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BELMONT, MA

CASE NO. 21-19

2021 JUL -1 AM 11:23

NOTICE OF PUBLIC HEARING BY THE
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, July 19, 2021 at 7:00 PM by remote access through the Zoom app. to consider the application of Jeffrey Isen for One Special Permit under §1.5 of the Zoning By-Law to construct an addition and a deck at 159 Oakley Road located in a General Residence (GR) Zoning District. §1.5.4A of the By-Law allows any alterations or expansions in the GR district by a Special permit granted by the Board of Appeals.

ZONING BOARD OF APPEALS



Town of Belmont
Zoning Board of Appeals

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APPLICATION FOR A SPECIAL PERMIT

Date: 6/14/21

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 159 OAKLEY RD 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 _____

A 2 STORY 9X22 REAR ADDITION AND A 12X22
OPEN DECK

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

Signature of Petitioner

Everett Mitchell

Print Name

EVERETT MITCHELL

Address

448 MAIN ST

BELMONT MA 02155

Daytime Telephone Number

781-760-5752



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 13, 2021

Jeffrey Isen
159 Oakley Road
Belmont, MA 02478

RE: Denial to Construct an Addition and a Deck.

Dear Mr. Isen,

The Office of Community Development is in receipt of your building permit application for your proposal to construct an addition and a deck at 159 Oakley Road 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, §1.5.4A of the By-Law allows alterations and expansions in the GR district by a Special Permit granted by the Board of Appeals. Special Permit:

1. The proposed alterations and expansions are 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 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

Ana and Jeffrey Isen
159 Oakley Rd
Belmont, MA
02478

To the Zoning Board, Town of Belmont,

We are seeking to add a modest addition to the back of our single family house at 159 Oakley Rd. We purchased this lovely house from Ana's father, who moved into the house on the day Ana was born back in 1977. Ana grew up in this house, and we have been so fortunate to raise our own family in it.

However, the house is very modest, and we feel we are outgrowing it. By adding an eat-in kitchen with ½ bath will allow for quality family meals and a bathroom to allow my 76 yr young father safe access to a restroom without the need for stairs, and the proposed master bathroom and laundry on the 2nd floor will help with the overall needs of a growing family. This addition would only be visible from the street going south on Oakley Rd; it would not be readily visible going north on Oakley or looking directly at the front of the house.

Ana is a life-long Belmontonian, and Jeffrey has been living here now for 15 years. We absolutely want to continue living in Belmont, and raising our family in this wonderful town. We hope that with this addition we will have the space that we need to remain in our house for decades to come, and maybe even one day pass the house along to our kids.

Thank-you very much for your consideration, and we look forward to making this investment and improvement not only for our own home, but for our neighborhood and Belmont.

Sincerely,
Ana and Jeffrey Isen

Zoning Compliance Check List

(Registered Land Surveyor)

Property Address: 159 Oakley Rd.

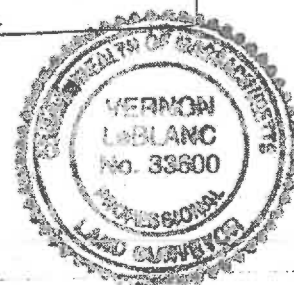
Zone: Gen. Res.

Surveyor Signature and Stamp: [Signature]

