



Town of Belmont
Zoning Board of Appeals

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TOWN CLERK
BELMONT, MA

2022 AUG 26 AM 10:58

APPLICATION FOR A SPECIAL PERMIT

Date: May 5, 2022

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 90 Agassiz Avenue ~~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 front porch addition.

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

Signature of Petitioner

Kiyoshi Momose and Lucianna Ascanio-Momose

Print Name Kiyoshi Momose and Lucianna Ascanio-Momose

Address 90 Agassiz Avenue

Belmont, MA 02478

Daytime Telephone Number 412-425-1096



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

August 10, 2020

Kiyoshi Momose and Lucianna Ascanio-Momose
90 Agassiz Ave.
Belmont, MA 02478

RE: Denial to Construct a Front Porch

Dear Mr. and Mrs. Momose,

The Office of Community Development is in receipt of your building permit application for your proposal to construct a front porch at 90 Agassiz Ave. 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 any alterations or expansions in the General Residence district by a Special Permit granted by the Board of Appeals; and §4.2 of the zoning By-Law requires a minimum front setback of 12.05'.

1. The proposed alterations are allowed by a Special Permit granted by the Board of Appeals.
2. Minimum required front setback is 12.05'. The existing front setback to the dwelling is 8.5' and the proposed to the front porch is 5.0'.

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

May 5, 2022

ATTN: Zoning Board of Appeals
Office of Community Development
Homer Municipal Building, 2nd Floor
19 Moore Street
Belmont, MA 02478

RE: Narrative Statement
Proposed Front Porch
90 Agassiz Avenue, Belmont MA

Dear Members of the Belmont Zoning Board of Appeals:

Our names are Lucianna and Kiyoshi Momose, and we are the owners and current residents of a single-family residence at 90 Agassiz Avenue in Belmont. We relocated from Pittsburgh to Belmont in 2018 so Kiyoshi could be close to his new job with the Boston Red Sox. While renting an apartment across Agassiz Avenue, we fell in love with and purchased our current home at 90 Agassiz in late 2019. We have a son enrolled in the Belmont public school system and intend to reside in our home for many years to come.

We are requesting two Special Permits to construct a small front porch addition to our home.

Special Permit #1: The proposed alterations are allowed by a Special Permit granted by the Board of Appeals.

We would like to construct a front porch to protect our packages and guests from rain and snow. The proposed porch would make our property safer for our family members, our guests, postal workers, and other visitors by minimizing rain, snow, and ice on our front landing. The proposed front porch--3'-6" deep x 7'-0" wide—is the minimum size necessary to accomplish these goals.

The proposed front porch has a roof but is unenclosed. We are not proposing to add any conditioned space or increase the Gross Floor Area of the residence.

The proposed front porch will not be substantially more detrimental to the neighborhood than the existing nonconforming residence. We believe the new front porch will enhance our home and the immediate neighborhood.

Our neighbors to the west, Laura Vanderhart and Jarrod Goentzel of 96 Agassiz Avenue, own a similar Cape home and previously added a front porch of a similar volume to what we now propose.

**Special Permit #2: Minimum front setback
(12.05' required, 8.5' existing to dwelling, 5.0' proposed to porch).**

Our property has several unique challenges. Our existing home is already non-conforming with respect to the front and both side setbacks. We do not see any other way of accomplishing our goals while conforming to current setback requirements.

Due to the proximity of Beaver Brook, conservation buffer zones cover most or all the site area, which suggests that all development be located as close to Agassiz Avenue as possible.

Our front property line also is slightly curved, such that the front property line is closest to the house in the area of the front door and proposed porch.

We engaged a local architect and Belmont resident to preserve the charm of our existing home as much as possible. The proposed front porch is similar in scale and design to other porches throughout Belmont.

We are sensitive to the needs of our neighbors, particularly the immediate abutters at 84 and 96 Agassiz. We have been planning this project since early 2020 and have spoken with our neighbors at multiple points about our plans. We have attached the petition of support with signatures we collected from neighbors within 300 feet of our property.

Sincerely,



Lucianna and Kiyoshi Momose
Belmont residents and homeowners

Attachments:

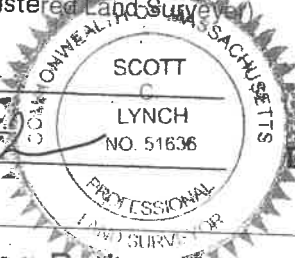
Building Permit Denial Letter
Neighborhood petition
Architectural Drawings and photographs
Plot Plan and zoning calculations

Zoning Compliance Check List

Properties Located within the GR Zoning Districts
(To be Completed by a Registered Land Surveyor)

Property Address: 90 Agassiz Ave

Surveyor Signature and Stamp: Scott Lynch



Date: 4/8/2022

Per §4.2 of the Zoning By-Laws

	REQUIRED	EXISTING	PROPOSED
Lot Area (sq. ft.)	5,000	6,030	
Lot Frontage (feet)	50	61.36	
Lot Area/Unit (sq. ft./d.u.)	3500	-	
Lot Coverage (% of lot)	30%	28.2%	28.6%
Open Space (% of lot)	40%	69.0%	68.6%
Setbacks: (feet)	➤ Front	12.05	8.5
	➤ Side/Side	10' 10'	6.6' 9.6'
	➤ Rear	19.72	41.1
Building Height:	➤ Feet	33	20.4
	➤ Stories	2 1/2	2 1/2
1/2 Story (feet) (Per §1.4)	➤ Perimeter		1 sty Entrance
	➤ Area		
	➤ Length		

Per §6D of the Zoning By-Laws

	REQUIRED	EXISTING	PROPOSED
Front Doors:	➤ Face Street		
	➤ Setback		
Curb Cut			
HVAC:	➤ Front Yard		
	➤ Side/Rear Setbacks		

SUBMIT CALCULATIONS for all of the requirements listed above on a separate piece of paper(s) to verify how they were calculated

Ascanio-Momose Residence

90 Agassiz Avenue Belmont MA

Frank Dill Architects

DATE: December 2020

TO: Town of Belmont Zoning Board of Appeals

RE: Letter of Support

We—the residents of the Agassiz neighborhood—have reviewed the proposed design for the front porch at 90 Agassiz Avenue and support the proposal.

Name(s)	Street Address	Signature(s)
^{Priscilla Hunt} Priscilla Hunt	84 Agassiz Avenue	Priscilla Hunt
John Friebohm	82 Agassiz Ave	John Friebohm
Jeri Weiss	74 Agassiz Ave	Jeri Weiss
Jared Gornboer	96 Agassiz Ave	Jared Gornboer
^{LAURA VANDERHART} Laura Vanderhart	96 Agassiz Ave	Laura Vanderhart
MARY BUTLER	67 Agassiz Ave	Mary E. Butler
LAURA VANDERHART	95 Agassiz Ave.	Laura Vanderhart

Christy Lawrence	68 Agassiz Ave	Christy Lawrence
CYNTHIA TSAKONAS	83 AGASSIZ AVE.	Cynthia T. Tsakonas
Philip Lawrence	68 Agassiz Ave	Philip Lawrence

