



Town of Belmont
Zoning Board of Appeals

APPLICATION FOR A SPECIAL PERMIT

Date: 10 / 05 / 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 44 Palfrey 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 _____
construction of an enclosure around an existing open front porch

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

Signature of Petitioner Ryan Casillo

Print Name Ryan Casillo

Address 44 Palfrey Road

Belmont, MA 02478

Daytime Telephone Number 774-239-2672



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

September 29, 2022

Ryan Casillo
44 Palfrey Road
Belmont, MA 02478

RE: Denial to Construct Second Story Porch

Dear Mr. Casillo,

The Office of Community Development is in receipt of your building permit application for your proposal to enclose a Front Porch at 44 Palfrey Road 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. More specifically, §4.2.2 of the Zoning By-Law Dimensional Regulations require a minimum front set back of 25.0'.

1. The existing front setback is 24.7' and the proposed is 21.5'.

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

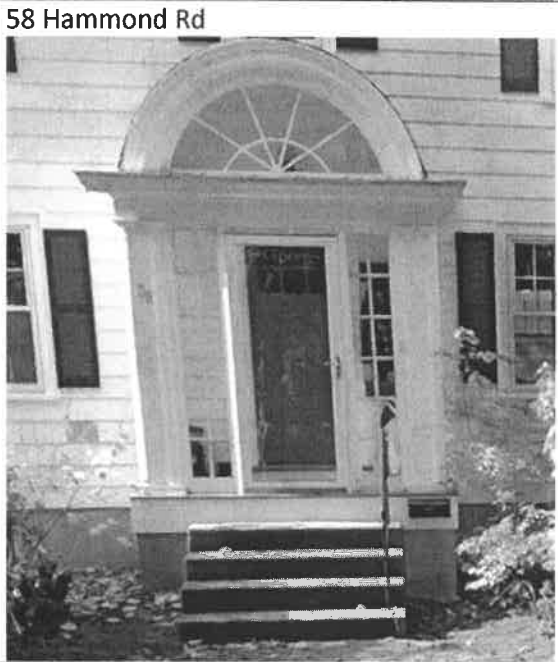
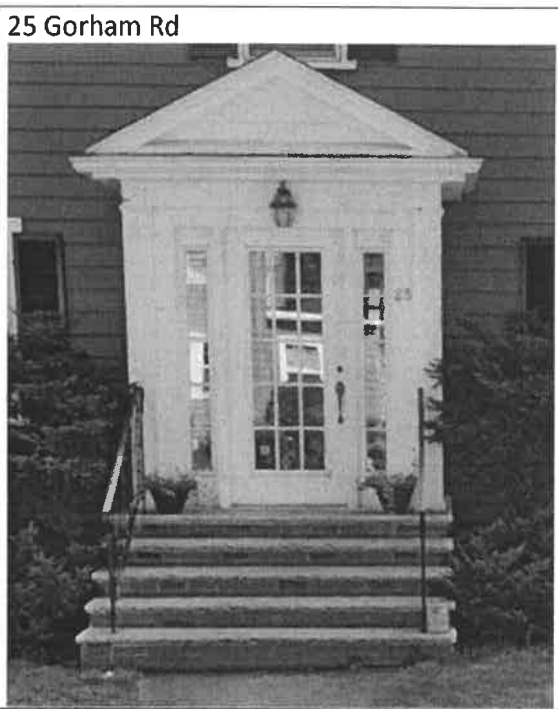
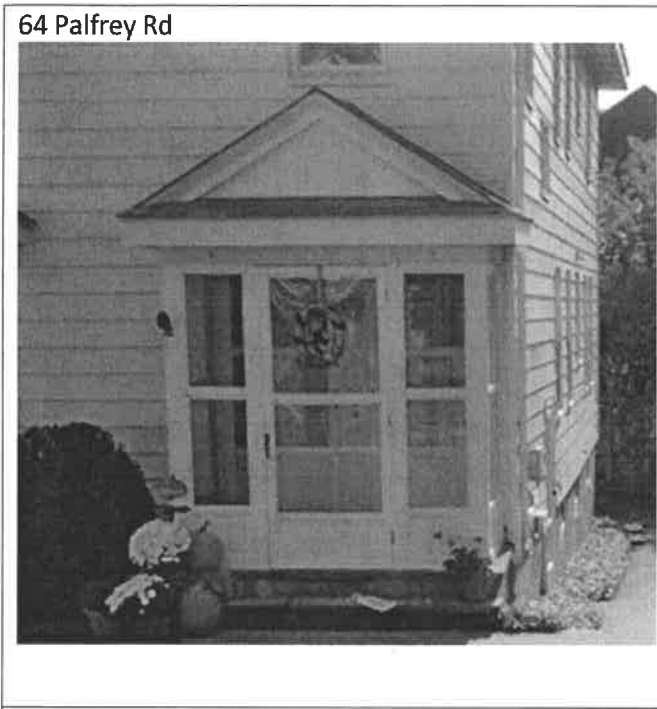
Sincerely,

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

Existing Front Porch



Other nearby houses with front porch enclosures nearby:



20 Winslow Rd



50 Hammond Rd



21 Gorham Rd



40 Hammond Rd



EXISTING OPEN SPACE:

5,600 S.F. (LOT AREA)

-2,359 S.F. (BIT. DRIVEWAY, CONC.
WALK/PARKING, GARAGE,
DWELLING, AND COVERED
FRONT LANDING)

**3,241 S.F. (57.9%) EXISTING OPEN
SPACE**

PROPOSED OPEN SPACE:

5,600 S.F. (LOT AREA)

-2,359 S.F. (BIT. DRIVEWAY, CONC.
WALK/PARKING, GARAGE,
DWELLING, AND
PROPOSED ENCLOSURE
OF COVERED FRONT
LANDING)

**3,241 S.F. (57.9%) PROPOSED OPEN
SPACE**

ASSESSORS:

PARCEL ID: 12-144

ZONING:

SINGLE RESIDENCE C

REFERENCES:

DEED BOOK: 72320, PAGE 508
PLAN IN BOOK 291, PAGE 35

NOTES:

1) THIS PLAN IS NOT TO BE CONSIDERED AN ALTA/NSPS
LAND TITLE SURVEY, NOR IS IT TO BE USED FOR
RETRACEMENT OF PROPERTY LINES.

2) ELEVATIONS SHOWN HEREON REFER TO AN ASSUMED
DATUM.

