

RECEIVED  
TOWN CLERK  
BELMONT, MA

CASE NO. 22-23

2022 SEP 14 PM 3:14  
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, October 3, 2022 at 7:00 PM by a hybrid public hearing at the Art Gallery on the third floor of the Homer Building, 19 Moore Street, and by remote access through the Zoom app. to consider the application of Rebecca and Amanda Forsythe, for One Special Permit under section 1.5 of the By-Law to construct a sunroom at 50 Cross Street located in Single Residence C (SRC) zoning district. Special Permit: (1) §4.2 of the By-Law allows a maximum lot coverage of 25%, the existing lot coverage of the structure is 26.7% and the proposed lot coverage is 25.8%.

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

June 23, 2022

Rebecca Forsythe  
50 Cross Street  
Belmont, MA 02478

RE: Denial to Construct an Addition.

Dear Ms. Forsythe,

The Office of Community Development is in receipt of your building permit application for your proposal to construct an addition at 50 Cross Street located in a Single Residence C (SRC) Zoning District.

Your application has been denied because it does not comply with the current Town of Belmont Zoning By-Law regulations. More specifically, §4.2.1 of the Zoning By-Law Dimensional Regulations require a maximum lot coverage of 25%.

1. The existing lot coverage is 26.7% and the proposed is 25.8%.

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 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 Gabriel Distler, Staff Planner at (617) 993-2666 in order to begin the process.

Sincerely,  
On Behalf of Glenn R. Clancy, P.E.  
Inspector of Buildings

Ara Yogurtian  
Assistant Director  
Office of Community Development



Town of Belmont  
Zoning Board of Appeals

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## APPLICATION FOR A SPECIAL PERMIT

Date: \_\_\_\_\_

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 50 Cross 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 \_\_\_\_\_

We are requesting relief from the requirements in section 4.2 of the Belmont Zoning

Bylaws with respect to maximum lot coverage for the installation of an 11' 9" x 15'

sunroom addition in place of the existing 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

Print Name

Address

Daytime Telephone Number

Rebecca Forsythe & Amanda Forsythe  
8 Fairbanks Rd. 50 Cross Street  
Lexington, MA Belmont, MA  
(845) 461-7518

## Description of Project

19 July 2022

To: Belmont Zoning Board of Appeals, Belmont MA  
Property: 50 Cross Street, Belmont, MA

Dear Zoning Board of Appeals,

We are requesting a special permit to install a sunroom addition as a replacement of an existing deck in the backyard of 50 Cross Street. The current structure is existing, non-conforming with respect to the lot coverage ratio, side setbacks and front setback. The proposed will improve the non-conformance of the lot coverage from 26.7% (existing) to 25.8% (proposed) and will not change the side- or front-setbacks. The proposed structure has a 15.9' side setback vs. the 10' required and the entire sunroom is no closer to the lot lines than the existing structure.

The proposed project is to replace an aged wooden deck with a substantially smaller sunroom, reducing the lot coverage by 0.9%. The existing deck isn't used for most of the year in New England due to snow, bugs, and weather. This addition will provide more functionality to the home. We believe that the sunroom addition is in keeping with the general harmony of the neighborhood. Given that the addition is behind the main house structure, it will not generate excess traffic, parking, noise or density impacts on the abutters.

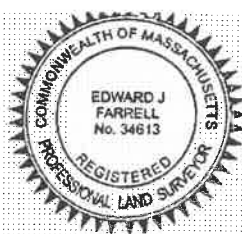
Brady-Built proposes that the special permit can be granted without substantial detriment to the public good or without nullifying or substantially derogating from the purpose and intent of the bylaw. In fact, we feel it would be a beautiful improvement to the house and have a positive impact on the neighborhood.

We respectfully request that the board grant the special permit so that we can proceed forward with the project.

Sincerely,

Rebecca Forsythe (owner)  
Amanda Forsythe (resident)  
Nate Cospers, President, Brady-Built, Inc.

