

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, September 14, 2020 at 7:00 PM by remote access through the Zoom app. to consider the application of Lisa Colosi to construct additions at 75 Lexington Street, located in General Residence (GR) Zoning District, for One Special Permit under Section 1.5.4 A of the Zoning By-Law. Special Permit 1.- Modifications or expansions in the General Residence zoning district are 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

May 11, 2020

Lisa Colosi
75 Lexington Street
Belmont, MA 02478

RE: Denial to Construct Additions

Dear Ms. Colosi,

The Office of Community Development is in receipt of your building permit application for your proposal to construct additions at 75 Lexington 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 By-Law. More specifically, Section 1.5.4 A of the Zoning By-Law allow modifications or expansions in the General Residence zoning district by a Special Permit granted by the Board of Appeals.

1. The proposed modifications and expansions are allowed by a Special permit.

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,

Glenn R. Clancy, P.E.
Inspector of Buildings



Town of Belmont
Zoning Board of Appeals

APPLICATION FOR A SPECIAL PERMIT

Date: 07-01-20

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 75 Lexington St. 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 to Construct Additions

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

Lisa Colosi

Address

75 Lexington St.

Daytime Telephone Number

617-291-2762

Lisa Colosi
75 Lexington Street
Belmont, MA 02478
Lccolosi1@gmail.com

July 21, 2020

To whom it may concern:

I am writing to you to request a Special Permit for a property that I have lived in for most of my life. I am enclosing a small back porch and increasing the space of my current small kitchen with an additional direct exit to the back yard. The porch is an entry/exit as it will continue to be. By enclosing it, I will be able to have my laundry upstairs and increase my kitchen space for a family table. The current kitchen was done in the 1970's so you can imagine I am anxious to redo it and bring everything up to date.

Thank you for your consideration as I look forward to beginning the renovations.

Warm regards,

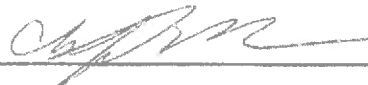
Lisa Colosi

Zoning Compliance Check List

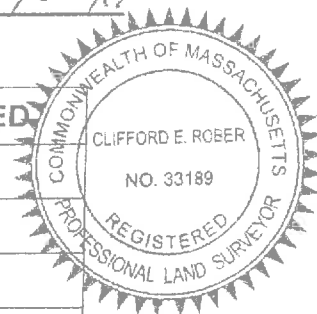
(Registered Land Surveyor)

Property Address: 75 LEXINGTON STREET

Zone: GR

Surveyor Signature and Stamp: 