Date: 6-21-21

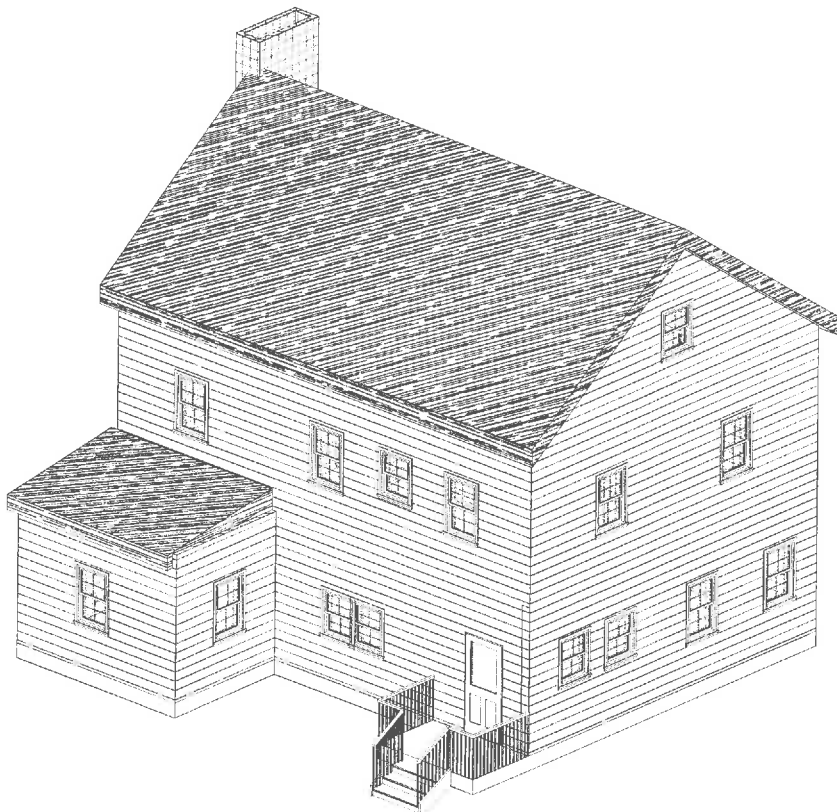
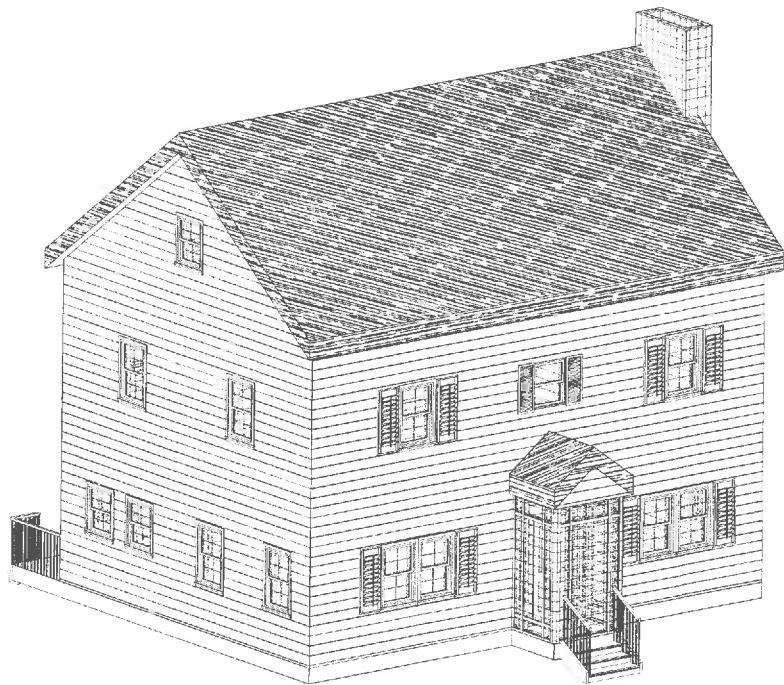
	REQUIRED	EXISTING	PROPOSED
Lot Area	7,000	7,343	7,343
Lot Frontage	70	62.87	62.87
Floor Area Ratio			
Lot Coverage	30	17	22.4
Open Space	40	73	67.6
Front Setback	20	15	15
Side Setback R_T	10	4.8	4.8
Side Setback L_T	10	15.2	10.2
Rear Setback	20	93.94	92.7
Building Height	36	28.4	28.4
Stories	2 1/2	2	2
1/2 Story Calculation			