3) SITE IS NOT WITHIN A WETLAND ZONE

BUILDING HEIGHT
46% OF BASEMENT BELOW AVG. GRADE
THEREFORE BASEMENT IS A STORY

DANIEL KORBUT

DEED BOOK 27109, PAGE 221
PLAN IN BOOK 291, PAGE 35

**GIACOMO
CHIACCHERI**

DEED BOOK 427761, PAGE 435
PLAN IN BOOK 291, PAGE 35

ARTHUR SHAW IV

DEED BOOK 62581, PAGE 20
PLAN IN BOOK 291, PAGE 35
LOT #33

STAKE
(SET)

BIT.
DRIVE

FOUNDATION SILL
ELEVATION
=100.55

#44
BSMNT
FLOOR
=93.00

2-STORY WOOD
FRAME
DWELLING
(1,144 S.F.)

ELEV. ROOF
@ MTL PEAK
THRESHOLD =127.08
=101.01

COR.
VINYL
(TYP.)

LEWIS H MILLER III
DEED BOOK 62455, PAGE 307
PLAN IN BOOK 291, PAGE 35
LOT #31

CRAWLSPACE
=94.80

2-1/2
STORY WOOD
FRAME
DWELLING

#50

SCALED FROM PLAN IN BOOK 291 PAGE 35

2-1/2
STORY WOOD
FRAME
DWELLING

#36

COR.
VINYL

May 9th, 2019

44 Palfrey Road
Belmont, MA 02478

Basement Calculations:

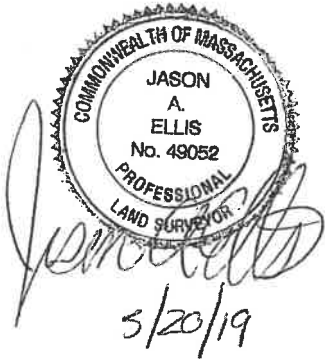
There are six segments. The foundation walls for sections "A", "B" and "F" are 7.75' high. The foundation walls for sections "C", "D" and "E" are 7.55' high.

Section:	Length:	Area (S.F.):	Area Below (S.F.):
A	29.6'	229.40	152.14
B	24.3'	188.33	86.99
C	9.99'	75.43	17.08
D	28.0'	211.40	57.12
E	9.93'	74.97	28.30
F	25.6'	198.40	110.59

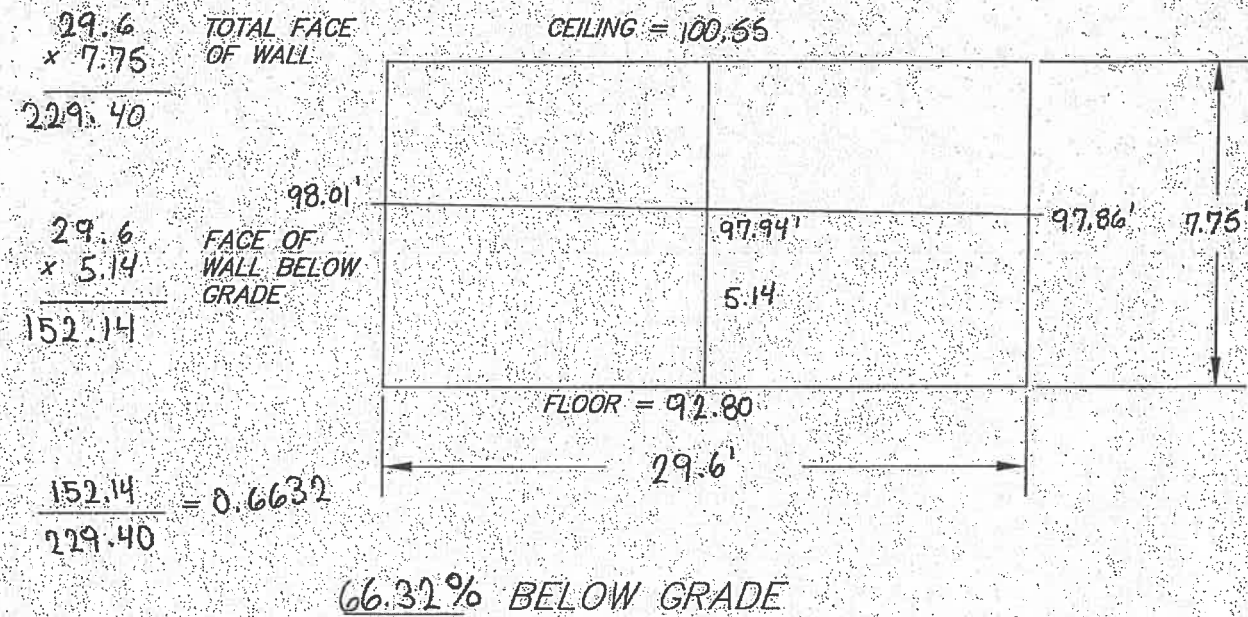
Total:

