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CASE NO. 20-32

NOTICE OF PUBLIC HEARING BY THE
ZONING BOARD OF APPEALS

ON APPLICATION FOR TWO SPECIAL PERMITS

Notice is hereby given that the Belmont Zoning Board of Appeals will hold a public hearing on Monday, November 9, 2020 at 7:00 PM by remote access through the Zoom app. to consider the application of Lixin Wang, to construct a dormer at 28-30 Francis Street located in General Residence (GR) Zoning District for Two Special Permits under Section 1.5 of the Zoning By-Law. §4.2.2 of the Zoning By-Law Dimensional Regulations require a side setback of 10.0'. Special Permits,1.- The existing side setback on the East side is 4.9' and the proposed is 6.6'. 2.- The existing and proposed side setback on the West side is 7.8'.

ZONING BOARD OF APPEALS

Town of Belmont
Zoning Board of Appeals

APPLICATION FOR A SPECIAL PERMIT

Date: 3/28/2020

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 28 Francis 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 Construct 2 dormers

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

Signature of Petitioner: Lixin Wang
Print Name: Lixin Wang
Address: 28 Francis St.
Belmont MA 02478
Daytime Telephone Number: 617 602 2416

December 6, 2005

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

February 28, 2020

Lixin Wang
28-30 Francis Street
Belmont, MA 02478

RE: Denial to Construct a Dormer.

Dear Mr. Wang,

The Office of Community Development is in receipt of your building permit application for your proposal to construct a dormer at 28-30 Francis 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 4.2.2 of the Zoning By-Law Dimensional Regulations require a minimum side setback of 10.0'.

1. The existing side setback on the East side is 4.9' and the proposed is 6.6'.
2. The existing and proposed side setback on the West side is 7.8'.

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 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

Jack Sy and Lixin Wang

28 Francis St

Belmont Ma 02478

9/21/2020

Dear Board members,

I am a small business owner in town and my wife Lixin is a PHD in Chemistry currently working as a patent agent. Both our family are from China, I was raised in Boston and Lixin was raised in China. We came together and made Belmont home around the end of 2017. We welcomed our little girl in November of 2018 and Belmont has been her home since.

Today we are asking for permission to allow us to add a new dormer to our attic. This would create the space for our growing family. Its amazing how fast "things" accumulate and how fast a child can run around a small apartment. Amongst all this we are planning to have another child and we would really like to have the extra room and space. Thank you very much for everyone's time and consideration.

Thank you,

Jack Sy and Lixin Wang

180 – 182 Beech St Belmont Ma 0248

17 – 19 Francis St Belmont Ma 02478

28 -30 Francis St Belmont Ma 02478

24-26 Francis St Belmont Ma 02478

Zoning Compliance Check List
(Registered Land Surveyor)

COMMONWEALTH OF MASSACHUSETTS
SCOTT M. CERRATO
No. 50049
PROFESSIONAL LAND SURVEYOR

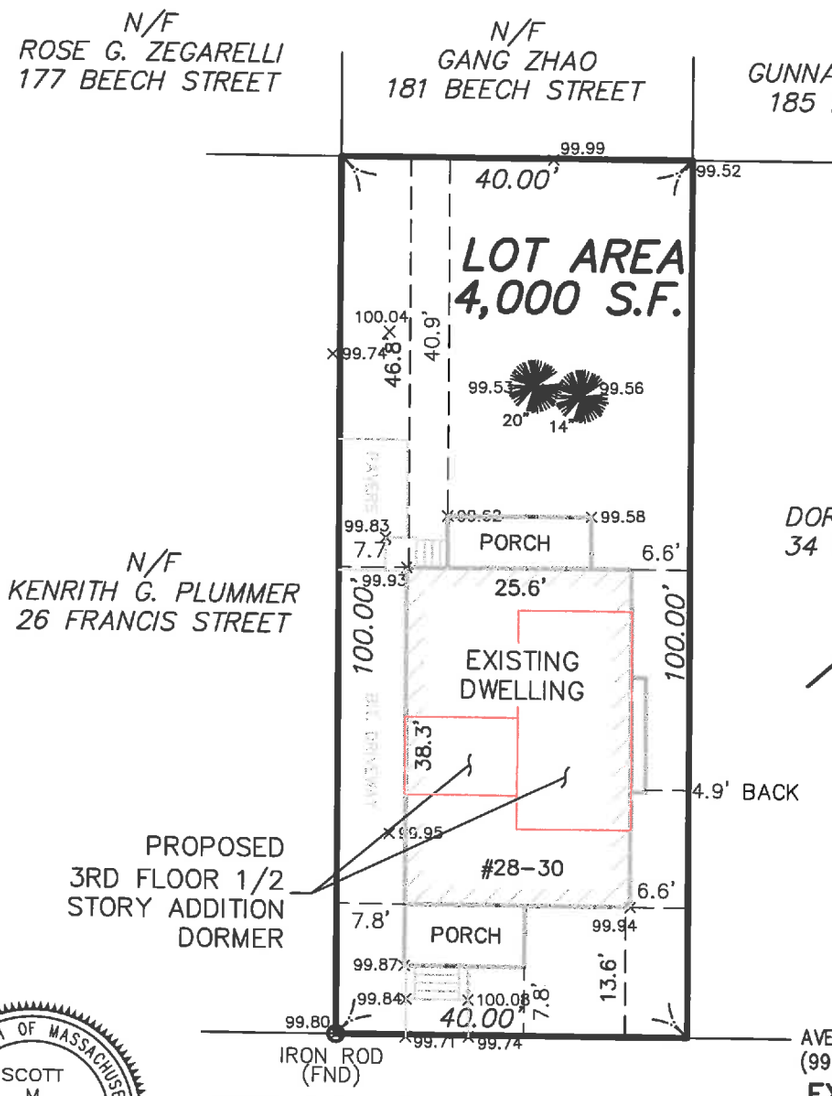
Property Address: 28 Francis Belmont Ma. **Zone:** GR