NOTES:

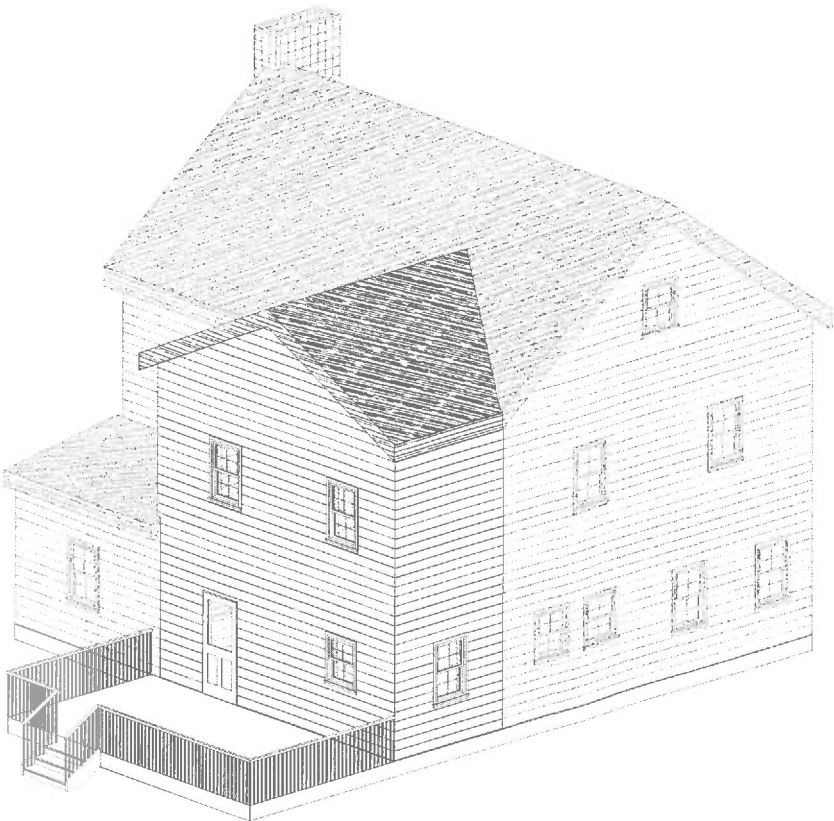


159 OAKLEY ROAD
BELMONT, MA 02478

REAR ADDITION AND PORCH



EXISTING



PROPOSED