$452.22 / 977.93 = 0.4624$

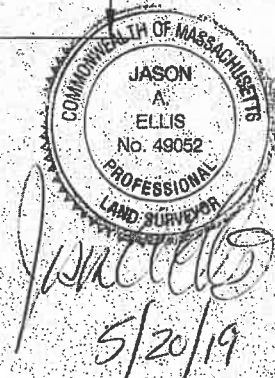
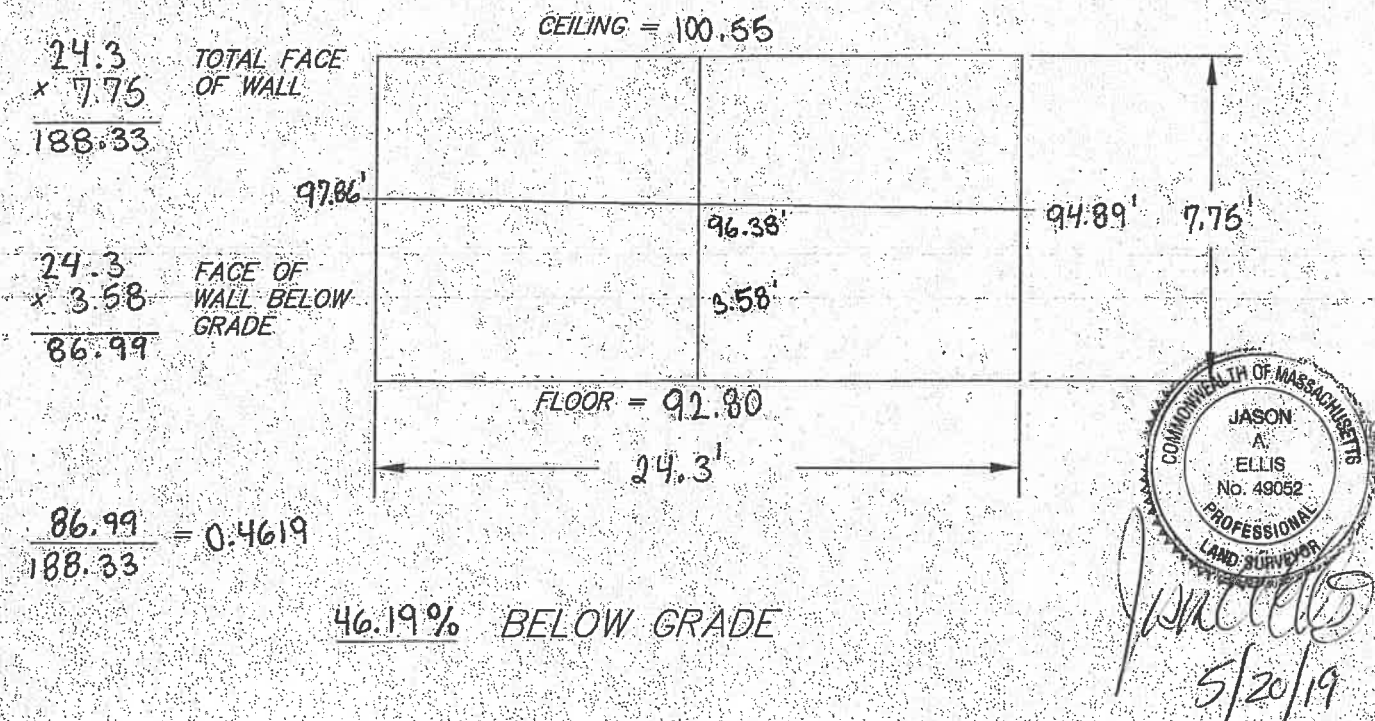
46.24% of the foundation wall is below grad



SEC. "A"



SEC. "B"



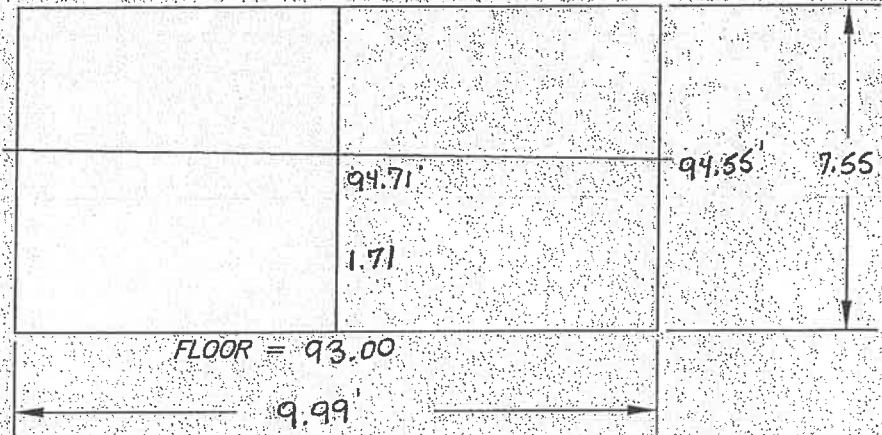
SEC. "C"

$$\begin{array}{r} 9.99 \\ \times 7.55 \\ \hline 75.43 \end{array}$$

TOTAL FACE
OF WALL

CEILING = 100.55

$$\begin{array}{r} 9.99 \\ \times 1.71 \\ \hline 17.08 \end{array}$$

FACE OF
WALL BELOW
GRADE

$$\frac{17.08}{75.43} = 0.2264$$

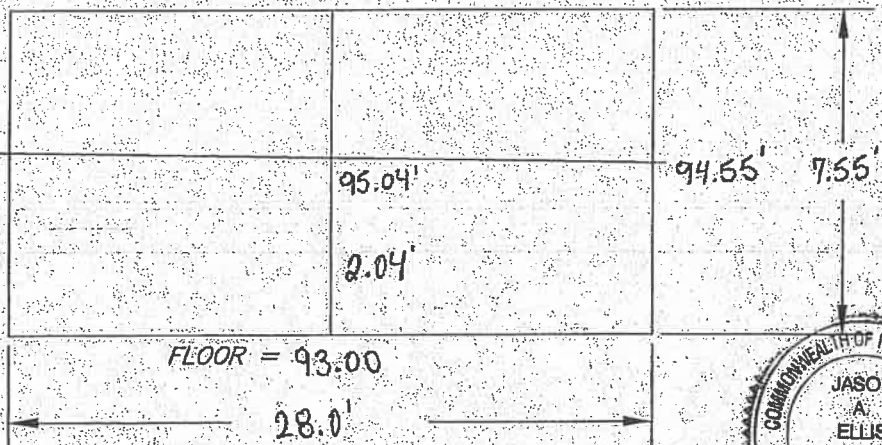
22.64% BELOW GRADESEC. "D"

$$\begin{array}{r} 28.0 \\ \times 7.55 \\ \hline 211.40 \end{array}$$

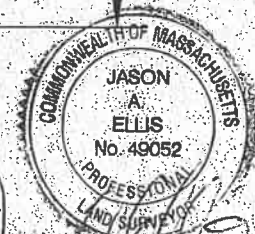
TOTAL FACE
OF WALL

CEILING = 100.55

$$\begin{array}{r} 28.0 \\ \times 2.04 \\ \hline 57.12 \end{array}$$

FACE OF
WALL BELOW
GRADE

$$\frac{57.12}{211.40} = 0.2702$$

27.02% BELOW GRADE

Jason A. Ellis
5/20/19

SEC. "E"

