

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, March 8, 2021 at 7:00 PM by remote access through the Zoom app. to consider the application of Mr. and Mrs. Anthony and Sarah Tobio for Two Special Permits under §1.5 of the Zoning By-Law to construct an addition at 3 Stults Road located in Single Residence C (SRC) Zoning district. §4.2 of the By-Law allows maximum lot coverage of 25% and requires a minimum side setback of 10.0'. Special Permits: 1.- The existing lot coverage is 25.4% and the proposed is 25.6%; 2.- The existing side setback is 7.0' and the proposed is 8.3'.

ZONING BOARD OF APPEALS



Tobio Renovation Proposal

3 Stults Road

Belmont, MA 02478



**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 14, 2021

Anthony and Sarah Tobio
3 Stults Road
Belmont, MA 02478

RE: Denial to Construct an Addition.

Dear Mr. and Mrs. Tobio,

The Office of Community Development is in receipt of your building permit application for your proposal to construct an addition at 3 Stults Road located in a Single Residence C 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 allow a maximum lot coverage of 25% and require a minimum rear setback of 17.02'.

1. The existing lot coverage is 25.4% and the proposed is 25.6%.
2. The existing rear setback is 7.0' and the proposed is 8.3'

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



Town of Belmont
Zoning Board of Appeals

APPLICATION FOR A SPECIAL PERMIT

Date: 02-05-2021

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 3 Stultz 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 special permit for relief from side/rear yard setback requirements based on a hardship of "lot shape and/or size".

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

Signature of Petitioner Sarah Tobie Anthony Tobie
Print Name Sarah Tobie Anthony Tobie
Address 3 Stultz Road
Belmont, MA 02478
Daytime Telephone Number 603-305-6391

The Tobios

3 Stults Road/ Belmont, MA/ 02478

Dear Belmont Zoning Board of Appeals,

High Level Summary of Work:

- Removing the existing garage that is extremely close to the rear and side lot line and attaching a new single car garage to the house, while removing the existing sunroom
- Adding a mudroom, updating bathroom, opening up and modestly remodeling the outdated kitchen/ dining room to add more counter and storage space
- Replacing the broken railing leading up the stairs
- Adding an office/laundry room and additional guest bedroom

Reasons Requesting Approval for Addition and Renovation:

- As a growing family of four, our family would like to renovate and add on an addition to our forever home in Belmont.
- The renovation of the garage will allow for the garage to be removed from the Mitchell's property line, allow for storage and a car to be housed in the garage. Moving over the garage will also allow for a side yard for the kids to play or throw a ball, away from the busy Belmont street.
- Our kitchen is outdated and needing repairs. We need additional storage and counter space to cook and bake, which Sarah does frequently. Many of the cabinets need replacing and we would like to bring the flooring to match the original style of the house.
- Adding a mudroom will allow for backpacks, hockey and other sports equipment and transitional items to have their place for our school age children.
- The update to the downstairs powder room will allow for guests (and ourselves) to feel more comfortable in the bathroom that does not have an awkwardly tiny footprint.
- Adding the additional room and office space will allow for Sarah and Anthony to work from home several days of week and allow for more time with the family to attend after school activities with the kids.

Conclusion:

- In keeping with the appeal of Stults Road, we believe that our addition will be in harmony with the other homes on the street. The addition will keep with the style of the house and enhancing the neighborhood aesthetic overall.
- Therefore, we request hardship relief based on "lot shape and size" from the rear setback requirement of the zoning by laws of Belmont.



3 Stults Road



603-305-6391



sarah.tobio@gmail.com

Zoning Compliance Check List

(To Be Completed By Registered Land Surveyor)

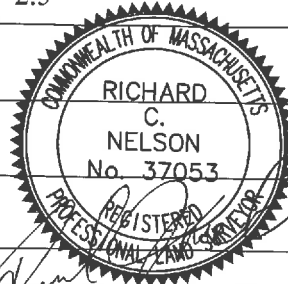
Property Address: 24 Broad Street

Zone: SC - Single Res. C

Date: February 5, 2021

Surveyor Signature & Stamp: Colonial Surveying Co., Inc., Richard C. Nelson, PLS

	REQUIRED	EXISTING	PROPOSED
Lot Area	9,000 S.F.	5,501 S.F.	5,501 S.F.
Lot Frontage	75'	150.32'	150.32'
FAR	N/A	-	-
Max. lot coverage	25%	25.4%	25.9%
Min. open space	50%	64.6%	64.1%
Front set back	19.35'*	13.8'/19.8'	13.8'/20.5'
Side set back	10	35.4'	35.4'
Side set back	N/A	-	-
Rear set back	17.02*	7.0'	8.3'
Building Height	30'	25.0'	25.0'
No. of stories	2.5	2.5	2.5
1/2 Story Calculation			