**Zoning Compliance Check List**  
**(Registered Land Surveyor)**



Property Address: 50 Cross Street      Zone: SC

Surveyor Signature and Stamp:       Date: 7-18-2022

	REQUIRED	EXISTING	PROPOSED
Lot Area	9,000 S.F.	8,208 S.F.	8,208 S.F.
Lot Frontage	75'	60'	60'
Floor Area Ratio	NA		
Lot Coverage	25%	26.7%	25.8%
Open Space	50%	64.7%	64.4%
Front Setback	25'	21.2'	21.2'
Side Setback	10'	7.2'	15.9'
Side Setback	10'	4.6'	4.6'
Rear Setback	30'	30.4'	51.3'
Building Height	NA		
Stories	NA		
½ Story Calculation			

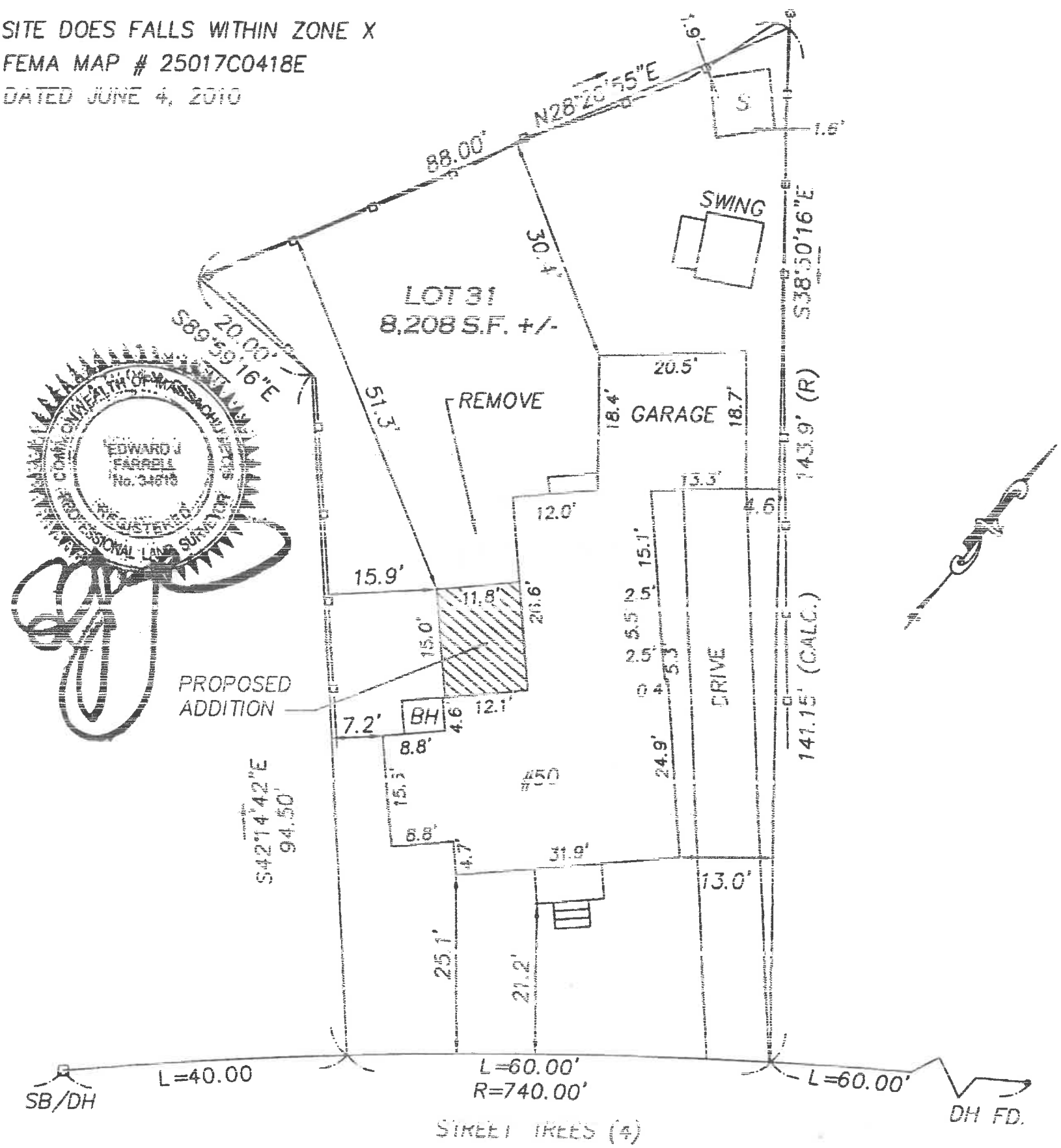
<b>NOTES:</b>







SITE DOES FALLS WITHIN ZONE X  
FEMA MAP # 25017C0418E  
DATED JUNE 4, 2010



# CROSS STREET

OWNER: REBECCA FORSYTHE  
LOCUS HOUSE # - 50 CROSS STREET  
LOCUS DEED - BOOK 71089 PAGE 145  
LOCUS PLAN - PLAN BOOK 359 PLAN 45