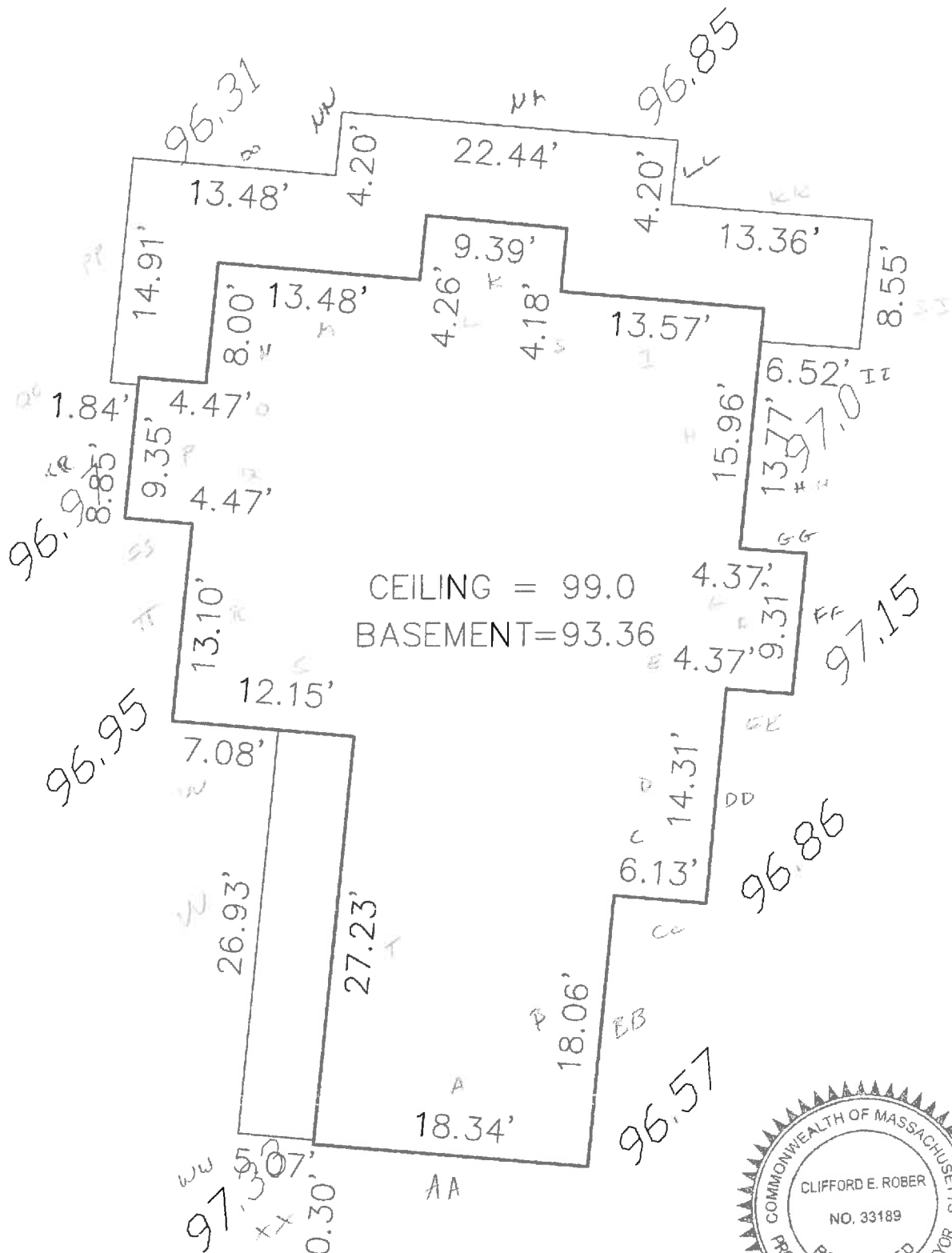
Date: 10/22/19



	REQUIRED	EXISTING	PROPOSED
Lot Area	13,301	13,301	
Lot Frontage	50'	68.64'	
Floor Area Ratio			
Lot Coverage	30%	22.0%	22.8%
Open Space	40%	63.1%	62.3%
Front Setback	24.45'	41.7'	
Side Setback	10'	8.3'	18.3'
Side Setback	10'	15.9'	
Rear Setback	20'	82.9'	77.0'
Building Height	33'	33.9'	
Stories	2 1/2	3	1
½ Story Calculation			

NOTES:

11/4/19

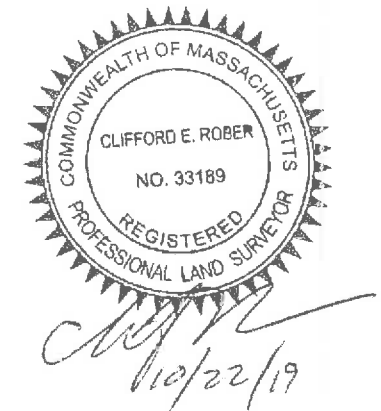


10/22/19

Segment	Segment From Existing		Segment From New		Segment To		Segment Length	Avg		Difference
	Grade		Grade		Existing Grade	Segment To New Grade		Existing	Avg New	
AA	97.33		97.33		96.57	96.57	18.34	1778.063	1778.063	0.00
BB	96.57		96.57		96.86	96.86	18.06	1746.673	1746.673	0.00
CC	96.86		96.86		96.86	96.86	6.13	593.7518	593.7518	0.00
DD	96.86		96.86		97.15	97.15	14.31	1388.142	1388.142	0.00
EE	97.15		97.15		97.15	97.15	4.37	424.5455	424.5455	0.00
FF	97.15		97.15		97.15	97.15	9.31	904.4665	904.4665	0.00
GG	97.15		97.15		97.15	97.15	4.37	424.5455	424.5455	0.00
HH	97.15		97.15		97	97	13.77	1336.723	1336.723	0.00
II	97		97		97	97	6.52	632.44	632.44	0.00
JJ	97		97		97	97	8.55	829.35	829.35	0.00
KK	97		97		96.85	96.85	13.36	1294.918	1294.918	0.00
LL	96.85		96.85		96.85	96.85	4.2	406.77	406.77	0.00
MM	96.85		96.85		96.31	96.31	22.44	2167.255	2167.255	0.00
NN	96.31		96.31		96.31	96.31	4.2	404.502	404.502	0.00
OO	96.31		96.31		96.31	96.31	13.48	1298.259	1298.259	0.00
PP	96.31		96.31		96.97	96.97	14.91	1440.902	1440.902	0.00
QQ	96.97		96.97		96.97	96.97	1.84	178.4248	178.4248	0.00
RR	96.97		96.97		96.97	96.97	8.85	858.1845	858.1845	0.00
SS	96.97		96.97		96.97	96.97	4.47	433.4559	433.4559	0.00
TT	96.97		96.97		96.95	96.95	13.1	1270.176	1270.176	0.00
UU	96.95		96.95		96.95	96.95	7.08	686.406	686.406	0.00
VV	96.95		96.95		97.33	97.33	26.93	2615.98	2615.98	0.00
WW	97.33		97.33		97.33	97.33	5.07	493.4631	493.4631	0.00
XX	97.33		97.33		97.33	97.33	0.3	29.199	29.199	0.00
							243.96	23636.6	23636.6	0.00

Ceiling Height: 5.64
 Basement Floor Elevation 93.36
 Ceiling Elevation 99
 Perimeter Total Length 243.96
 Total Perimeter Square Foot 1375.93
 Average Existing Grade 96.89
 New Average Grade 96.89
 Difference in Grade in feet 0.00