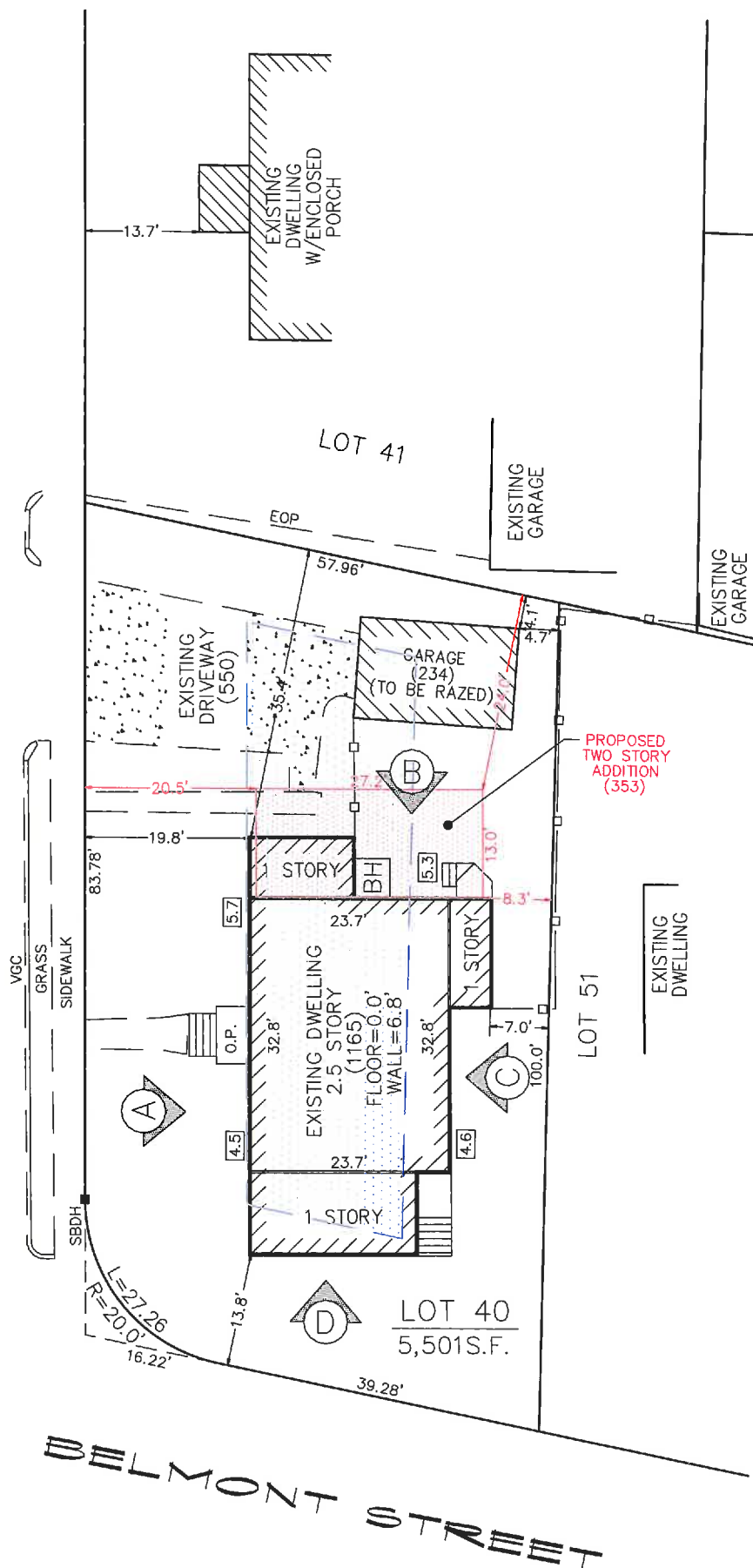
NOTES:

Front setback = $(13.7+25.0)/2=19.35'$

Rear setback = $((16.2+39.28+57.96)/2)*30\%=17.02'$



STULTS ROAD



ZONING DISTRICT SC (SINGLE RESIDENCE C)

	REQ.	EXISTING	PROPOSED
FRONT SETBACK (§4.2.2.A.4):	19.35'	13.8'/19.8'	13.8'/20.5'
SIDE SETBACK:	10'	35.4'	35.4'
REAR SETBACK (§4.2.2.A.6):	17.02'	7.0'	8.3'
MAXIMUM LOT COVERAGE:	25%	25.4%	25.9%
MINIMUM OPEN SPACE:	50%	64.6%	64.1%

REAR YARD SETBACK CALCULATION:
30% OF THE AVERAGE LOT DEPTH
 $= ((16.2 + 39.28 + 57.96) / 2) \times 0.25 = 17.02'$

FRONT YARD SETBACK CALCULATION:
 $(13.7' + 25.0') / 2 = 19.35'$

NET PROPOSED INCREASE IN BUILDING COVERAGE
OF 26 S.F. OR 0.47%

TOTAL LOT AREA: 5,501 S.F.

FLOOD BOUNDARY ZONE: C

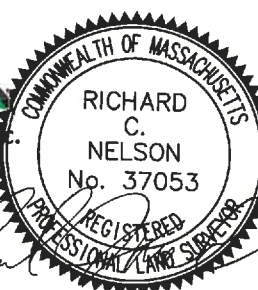
GRAPHIC SCALE 1"=20'



Colonial Surveying Co., Inc.

3 OXFORD AVE
BELMONT, MA 02478
(617) 489-0880

www.colonialsurvey.com



Owner: Anthony J. Toblo, Jr. & Sarah L. Toblo

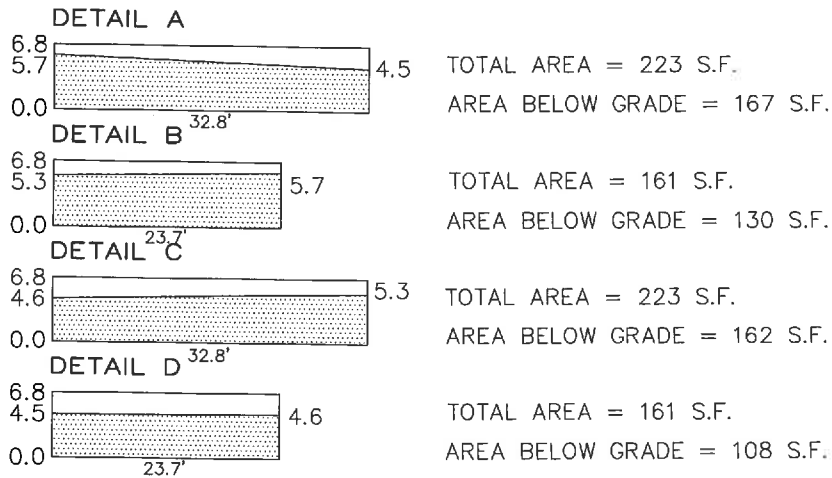
Loc. House No. 3 Stults Road

Lot No. 40

App. No. _____

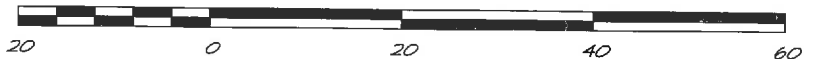
Date Feb 22, 2020

Scale 1" = 20'



TOTAL FOUNDATION AREA = 768 S.F.
TOTAL AREA BELOW GRADE = 568 S.F.
 $568/768 = 74\%$ BELOW GRADE
AVERAGE GRADE = $(0.73958 \times 6.8) = 5.0'$
BUILDING HEIGHT = 25.0'

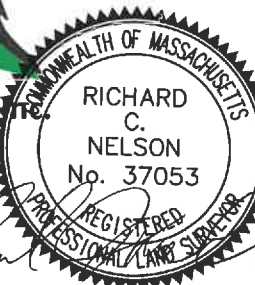
GRAPHIC SCALE 1"=20'



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Loc. House No. 3 Stults Road

