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BELMONT, MA.

CASE NO. 23-33

2023 NOV -7 AM 10:28

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, December 4, 2023 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 Koushik Chakrabarty and Swati Bhattacharya, for one (1) Special Permit to enclose an existing front porch at 115 Lexington Street located in General Residence (GR) zoning district. Section 1.5.4 A of the By-Law allows alteration of non-conforming structures by Special Permit.

ZONING BOARD OF APPEALS



Town of Belmont
Zoning Board of Appeals

APPLICATION FOR A SPECIAL PERMIT

Date: 11/6/2023

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 115 Lexington Street 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 Covering an existing porch with roof. This is not an addition rather covering the porch - which has an existing roof to use it in all seasons. The attached plot plan is showing the proposed covered area in red ink.

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

Signature of Petitioner	<u>Koushik Chakrabarty</u>
Print Name	<u>Koushik Chakrabarty</u> <u>Swati Bhattacharya</u>
Address	<u>115 Lexington St</u> <u>Belmont, MA, 02478</u>
Daytime Telephone Number	<u>610-202-9155 / 617-993-3220 (H)</u> <u>(M)</u>

December 6, 2005



**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

October 16, 2023

Koushik Chakrabarty and Swati Bhattacharya
115 Lexington Street
Belmont, MA 02478

RE: Denial to enclose existing front porch.

Dear Mr. Chakrabarty and Ms. Bhattacharya,

The Office of Community Development is in receipt of your building permit application to enclose an existing front porch at 115 Lexington Street in a General Residence (GR) Zoning District.

Your application has been denied because it does not comply with the Town of Belmont Zoning By-Law. More specifically, Section 1.5.4 A of the By-Law allows extension and alteration of non-conforming structure in the GR Zoning District by a Special Permit from the Zoning Board of Appeals.

1. The proposed changes to the structure 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 schedule an appointment with **Gabriel S. Distler**, Staff Planner, at (617) 993-2666 or gdistler@belmont-ma.gov in order to begin the process.

Sincerely,

Ara Yogurtian
Inspector of Buildings

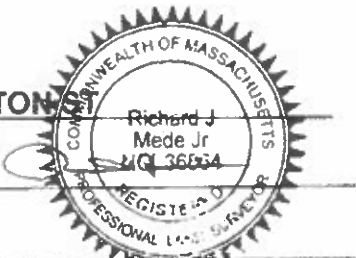
Zoning Compliance Check List
(Registered Land Surveyor)