$$\begin{array}{r} 9.93 \\ \times 7.55 \\ \hline 74.97 \end{array}$$

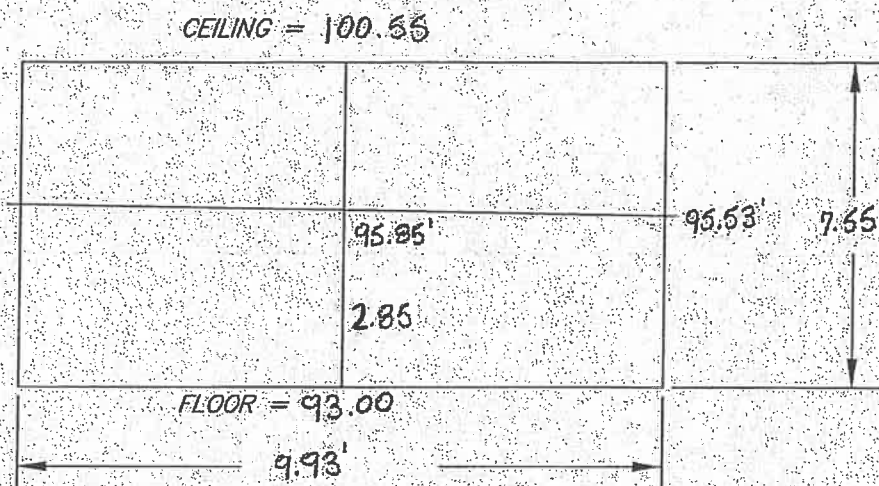
TOTAL FACE
OF WALL

$$\begin{array}{r} 9.93 \\ \times 2.85 \\ \hline 28.30 \end{array}$$

FACE OF
WALL BELOW
GRADE

$$\frac{28.30}{74.97} = 0.3775$$

37.75% BELOW GRADE



SEC. "F"

$$\begin{array}{r} 25.6 \\ \times 7.75 \\ \hline 198.40 \end{array}$$

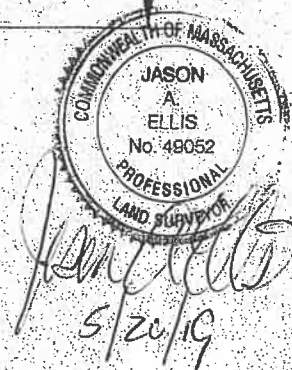
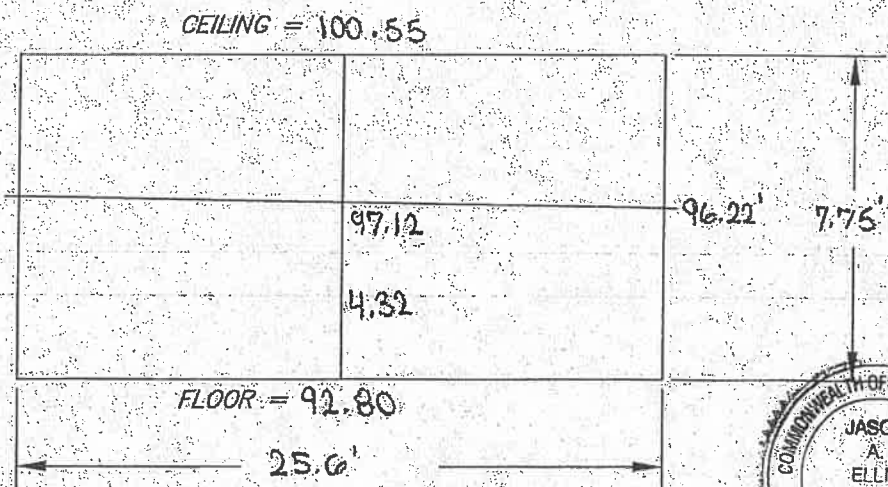
TOTAL FACE
OF WALL

$$\begin{array}{r} 25.6 \\ \times 4.32 \\ \hline 110.59 \end{array}$$

FACE OF
WALL BELOW
GRADE

$$\frac{110.59}{198.40} = 0.5574$$

55.74% BELOW GRADE



Zoning Compliance Check List
(Registered Land Surveyor)

Property Address: _____ 44 Palfrey Road

Zone: __SR-C__

Surveyor Signature and Stamp: _____

Date: __10/4/22__



	REQUIRED	EXISTING	PROPOSED
Lot Area	9,000 S.F.	5,600 S.F.	5,600 S.F.
Lot Frontage	75'	56'	56'
Floor Area Ratio	N/A	N/A	N/A
Lot Coverage	25%	23.7%	23.7%
Open Space	50%	57.9%	57.9%
Front Setback	25.05'(C)	24.7'	21.5'
Side Setback	10'	8.8'	8.8'
Side Setback	10'	9.5'	9.5'
Rear Setback	30'	39.6'	39.6'
Building Height	30'	26.1'	26.1'
Stories	2-1/2	3	3
½ Story Calculation	N/A		

NOTES:

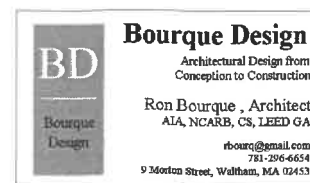
Required front setback was calculated by observing the existing setbacks of the
Two abutting dwellings.
(C) = calculated

Ryan and Cintia Casillo

44 Palfrey Road, Belmont, MA

LIST OF DRAWINGS

- A1 - EXISTING BASEMENT / FIRST FLOOR PLANS
- A2 - PROPOSED BASEMENT / FIRST FLOOR PLANS
- A3 - EXISTING FRONT / REAR ELEVATIONS
- A4 - PROPOSED FRONT / REAR ELEVATIONS
- A5 - EXISTING LEFT / RIGHT ELEVATIONS
- A6 - PROPOSED LEFT / RIGHT ELEVATIONS