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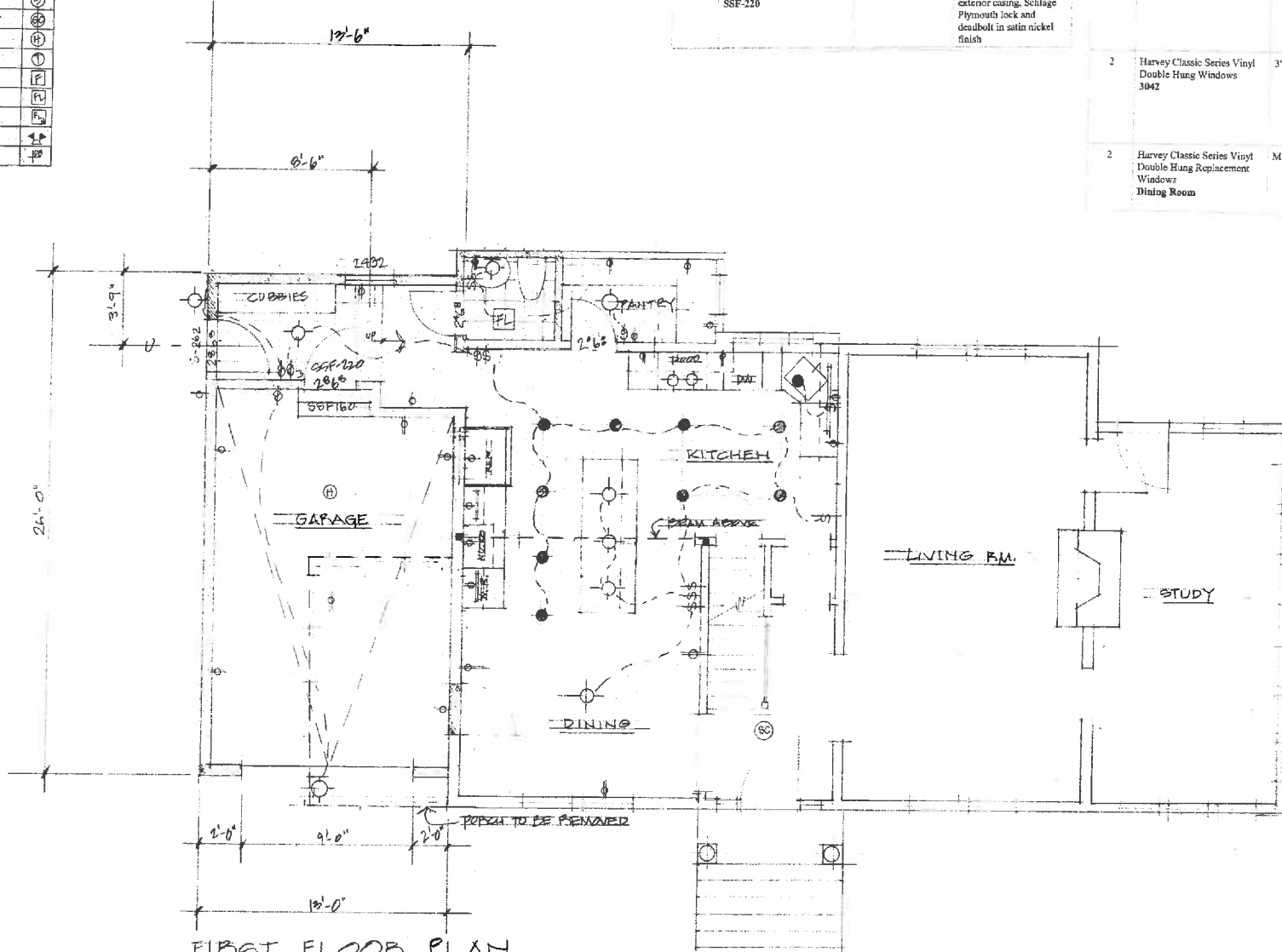
Date Mar 11, 2020

Scale 1" = 20'