Christy Lawrence
68 Agassiz Ave Christy Lawrence

Ascanio-Momose Residence

90 Agassiz Avenue Belmont MA



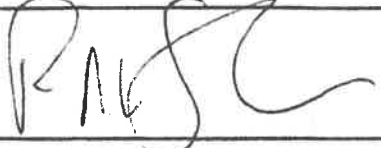


Frank Dill Architects

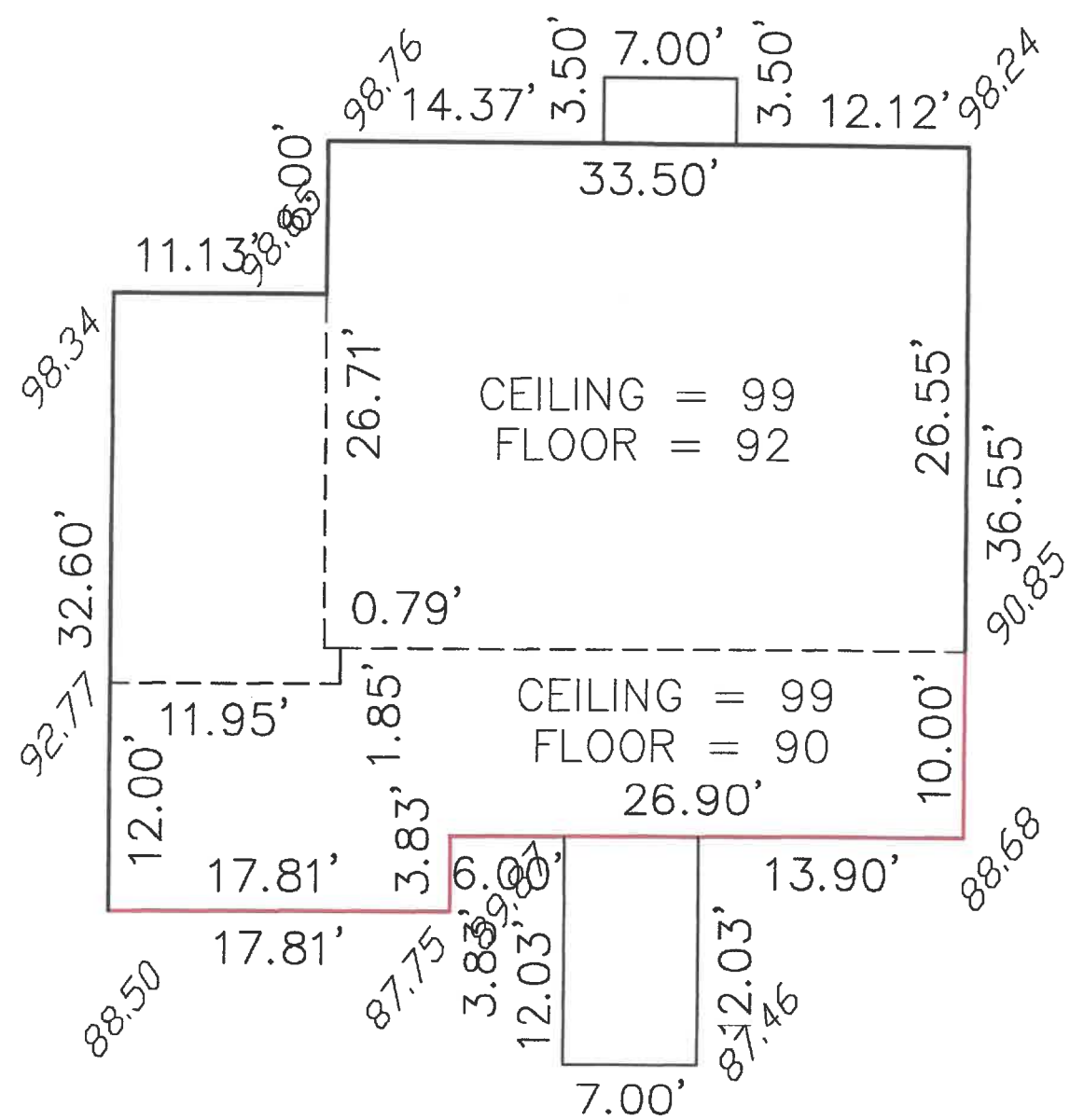
DATE: December 2020

TO: Town of Belmont Zoning Board of Appeals

RE: Letter of Support

We—the residents of the Agassiz neighborhood—have reviewed the proposed design for the front porch at 90 Agassiz Avenue and support the proposal.

Name(s)	Street Address	Signature(s)
Wei Yin	87 Agassiz Ave	Wei Yin
Sean Harrison	87 Agassiz Ave	
Jordan Hampton	52 Agassiz	
Paul Sullivan	52 Agassiz	
David E. Benson	39 Agassiz Ave	
Kerri Benson	39 Agassiz Ave	
Michael & Lucia Gates	11 Agassiz St	Michael Gates



Segment	Ceiling Elevation	Elevation From	Elevation To	Ceiling Length	Ceiling Height	Exposed		% Covered
						Square Footage	Square Footage	
A	99	99	99	0.79	7	5.53	0.00	100.00%
B	99	99	99	11.95	9	107.55	0.00	100.00%
C	99	99	99	11.95	9	107.55	0.00	100.00%
D	99	92.77	88.5	12.00	9	108.00	100.38	7.06%
E	99	88.5	87.75	17.81	9	160.29	193.68	-20.83%
F	99	87.75	89.87	3.83	9	34.47	39.03	0.00%
G	99	89.87	88.68	26.9	9	242.1	261.6025	0.00%
H	99	88.68	90.85	10	9	90	92.35	0.00%
U	99	90.85	98.24	26.55	7	185.85	118.2803	36.36%
J	99	98.24	98.76	33.5	7	234.5	16.75	92.86%
K	99	98.76	98.65	8	7	56	2.36	95.79%
	99			163.28	8.27273	1331.84	824.43	38.10%

Ceiling Height:

7

<- enter

Basement Floor Elevation

92

<- enter

Ceiling Elevation

99

Perimeter Total Length

163.28

Total Perimeter Square Foot

1331.84

Exposed Square Footage

824.43

% Covered

38.10%

<- 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
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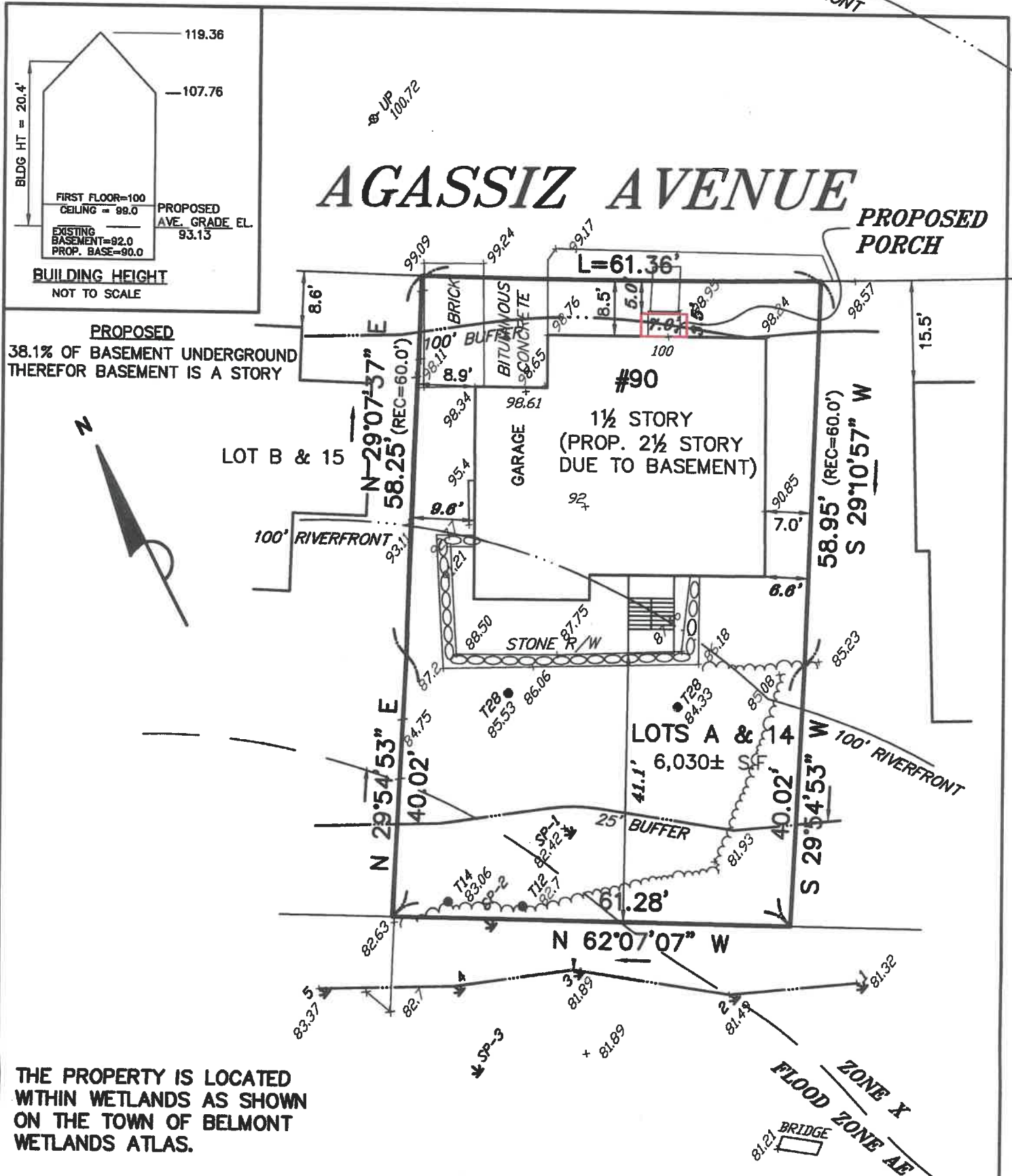
4/8/2022

Segment	Segment From Existing		Segment From New		Segment To		Segment		Avg	Difference
	Grade	Grade	Grade	Grade	New Grade	Length	Existing	Avg New		
AA		88.5	88.5	87.75	87.75	17.81	1569.506	1569.506	0.00	
BB		87.75	87.75	89.87	89.87	3.83	340.1423	340.1423	0.00	
CC		89.87	89.87	89.87	89.87	6	539.22	539.22	0.00	
DD		89.87	89.87	87.46	87.46	12.03	1066.64	1066.64	0.00	
EE		87.46	87.46	87.46	87.46	7	612.22	612.22	0.00	
FF		87.46	87.46	88.68	88.68	12.03	1059.482	1059.482	0.00	
GG		88.68	88.68	88.68	88.68	13.9	1232.652	1232.652	0	
HH		88.68	88.68	98.24	98.24	36.55	3415.963	3415.963	0	
II		98.24	98.24	98.24	98.24	12.12	1190.669	1190.669	0	
JJ		98.24	98.24	98.24	98.24	3.5	343.84	343.84	0	
KK		98.24	98.24	98.24	98.24	7	687.68	687.68	0	
LL		98.24	98.24	98.76	98.76	3.5	344.75	344.75	0	
MM		98.76	98.76	98.76	98.76	14.37	1419.181	1419.181	0	
NN		98.76	98.76	98.65	98.65	8	789.64	789.64	0	
OO		98.65	98.65	98.34	98.34	11.13	1096.249	1096.249	0	
PP		98.34	98.34	88.5	88.5	32.6	3045.492	3045.492	0	
						201.37	18753.33	18753.33	0	

Ceiling Height:	7
Basement Floor Elevation	92
Ceiling Elevation	99
Perimeter Total Length	201.37
Total Perimeter Square Foot	1409.59
Average Existing Grade	93.13
New Average Grade	93.13
Difference in Grade in feet	0.00

% Covered using Avg Grade	16.12%
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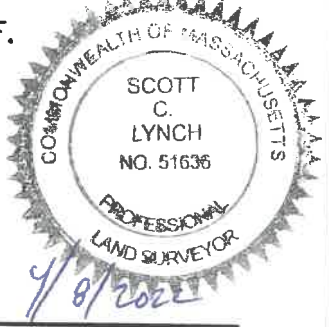


THE PROPERTY IS LOCATED WITHIN WETLANDS AS SHOWN ON THE TOWN OF BELMONT WETLANDS ATLAS.