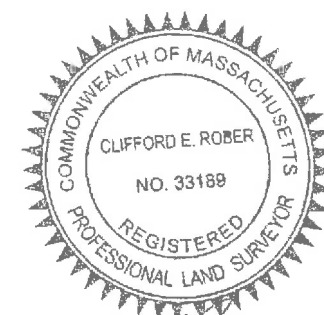
% Covered using Avg Grade 62.54%



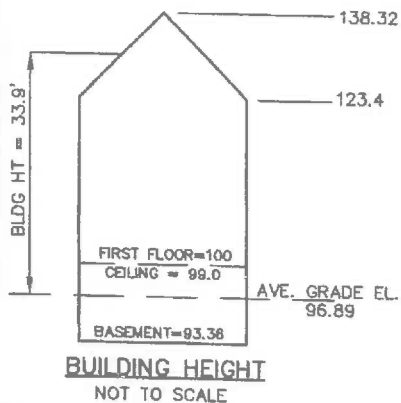
Segment	Ceiling Elevation	Elevation From	Elevation To	Length	Ceiling Height	Square Footage	Exposed Square Footage	% Covered
A	99	97.33	96.57	18.34	5.64	103.44	37.60	63.65%
B	99	96.57	96.86	18.06	5.64	101.86	41.27	59.49%
C	99	96.86	96.86	6.13	5.64	34.57	13.12	62.06%
D	99	96.86	97.15	14.31	5.64	80.71	28.55	64.63%
E	99	97.15	97.15	4.37	5.64	24.65	8.08	67.20%
F	99	97.15	97.15	9.31	5.64	52.51	17.22	67.20%
G	99	97.15	97.15	4.37	5.64	24.65	8.08	67.20%
H	99	97.15	97	15.96	5.64	90.01	30.72	65.87%
I	99	97	96.85	13.57	5.64	76.53	28.16	63.21%
J	99	96.85	96.85	4.18	5.64	23.58	8.99	61.88%
K	99	96.85	96.85	9.39	5.64	52.96	20.19	61.88%
L	99	96.85	96.85	4.26	5.64	24.0264	9.159	61.88%
M	99	96.85	96.31	13.48	5.64	76.0272	32.6216	57.09%
N	99	96.31	96.31	8	5.64	45.12	21.52	52.30%
O	99	96.31	96.97	4.47	5.64	25.2108	10.5492	58.16%
P	99	96.97	96.97	9.35	5.64	52.734	18.9805	64.01%
Q	99	96.97	96.97	4.47	5.64	25.2108	9.0741	64.01%
R	99	96.97	96.95	13.1	5.64	73.884	26.724	63.83%
S	99	96.95	96.95	12.15	5.64	68.526	24.9075	63.65%
T	99	96.95	97.33	27.23	5.64	153.577	50.6478	67.02%
				214.50	5.64	1209.78	446.16	63.12%

Ceiling Height:	5.64	<- enter
Basement Floor Elevation	93.36	<- enter
Ceiling Elevation	99	
Perimeter Total Length	214.50	
Total Perimeter Square Foot	1209.78	
Exposed Square Footage	446.16	
% Covered	63.12%	<- result

North	South	East	West
#REF!	#REF!	#REF!	#REF!
#REF!	#REF!	#REF!	#REF!
0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00
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0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00