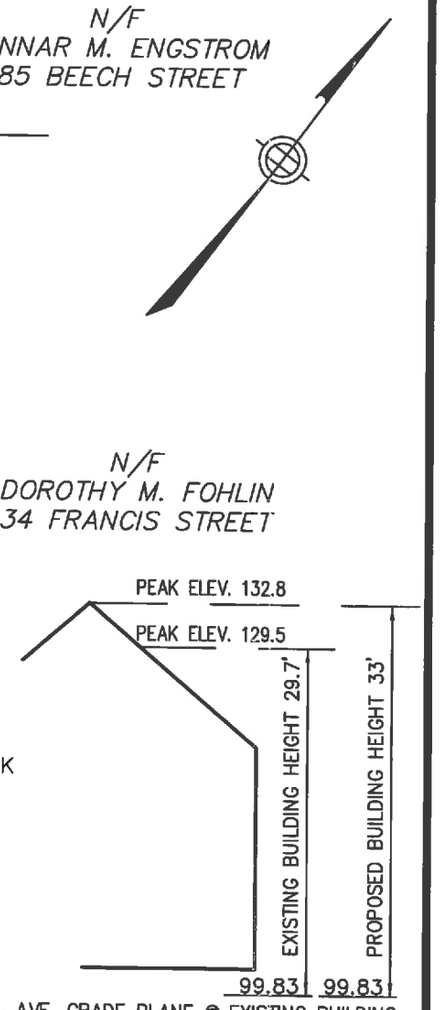
Surveyor Signature and Stamp: **Date:** 10/24/20

	REQUIRED	EXISTING	PROPOSED
Lot Area	5,000	4,000	4,000
Lot Frontage	50	40	40
Floor Area Ratio	–	0.54	0.72
Lot Coverage	30%	31.2%	31.2%
Open Space	40%	55.1%	55.1%
Front Setback	20'	7.8'	7.8'
Side Setback	10'	6.6'/7.7'	6.6'/7.7'
Side Setback			
Rear Setback	20'	40.9'	34.5'
Building Height	33'	29.7'	33'
Stories	2.5	2.5	2.5
½ Story Calculation			

NOTES:

June 4, 2013





AVE. GRADE PLANE @ EXISTING BUILDING
(99.93+99.87+99.94+99.58)/4=99.83

EXISTING/PROP. DWELLING HEIGHT DETAIL

NOT TO SCALE

COMMONWEALTH OF MASSACHUSETTS
SCOTT M. CERRATO
No. 50049
PROFESSIONAL LAND SURVEYOR

PLAN

1" = 20'

ZONING SETBACKS: GR

RECORD OWNER:
LIXIN WANG
CERT.#265493

PLAN REFERENCE:
LOT 62 ON L.C. PLAN 1053-A

I HEREBY CERTIFY THAT THIS PLAN IS BASED ON AN ACTUAL INSTRUMENT SURVEY MADE ON THE GROUND IN AUGUST 2017 AND THE STRUCTURES DEPICTED HEREON ARE LOCATED AS SHOWN.

8-13-19 — DATE
Scott M. Cerrato — SIGNATURE

REGULATION	EXIST.	PROP.
LOT COVERAGE	1,250 S.F. (31.2%)	1,250 S.F. (31.2%)
OPEN SPACE	2,204 S.F. (55.1%)	2,204 S.F. (55.1%)

MAP 26 PARCEL 179

REV. 8/13/19: ADD DORMER, BUILDING OFFSETS, ELEVATIONS
REV. 2/25/20: UPDATE LOT COVERAGE OPEN SPACE, ADD PAVERS

SCOTT M. CERRATO
Professional Land Surveyor
24 Pleasant View Drive • Exeter, NH 03833 • 781-775-3724

PROPOSED PLOT PLAN
28 FRANCIS STREET
BELMONT, MASSACHUSETTS

JOB NO:	SCALE:	DATE:	BY:
17-029	1"=20'	4/9/19	S.M.C.