159 OAKLEY ROAD
BELMONT, MA 02478

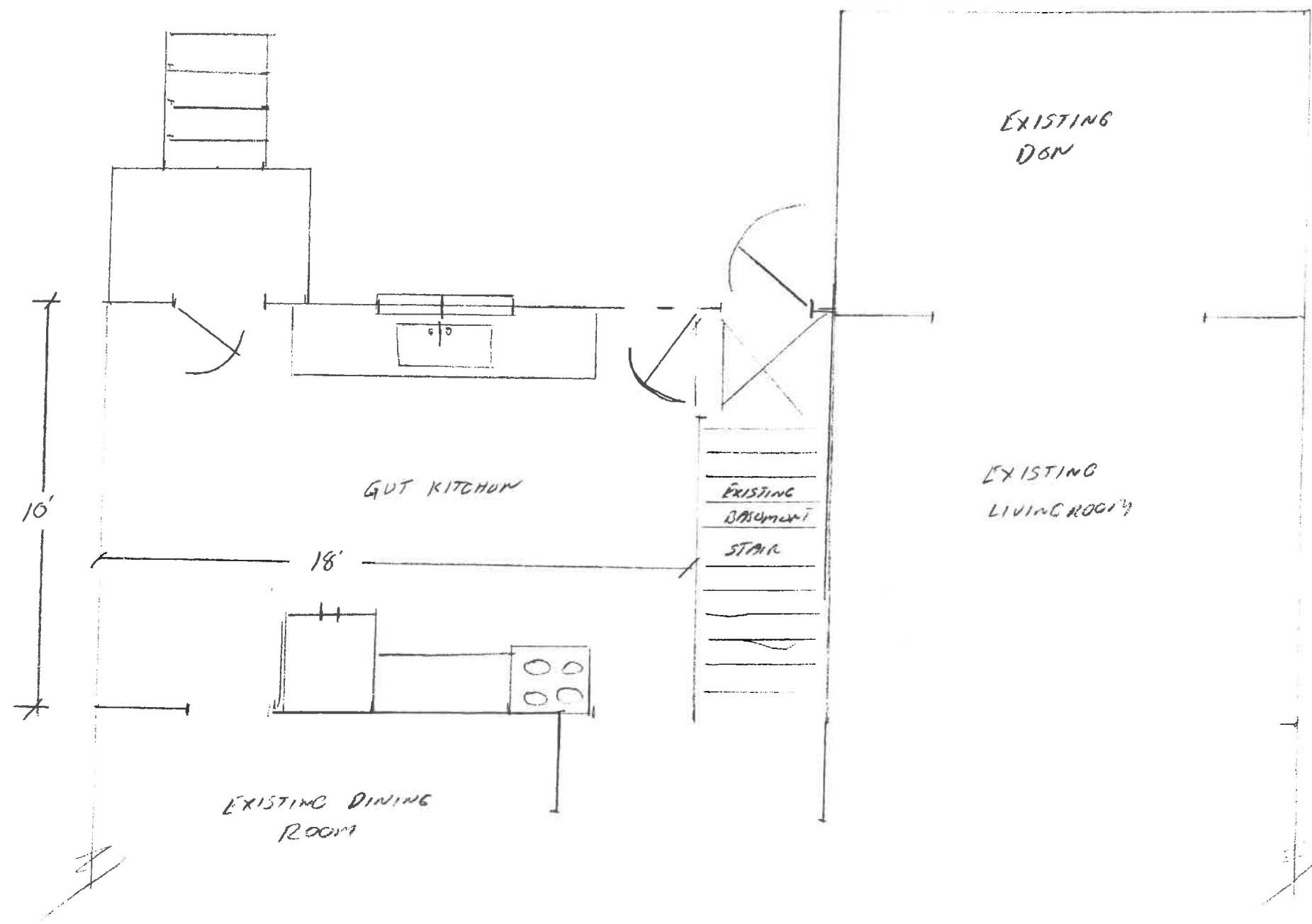
No.	Description	Date

Scale:
Date: 06/18/21
Drawn By: SLHG

