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BELMONT, MA

CASE NO. 23-12

2023 APR 10 PM 12:06

NOTICE OF PUBLIC HEARING BY THE
TOWN OF BELMONT PLANNING BOARD

ON APPLICATION FOR A SPECIAL PERMIT & DESIGN AND SITE PLAN
APPROVAL

Notice is hereby given that the Planning Board will hold a public hearing on Tuesday, May 16, 2023 at 7:00 PM by remote access through the Zoom app. to consider the application of Frank Valentino, for One Special Permit and Design and Site Plan Approval under sections 3.3 and 6D-2 of the By-Law to construct a two family dwelling at 14 C Street Located in a General Residence (GR) zoning district.

Note: Application submittals, meeting agenda & instructions on remote access can be found on the Town's website: <https://www.belmont-ma.gov/planning-board>

TOWN OF BELMONT PLANNING BOARD



Town of Belmont
Planning Board

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BELMONT, MA

2023 APR 10 PM 12:00

APPLICATION FOR A SPECIAL PERMIT

Date: April 3, 2023

Planning Board
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-Law 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 14 C 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 _____ a special permit and design and site plan review to replace the existing single family structure with a two family structure pursuant to By-law Section 6D2.

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

Signature of Petitioner

Joseph M. Noone

Print Name

14 C Street, LLC

Address

By its Attorney Joseph Noone

3 Brighton Street, Belmont, MA 02478

Daytime Telephone Number

617-993-3604

Applicant's Statement for a Special Permit and Design and Site Plan Review

14 C Street, Belmont, MA

The applicant seeks a special permit and design and site plan review to construct a two-family dwelling at 14 C Street, which is located in the general residence zoning district. The applicant desires to raze the existing single-family structure and replace it with a new, two-family dwelling consisting of a total of 3,956 square feet.

In May 2022, the applicant purchased the property and desires to improve the neighborhood as he grew up in this area of town. The current single-family dwelling is run down and in disrepair. Renovating the existing structure does not make fiscal sense, but the construction of a two-family dwelling is fiscally feasible and will increase the town's housing stock.

The lot consists of 7,685 square feet. The lot size and the proposed structure satisfy all of the dimensional requirements of the By-law.

The proposed two-family units will each consist of two floors, four bedrooms, three and a half baths, and a basement great room. The height of the two-family structure is 30'4" feet. The proposal contains architectural elements to create an aesthetically pleasing structure so as to limit its massing and large expanses of blank walls. The windows will include mullions.

The applicant's proposed landscaping plan preserves the existing large maple tree in the front of the lot and will include privet hedge, three Linden trees consisting of 3-inch caliber, two planting beds and new grass.

The new structure will be in harmony as to its size and characteristics of the existing neighborhood; will be a significant upgrade from the existing structure; and will add to the town's housing stock. The proposed dwelling's size is consistent with the other two-family structures built in the neighborhood over the last several years. The neighbor is undergoing change from small, single-family structures to two-family dwellings. The proposal continues to assist with the transformation of the neighborhood with a newer structure with improved architectural features and aesthetics.

The applicant is a successful contractor having built many residential dwellings in Waltham, Watertown and Newton. He will deliver a quality product that will be an asset to the neighborhood and Town of Belmont.

On March 8, 2023, the applicant's counsel met with Mr. Yogurtian to go over the proposed plans. Following the meeting, modifications were made to the plans based upon Mr. Yogurtian's comments. The applicant has also met with the abutters to discuss the application. All of the abutters are in favor of the proposal.

The applicant respectfully seeks the Board's approval of the application.

14 C STREET, LLC

By its attorneys,



Joseph M. Noone (BBO #559644)
AVERY, DOOLEY & NOONE, LLP
3 Brighton Street
Belmont, MA 02478
(617) 489-5300
jnoone@averydooley.com

Date: April 3, 2023













Zoning Compliance Check List

Properties Located within the GR Districts

(To be Completed by a Registered Land Surveyor)

Property Address: 14 C Street

Surveyor Signature and Stamp: 

Date: 5/23/23

Per §4.2 of the Zoning By-Laws

| | | REQUIRED | EXISTING | PROPOSED |
|--------------------------------|---|----------|--------------|---------------|
| Lot Area (sq. ft.) | | 7000 | 7597 | 7597 |
| Lot Frontage (feet) | | 70 | 57 | 57 |
| Lot Area/Unit (sq. ft./d.u.) | | 3500 | 3798 | 3798 |
| Lot Coverage (% of lot) | | 30 | 14.8 | 29.7 |
| Open Space (% of lot) | | 40 | 74.4 | 40.9 |
| Setbacks: (feet) | ➤ Front <small>Average of abutting houses</small> | 18.86 | 13.63 | 18.86 |
| | ➤ Side/Side | 10 10 | 2.86 24.91 | 12.20 11.50 |
| | ➤ Rear | 29.29 | 82.18 | 35.50 |
| Building Height: | ➤ Feet | 33 | | 28.7 |
| | ➤ Stories | 2½ | 2 | 2 |
| 1/2 Story (feet) (Per §1.4) | ➤ Perimeter | | - | - |
| | ➤ Area | | - | - |
| | ➤ Length | | - | - |