NOTE: WETLANDS FLAGGED BY BASBANES WETLAND CONSULTING ON 1/24/2019

ZONING DISTRICT:	GR (GENERAL RESIDENCE)		
	REQ.	EXISTING	PROP.
FRONT SETBACK:	12.05'	8.5'	5.0'
SIDE SETBACK:	10'	6.6'	—
REAR SETBACK:	19.72'	41.1'	—
MAXIMUM LOT COVERAGE:	30%	28.2%	28.6%
MINIMUM OPEN SPACE:	40%	69.0%	68.6%
LOT FRONTAGE:		61.36'	

TOTAL LOT AREA: 6,030± S.F.



OWNER: KIYOSHI MOMOSE & LUCIANNA ASCANIO-MOMOSE
73796/165
ASSESSORS MAP 33 - PARCEL 80

VARIANCE - ZONING BOARD

PROPOSED PLOT PLAN
#90 AGASSIZ AVENUE
IN
BELMONT, MA
(MIDDLESEX COUNTY)

SCALE: 1" = 20' DATE: 4/8/2022



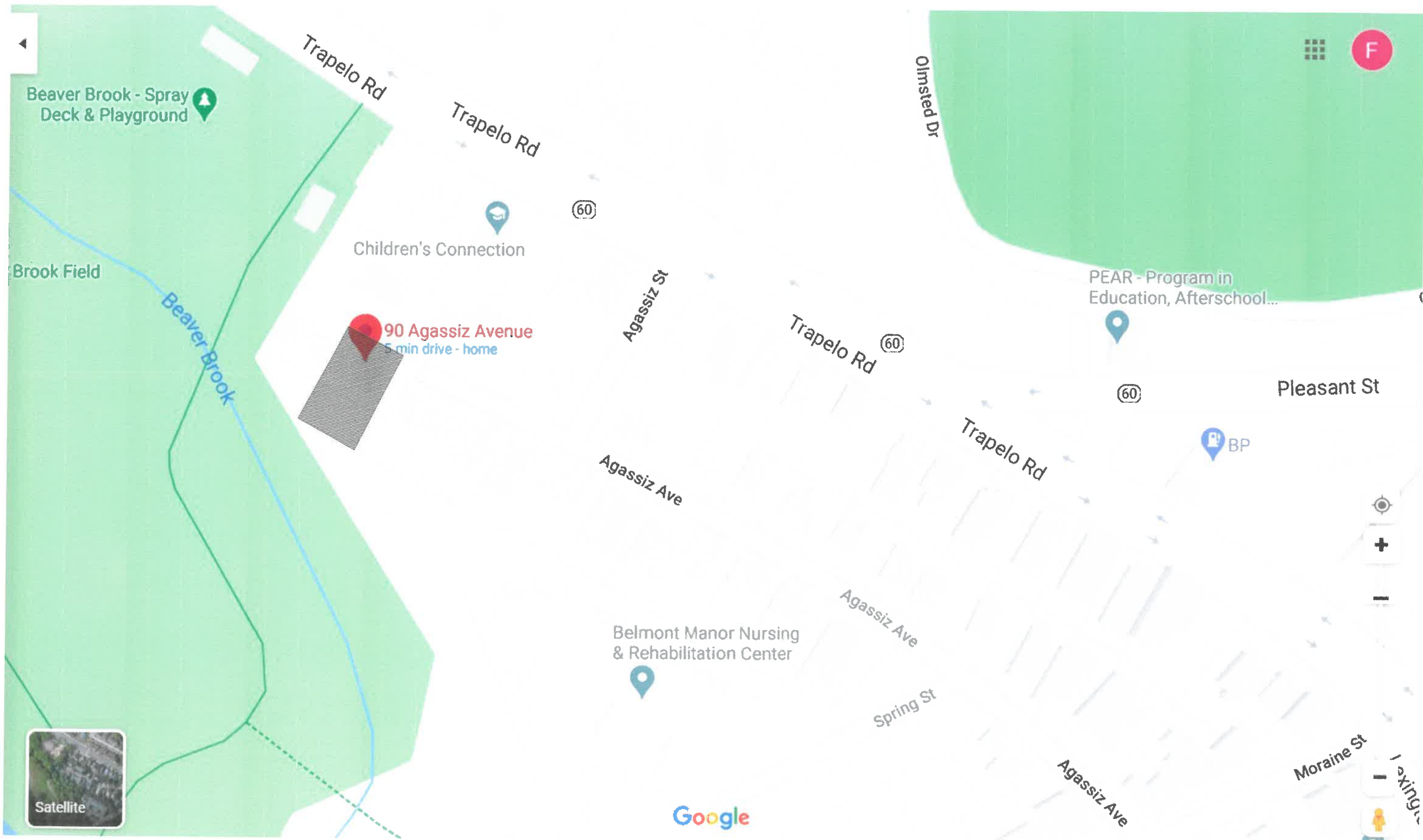
ROBER SURVEY
1072 MASSACHUSETTS AVENUE
ARLINGTON, MA 02476
(781) 648-5533
DWG. NO. 6062PP3B.DWG

SCOTT LYNCH, PLS DATE

PRELIMINARY:
NOT FOR
CONSTRUCTION

DRAWING INDEX

ARCHITECTURAL		ISSUE DATE	CURRENT REVISION	EXISTING CONDITIONS		ISSUE DATE	CURRENT REVISION
A0.1	DRAWING INDEX	7.16.2020	5.20.2022	X2.1	FIRST FLOOR PLAN EXISTING CONDITIONS	6.8.2020	5.20.2022
A0.2	VICINITY MAP	6.8.2020	5.20.2022	X2.2	SECOND FLOOR PLAN EXISTING CONDITIONS	6.8.2020	5.20.2022
A0.3	EXISTING HOUSE PHOTOS	6.8.2020	5.20.2022	X3.1	NORTH EXTERIOR ELEVATION EXISTING CONDITIONS	6.8.2020	5.20.2022
A1.1	SITE PLAN: PROPOSED	6.8.2020	5.20.2022	X3.2	WEST EXTERIOR ELEVATION EXISTING CONDITIONS	6.8.2020	5.20.2022
A2.1	FIRST FLOOR PLAN PROPOSED	6.8.2020	5.20.2022	X3.3	EAST EXTERIOR ELEVATION EXISTING CONDITIONS	6.8.2020	5.20.2022
A2.2	SECOND FLOOR PLAN PROPOSED	6.8.2020	5.20.2022	PLOT PLAN (ROBER SURVEY)		7.10.2020	4.8.2022
A3.1	NORTH EXTERIOR ELEVATION PROPOSED	6.8.2020	5.20.2022				
A3.2	WEST EXTERIOR ELEVATION PROPOSED	6.8.2020	5.20.2022				
A3.3	EAST EXTERIOR ELEVATION PROPOSED	6.8.2020	5.20.2022				
A3.4	FRONT PORCH DETAIL ELEVATIONS	6.8.2020	5.20.2022				





1. 90 AGASSIZ AVENUE (SUBJECT PROPERTY) LOOKING SOUTHWEST



2. 90 AGASSIZ AVENUE (SUBJECT PROPERTY) LOOKING SOUTHEAST



3. 90 AGASSIZ AVENUE (SUBJECT PROPERTY) LOOKING NORTHEAST



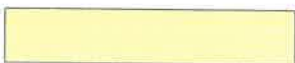
4. FRONT PORCH OF 96 AGASSIZ AVENUE (SIMILAR ADJACENT HOUSE)

LANDSCAPE PLAN LEGEND

LAWN / PLANTING BED



HARDSCAPE
(CONCRETE SLAB / STONE / PRECAST PAVERS)