ABBREVIATIONS

ABI	ACCENT BUILT-IN
ACT	ACOUSTIC CEILING TILE
AFF	ABOVE FINISH FLOOR
AL	ALUMINUM
AVG	AVERAGE
BD	BOARD
BLDG	BUILDING
BOCA	BUILDING OFFICIALS CODE ADMINISTRATION
BR	BRASS
BRZ	BRONZE
CAB	CABINET
CH	CHROME
CL	CENTER LINE
CLG	CEILING
CLR	CLEAR
CMU	CONCRETE MASONRY UNIT
COL	COLUMN
CONC	CONCRETE
CONST	CONSTRUCTION
CONT	CONTINUOUS
D	DEEP
DEMO	DEMOLITION
DET	DETAIL
DIA	DIAMETER
DIV PNL	DIVIDER PANEL
DWG	DRAWING
EA	EACH
ELEC	ELECTRIC
EQ	EQUAL
EST	ESTIMATE
EXIST	EXISTING
FAO	FINISHED ALL OVER
FE	FIRE EXTINGUISHER
FEC	FIRE EXTINGUISHER CABINET
FIN	FINISH
FT	FEET
FL	FLOOR
FLUOR	FLUORESCENT
FRT	FIRE RETARDANT TREATED
FS	FULL SIZE
FSU	FREE STANDING UNIT
FURN	FURNISH
FW	FEATURE WALL
GA	GAUGE
G.C.	CONTRACTOR
GL	GLASS
GRG	GLASS REINFORCED GYPSUM
GWB	GYPSUM BOARD
H	HEIGHT
HC	HOLLOW CORE
HDW	HARDWARE
HDWD	HARDWOOD
HOR	HORIZONTAL
HR	HANGRAIL
IN	INCH
INSUL	INSULATION
INT	INTERIOR
JB	JUNCTION BOX
L	LONG
LAV	LAVATORY
LIN	LINEAR
LL	LANDLORD
LT	LIGHT
LTG	LIGHTING
LVL	LAMINATED VENEER LUMBER
MAX	MAXIMUM
MB	MERCHANDISE BAY
MDO	MEDIUM DENSITY OVERLAY
MECH	MECHANICAL
MFR	MANUFACTURER
MIN	MINIMUM
MISC	MISCELLANEOUS
MLDG	MOLDING
MO	MASONRY OPENING
MR	MOISTURE RESISTANT
MTL	METAL
MULL	MULLION
NAT	NATURAL
NIC	NOT IN CONTRACT
NFPA	NATIONAL FIRE PROTECTION ASSOCIATION
NO	NUMBER
NOM	NOMINAL
NTS	NOT TO SCALE
OC	ON CENTER
OFI	OWNER FURNISHED ITEM
OPNG	OPENING
OPP	OPPOSITE
PL	PLASTIC LAMINATE
PLBG	PLUMBING
PLYWD	PLYWOOD
PNL	PANEL
PT	PRESSURE TREATED
QTY	QUANTITY
R	RADIUS
RECEPT	RECEPTACLE
REF	REFERENCE
REQD	REQUIRED
REV	REVISION
RM	ROOM
RO	ROUGH OPENING
SBC	STANDARD BUILDING CODE
SCH	SCHEDULE
SECT	SECTION
SHT	SHEET
SIM	SIMILAR
SMF	STRUCTURAL METAL FRAMING
SPECS	SPECIFICATIONS
SQ	SQUARE
SQ FT	SQUARE FEET
SQ IN	SQUARE INCHES
SS	STAINLESS STEEL
STD	STANDARD
SUSP	SUSPENDED
SYS	SYSTEM
T	THICK
T&G	TONGUE AND GROOVE
TEL	TELEPHONE
TEMP	TEMPERATURE
TR	TREAD
TYP	TYPICAL
UBC	UNIFORM BUILDING CODE
UNO	UNLESS NOTED OTHERWISE
UR	URINAL
VB	VAPOR BARRIER
VIF	VERIFY IN THE FIELD
W	WIDE
WC	WATER CLOSET
WD	WOOD
WI	WROUGHT IRON
WT	WEIGHT
W/O	WITHOUT
YD	YARD