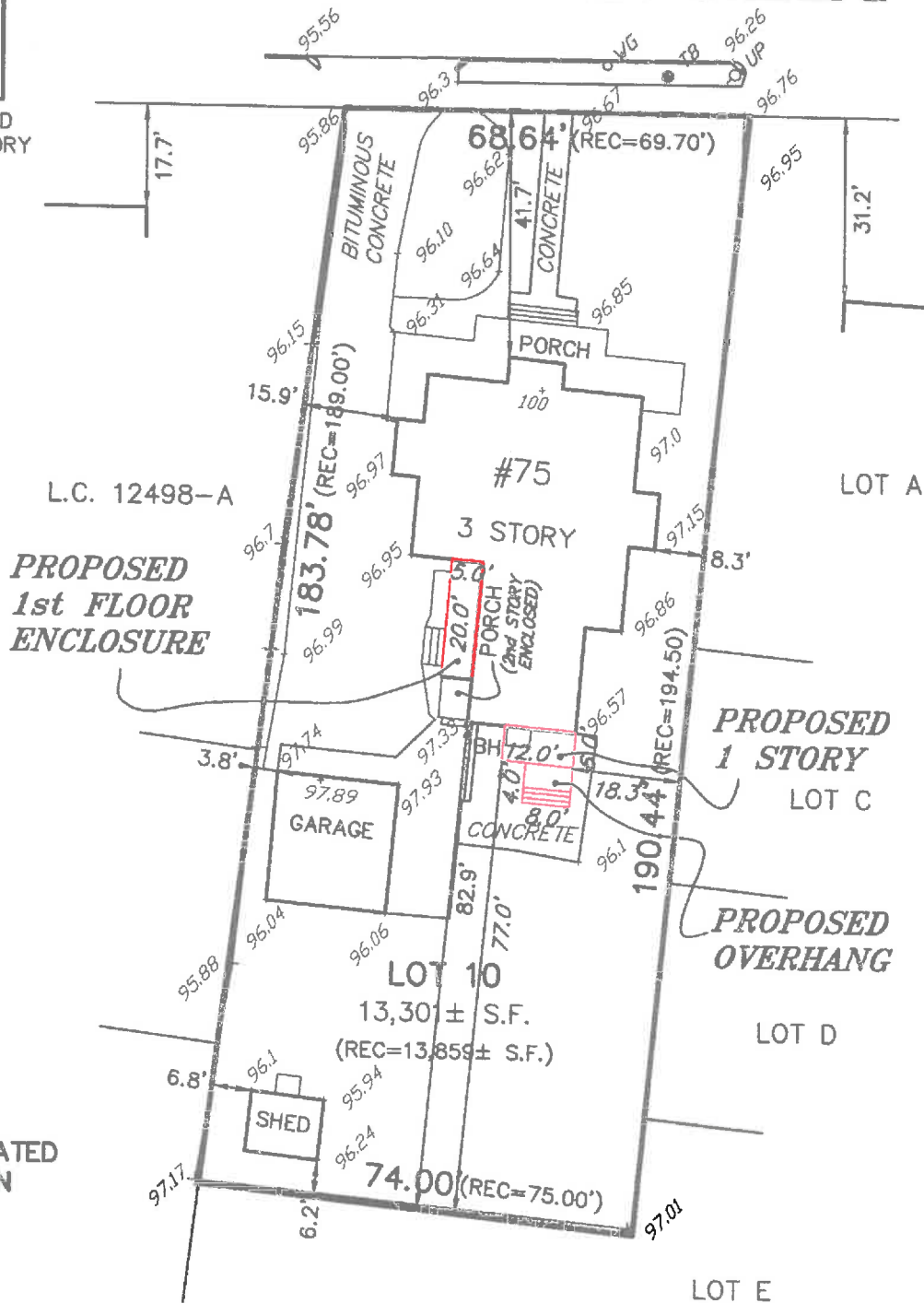


Clifford E. Rober
10/22/19



63.1% OF BASEMENT UNDERGROUND
THEREFOR BASEMENT IS NOT A STORY

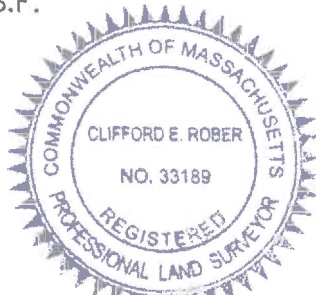
LEXINGTON STREET



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

ZONING DISTRICT:	GR (GENERAL RESIDENCE)	REQ.	EXISTING	PROP.
FRONT SETBACK:	24.45'	41.7'	—	—
SIDE SETBACK:	10'	8.3'	18.3'	—
REAR SETBACK:	20'	82.9'	77.0'	—
MAXIMUM LOT COVERAGE:	30%	22.0%	22.8%	—
MINIMUM OPEN SPACE:	40%	63.1%	62.3%	—
LOT FRONTAGE:	—	68.64'	—	—

TOTAL LOT AREA: 13,301 ± S.F.



CLIFFORD E. ROBER, PLS

DATE

PREPARED FOR: LISA COLOSI
69238/98
ASSESSORS MAP 28 — PARCEL 83

**PROPOSED PLOT PLAN
#75 LEXINGTON STREET
IN
BELMONT, MA
(MIDDLESEX COUNTY)**

SCALE: 1" = 30' DATE: 10/22/2019



ROBER SURVEY
1072 MASSACHUSETTS AVENUE
ARLINGTON, MA 02476
(781) 648-5533
DWG. NO. 5994PP1.DWG



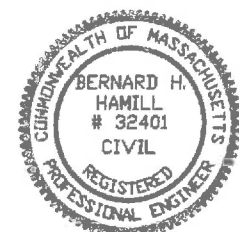
SIDE ELEVATION
SCALE 1/4" = 1'-0"