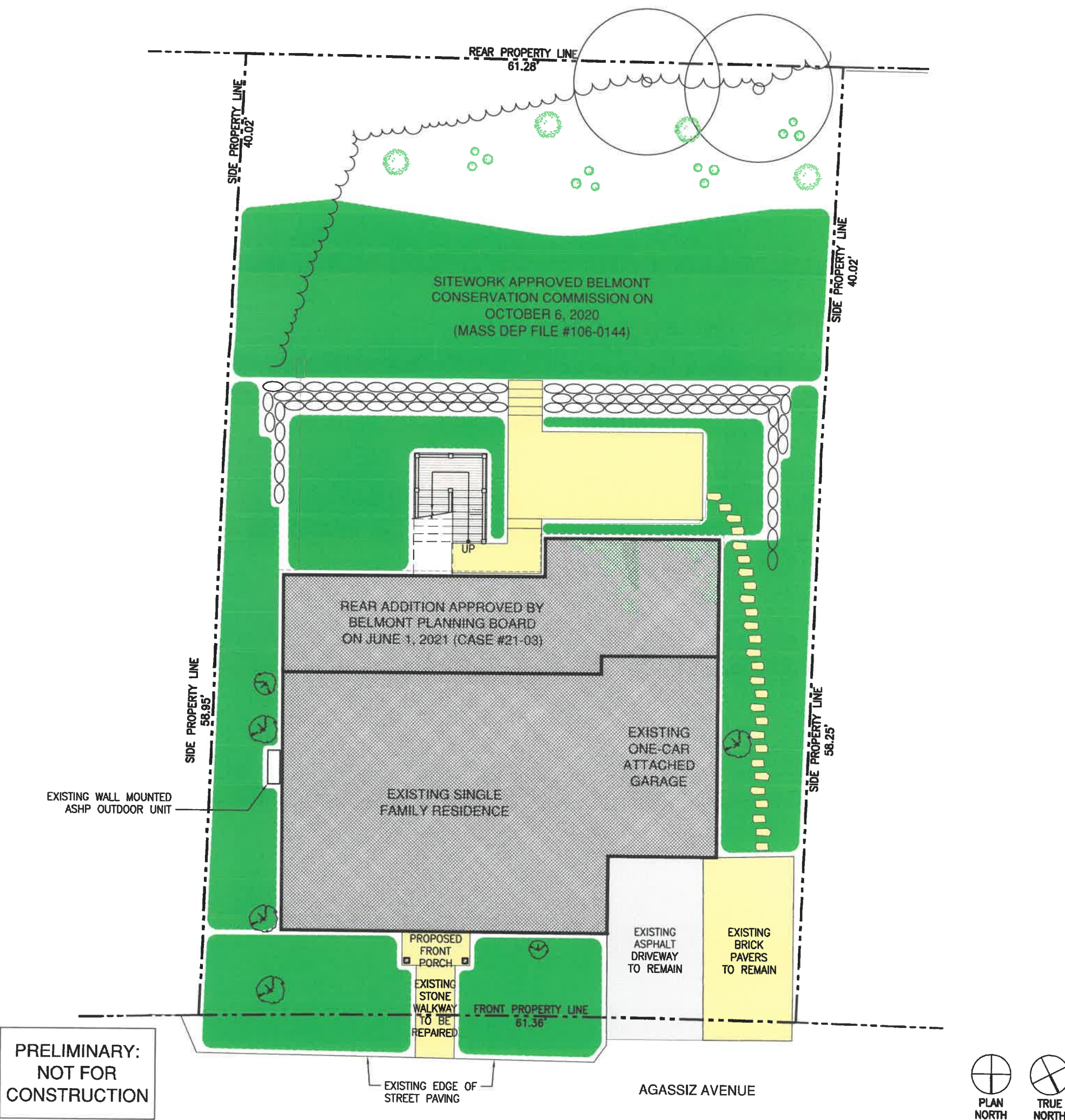
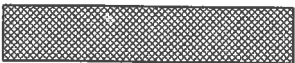
BITUMINOUS CONCRETE (ASPHALT)

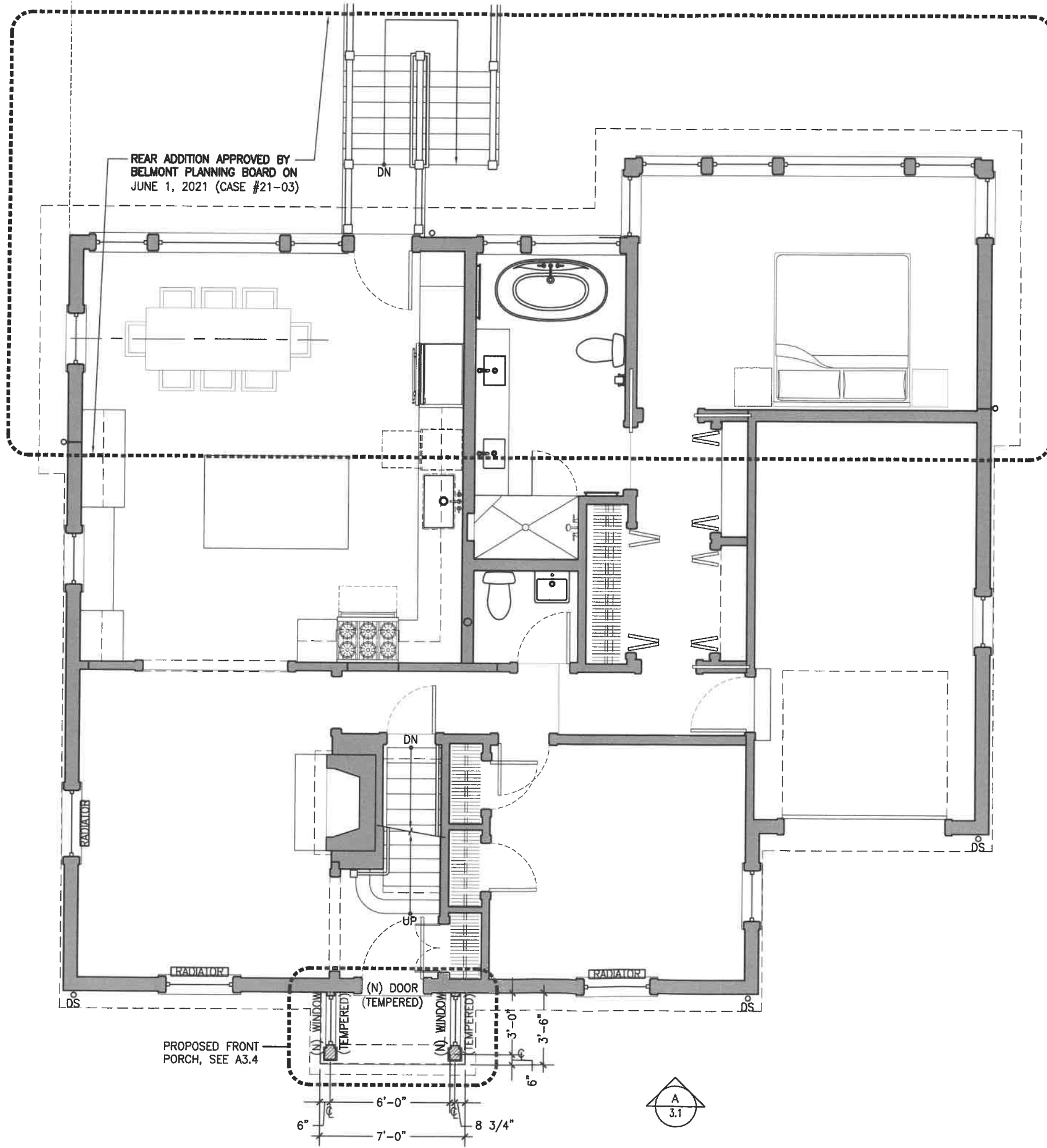
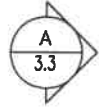


DECK / PORCH / STAIRS



STRUCTURES





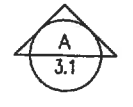
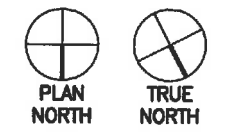
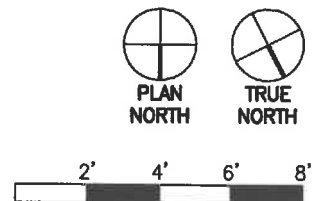
PRELIMINARY:
NOT FOR
CONSTRUCTION

A
2.1

90 AGASSIZ AVENUE BELMONT, MA
FIRST FLOOR PLAN
PROPOSED

Project ASCANIO-MOMOSE
Scale 3/16" = 1'-0"
Reference
Issued 6.8.2020
Drawn By FYD

FRANK DILL
ARCHITECTS
185 Crescent Street #103
Waltham, MA 02453
857.998.7414
frank@frankdillarchitects.com