DOCUMENT LIST

A0	TITLE SHEET	SHEET	1
A1	FLOOR PLAN	SHEET	2
A2	EXISTING ELEVATIONS	SHEET	3
A3	PROPOSED ELEVATIONS	SHEET	4

GRAPHIC SYMBOLS

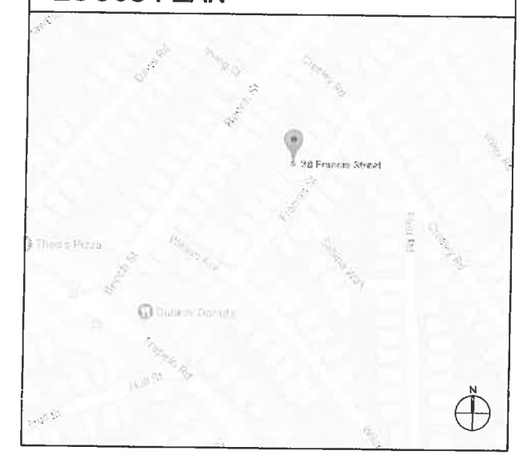
CPR025	OWNER FURN. ITEM COMPONENT NUMBER
6 / B	ENLARGED DETAIL REFERENCE NUMBER SHEET NUMBER
A / 4	SECTION DETAIL REFERENCE I.D. SHEET NUMBER
E3 / 5	ELEVATION REFERENCE I.D. SHEET NUMBER
A / 4 / 6 / B / C / D	INTERIOR ELEVATION ELEVATION NUMBER SHEET NUMBER REFERENCE I.D.
6	DOOR SYMBOL REFERENCE NUMBER
CH 8'-0" GWB	CEILING HEIGHT KEY HEIGHT MATERIAL TYPE
15	WINDOW SYMBOL REFERENCE NUMBER
PT 25	FINISH DESIGNATOR MATERIAL TYPE FINISH NUMBER
68	TEXT NOTE INDICATOR TEXT NOTE NUMBER
CEILING 10'-0"	DATUM POINT LOCATION ELEVATION
A13	MATCH LINE SHEET NUMBER
4	REVISION INDICATOR REVISION NUMBER
123	PARTITION INDICATOR PARTITION TYPE

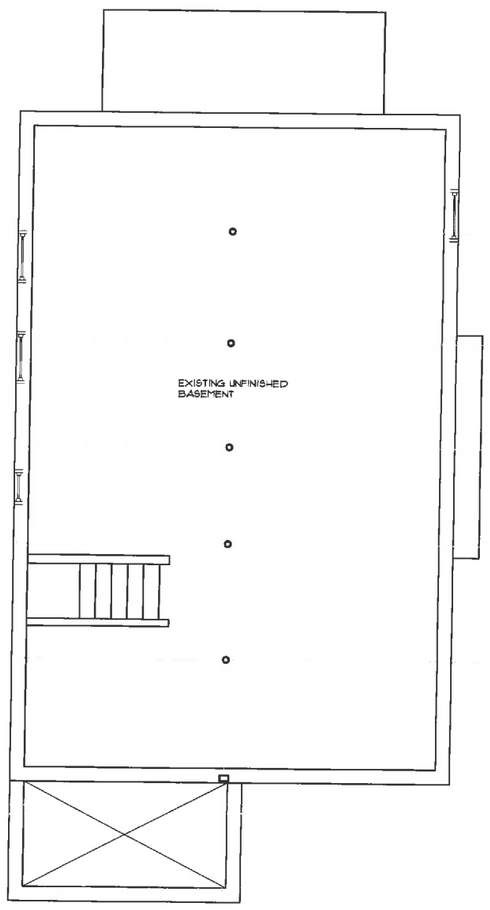
BELMONT ZONING BYLAWS

ZONE: GR

	REQUIRED	EXISTING	PROVIDED
MINIMUM LOT AREA	5,000 SF	4,000 SF	4,000 SF
MINIMUM LOT AREA (PER DWELLING)	3,500 SF/PER UNIT		
MINIMUM FRONTAGE	50'	40'	40'
MAXIMUM FLOOR AREA RATIO	-	0.54	0.72
MINIMUM SETBACKS			
FRONT	20'	7.8'	7.8'
SIDE	10	6.6'/7.7'	6.6'/7.7'
REAR	20'	40.9'	34.5'
MAXIMUM BUILDING HEIGHT	33'	29.7'	33'
MAXIMUM STORIES	2.5 STORIES	2.5 STORIES	2.5 STORIES
MAXIMUM LOT COVERAGE	30%	31.2%	31.2%
MINIMUM OPEN SPACE	40%	55.1%	55.1%
MINIMUM PARKING SPACE	4 SPACES	2 SPACES	2 SPACES

LOCUS PLAN





EXISTING BASEMENT FLOOR PLAN (1 / A0)
SCALE: 1/4"=1'-0"

