



Town of Belmont  
Zoning Board of Appeals

**APPLICATION FOR A SPECIAL PERMIT**

Date: 9/27/2022

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 Oakley 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 \_\_\_\_\_  
*Alterations including rebuilding an Existing Non-Conforming 1-Story Addition, building a New Non-Conforming 2nd Floor over said Addition, and miscellaneous Interior Renovations.*

\_\_\_\_\_

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

Jeremy Forster

Address

24 Oakley Rd

Belmont, MA 02478

Daytime Telephone Number

(307) 760-4383



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 2, 2022

Jeremy & Hilary Forster  
24 Oakley Road.  
Belmont, MA 02478

RE: Denial to Construct Second Story Addition

Dear Mr. & Mrs. Forster,

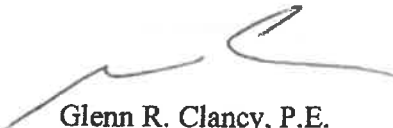
The Office of Community Development is in receipt of your building permit application for your proposal to construct a second story addition at 24 Oakley Road located in a Single Residence C Zoning District.

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 requires a minimum side setback of 10.0'.

1. The existing side setback is 6.9' and the proposed is 6.9'.

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 Permits from the Zoning Board of Appeals. If you choose this option, please contact the Office of Community Development to schedule an appointment with Gabriel S. Distler, Staff Planner, at (617) 993-2666 in order to begin the process.

Sincerely,

  
Glenn R. Clancy, P.E.  
Inspector of Buildings

October 2, 2022

Zoning Board of Appeals  
Homer Municipal Bldg.  
19 Moore Street  
Belmont, MA 02478

RE: Applicant Statement

Hello Board Members,

We would like to propose alterations to our home, including rebuilding an Existing Non-Conforming 1-Story Addition on the north side of our house, which is non-conforming relative to Side Setback. The current addition lacks a true foundation and proper insulation which limits its use. We also propose to add a Non-Conforming 2nd Floor Addition over the same footprint to accommodate a Full Bath & Closet area to be shared by our two children. This will allow our in-laws and other guests to have access to the existing Hall Bath for their own private needs and allows needed space for our children to grow to help make this our "forever" home in Belmont.

Thank you for your time and consideration,



Jeremy and Hilary Forster

24 Oakley Road

Belmont, MA 02478

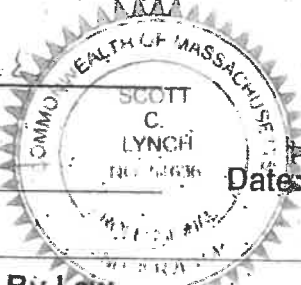


# Zoning Compliance Check List

Properties Located within the SR-C Districts  
(To be Completed by a Registered Land Surveyor)

Property Address: 24 Oakley Road

Surveyor Signature and Stamp: Scott



Date: 6/23/2022

## Per §4.2 of the Zoning By-Law

		REQUIRED	EXISTING	PROPOSED
Lot Area (sq. ft.)		9,000	11,318	-
Lot Frontage (feet)		75	83.0	-
Lot Coverage (% of lot)		25%	24.1%	24.2%
Open Space (% of lot)		50%	65.9%	65.8%
Setbacks: (feet)	➤ Front (a)	24.9	29.5	31.6
	➤ Side/Side	10   10	6.9   14.0	6.9   -
	➤ Rear	30	61.3	83.3
Building Height:	➤ Midpoint (feet)	30	26.1	
	➤ Ridge (feet)			
	➤ Stories	2 1/2		
1/2 Story (feet) (Per §1.4)	➤ Perimeter (50%)	73' Max	12	
	➤ Area (60%)	741.6 Max	689	
	➤ Length (75%)	33.2 Max	11.8	
HVAC:	Prohibited in Front Yard and Side and Rear Setbacks			

(a) Front setback is equal to the average front setbacks of the abutting properties on either side.

\* Information per architect.