PRELIMINARY:
NOT FOR
CONSTRUCTION

A
2.2

90 AGASSIZ AVENUE BELMONT, MA
SECOND FLOOR PLAN
PROPOSED

Revised 5.20.2022

Project ASCANIO-MOMOSE

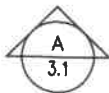
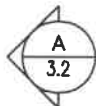
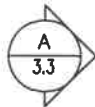
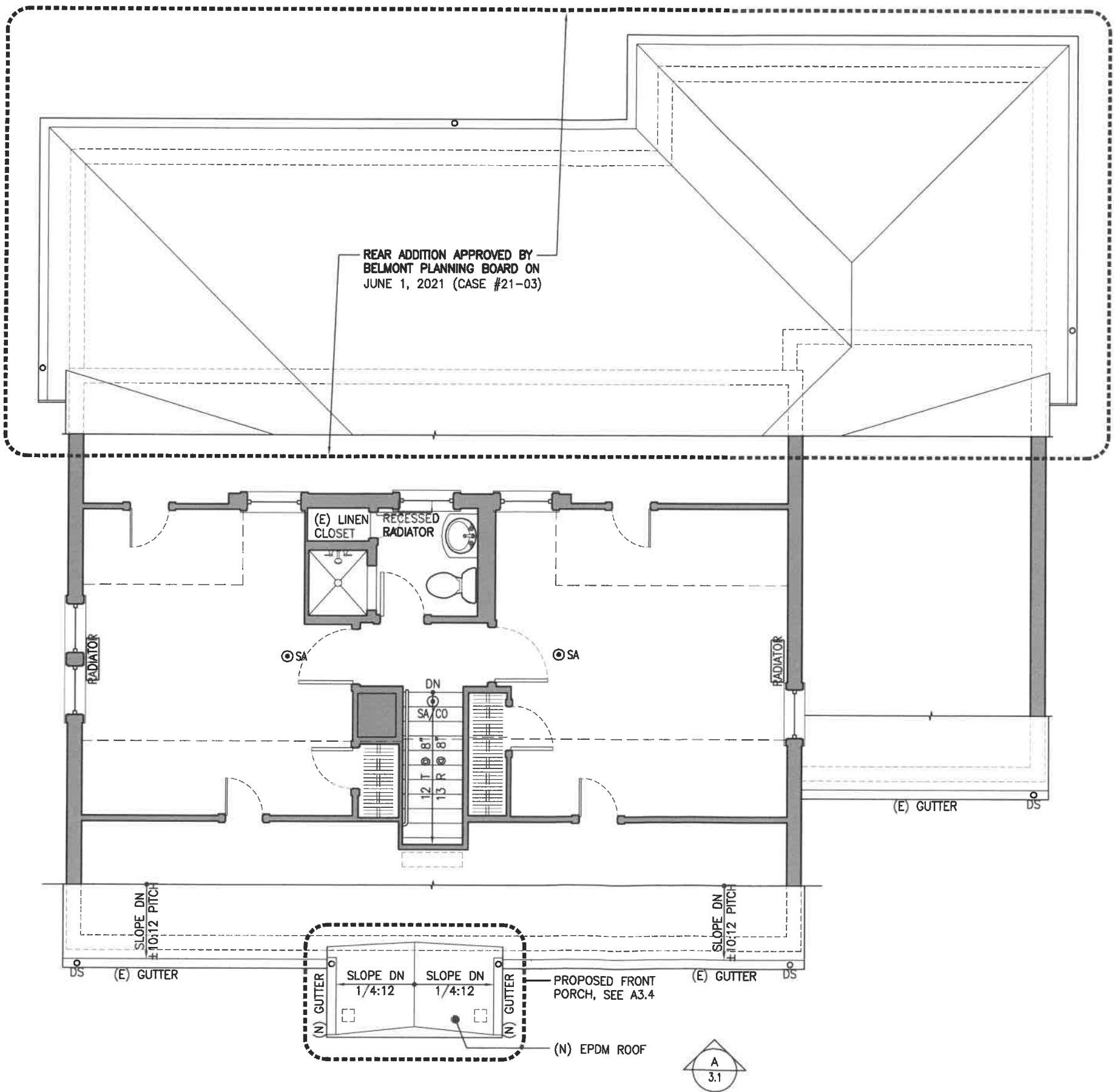
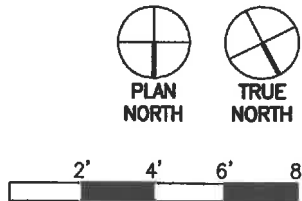
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Reference

Issued 6.8.2020

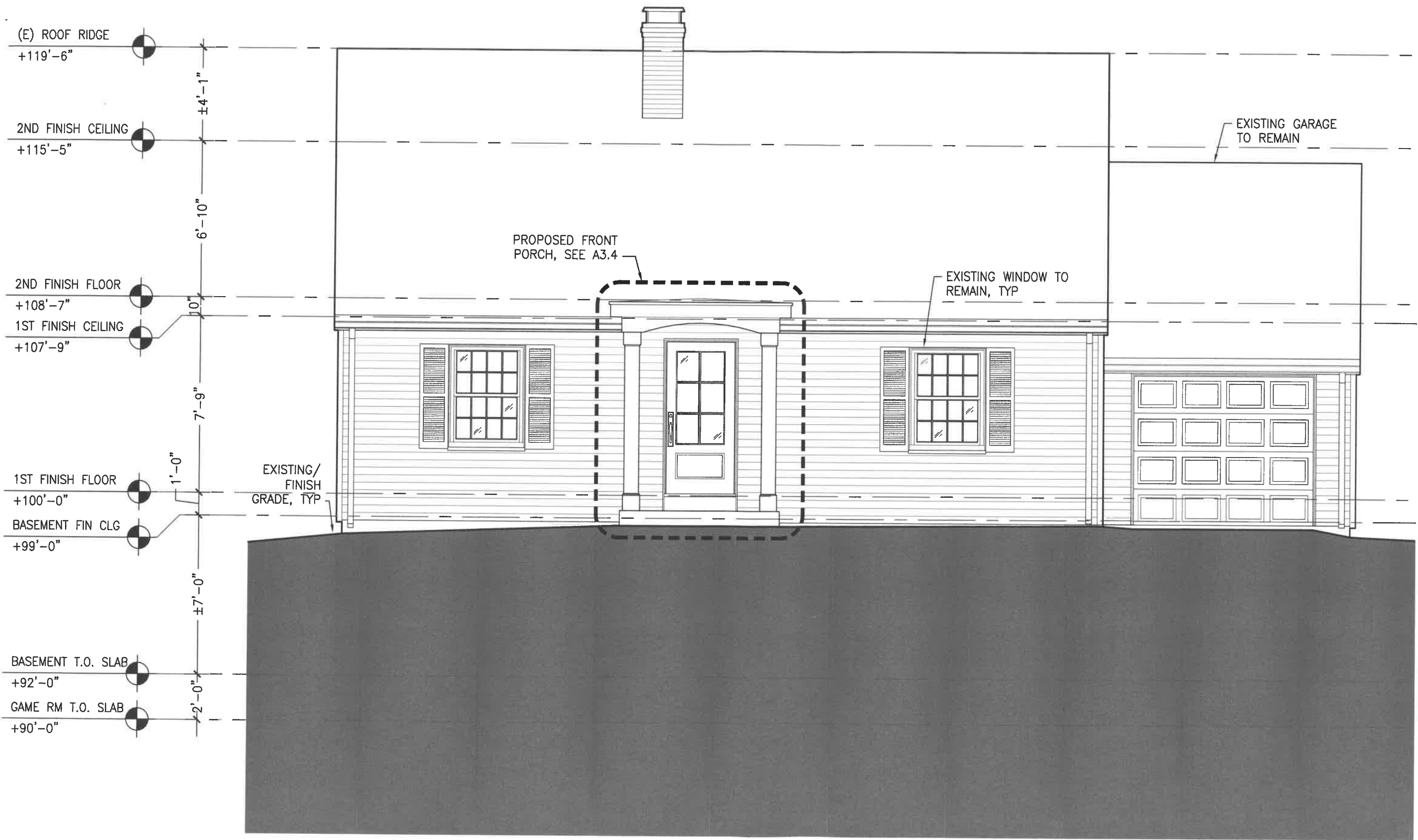
Drawn By FYD

FRANK DILL
ARCHITECTS
185 Crescent Street #103
Waltham, MA 02453
857.998.7414
frank@frankdillarchitects.com