Property Address: 115 LEXINGTON ST

Zone: GR

Surveyor Signature and Stamp: _____

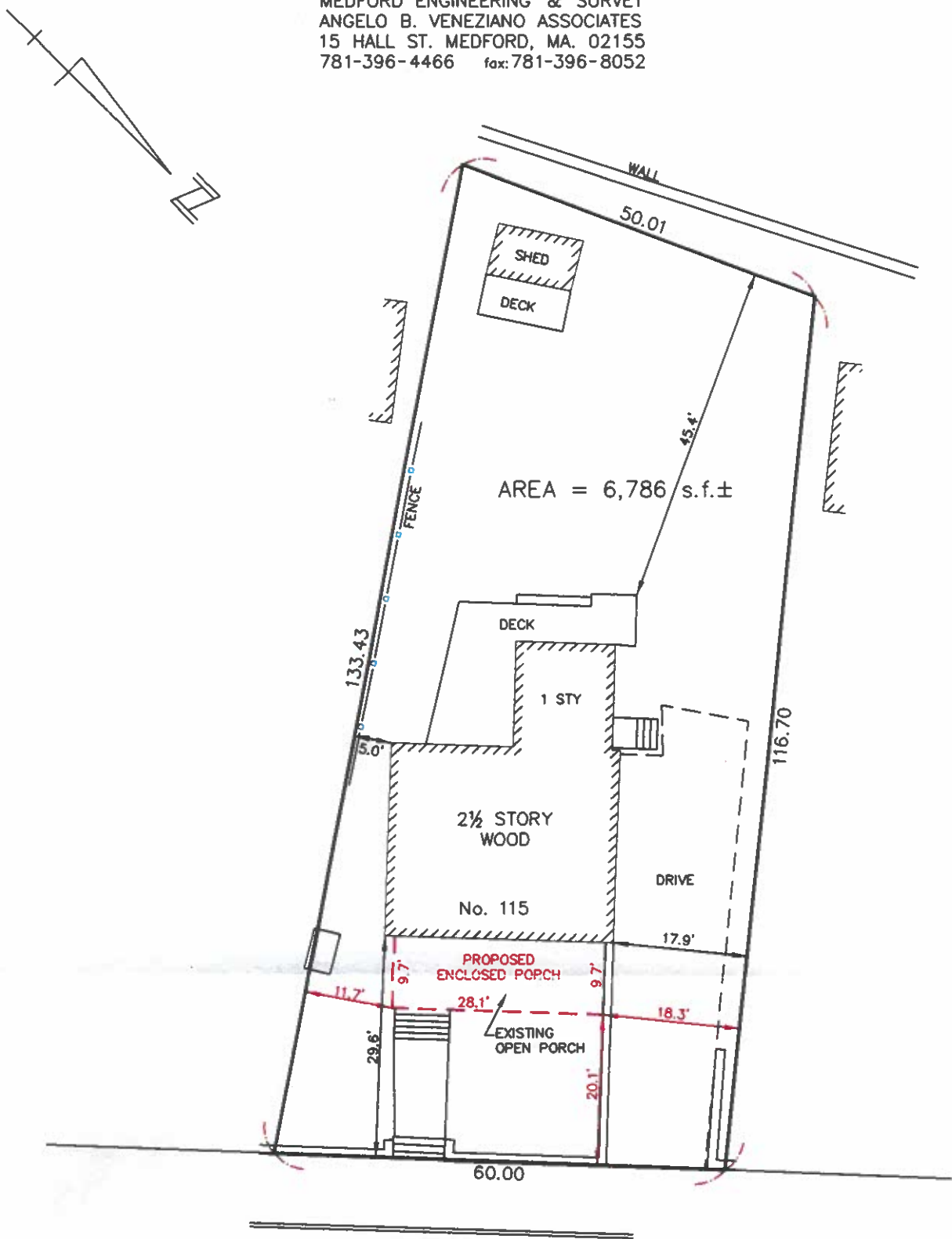
Date: 07/13/2023



	REQUIRED	EXISTING	PROPOSED
Lot Area	5,000 s.f.	6,786 s.f.	6,786 s.f.
Lot Frontage	50'	60.0'	60.0'
Floor Area Ratio	N/A	N/A	N/A
Lot Coverage	30% MAX	24.8%	24.8%
Open Space	40% MIN	61.8%	61.8%
Front Setback	20'	20.1'	20.1'
Side Setback	10'	5.0'	11.7'
Side Setback	10'	17.9'	18.3'
Rear Setback	20'	45.1'	45.1'
Building Height	33'	N/A	N/A
Stories	2 ½ Stories	N/A	N/A
½ Story Calculation			

NOTES:

PREPARED BY:
MEDFORD ENGINEERING & SURVEY
ANGELO B. VENEZIANO ASSOCIATES
15 HALL ST. MEDFORD, MA. 02155
781-396-4466 fax: 781-396-8052



LEXINGTON STREET

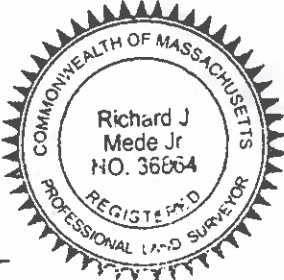
ZONED (GR)

ZONING REQUIREMENT	EXISTING	PROPOSED
FRONT: 20'	29.6'	20.1'
SIDE: 10'	5.0'	11.7'
REAR: 20'	45.4'	45.4'
MAX. LOT COV.: 30%	24.8%	24.8%
MIN. OPEN SPACE: 40%	61.8%	61.8%

THE PROPERTY IS NOT LOCATED IN AN
ESTABLISHED FLOOD HAZARD ZONE ACCORDING
TO THE F.I.R.M. OF BELMONT.

RICHARD J. MEDE, JR. - P.L.S.