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

Segment	Ceiling Elevation	Elevation		Ceiling Length	Ceiling Height	Exposed Square		% Covered
		From	To			Square Footage	Square Footage	
A	99.05	96.3	96.64	9.98	7.02	70.06	25.75	63.25%
B	99.05	96.64	96.64	1.97	7.02	13.83	4.75	65.67%
C	99.05	96.64	97.55	41.93	7.02	294.35	81.97	72.15%
D	99.05	97.55	97.55	1.98	7.02	13.90	2.97	78.63%
E	99.05	97.55	97.5	9.96	7.02	69.92	15.19	78.28%
F	99.05	97.5	97.65	24	7.02	168.48	35.4	78.99%
I	99.05	97.65	97.65	9.96	7.02	69.9192	13.944	80.06%
J	99.05	97.65	97.65	1.58	7.02	11.0916	2.212	80.06%
K	99.05	97.65	97	13.04	7.02	91.5408	22.494	75.43%
L	99.05	97	97	15.33	7.02	107.617	31.4265	70.80%
N	99.05	97	96.89	25.89	7.02	181.748	54.49845	70.01%
O	99.05	96.89	96.68	15.11	7.02	106.072	34.22415	67.74%
P	99.05	96.68	96.68	3.06	7.02	21.4812	7.2522	66.24%
Q	99.05	96.68	96.36	9.14	7.02	64.1628	23.1242	63.96%
R	99.05	96.36	96.36	10.03	7.02	70.4106	26.9807	61.68%
S	99.05	96.36	96.3	16.53	7.02	116.041	44.9616	61.25%
	99.05			209.49	7.02	1470.62	427.15	70.95%

Ceiling Height:	7.02	<- enter	North	South	East	West
Basement Floor Elevation	92.03	<- enter	#REF!	#REF!	#REF!	#REF!
Ceiling Elevation	99.05		#REF!	#REF!	#REF!	#REF!
Perimeter Total Length	209.49		0.00	0.00	0.00	0.00
Total Perimeter Square Foot	1470.62		0.00	0.00	0.00	0.00
Exposed Square Footage	427.15		0.00	0.00	0.00	0.00
% Covered	70.95%	<- result	#REF!	#REF!	#REF!	#REF!
			#REF!	#REF!	#REF!	#REF!
			#REF!	#REF!	#REF!	#REF!
			#REF!	#REF!	#REF!	#REF!
			#REF!	#REF!	#REF!	#REF!
			#REF!	#REF!	#REF!	#REF!



Segment	Segment From Existing		Segment From New		Segment To		Segment		Avg Existing	Avg New	Difference		
	Grade	Grade	Grade	Grade	Length	Existing	New						
AA	96.3	96.3	96.64	96.64	9.98	962.7706	962.7706	0.00	Ceiling Height:	7.02			
BB	96.64	96.64	96.64	96.64	1.97	190.3808	190.3808	0.00	Basement Floor Elevation	92.03			
CC	96.64	96.64	97.55	97.55	41.93	4071.193	4071.193	0.00	Ceiling Elevation	99.05			
DD	97.55	97.55	97.55	97.55	1.98	193.149	193.149	0.00	Perimeter Total Length	209.49			
EE	97.55	97.55	97.5	97.5	9.96	971.349	971.349	0.00	Total Perimeter Square Foot	1470.62			
FF	97.5	97.5	97.65	97.65	24	2341.8	2341.8	0.00	Average Existing Grade	97.04			
II	97.65	97.65	97.65	97.65	3.18	310.527	310.527	0.00	New Average Grade	97.04			
JJ	97.65	97.65	97.65	97.65	16.45	1606.343	1606.343	0.00	Difference in Grade in feet	0.00			
KK	97.65	97.65	97	97	19.85	1931.901	1931.901	0.00					
LL	97	97	97	97	0.43	41.71	41.71	0.00					
MM	97	97	96.86	96.86	25.89	2509.518	2509.518	0.00	% Covered using Avg Grade	71.44%			
OO	96.89	96.89	96.68	96.68	15.11	1462.421	1462.421	0					
PP	96.68	96.68	96.68	96.68	3.06	295.8408	295.8408	0					
QQ	96.68	96.68	96.36	96.36	9.14	882.1928	882.1928	0					
RR	96.36	96.36	96.36	96.36	10.03	966.4908	966.4908	0					
SS	96.36	96.36	96.3	96.3	16.53	1592.335	1592.335	0					
					209.49	20329.92	20329.92	0					