PRELIMINARY:
NOT FOR
CONSTRUCTION

A
3.1



90 AGASSIZ AVENUE - BELMONT MA
NORTH EXTERIOR ELEVATION
PROPOSED

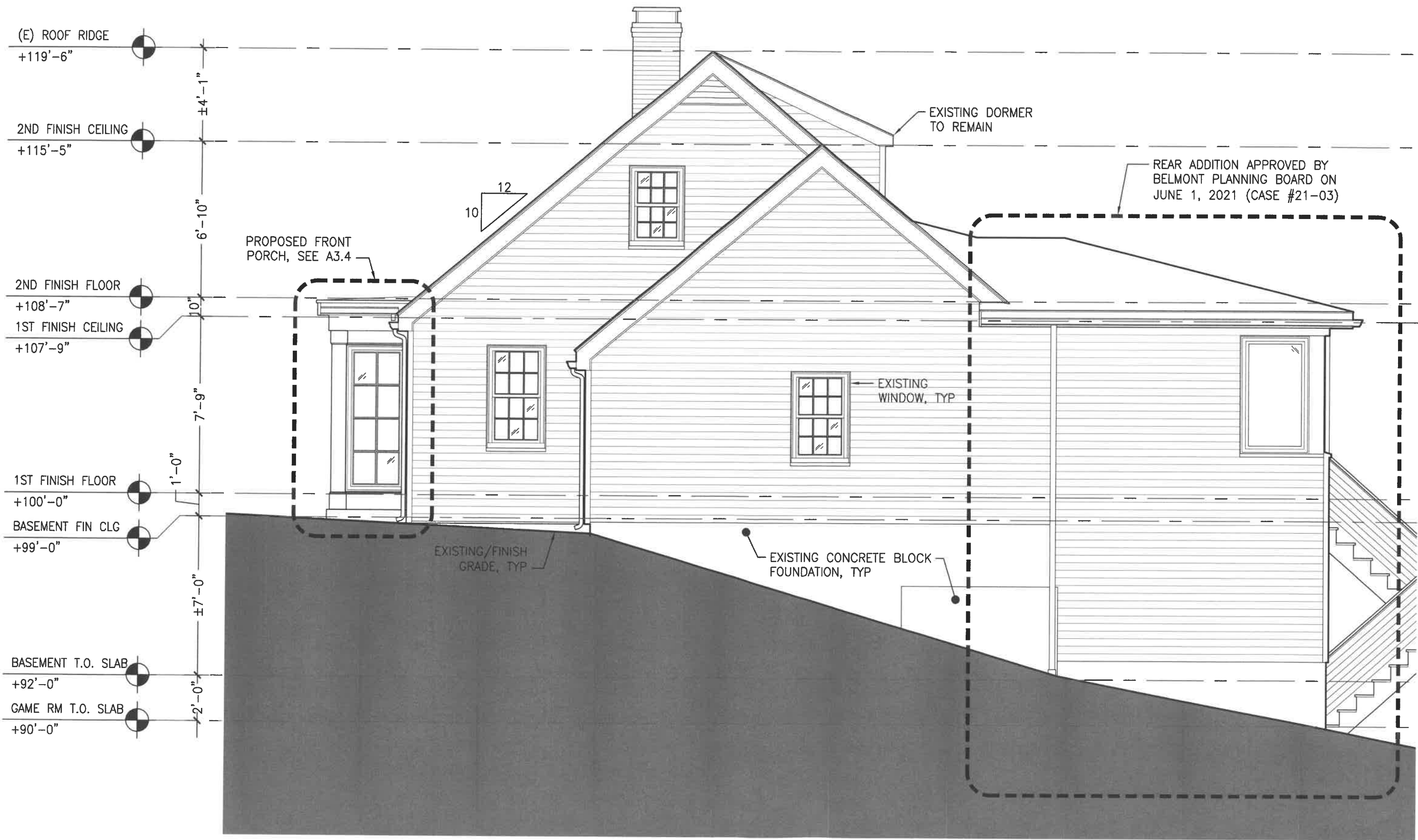
Revised 5.20.2022

Project ASCANIO-MOMOSE
Scale 1/4" = 1'-0"
Reference
Issued 6.8.2020
Drawn By FYD

FRANK DILL
ARCHITECTS
27 Leslie Road
Belmont, MA 02478
857.996.7414
frank@dillarchitects.com

PRELIMINARY:
NOT FOR
CONSTRUCTION

A
3.2



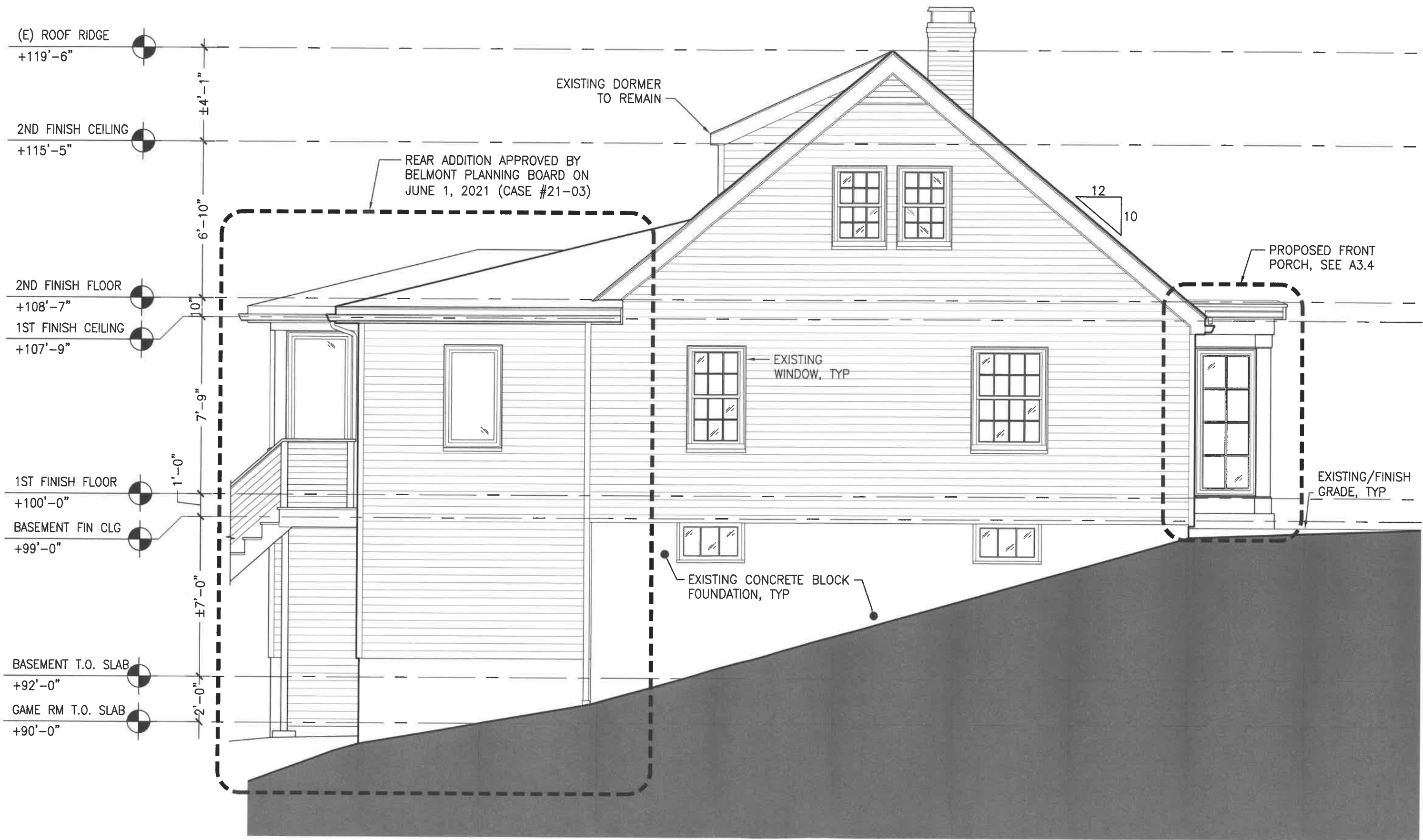
90 AGASSIZ AVENUE - BELMONT MA
WEST EXTERIOR ELEVATION
PROPOSED

Project ASCANIO-MOMOSE
Scale 1/4" = 1'-0"
Reference
Issued 6.8.2020
Drawn By FYD
Revised 5.20.2022

FRANK DILL
ARCHITECTS
27 Leslie Road
Belmont, MA 02478
857.998.7414
frank@frankdillarchitects.com

PRELIMINARY:
NOT FOR
CONSTRUCTION

A
3.3



90 AGASSIZ AVENUE - BELMONT MA
EAST EXTERIOR ELEVATION
PROPOSED

Revised 5.20.2022

Project ASCANIO-MOMOSE

Scale 1/4" = 1'-0"