DATE:



DEED REFERENCE: BK 65951 PG 176
PLAN REFERENCE: 4366 PG END

OWNER:	KOUSHIK CHAKRABARTY
LOC.	HOUSE NO.: 115 LOT NO.:
APP. NO.:	
DATE:	JULY 19, 2023
SCALE:	1" = 20



Palacio General Construction, Inc
145 Pleasant St
Dracut, MA 01826
(978)319-9474
palacio.general.construction@outlook.com
palaciogc.com



Estimate

ADDRESS

Swati Bhattacharya
115 Lexington St
Belmont, MA 02478

ESTIMATE # 1544

DATE 05/12/2023

EXPIRATION DATE 05/19/2023

JOB

Four Season Porch

ACTIVITY	DESCRIPTION	AMOUNT
Building Permit	- Supply adequate documentation required for building permit. - Not including architectural plans or structural engineering if required. - Actual building permit fee not included.	325.00
Building Permit Fee	*Estimated* - Building Permit Fees are calculated based on Building Project Cost. - Separate permits are required for Electrical, Plumbing, Gas, Mechanical and Fire Suppression.	675.00
Dumpster Rental	Estimated (1) 20 Yard - 4 tons included - \$156 additional tonnage - 2 Weeks container usage included on price Note: - Any trash generated after dumpster gets picks up, will be a change order on disposal cost	840.00
Portable Bathroom	- To be supplied by homeowner	0.00
Demolition	Supply labor to: 1. Remove ceiling panels 2. Build 20' temporary wall 3. Remove (3) level iron railing sections 4. Remove right side railing going up, on stairs 5. Remove (4) columns 6. Remove lattice 7. Remove siding and shutters in front of house 8. Remove (3) windows to be reused 9. Demolish drywall as necessary	2,080.00

ACTIVITY	DESCRIPTION	AMOUNT
	<p>Note:</p> <ul style="list-style-type: none"> - Bushes to be trimmed by homeowner - Reuse lattice - Decking to remain <p>Reused:</p> <ul style="list-style-type: none"> - Footing - Gutters - Lattice - (3) windows - Siding and ceiling panels to patch 	
Framing	<p>Supply labor to:</p> <ol style="list-style-type: none"> 1. Frame 20x10 Four Season Porch <ol style="list-style-type: none"> 1. Frame (1) wall with (3) windows 2. Frame (1) wall with (1) window 3. Install new subfloor 4. Install (6) new window 2. Frame new opening for slider door 3. Install new 6' slider 4. Install new furring strips to level ceiling <ul style="list-style-type: none"> - Framing materials allowance: \$2,000 (Included) - (3) big windows allowance: \$3,000 (Included) 	11,720.00
Electrical	<p>Supply labor and materials to:</p> <ul style="list-style-type: none"> - 01 Electrical Permit Fee And Time With The Permit <p>Porch:</p> <ol style="list-style-type: none"> 1. Relocate Existing Exterior Front Door Light Fixture To The Center On Front Door (New Light Fixture Supplied By Owner And Blank Plate Will Be Used On Location) <p>Front Room:</p> <ol style="list-style-type: none"> 1. Supply And Install 08 New 4" Recessed Lights On Single Pole Dimmer 2. Install A New Ceiling Fan (Supplied By Owner) 3. Relocate Existing Interior Outlet Under The Window Next To The Office Area 4. Supply And Install 01 15A Arc-fault Breaker <p>Others:</p> <ol style="list-style-type: none"> 1. Supply And Install 02 6Ft Of Electric Baseboard Heater With A New Wall Thermostat On A Dedicated 20A Circuit For A New 20X10 4 Season Room <p>Customer list:</p> <ul style="list-style-type: none"> - front ceiling light - Porch ceiling fan 	4,250.00
Siding	<p>Supply labor and materials to:</p> <ol style="list-style-type: none"> 1. Install house wrap 2. Install corner boards 3. Install double 5" vinyl siding (400SF) 4. Re-install gutters <p>Note:</p> <ul style="list-style-type: none"> - We May need to redo soffit or fascia, if necessary it is NOT INCLUDED. - Materials allowance: \$1,500 	4,400.00
Insulation	<p>Allowance</p> <p>Supply labor and material to:</p>	5,400.00

ACTIVITY	DESCRIPTION	AMOUNT
	1. Insulate 20x10 Four Season Porch 2. Walls, ceiling, and floor 3. Fire stop ad necessary Note: - floor to be insulated from beneath in crawl space	
Plaster	Supply labor and materials to: 1. Install wall-board and plaster smooth a 20x10 Four Season Porch	3,000.00
Flooring	Supply labor to: 1. Install 200SF of Hardwood floor 2. Materials to be provided by client	720.00
Finish Carpentry	Supply labor and materials to: 1. Install trim around (6) windows 2. Trim 1 slider door both sides 3. Install baseboards 70LF Materials allowance: \$500	2,680.00
Interior Paint	Supply labor and materials to: 20x10 Sunroom 1. Paint walls 2. Paint ceilings 3. Paint trim	2,100.00
TOTAL		\$38,190.00

Accepted By

Accepted Date