Drawing Name
AXON VIEWS

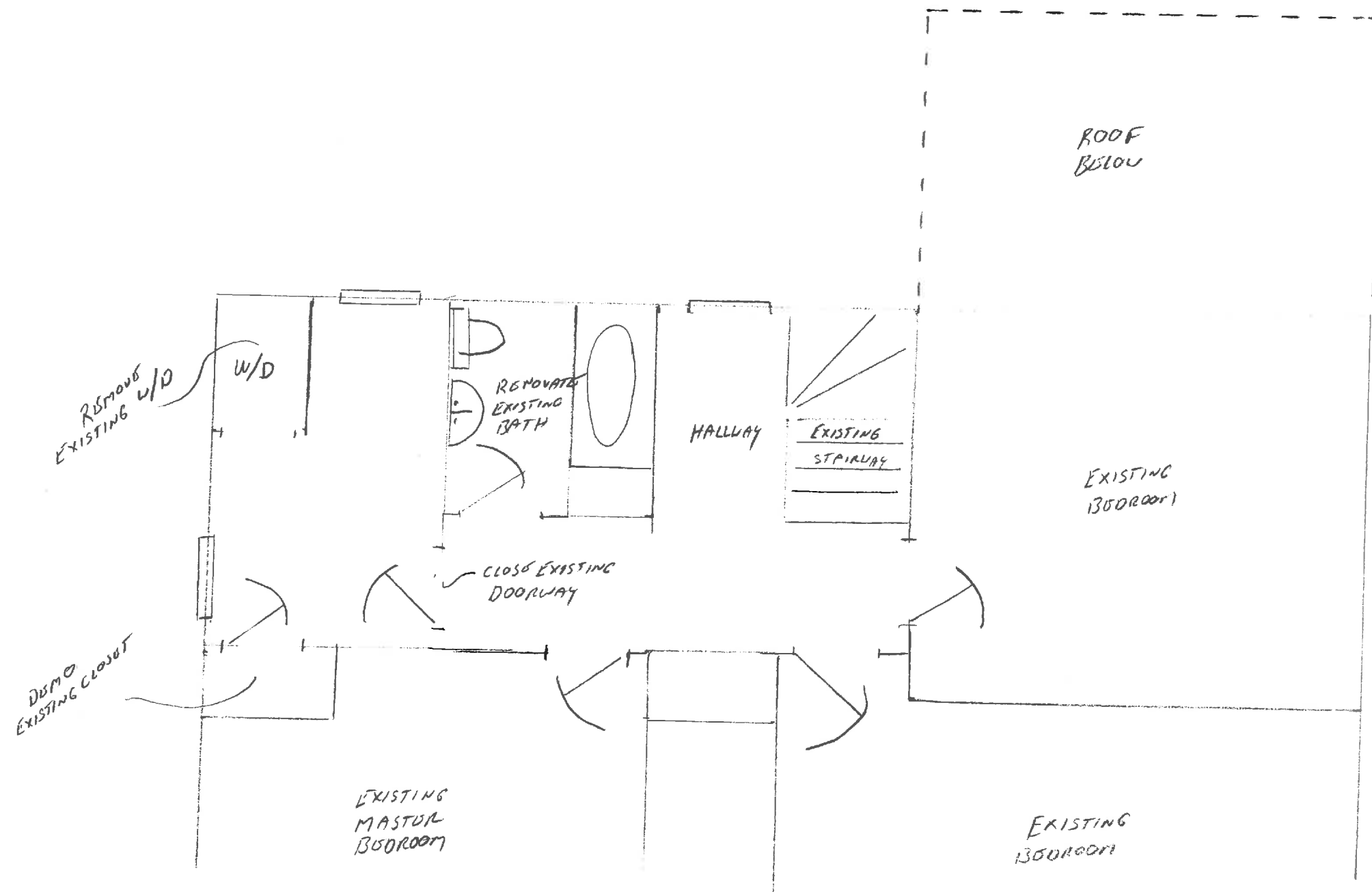
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EXISTING 1ST FLOOR PLAN