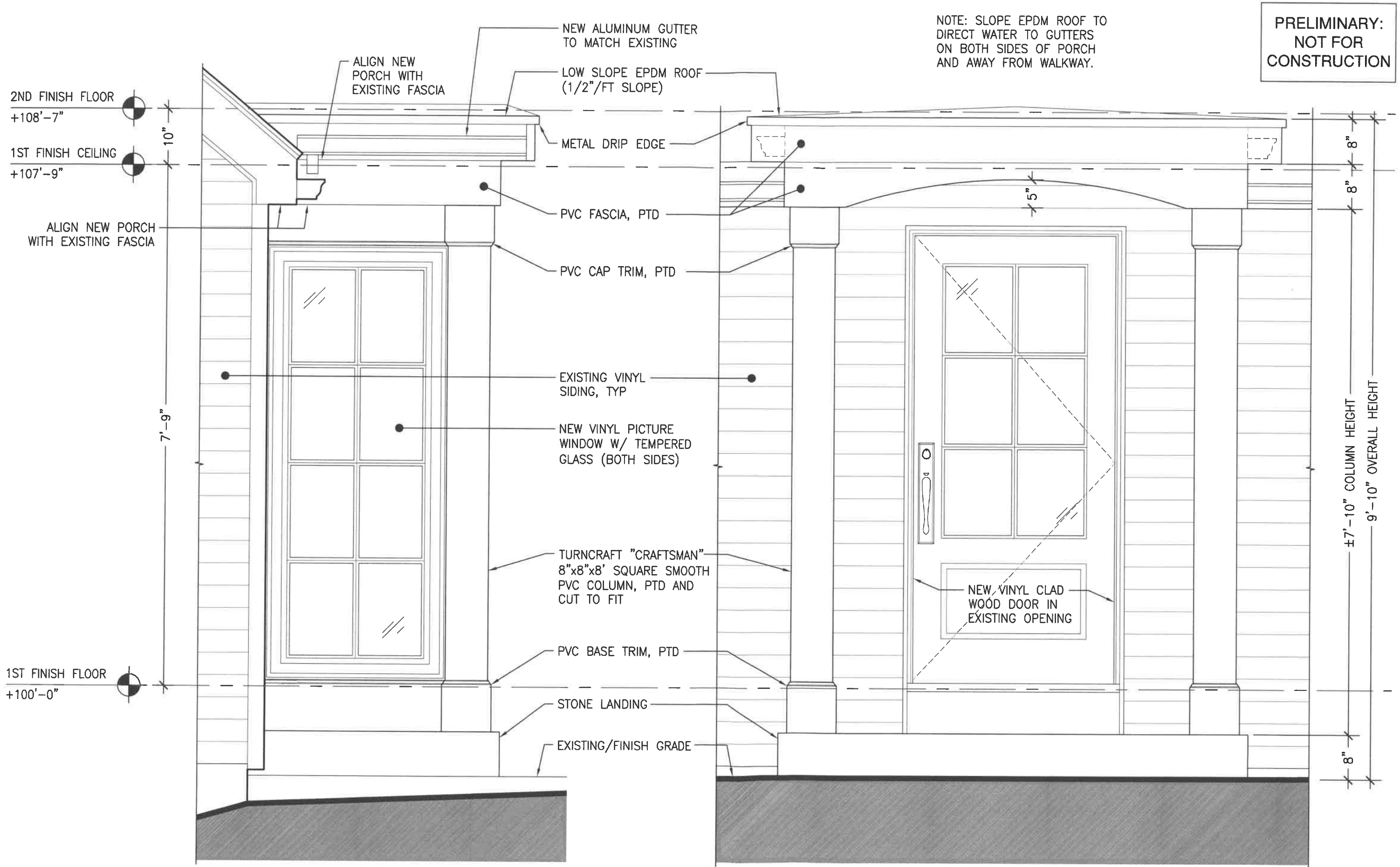
Reference

Issued 6.8.2020

Drawn By FYD

FRANK DILL
ARCHITECTS

27 Leslie Road
Belmont, MA 02478
857.998.7414
frank@dillarchitects.com



1 FRONT PORCH: Side Elevation
SCALE: 3/4" = 1'-0"

2 FRONT PORCH: Front Elevation
SCALE: 3/4" = 1'-0"



PRELIMINARY:
NOT FOR
CONSTRUCTION

X
2.1

90 AGASSIZ AVENUE BELMONT, MA
FIRST FLOOR PLAN
EXISTING CONDITIONS

Revised 5.20.2022

Project ASCANIO-MOMOSE

Scale 3/16" = 1'-0"

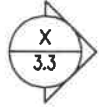
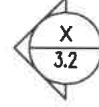
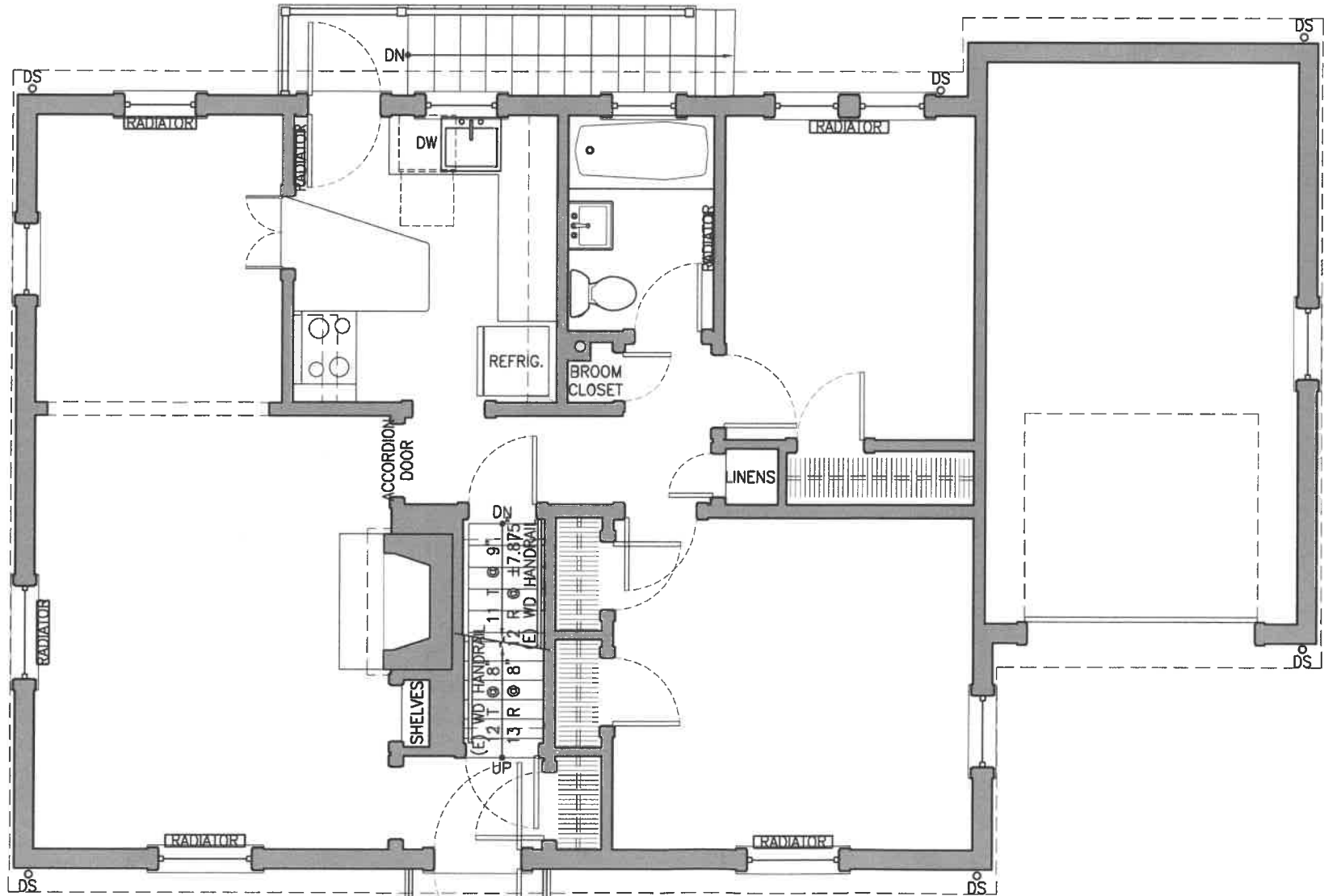
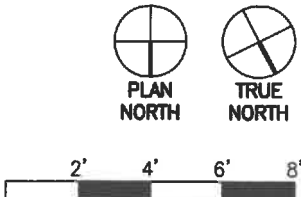
Reference