ZONING DISTRICT- SC	REQ.	EXIST.	PROP.
MAX. LOT COVERAGE	25%	26.7%	25.8% *
MIN. OPEN SPACE	50%	64.7%	64.4% **
FRONT SETBACK	25'	21.2'	21.2'
SIDE SETBACK	10'	7.2'	15.9'
SIDE SETBACK	10'	4.6'	4.6'
REAR SETBACK	30'	30.4'	30.4'

\* HOUSE (1832 S.F. + 50 S.F. FRT. STOOP + 64 S.F. SHED + 177 S.F. ADDITION)  
=2123/8208=25.8%  
\*\* HOUSE (1832 S.F. + 50 S.F. FRT. STOOP + 700 S.F. DRIVE + 64 S.F. SHED + 177 S.F. ADDITION)=2823/8208=34.9% OR 65.6%

PLOT PLAN  
50 CROSS STREET  
BELMONT MASS.  
SCALE: 1" = 20' JULY 16, 2022  
Prepared By  
EDWARD J. FARRELL  
PROFESSIONAL LAND SURVEYOR  
110 WINN STREET - SUITE 203 - WOBURN, MA  
(781)-933-9012





Brady-Built, Inc.  
160 Southbridge St.  
Auburn, MA 01501  
Tel: 508-798-2600

General Notes

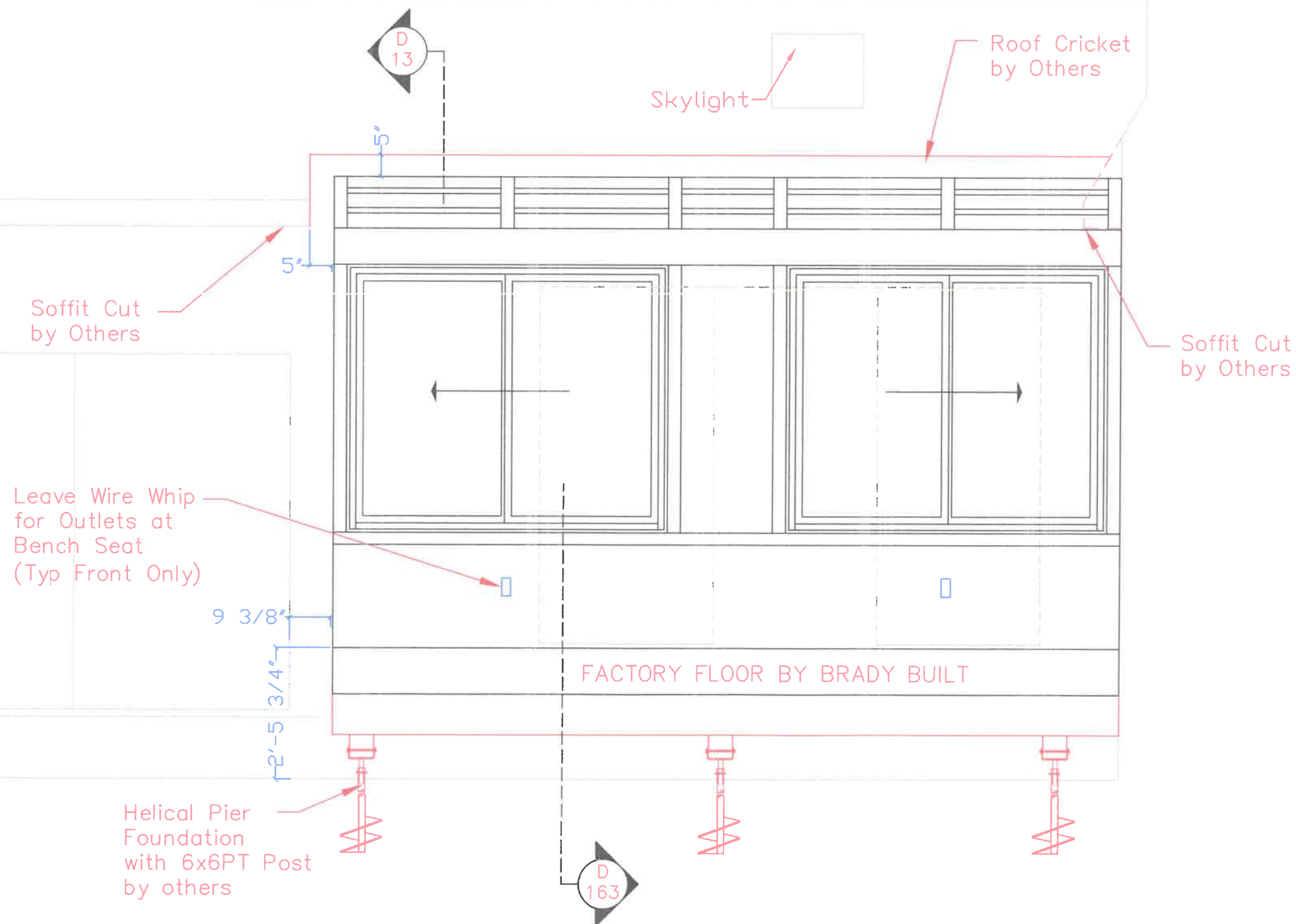
No.	Revision/Issue	Date

AMANDA FORSYTHE  
50 CROSS STREET  
BELMONT, MA 02478

WEST ELEVATION WITH  
OVERLAYS

Project	42003
Date	7/19/22
Scale	7/16"=1'

Sheet  
3



GENERAL SPECIFICATIONS:

All structural frame components with mortise & tenon joinery and fastened mechanically using 1/2"x5" lag screws w/ washers

All Fixed Glass Units Dual Seal w/ 7/8" Overall thickness unless specified otherwise

Exterior Weather Cap to be Aluminum extrusion 6063 Alloy/ T5 Temper with color matched Duracron finish

Standard Flashing shapes to be Aluminum .040 with color matched Duracron finish

GLULAM BEAM SPECIFICATIONS:

Moisture Content < 16%  
Laminations t=1/4"  
Southern Yellow Pine 24F-V3 SP/SP  
(AITC Manual)  
Fb = 2400 psi  
Fv = 200 psi  
E = 1,800,000 psi

Fc (perp to grain) = 650 psi  
Fc (par to grain) = 1700 psi  
Ft (par to grain) = 1150 psi  
Eaxial = 1,600,000 psi  
K = 20.6