1524/ HAMMOCK RES.
159 OAKLEY RD
BELMONT MA 02478
1/4"=1' 4/3/21

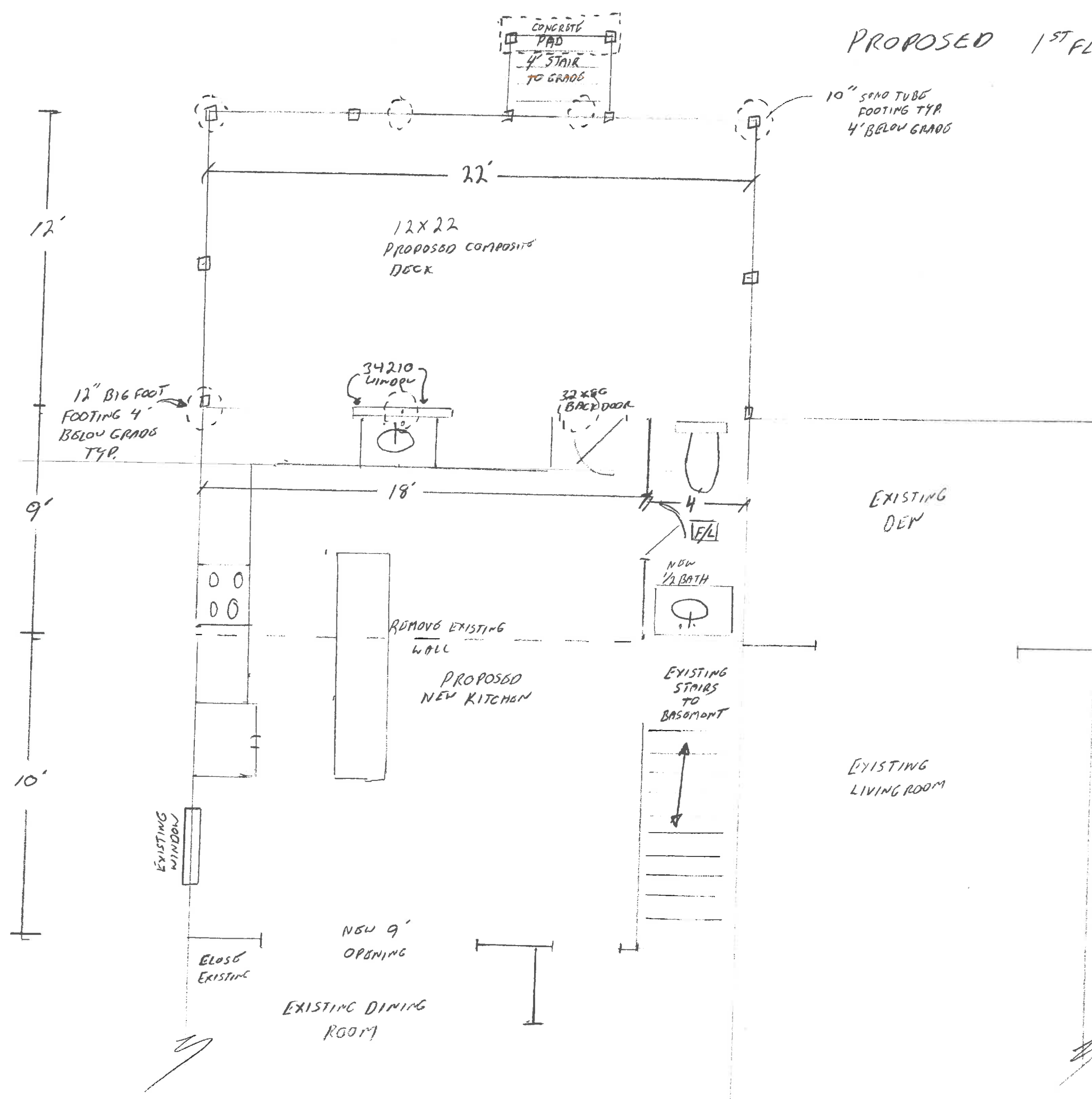
EXISTING 2ND FLOOR PLAN



MITCHELL
Design & Construction, Inc.
448 MAIN STREET
MEDFORD, MA 02155

150N/HAMMOCK RES
159 OAKLEY RD
BELMONT MA 02478
1/4"=1' | 4/3/21

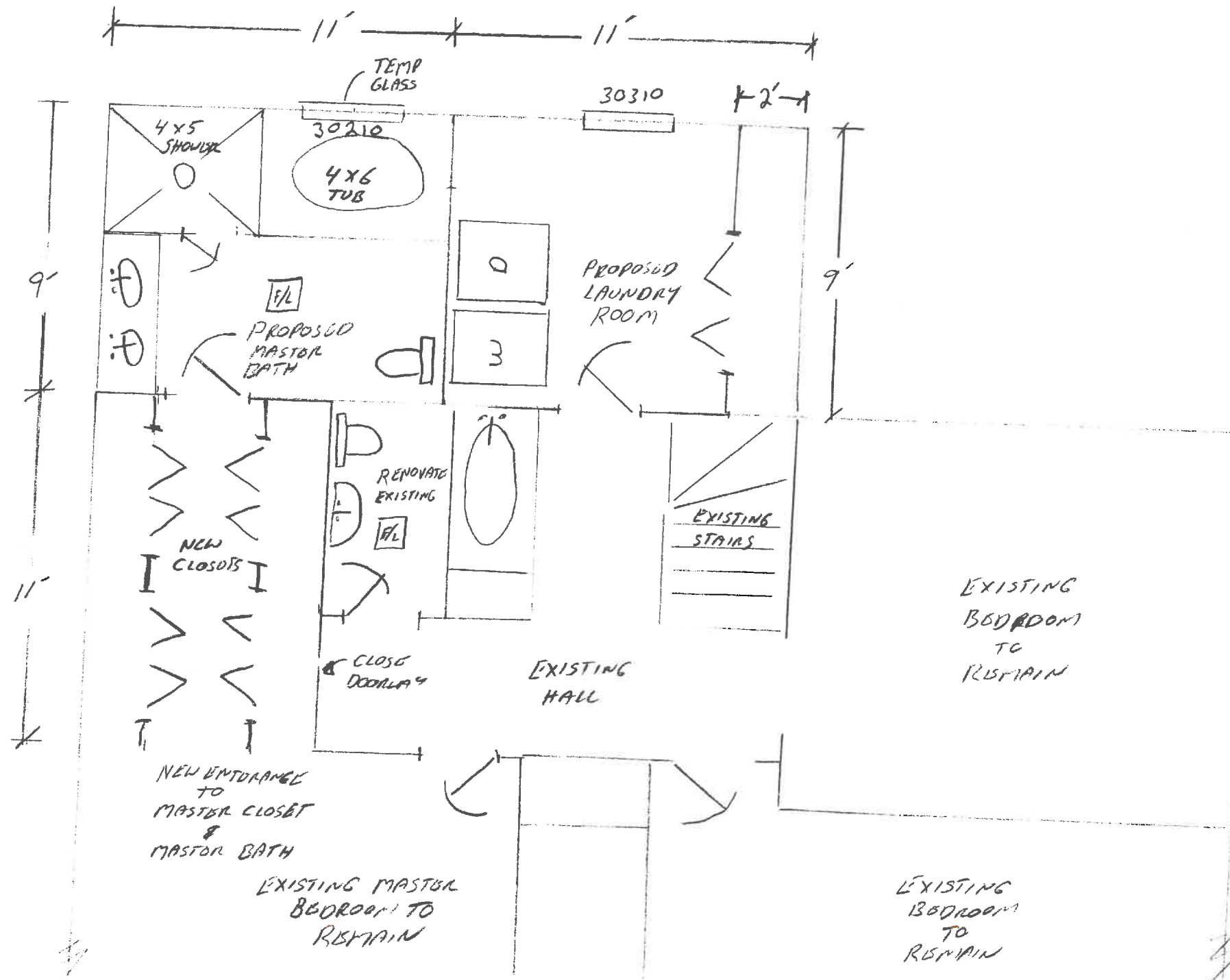
PROPOSED 1ST FLOOR PLAN



MITCHELL
Design & Construction, Inc.
448 MAIN STREET
MEDFORD, MA 02155

ISEN/HAMMOCK RES	
159 OAKLEY RD	
BALMONT MA 02478	
1/4"=1'	4/3/21

PROPOSED 2ND FLOOR



MITCHELL
Design & Construction, Inc.
448 MAIN STREET
MEDFORD, MA 02155

ISEN / HAMMOCK RES
159 OAKLEY RD.
BELMONT MA 02478
1/4"=1' 4/3/21