Issued 6.8.2020

Drawn By FYD

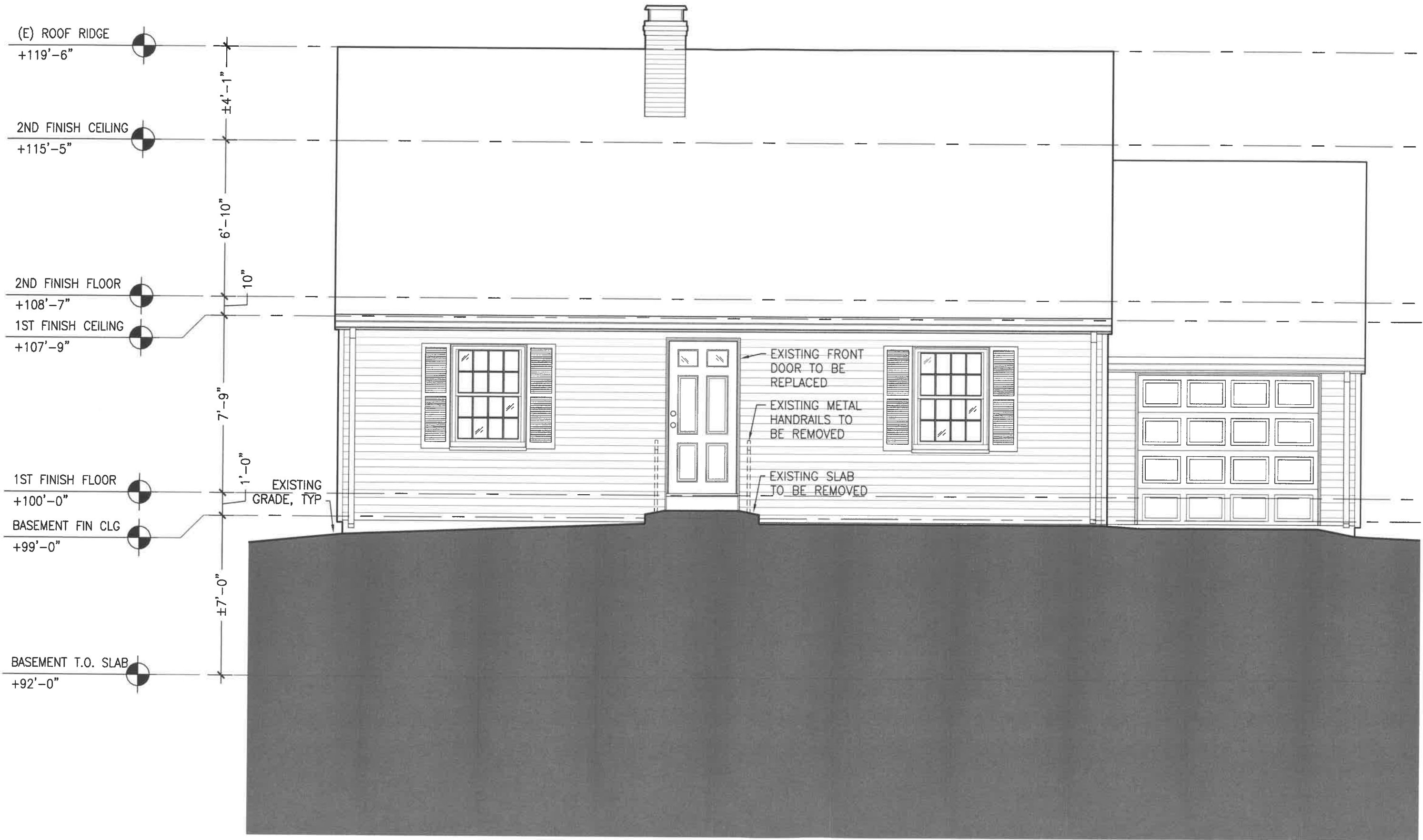
FRANK DILL
ARCHITECTS

185 Crescent Street #103
Waltham, MA 02453
857.996.7414
frank@dillarchitects.com



PRELIMINARY:
NOT FOR
CONSTRUCTION

X
3.1



90 AGASSIZ AVENUE - BELMONT MA
NORTH EXTERIOR ELEVATION
EXISTING CONDITIONS

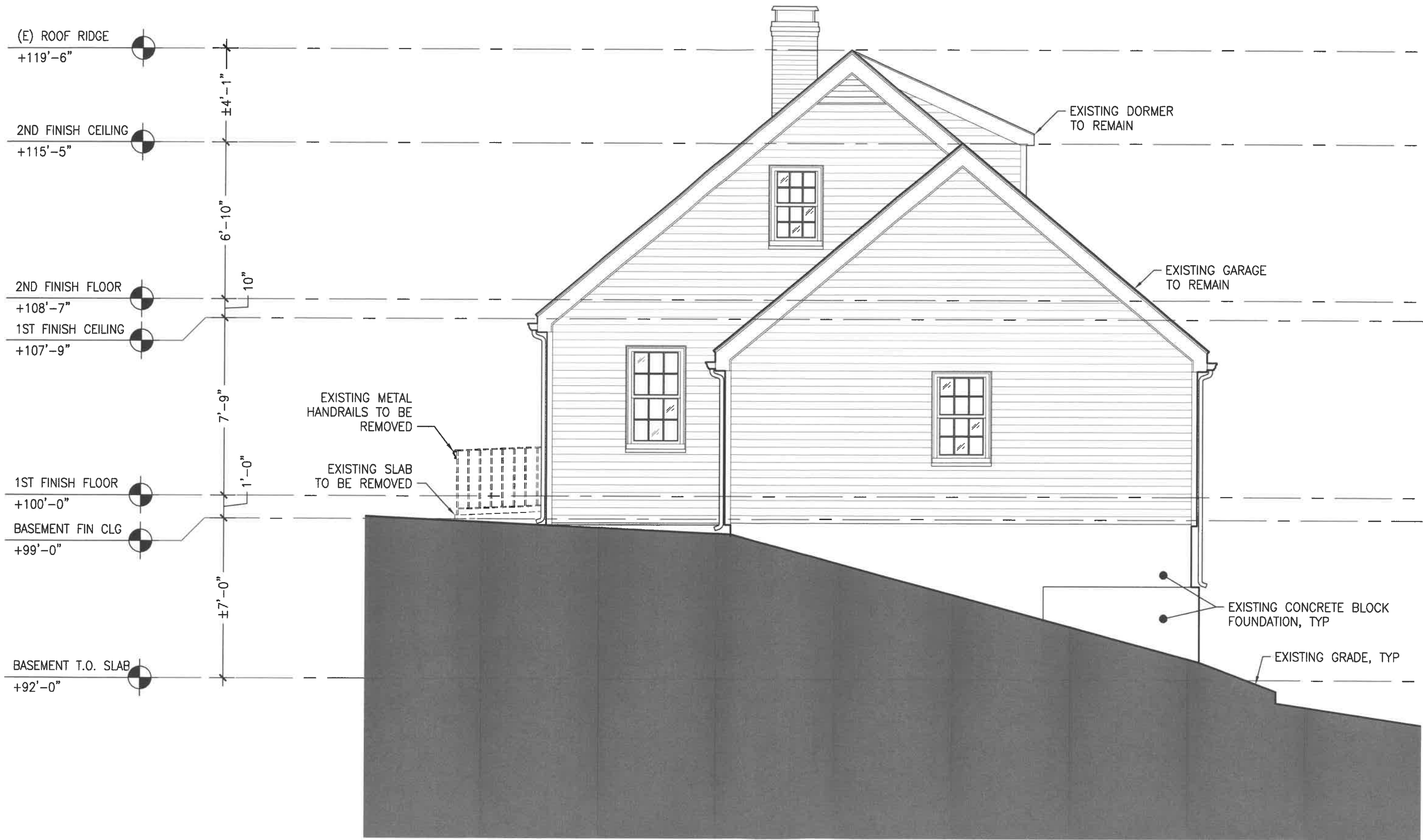
Revised 5.20.2022

Project ASCANIO-MOMOSE
Scale 1/4" = 1'-0"
Reference
Issued 6.8.2020
Drawn By FYD

FRANK DILL
ARCHITECTS
27 Leslie Road
Belmont, MA 02478
857.998.7414
frank@dillarchitects.com

PRELIMINARY:
NOT FOR
CONSTRUCTION

X
3.2



90 AGASSIZ AVENUE - BELMONT MA
WEST EXTERIOR ELEVATION
EXISTING CONDITIONS

Revised 5.20.2022

Project ASCANIO-MOMOSE

Scale 1/4" = 1'-0"

Reference

Issued 6.8.2020

Drawn By FYD

FRANK DILL

ARCHITECTS

27 Leslie Road

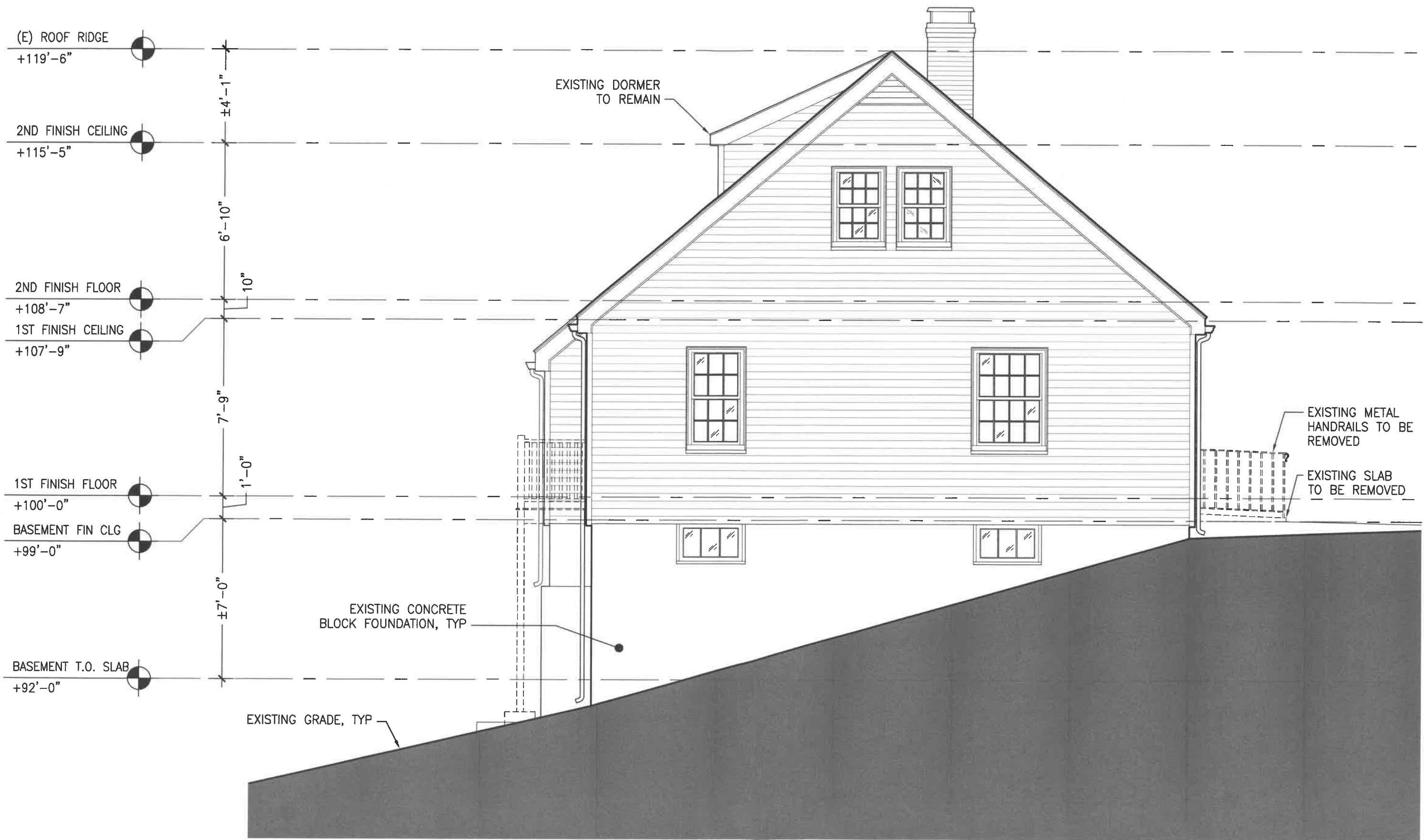
Belmont, MA 02478

857.998.7414

frank@frankdillarchitects.com

PRELIMINARY:
NOT FOR
CONSTRUCTION

X
3.3



90 AGASSIZ AVENUE - BELMONT MA
EAST EXTERIOR ELEVATION
EXISTING CONDITIONS

Revised 5.20.2022

Project ASCANIO-MOMOSE
Scale 1/4" = 1'-0"
Reference
Issued 6.8.2020
Drawn By FYD

FRANK DILL
ARCHITECTS
27 Leslie Road
Belmont, MA 02478
857.998.7414
frank@frankdillarchitects.com