2-FAMILY ATTIC FLOOR ADDITION
28-30 FRANCIS ST., BELMONT, MA

BT DESIGN
DESIGN.BT@GMAIL.COM
P.O. BOX 690102
QUINCY, MA 02269
TEL: 617-899-2892

PARTNERSHIP

REGISTRATION

REVISIONS

NO.	BY	DESCRIPTION	DATE
1	BT	REVISION 1	9-22-20

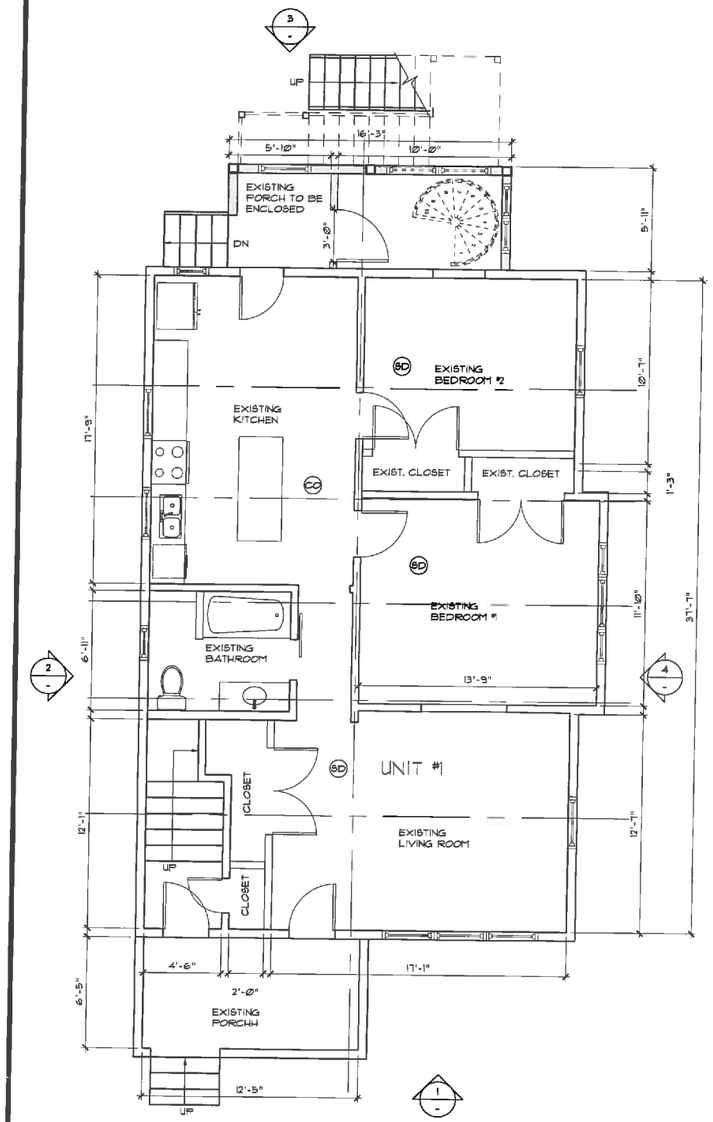
PROJECT

EXSITING 2-FAMILY ADDITION
28-30 FRANCIS ST
BELMONT, MA

SHEET TITLE

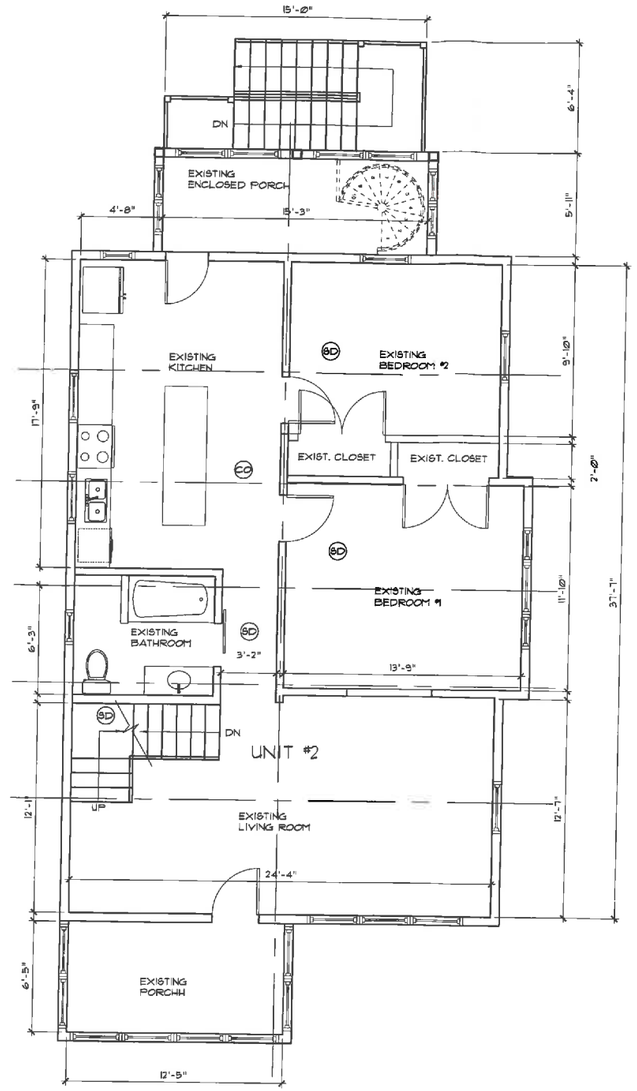
TITLE SHEET

DRAWN: BYT	DRAWING NO:
SCALE: NOTED	
DATE: 4/3/19	
CHECKED:	
SHEET 1 OF 4	A0