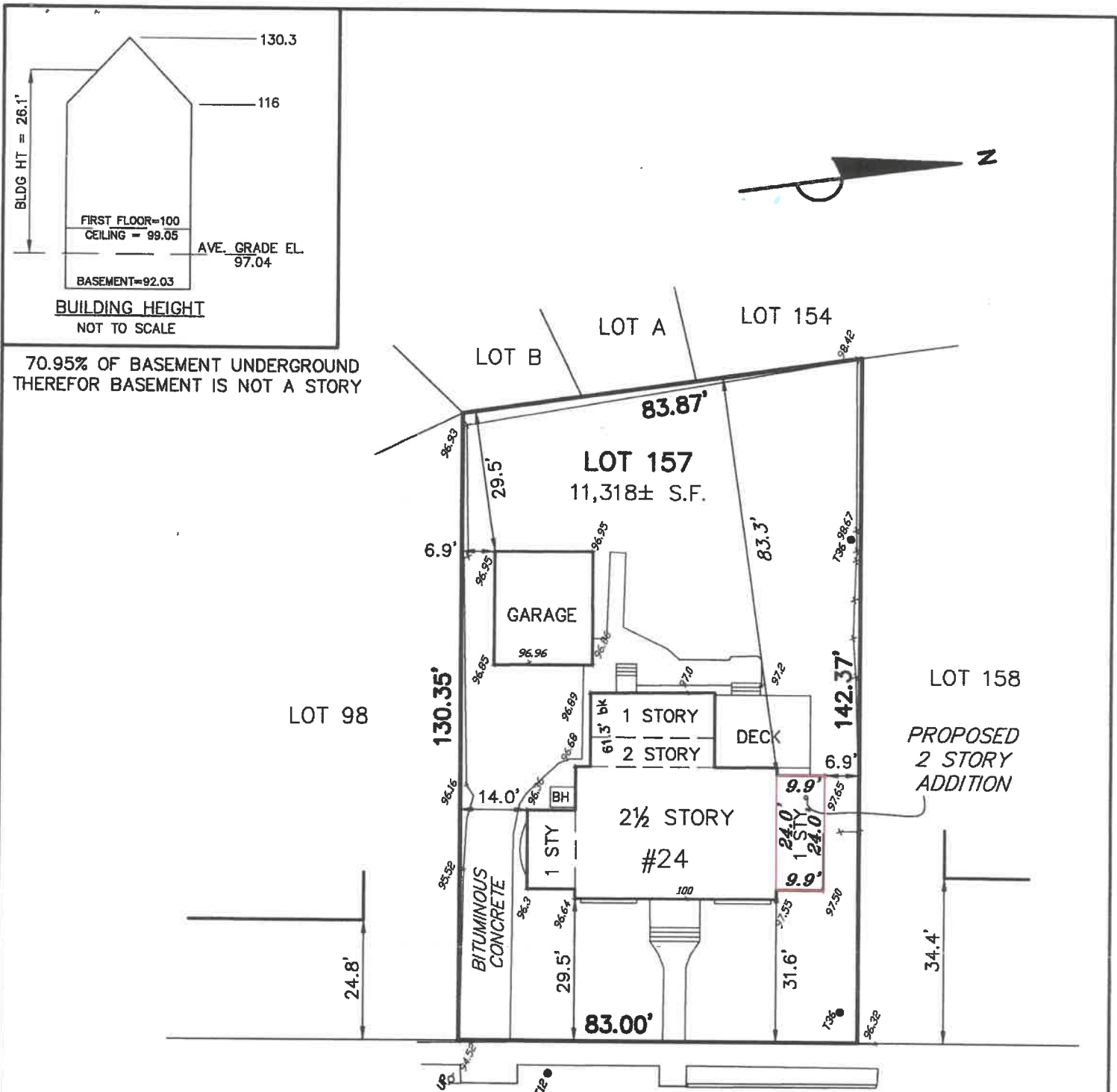












THE PROPERTY IS NOT LOCATED  
WITHIN WETLANDS AS SHOWN  
ON THE TOWN OF BELMONT  
WETLANDS ATLAS.

# OAKLEY ROAD

ZONING DISTRICT:	SC (SINGLE RESIDENCE C)		
	REQ.	EXISTING	PROP.
FRONT SETBACK:	24.9'	29.5'	31.6'
SIDE SETBACK:	10'	6.9'	6.9'
REAR SETBACK:	30'	61.3'	83.3'
MAXIMUM LOT COVERAGE:	25%	24.1%	24.2%
MINIMUM OPEN SPACE:	50%	65.9%	65.8%
LOT FRONTAGE:		83.00'	

TOTAL LOT AREA: 11,318± S.F.

OWNER: JEREMY & HILARY FORSTER  
73998/366

ASSESSORS MAP 5 - PARCEL 3

PROPOSED PLOT PLAN  
#24 OAKLEY ROAD  
IN  
BELMONT, MA  
(MIDDLESEX COUNTY)

SCALE: 1" = 30' DATE: 6/23/2022



ROBER SURVEY  
1072 MASSACHUSETTS AVENUE  
ARLINGTON, MA 02476  
(781) 648-5533  
DWG. NO. 6082PP2.DWG



SCOTT LYNCH, PLS

DATE