DRAWINGS SIGNED AND
SEALED FOR STRUCTURAL
DESIGN ONLY

H-STAR ENGINEERING
200 GREENVILLE ROAD
NEW IPSWICH, NH 03071
(978) 973-3078
HSTAR@ATT.NET

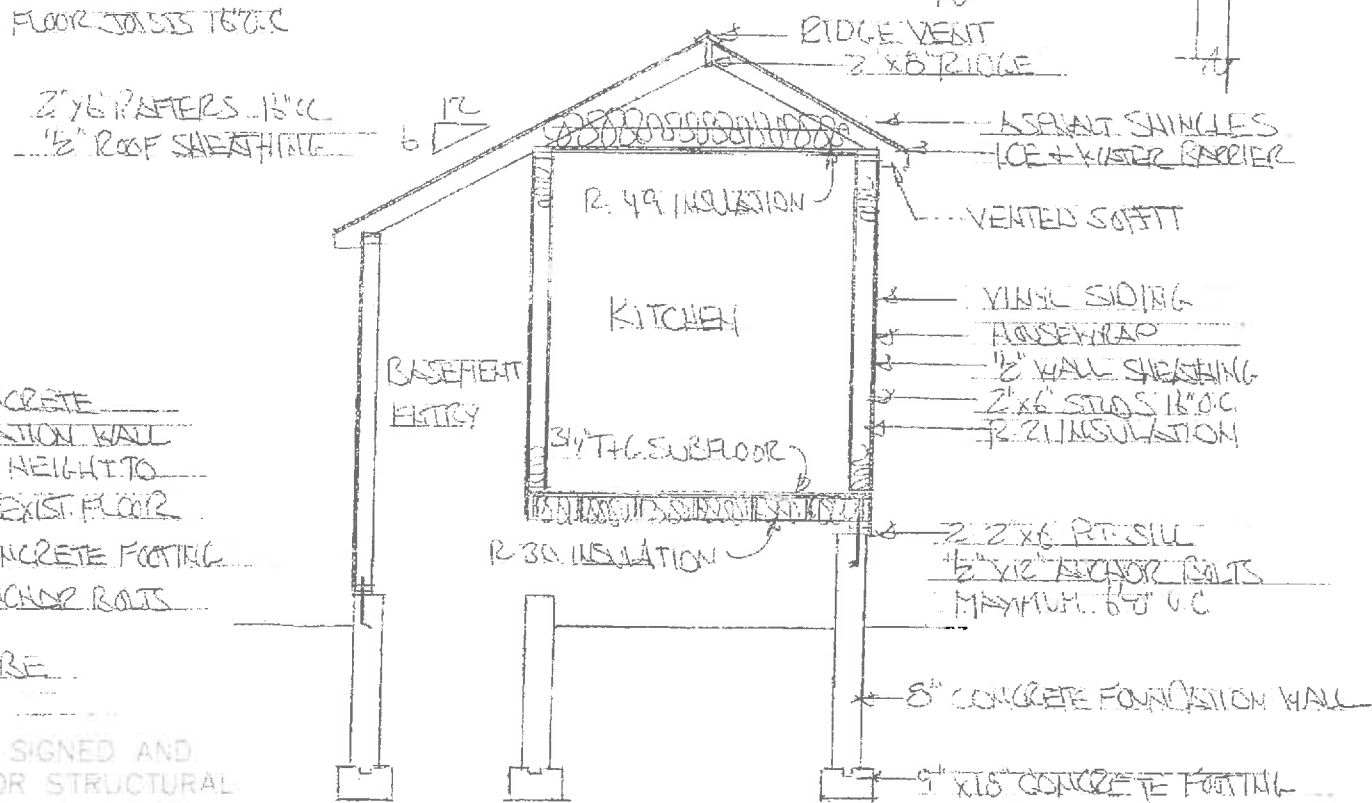