Electrical Legend	
5" Recessed LED Light	●
4" Recessed LED Light	●
Surface Mounted Light	○
Wall Mounted Light	○
Outlet	⊥
Switch	⊥
Telephone Cat 5 or 6	⊥
Cable TV	⊥
Smoke Detector	⊥
Smoke/Carbon Monoxide Detector	⊥
Heat Detector	⊥
Thermostat	⊥
Panasonic Fan	⊥
Panasonic Fan Light Combo	⊥
Panasonic Fan Light Heat Unit	⊥
Fluorescent	⊥
Chandelier	⊥

Exterior Door Schedule			
Quantity	Manufacturer/Model	Size/Swing	Details
1	Therma-Tru Exterior Fiberglass Door S-262	2'-8" x 6'-8" RHIS	Double Bore, satin nickel spring hinges, aluminum adjustable sill, 908 PVC exterior casing, Schlage Plymouth lock and deadbolt in satin nickel finish
1	Therma-Tru Exterior 20 minute two panel fire rated door SSF-220	2'-8" x 6'-8" RHIS	Double Bore, satin nickel hinges, aluminum adjustable sill, 908 PVC exterior casing, Schlage Plymouth lock and deadbolt in satin nickel finish

Window Schedule			
Quantity	Manufacturer/Model	Rough Opening	Details
2	Harvey Classic Series Vinyl Double Hung Windows 2942	2'-11 1/2" x 4'-5 1/2"	Low E glass, in-glass 6 over 1 grilles, white interior and exterior, white hardware, flat exterior casing with sill nose, standard full insect screen
1	Harvey Classic Series Vinyl Double Hung Windows 2432	2'-0" x 3'-5 1/2"	Low E glass, in-glass 6 over 1 grilles, white interior and exterior, white hardware, flat exterior casing with sill nose, standard full insect screen
2	Harvey Classic Series Vinyl Double Hung Windows 3042	3'-2" x 4'-5 1/2"	Low E glass, in-glass 6 over 1 grilles, white interior and exterior, white hardware, flat exterior casing with sill nose, standard full insect screen
2	Harvey Classic Series Vinyl Double Hung Replacement Windows Dining Room	Measure in Field	Low E glass, in-glass 6 over 1 grilles, white interior and exterior, white hardware, standard full insect screen