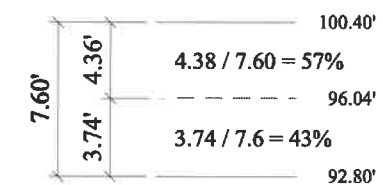
Bourque Design - Waltham, MA

Half Story Height Calculation

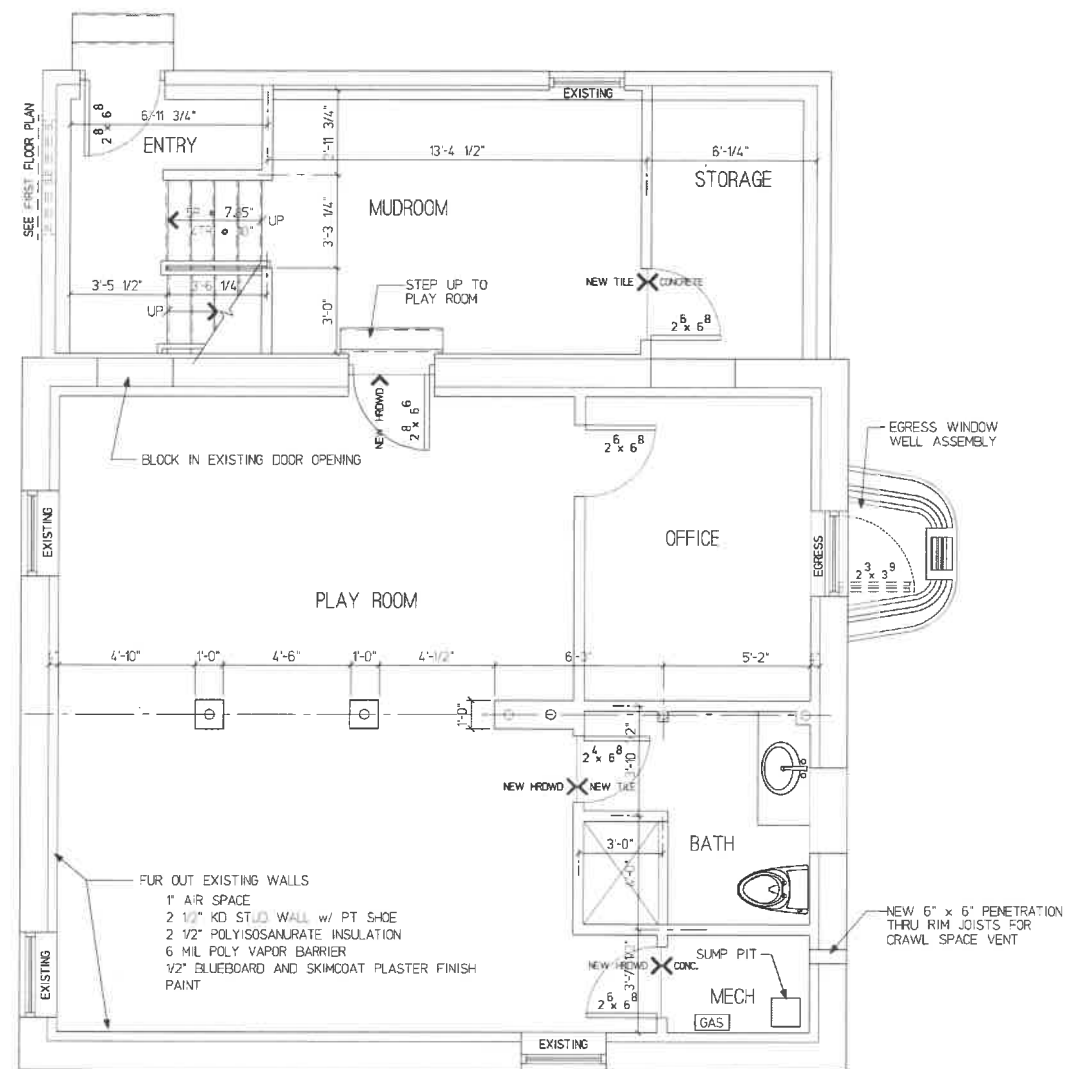
Average Grade @ Building = 96.04'

Basement Ceiling Elev = 100.40'

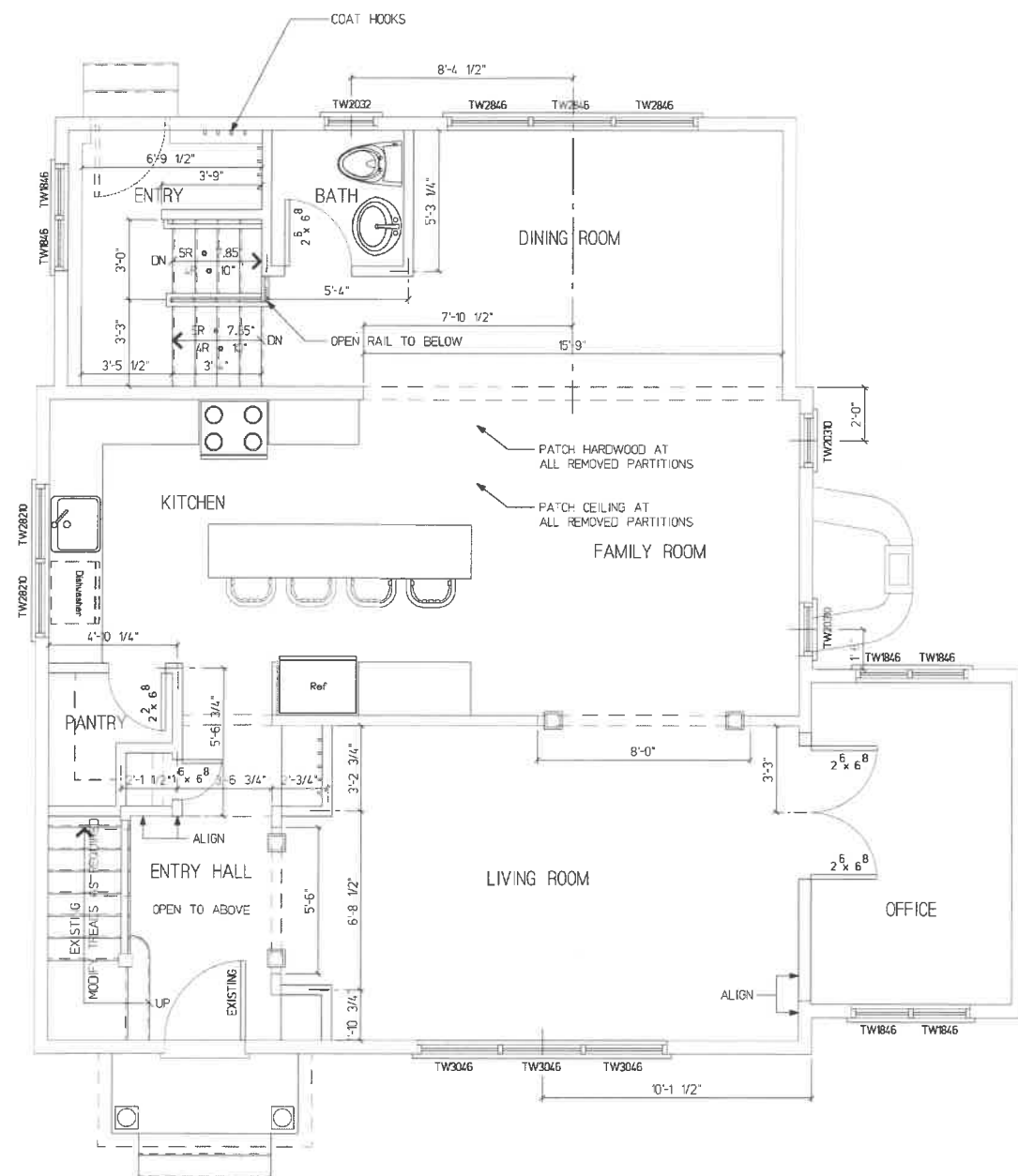
Basement Finish Floor Elev = 92.80'