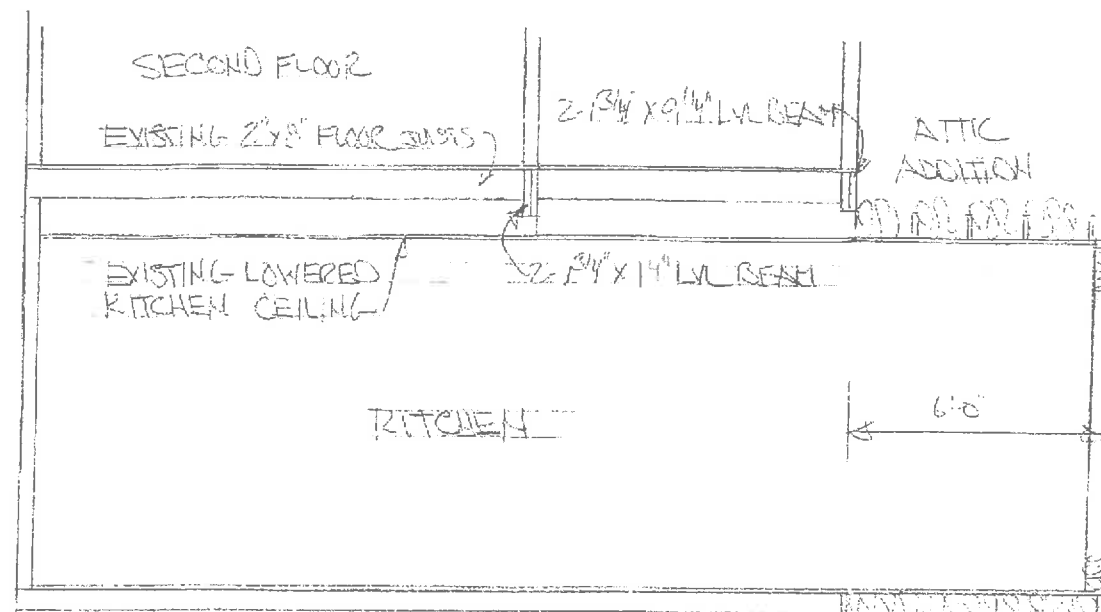
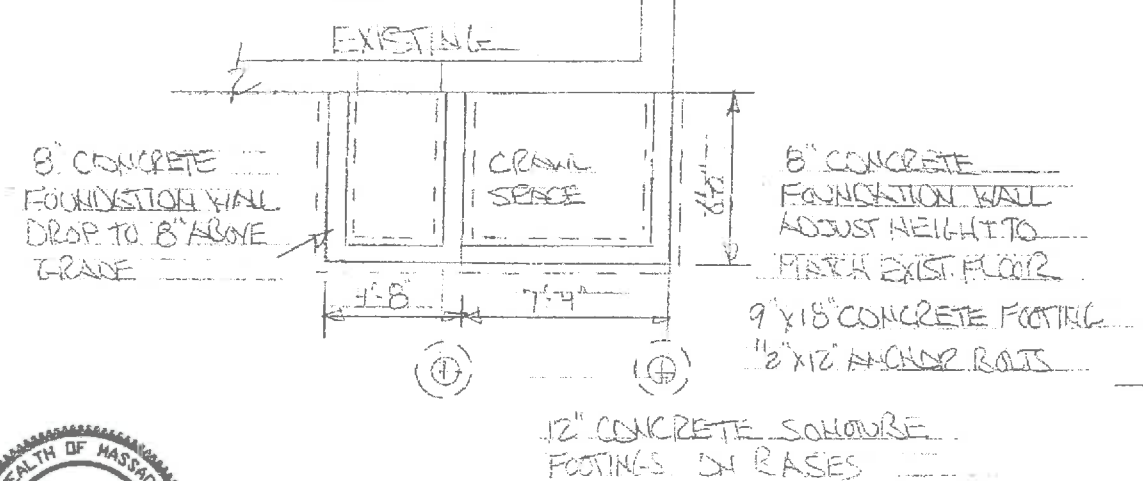
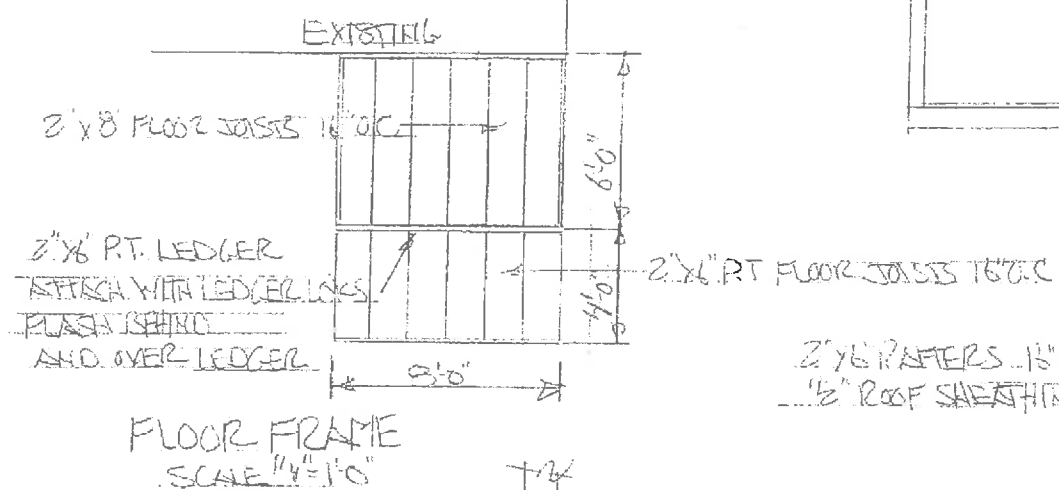
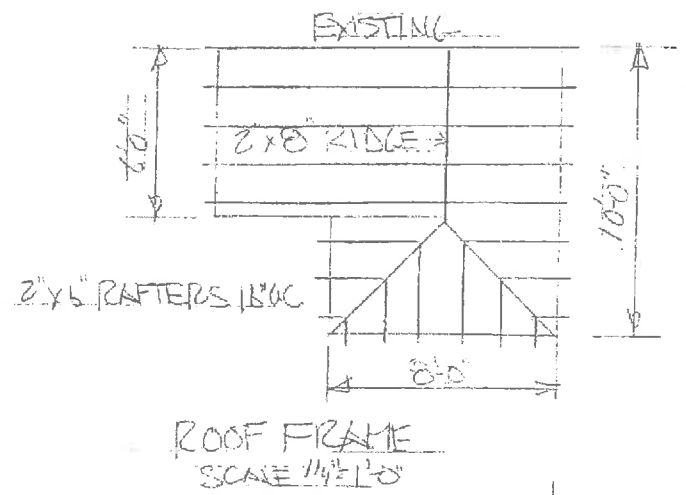