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

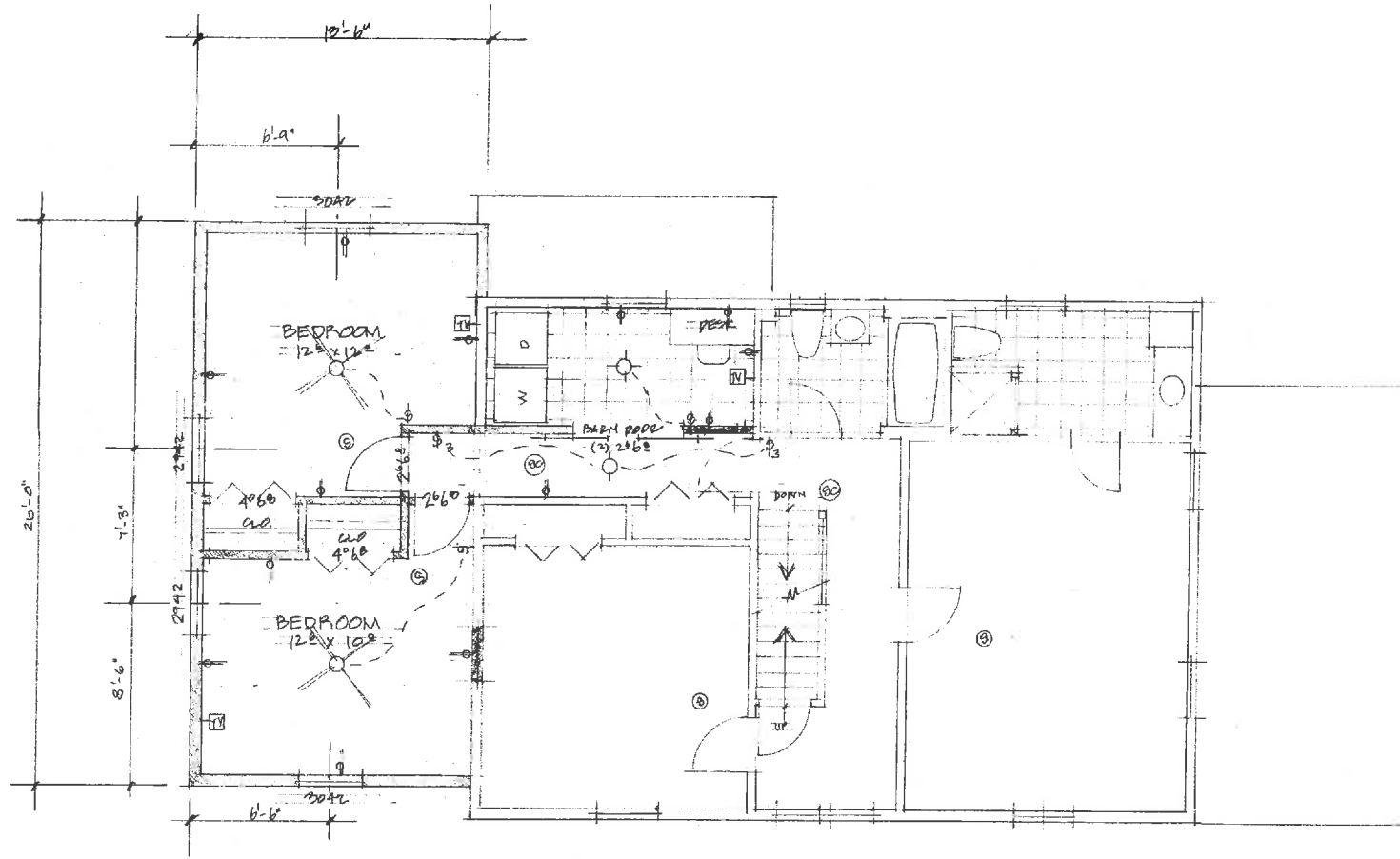
DRAWN WCP
DATE 7.1.20

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ANDOVER
RENOVATION SOLUTIONS

Andover Renovation Solutions, Inc.
410 Winn Street, Woburn, Massachusetts 01801
781-937-9805 Fax 781-932-1174