COMPLIANCE STATEMENT:

As per R301.2.1.1.1: This addition is categorized as a CATEGORY V SUNROOM (conditioned, not thermally isolated.) Sunroom fenestrations conform to AAMA/NPEA/NSA 2100

OTHER NOTES & SPECIFICATIONS:

Exterior Aluminum Color: WHITE  
Interior Wood Finish: STAIN \*

\* Stain Color: Minwax "Rocket Sagamore"  
WB Custom Mix

GLASS AND GLAZING COMPONENTS:

Front & Endwalls: Fixed Insulated Glass  
Clear/LowE Tempered  
Roof: Fixed Insulated Glass  
Bronze/LowE Tempered

FRAMING/STRUCTURAL COMPONENTS:

Kneewall 2x6 KD @ 16" OC  
7/16" Zip System Sheathing  
Unfinished Interior  
(R-21 Fiberglass Insulation and pre-finished 1x8 T&G Pine supplied by Brady, installed by others, left wall only)

Floor System: 2x10 KD @ 16" OC  
3/4" CDX plywood sub floor  
R-30 Faced batt Fiberglass Insulation  
1/2" PT plywood bottom closure

DOORS:

Sliding Door 71.25"x79.5"  
Wood Interior/ Clad Exterior  
Clear/LowE Tempered Glass  
Screen Included

WINDOWS:

Sliding Window 71.5"x59.5"  
Material: Vinyl  
Clear/LowE Tempered Glass  
Color Matched Frame, Sash, Hardware  
Screen Included

ELECTRICAL COMPONENTS:

- [ ] = 14-2 Romex Wire & Duplex Box for electrical plug
- [+] = 14-2 Romex Wire & Exterior Box for light
- [+] = 14-3 Romex Wire for ceiling fan/light
- [+] = 14-2 Romex Wire for ceiling light

All wires with 25' whip from exit point unless specified otherwise

ALL FIXTURES & FINAL WIRING BY OTHERS



Brady-Built, Inc.  
160 Southbridge St.  
Auburn, MA 01501  
Tel: 508-798-2600

General Notes

No.	Revision/Issue	Date

AMANDA FORSYTHE  
50 CROSS STREET  
BELMONT, MA 02478

GENERAL NOTES AND  
LEGEND

Project	42003	Sheet  7
Date	7/19/22	
Scale	NONE	