BACK ELEVATION
SCALE 1/4" = 1'-0"



Bernard H. Hamill
BERNARD H. HAMILL
PE #32401

75 LEXINGTON ST. BELMONT, MA



CROSS SECTION
SCALE 3/8" = 7'-0"



Bernard H. Hamill
BERNARD H. HAMILL
PE #32401

DRAWINGS SIGNED AND
SEALED FOR STRUCTURAL
DESIGN ONLY

H-STAR ENGINEERING
200 GREENVILLE ROAD
NEW IPSWICH, NH 03071
(978) 973-3078
HSTAR@ATT.NET

15 LEXINGTON STREET, NEWTON MA

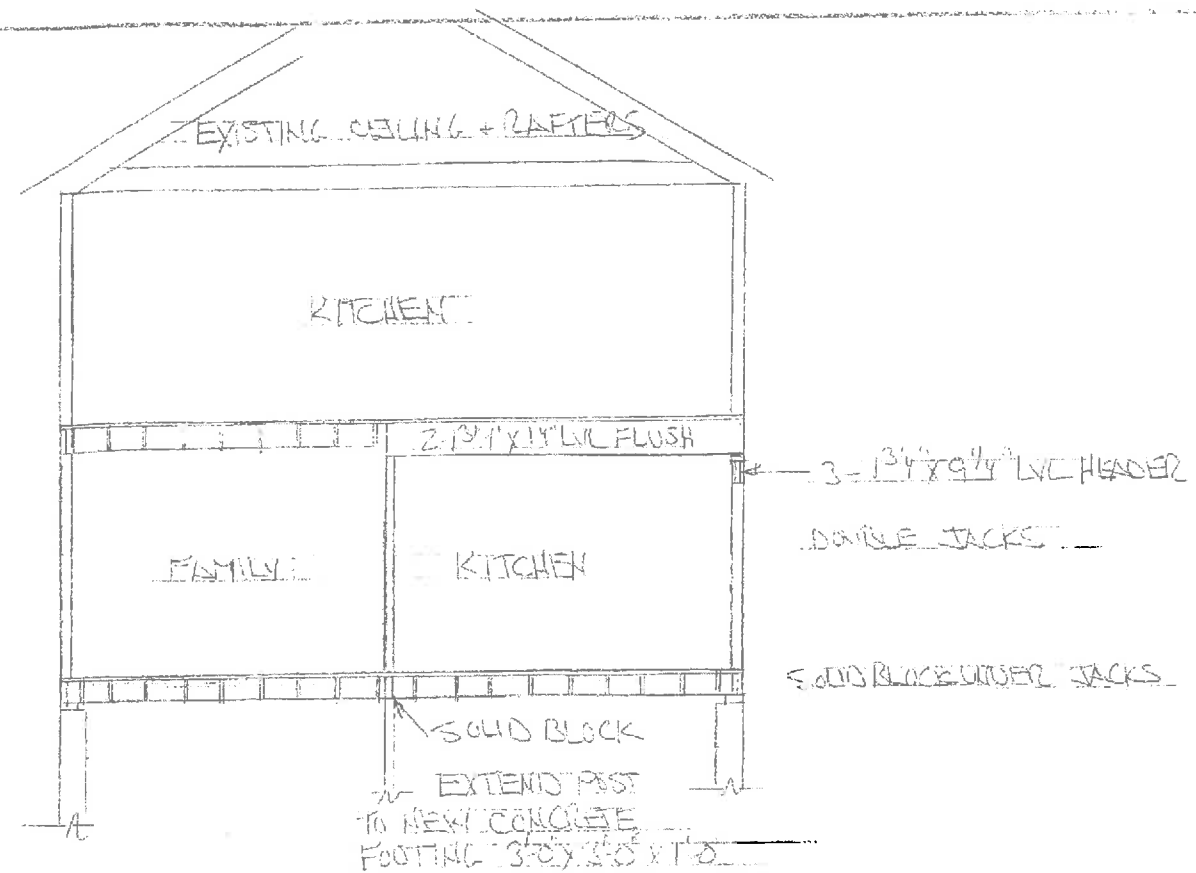
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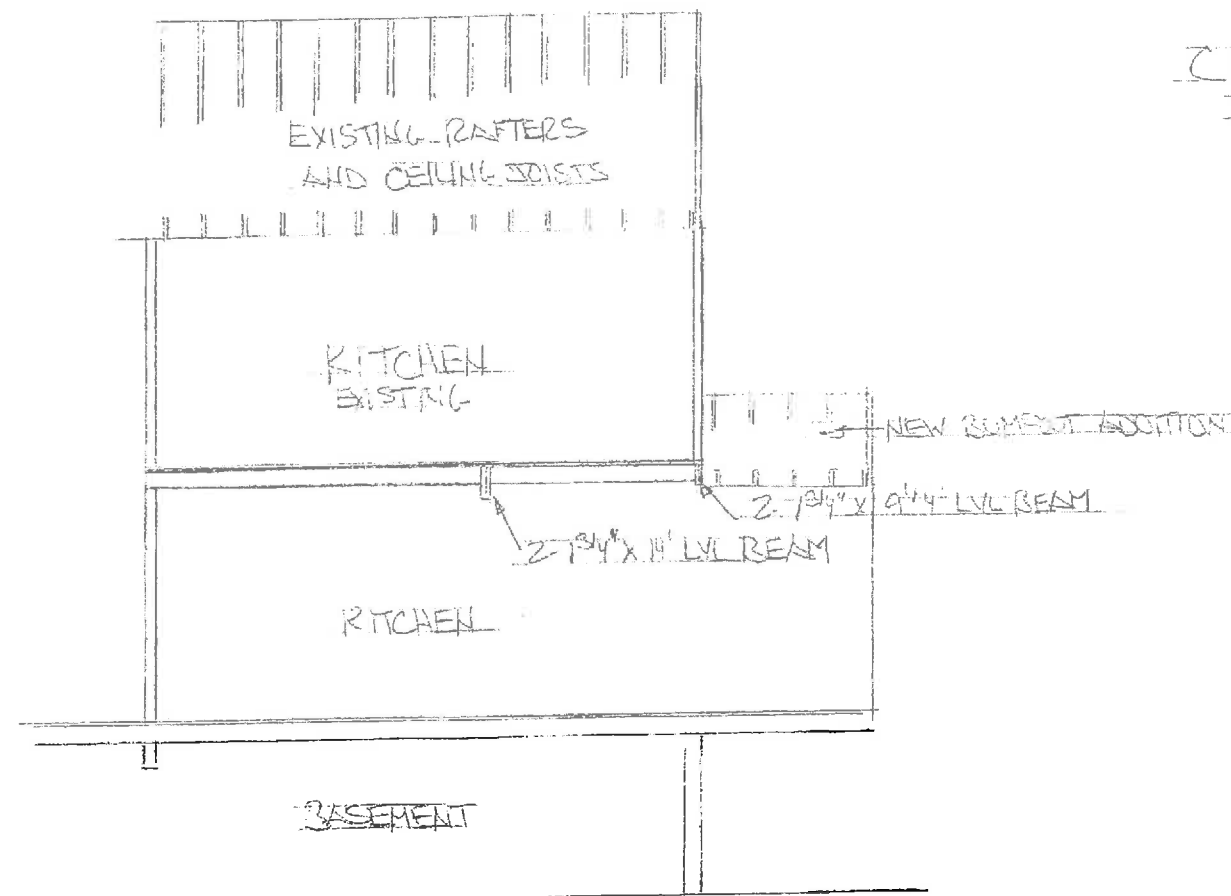