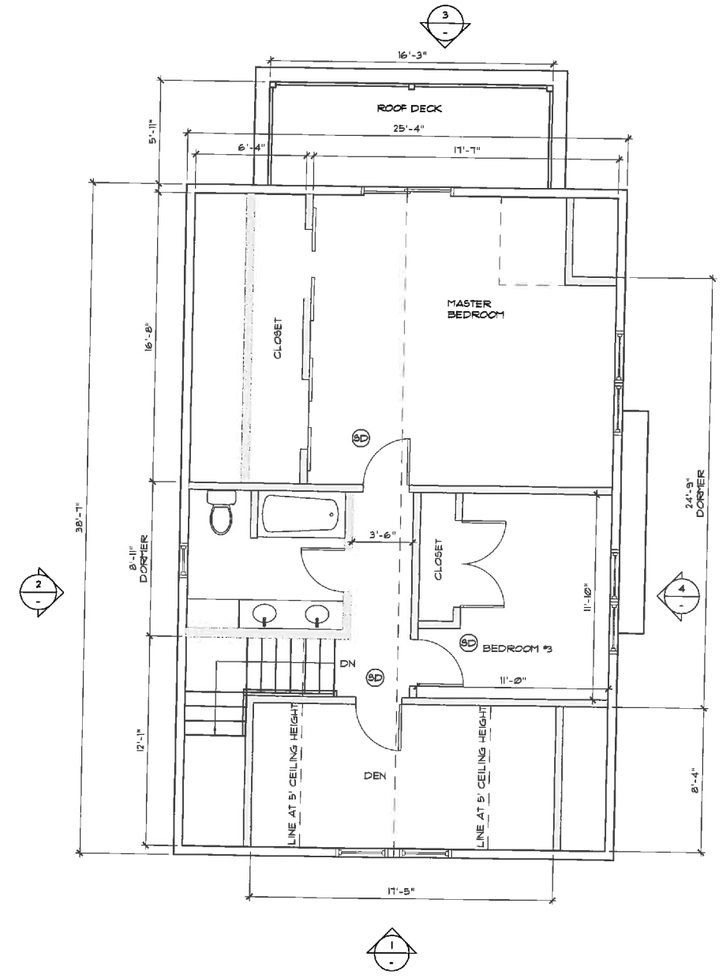
FIRST FLOOR PLAN

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



SECOND FLOOR PLAN

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



ATTIC FLOOR PLAN

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

EXISTING GROSS LIVING AREA

1ST FLOOR:	978 SF
2ND FLOOR:	1,187 SF
TOTAL	2,165 SF

PROPOSED GROSS LIVING AREA

1ST FLOOR:	1,040 SF
2ND FLOOR:	1,187 SF
ATTIC FLOOR:	662 SF
TOTAL	2,889 SF

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PARTNERSHIP