Per §6D of the Zoning By-Laws

| | | REQUIRED | EXISTING | PROPOSED |
|--------------|----------------------|-------------|----------|----------------|
| Front Doors: | ➤ Face Street | Yes | Yes | Yes |
| | ➤ Setback | | 13.63 | 18.86 & 20.80 |
| Curb Cut | | | | |
| HVAC: | ➤ Front Yard | Not Allowed | N/A | N/A |
| | ➤ Side/Rear Setbacks | 10' / 20' | N/A | 10.20' / 35.3' |

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

Town of Belmont

Average grade worksheet

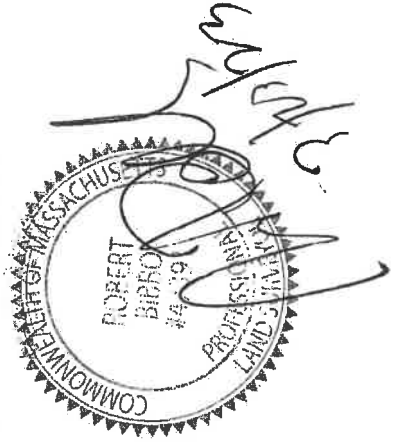
14 C Street

Site Address:

| Segment | segment from | | segment to | | segment LENGTH | Ave | | Difference |
|---------|----------------|-----------|----------------|-----------|----------------|----------|----------|------------|
| | EXISTING grade | NEW grade | EXISTING grade | NEW grade | | Existing | New | |
| a | 99 | 100 | 99.5 | 99.6 | 40 | 3970 | 3992 | 22 |
| b | 99.5 | 99.6 | 99.5 | 99.6 | 5 | 497.5 | 498 | 0.5 |
| c | 99.5 | 99.6 | 99.5 | 99.7 | 42 | 4179 | 4185.3 | 6.3 |
| d | 99.5 | 99.7 | 99.7 | 99.8 | 24 | 2390.4 | 2394 | 3.6 |
| e | 99.7 | 99.8 | 100.2 | 100.3 | 77.5 | 7746.125 | 7753.875 | 7.75 |
| f | 100.2 | 100.3 | 100.2 | 100.3 | 5 | 501 | 501.5 | 0.5 |
| g | 100.2 | 100.3 | 100.2 | 100.3 | 4.5 | 450.9 | 451.35 | 0.45 |
| h | 100.2 | 100.3 | 99.7 | 100.2 | 11.92 | 1191.404 | 1194.98 | 3.576 |
| i | 99.7 | 100.2 | 99.7 | 100.2 | 1 | 99.7 | 100.2 | 0.5 |
| j | 99.7 | 100.2 | 99 | 100 | 12.08 | 1200.148 | 1209.208 | 9.06 |
| | | | | | 223 | 22226.18 | 22280.41 | 54.236 |

| | |
|-----------------------------|-------------|
| Ceiling Height | 7.7 |
| Basement Floor Elevation | 93.5 |
| Ceiling Elevation | 101.2 |
| Perimeter Total Length | 209.92 |
| Total Perimeter Square Foot | 1616.38 |
| Average Existing Grade | 99.67 |
| New Average Grade | 99.91 |
| Difference in Grade in Feet | 0.24 |

needs to be less than 1.00'



Town of Belmont

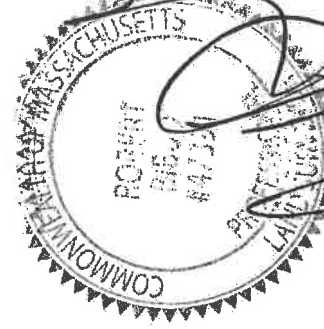
Site Address:

14 C Street

Foundation Coverage

| Segment | Ceiling Elevation | Elevation | | Length | Ceiling Height | Square Footage | Exposed Square Footage | | % Covered |
|---------|-------------------|-----------|-------|--------|----------------|----------------|------------------------|---------------|---------------|
| | | From | To | | | | Footage | Footage | |
| a | 101.2 | 100 | 99.6 | 40.00 | 7.7 | 308.00 | 56.00 | 81.82% | |
| b | 101.2 | 99.6 | 99.6 | 5.00 | 7.7 | 38.50 | 8.00 | 79.22% | |
| c | 101.2 | 99.6 | 99.7 | 42.00 | 7.7 | 323.40 | 65.10 | 79.87% | |
| d | 101.2 | 99.7 | 99.8 | 24.00 | 7.7 | 184.80 | 34.80 | 81.17% | |
| e | 101.2 | 99.8 | 100.3 | 77.50 | 7.7 | 596.75 | 89.13 | 85.06% | |
| f | 101.2 | 100.3 | 100.3 | 5.00 | 7.7 | 38.50 | 4.50 | 88.31% | |
| g | 101.2 | 100.3 | 100.3 | 4.50 | 7.7 | 34.65 | 4.05 | 88.31% | |
| h | 101.2 | 100.3 | 100.2 | 11.92 | 7.7 | 91.78 | 11.32 | 87.66% | |
| i | 101.2 | 100.2 | 100.2 | 1.00 | 7.7 | 7.70 | 1.00 | 87.01% | |
| j | 101.2 | 100.2 | 100 | 12.08 | 7.7 | 93.02 | 13.29 | 85.71% | |
| | | | | | | 223.00 | 1616.38 | 272.90 | 83.12% |

If less than 60% than basement is a story



| | |
|-----------------------------|---------|
| Ceiling Height | 7.7 |
| Basement Floor Elevation | 93.5 |
| Ceiling Elevation | 101.2 |
| Perimeter Total Length | 223.00 |
| Total Perimeter Square Foot | 1616.38 |

[Handwritten signature]