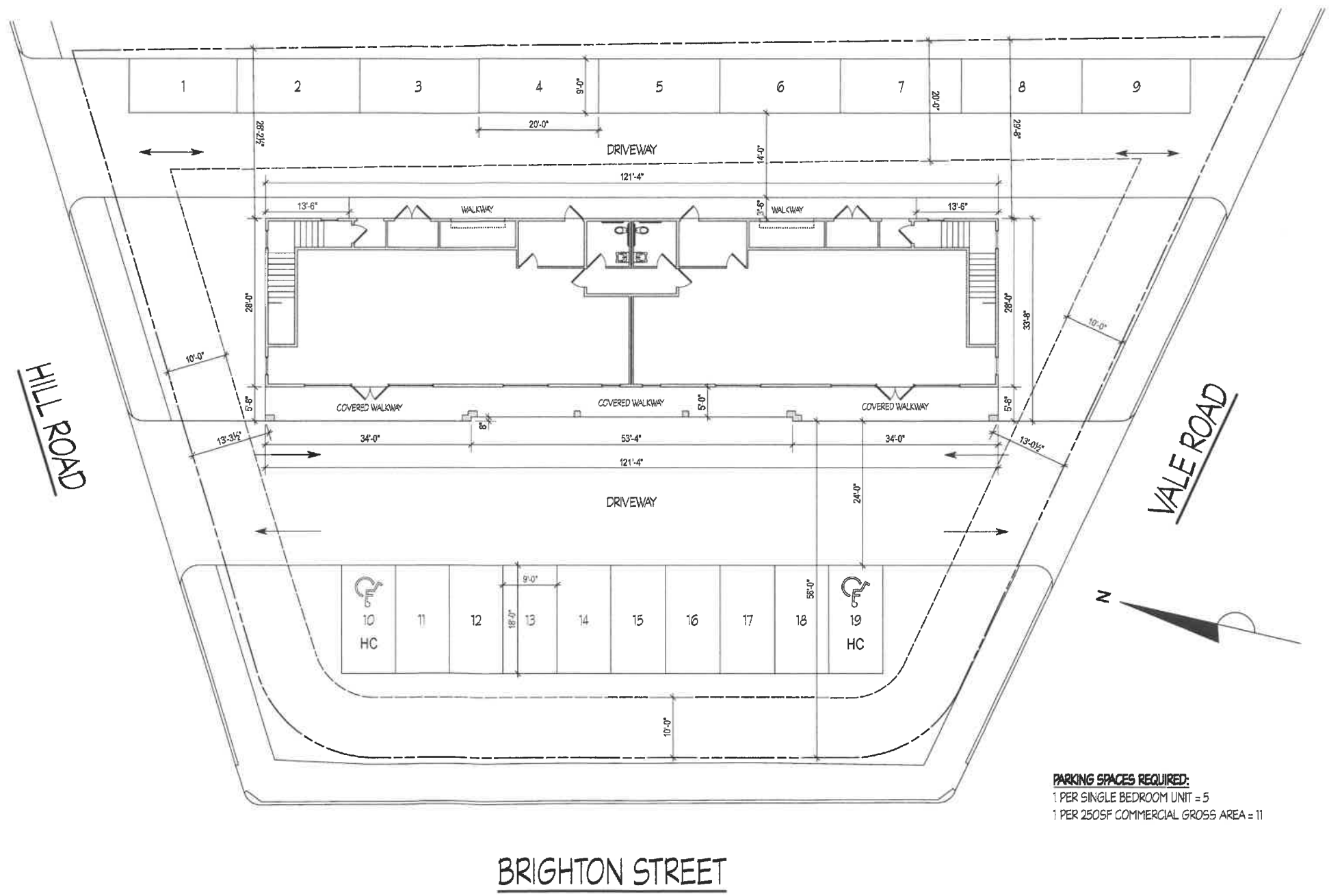
SCALE: AS NOTED

PROJECT #: 219486

DATE: FEBRUARY 24, 2020

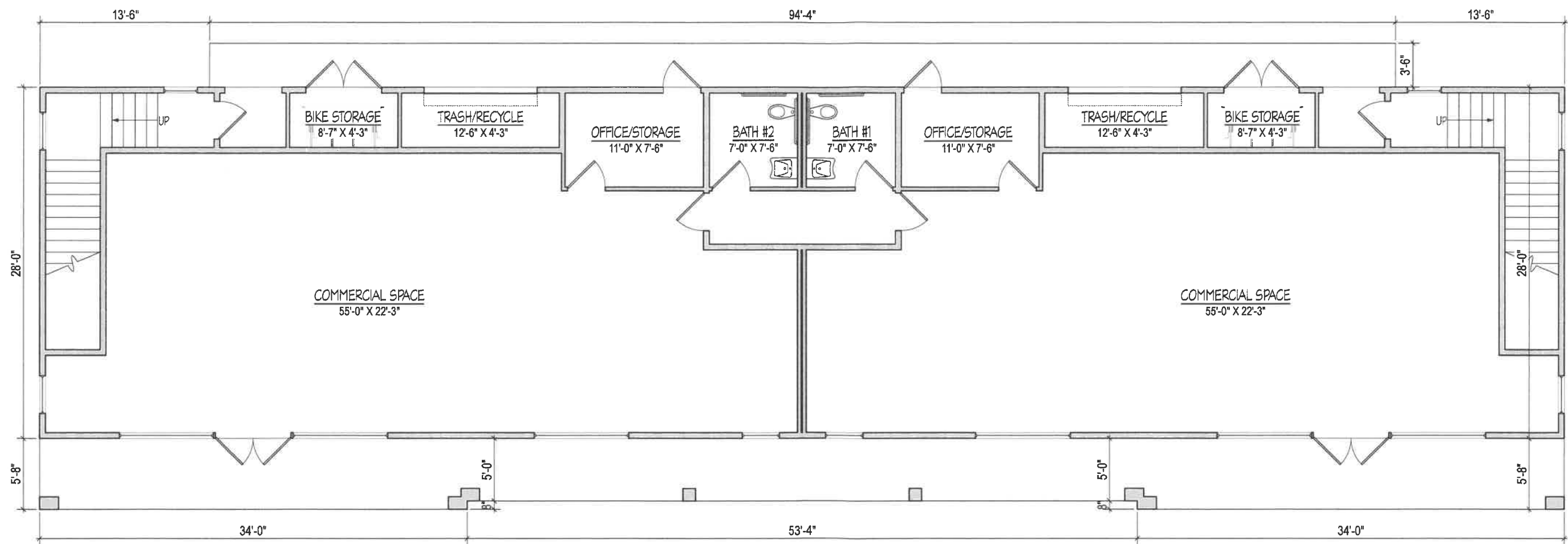
DRAWING #:

A-1



PARKING SPACES REQUIRED:
1 PER SINGLE BEDROOM UNIT = 5
1 PER 250SF COMMERCIAL GROSS AREA = 11

REVISIONS	
NO.	DATE
PROJECT: NEW BUILDING 55 BRIGHTON ST. BELMONT, MA	
SHEET TITLE: PROPOSED SITE PLAN	
SCALE: AS NOTED	
PROJECT #: 219486	
DATE: FEBRUARY 24 2020	
DRAWING #:	



COMMERCIAL LEASE AREA = (2) 1252 S.F.

COMMERCIAL GROSS AREA = (2) 1423 S.F.