BASEMENT IS 57% ABOVE AVERAGE GRADE
BASEMENT IS 43% BELOW AVERAGE GRADE
(Refer to Hancock Survey Plan 4/26/18)



Existing Basement Floor Plan



Existing First Floor Plan
FIRST FLOOR ELEVATION = 101'-0"
1118 SQ. FT.



SCALE: 1/4" = 1'-0"

Bourque Design
Architectural Design from
Conception to Construction

Ron Bourque, Architect
AIA, NCARB, CS, LEED OA

rbourque@gmail.com
781-264-6664
Wellesley, MA 01983

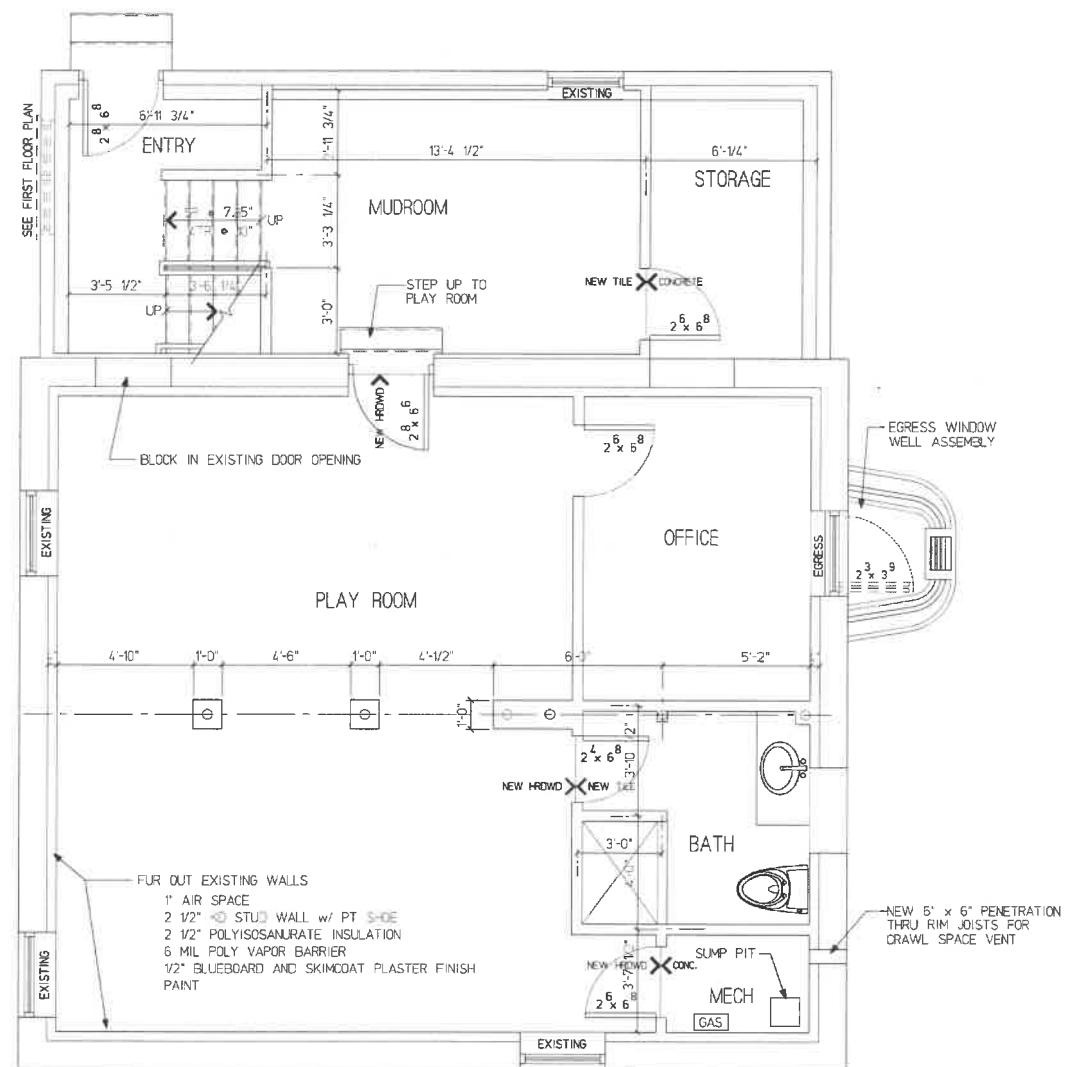
Client Name:

Ryan & Cintia Casillo
44 Palfrey Road, Belmont, MA

Sheet Title: **EXISTING BASEMENT /
FIRST FLOOR PLANS**

Sheet: A1

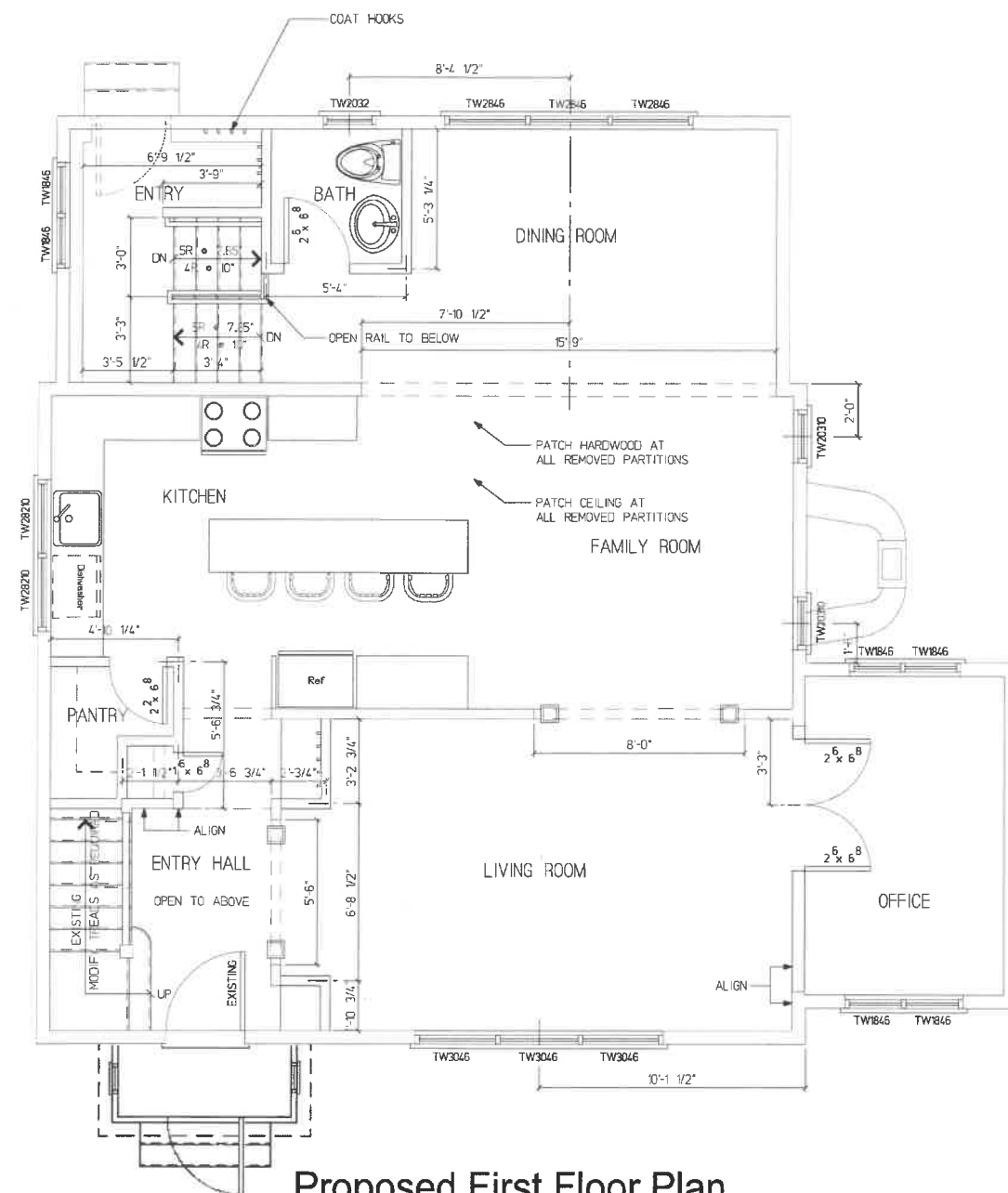
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Proposed Basement Floor Plan

BASEMENT FLOOR ELEVATION = 93'-0"

1012 GROSS SQ. FT.



Proposed First Floor Plan

FIRST FLOOR ELEVATION = 101'-0"

1118 SQ. FT.



SCALE: 1/4" = 1'-0"

Bourque Design
Architectural Design from
Conception to Construction

Ron Bourque - Architect
AIA, NCARB, CS, LEED OA

rbourque@gmail.com
781-294-6434
Waltham, MA 01937

BD

**Bourque
Design**

Client Name:

Ryan & Cintia Casillo
44 Palfrey Road, Belmont, MA

Sheet Title: **PROPOSED BASEMENT /
FIRST FLOOR PLANS**

Sheet: A2

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Client Name:

Ryan & Cintia Casillo
44 Palfrey Road, Belmont, MA

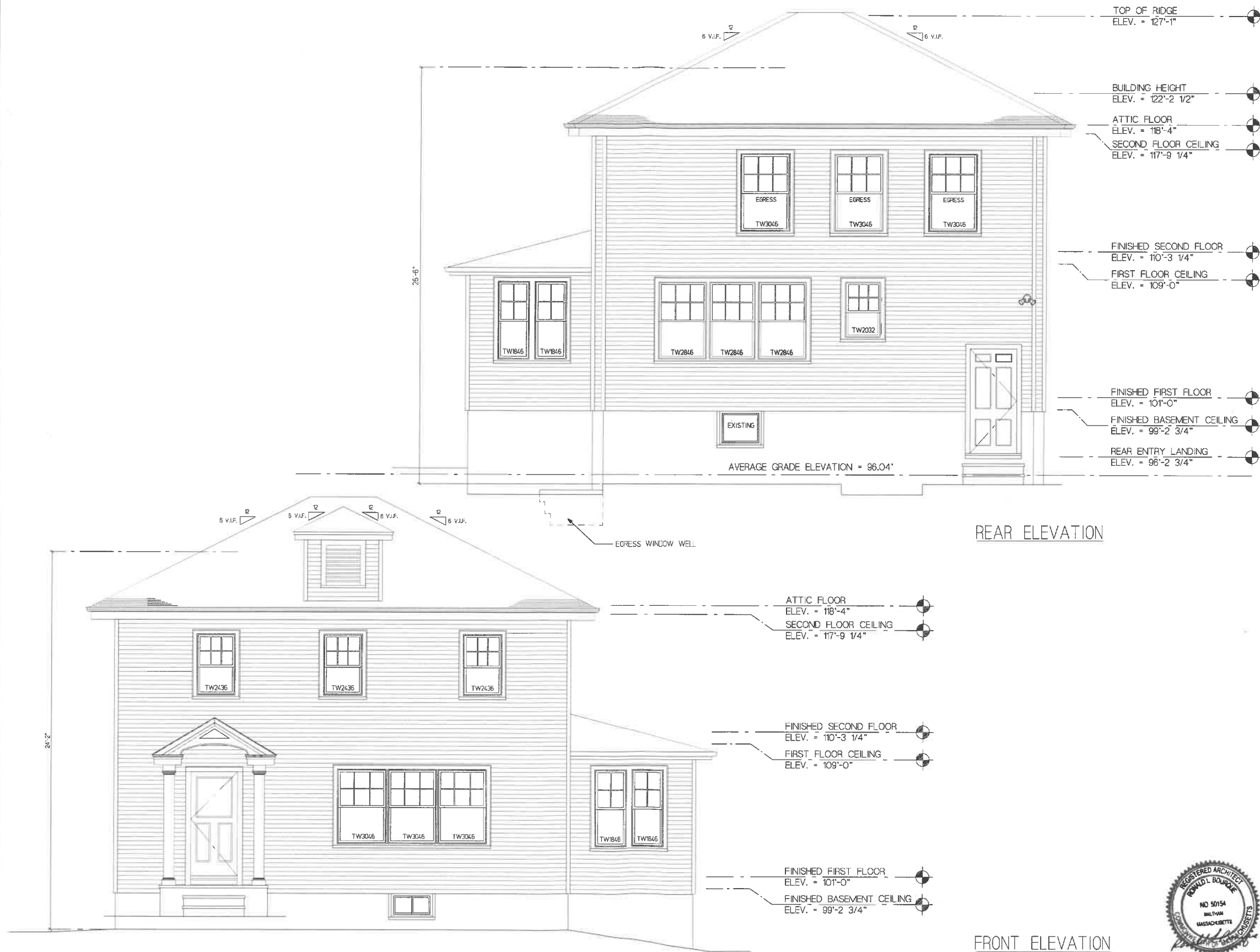
Sheet Title:

Sheet Title: **EXISTING FRONT /
REAR ELEVATIONS**

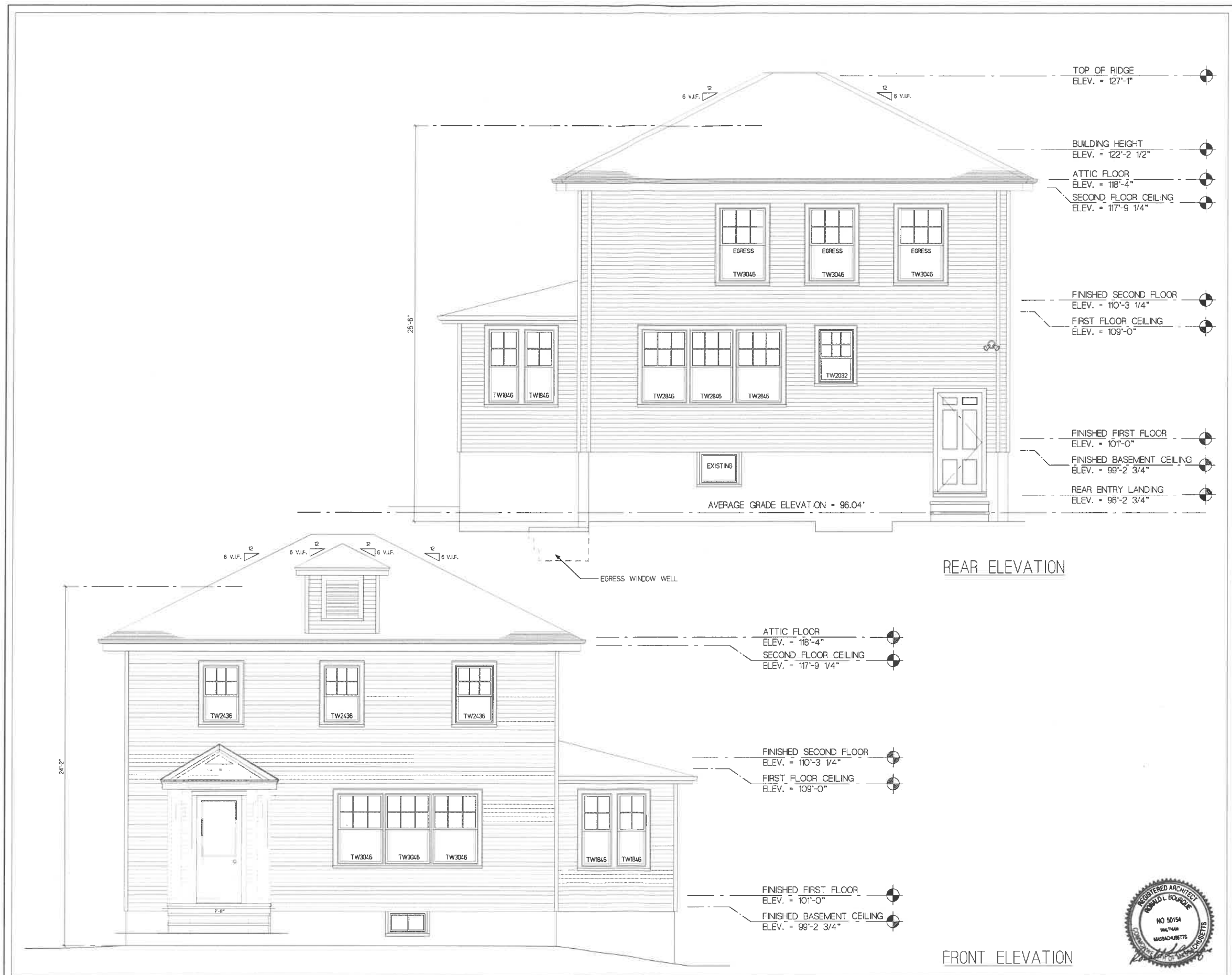
Sheet:

A3

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SCALE: 1/4" = 1'-0"



REAR ELEVATION

FRONT ELEVATION



Client Name:
Ryan & Cintia Casillo
44 Palfrey Road, Belmont, MA

Sheet Title:
**PROPOSED FRONT /
REAR ELEVATIONS**

Sheet:
A4

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SCALE: 1/4" = 1'-0"



Bourque Design
Architectural Firm
Completed in Construction
Ryan Bourque - Architect
NIA, NCARB, CS, LEED GA
ryan@bourquedesign.com
781-264-6444
www.bourquedesign.com

Client Name:
Ryan & Cintia Casillo
44 Palfrey Road, Belmont, MA

Sheet Title:
**EXISTING LEFT /
RIGHT ELEVATIONS**

Sheet:
A5



SCALE: 1/4" = 1'-0"

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Ryan & Cintia Casillo
44 Palfrey Road, Belmont, MA

Sheet 111 of 112: **PROPOSED LEFT / RIGHT ELEVATIONS**

A6

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SCALE: 1/4" = 1'-0"