REGISTRATION

REVISIONS

NO.	BY	DESCRIPTION	DATE

PROJECT

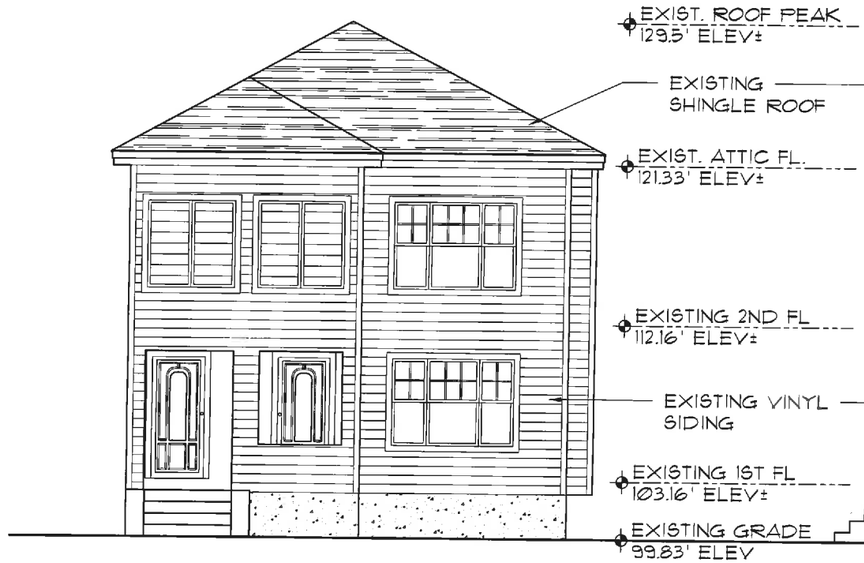
EXSITING 2-FAMILY ADDITION

28-30 FRANCIS ST
BELMONT, MA

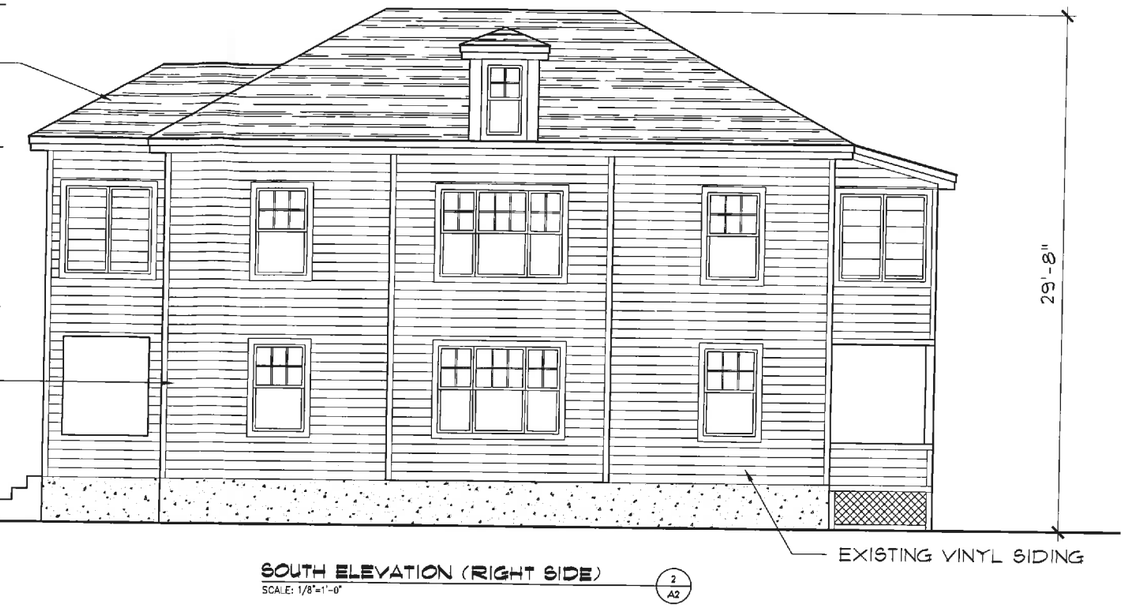
SHEET TITLE

FLOOR PLAN

DRAWN: BYT	DRAWING NO:
SCALE: NOTED	
DATE: 4/3/19	
CHECKED:	A1
SHEET 2 OF 4	



EAST ELEVATION (FRANCIS ST) 1/A2
SCALE: 1/8"=1'-0"



SOUTH ELEVATION (RIGHT SIDE) 2/A2
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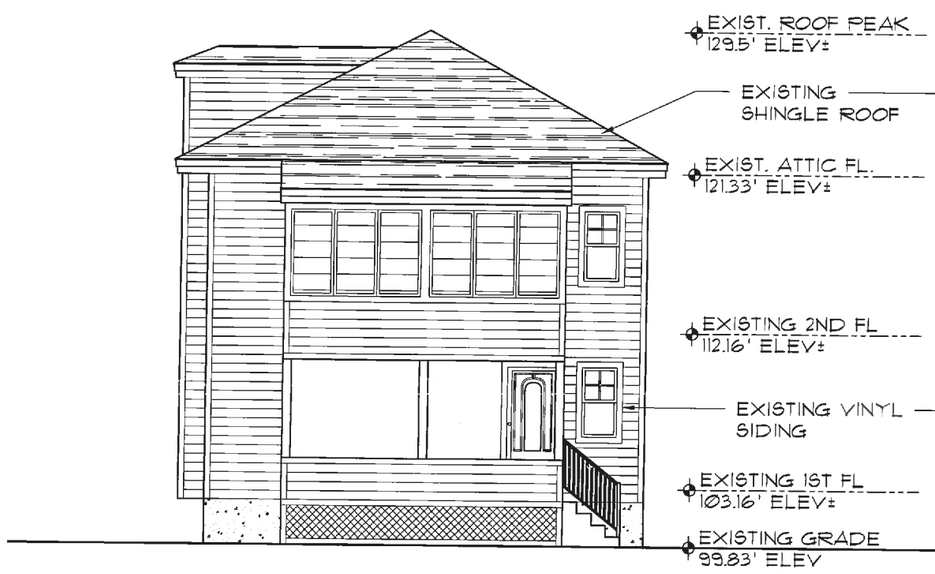