Bernard H. Hamill

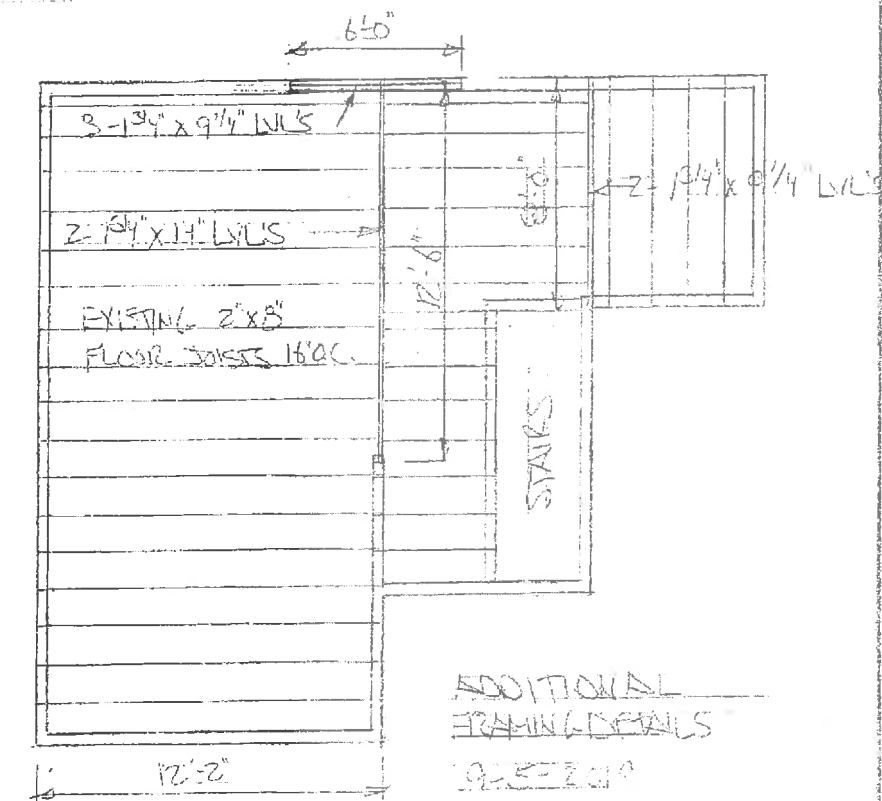
BERNARD H. HAMILL
PE #32401



CROSS SECTION
SCALE 1/4" = 1'-0"



CROSS SECTION
SCALE 1/4" = 1'-0"



SECOND FLOOR FRAME
SCALE 1/4" = 1'-0"

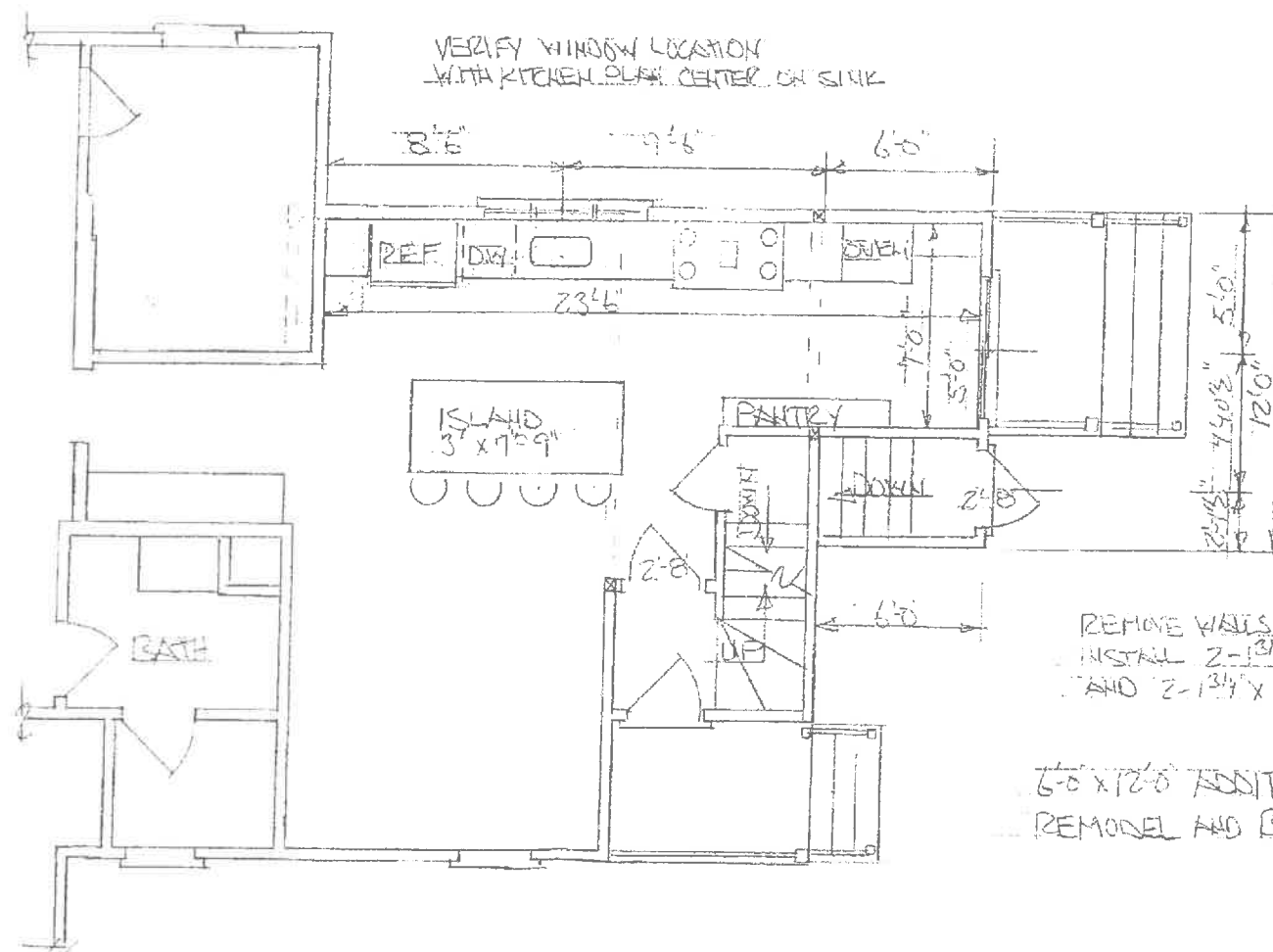
78 TEXINGTON ST. BEDFORD, MA

DRAWINGS SIGNED AND
SEALED FOR STRUCTURAL
DESIGN ONLY

H-STAR ENGINEERING
200 GREENVILLE ROAD
NEW IPSWICH, NH 03071
(978) 973-3078
HSTAR@ATT.NET



Bernard H. Hamill
BERNARD H. HAMILL
PE #32401



FIRST FLOOR PLAN
SCALE 1/4" = 1'-0"

CLARK ARCHITECTURAL
110 CHELMSFORD MA 01824-1025

JULY 16, 2019

25 LEXINGTON ST BELMONT MA

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