TOBIO ADDITION
CLIENT ANTHONY & CARAH TOBIO 5 STUTTS RD. BELLEVUE MA 02478
SCALE AS NOTED
TITLE FLOOR PLAN - FIRST



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

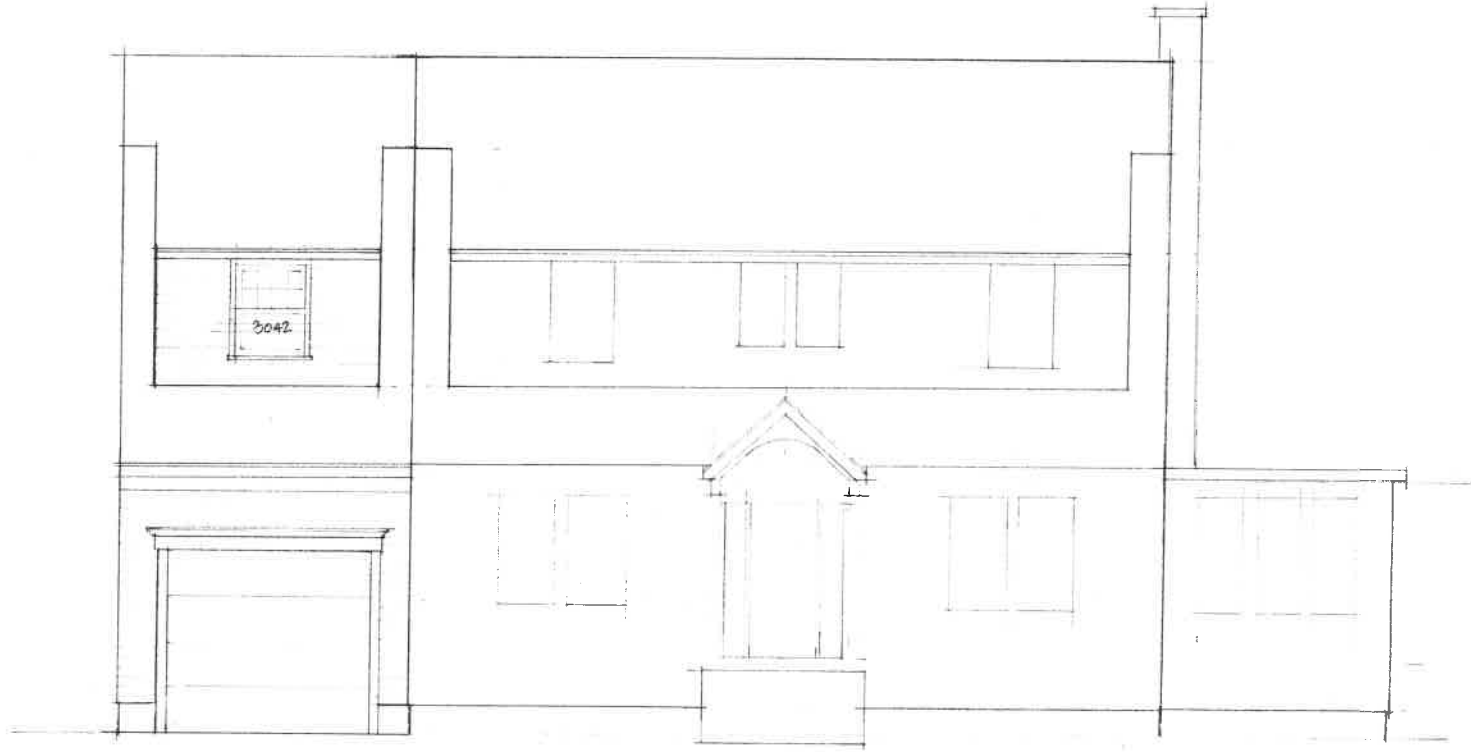
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RENOVATION SOLUTIONS