REVISIONS

NO.	DATE

PROJECT:

NEW BUILDING
55 BRIGHTON ST.
BELMONT, MA

SHEET TITLE:

PROPOSED FIRST
FLOOR PLAN

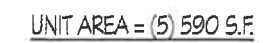
SCALE: AS NOTED

PROJECT #: 219486

DATE: FEBRUARY 24 2020

DRAWING #:

A - 3



REVISIONS	
NO.	DATE

PROJECT: _____
NEW BUILDING
55 BRIGHTON ST.
BELMONT, MA

SHEET TITLE: PROPOSED SECOND FLOOR PLAN

SCALE: AS NOTED

PROJECT #:	219486
------------	--------

DATE: FEBRUARY 24 2020

DRAWING #:

A-4



REAR ELEVATION



FRONT ELEVATION



babbitt
design

TAVIS R. BABBITT
85 MCGUERTY ROAD
EASTHAM, MA 02642
781-592-9201

REVISIONS

NO.	DATE

PROJECT:

NEW BUILDING
55 BRIGHTON ST.
BELMONT, MA

SHEET TITLE:

PROPOSED FRONT &
REAR ELEVATIONS

SCALE: AS NOTED

PROJECT #: 213486

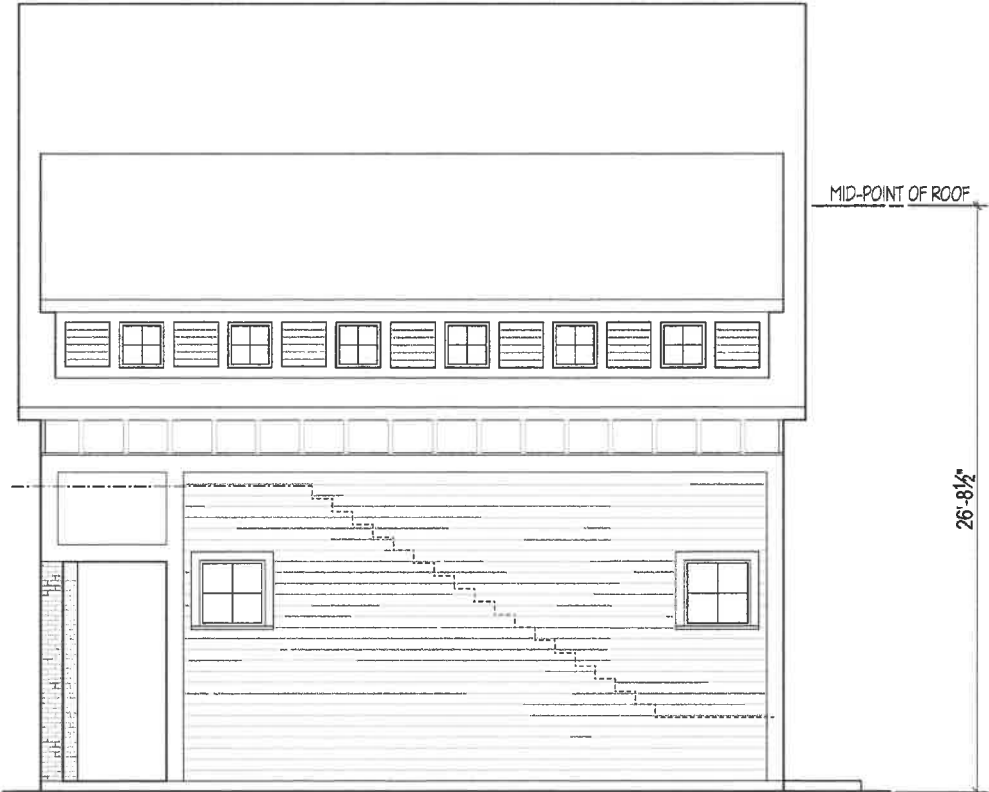
DATE: FEBRUARY 24 2020

DRAWING #:

A-5



LEFT SIDE ELEVATION



RIGHT SIDE ELEVATION

REVISIONS

NO.	DATE

PROJECT:

NEW BUILDING
55 BRIGHTON ST.
BELMONT, MA

SHEET TITLE:

PROPOSED RIGHT &
LEFT SIDE ELEVATIONS

SCALE: AS NOTED

PROJECT #: 219486

DATE: FEBRUARY 24 2020

DRAWING #:

A - 6