WEST ELEVATION (REAR) 3/A2
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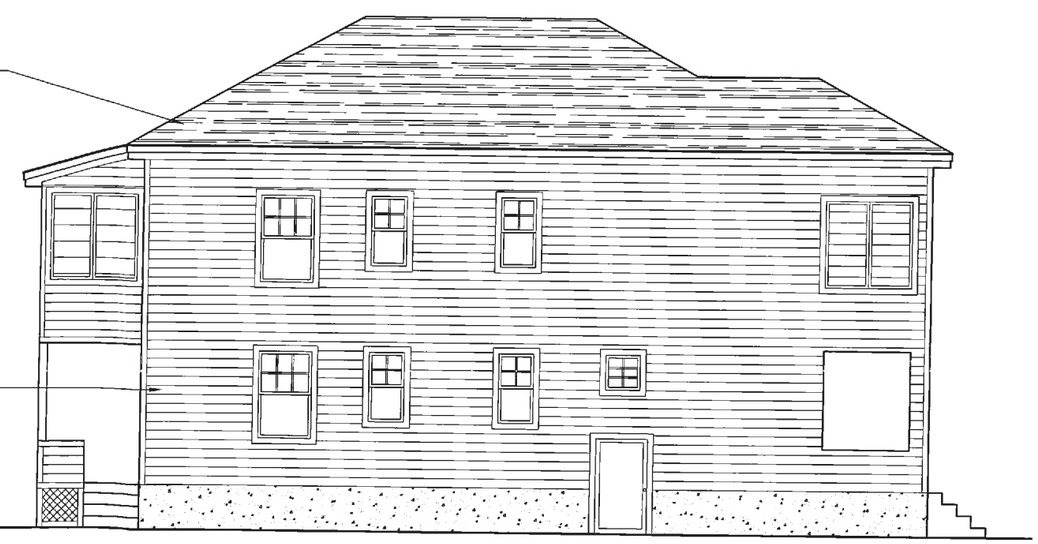

NORTH ELEVATION (LEFT SIDE) 4/A2
SCALE: 1/8"=1'-0"

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PARTNERSHIP

REGISTRATION

REVISIONS

NO.	BY	DESCRIPTION	DATE

PROJECT

EXSITING 2-FAMILY ADDITION

28-30 FRANCIS ST
BELMONT, MA

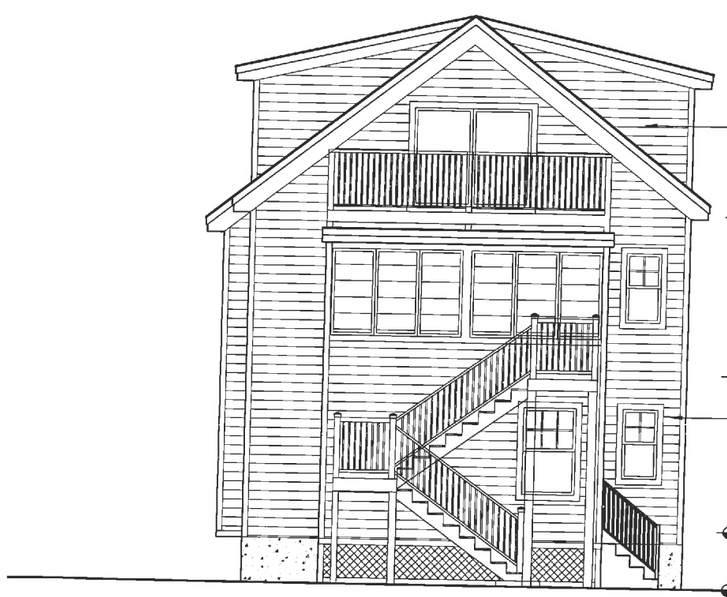
SHEET TITLE

EXISTING ELEVATIONS

DRAWN: BYT	DRAWING NO:
SCALE: NOTED	
DATE: 4/3/19	
CHECKED:	A2
SHEET 3 OF 4	

EAST ELEVATION (FRANCIS ST) 1/A3
SCALE: 1/8"=1'-0"

SOUTH ELEVATION (RIGHT SIDE) 2/A3
SCALE: 1/8"=1'-0"



WEST ELEVATION (REAR) 3/A3
SCALE: 1/8"=1'-0"

NORTH ELEVATION (LEFT SIDE) 4/A3
SCALE: 1/8"=1'-0"

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PARTNERSHIP

REGISTRATION

REVISIONS

NO.	BY	DESCRIPTION	DATE

PROJECT

EXSITING 2-FAMILY ADDITION

28-30 FRANCIS ST
BELMONT, MA

SHEET TITLE

PROPOSED ELEVATIONS

DRAWN: BYT	DRAWING NO:
SCALE: NOTED	
DATE: 10/17/17	
CHECKED:	A3
SHEET 4 OF 4	