Andover Renovations Solutions, Inc.
110 Winn Street, Woburn, Massachusetts 01801
781 937-8805 Fax 781 932-1174

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DRAWN: WCP
DATE: 7.1.20
7.21.20
11.24.20

TODIO ADDITION
CLIENT: ANTHONY & SARAH TODIO
5 CENTERS RD. PEWQUOY, MA 02458
SCALE: AS NOTED
JOB NO.:
TITLE: FLOOR PLAN - SECOND



FRONT ELEVATION

SCALE 1/4" = 1'-0"

SHEET NO.
3

OF
6

ANDOVER
RENOVATION SOLUTIONS

Andover Renovation Solutions, Inc.
110 Winn Street, Woburn, Massachusetts 01801
781 937-8805 Fax 781 932-1174

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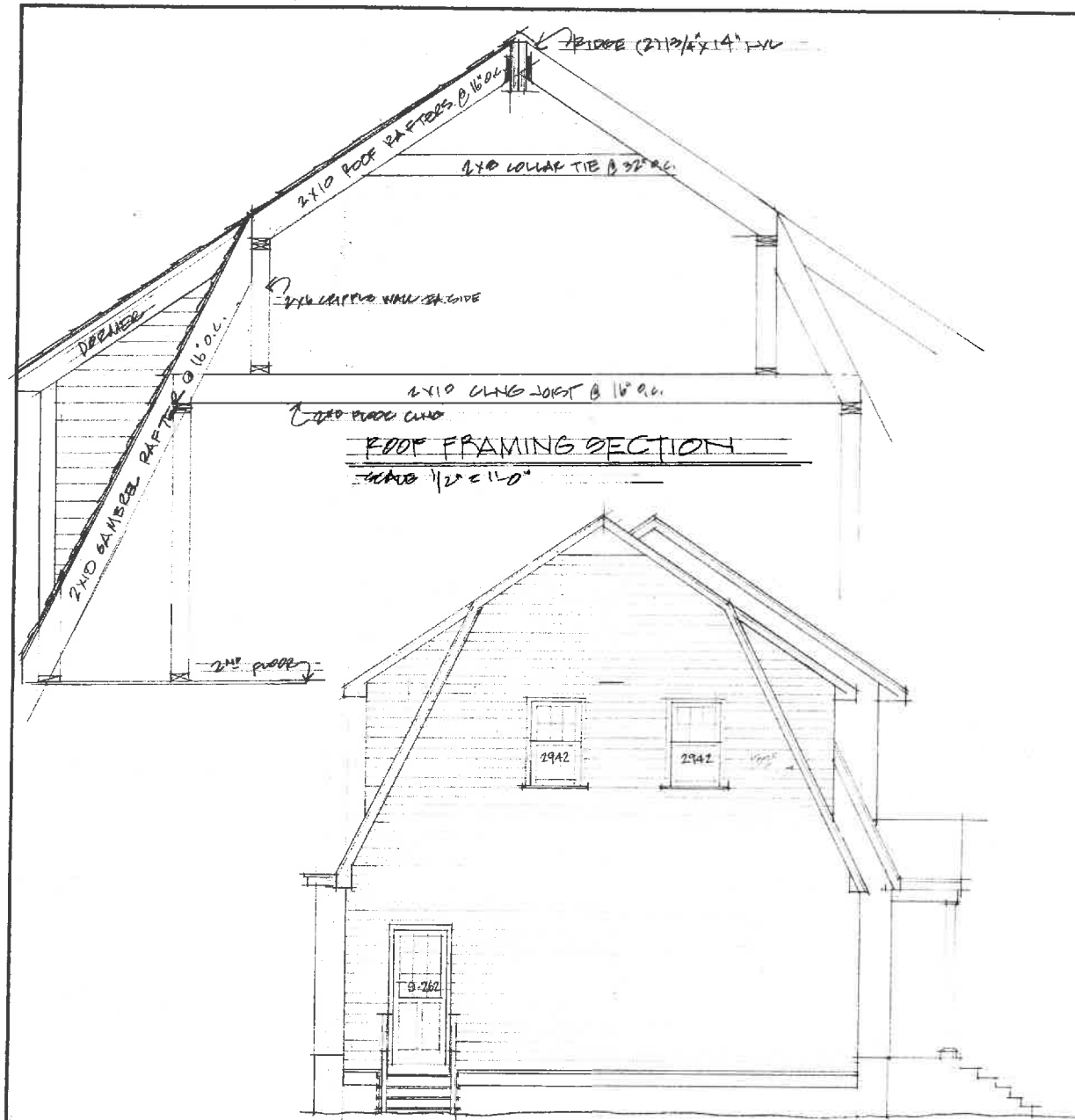
DRAWN WCP
DATE 7.2.20
7.21.20

TOBIO ADDITION

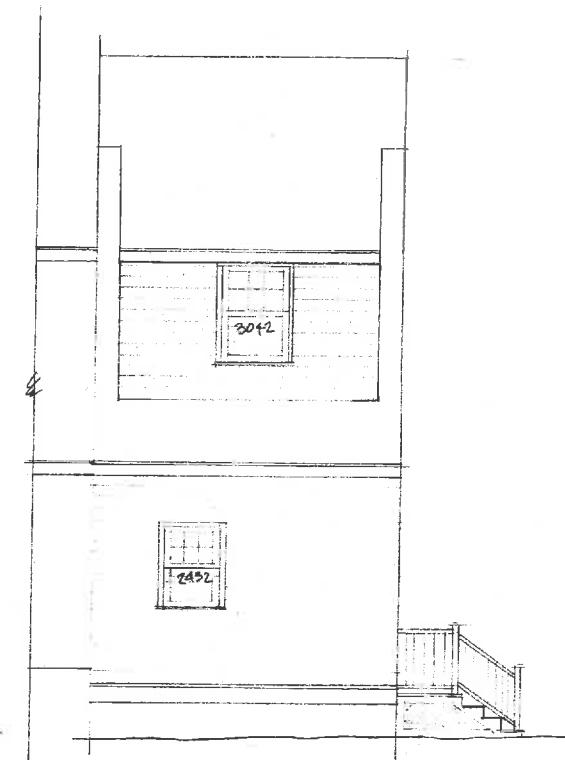
CLIENT: ANTHONY & SARAH TOBIO
3 STULTS RD. BELMONT, MA 02478

SCALE: AS NOTED

TITLE: ELEVATION - FRONT



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



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

ANDOVER RENOVATION SOLUTIONS Andover Renovation Solutions, Inc. 110 Winn Street, Woburn, Massachusetts 01801 781.937-8805 Fax 781.932-1174		DRAWN: WCP DATE: 11.24.20 7.21.20 11.24.20		TOBIO ADDITION	
		CLIENT: ANTHONY & SARAH TOBIO 25 STULIS RD BELMONT, MA 02478		SCALE: AS NOTED TITLE: ELEVATION - LEFT	
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SHEET NO. 4		OF 6			

