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NOTICE OF PUBLIC HEARING BY THE
TOWN OF BELMONT PLANNING BOARD

ON APPLICATION FOR ONE SPECIAL PERMIT AND DESIGN AND SITE PLAN
REVIEW APPROVAL

Notice is hereby given that the Planning Board will hold a public hearing on Tuesday, June 6, 2023 at 7:00 PM by remote access through the Zoom app. to consider the application of Joseph DeStefano, for One Special Permit and Design and Site plan Approval under sections 1.5.4A and 6D.6 of the By-Law to construct a single family dwelling at 81 Fairview Ave. 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
Zoning Board of Appeals

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2023 MAY -2 PM 12:25

APPLICATION FOR A SPECIAL PERMIT

Date: 4/10/2023

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 81 FAIRVIEW AVE 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 T⁰
CONSTRUCT SAUSAGE FAMILY HOME.

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

Joseph DeStefano
P.O. Box 175
BELMONT, MA. 02478.
617 438-1292



**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

April 3, 2023

81 Fairview Ave, LLC,
Joe DeStefano, owner
P.O.Box 175
Belmont, MA 02478

RE: Denial to Construct a Single Family Dwelling

Dear Mr. DeStefano:

The Office of Community Development is in receipt of your building permit application for the construction of a single dwelling at 81 Fairview Ave. located in a General Residence (GR) zoning District.

Your application has been denied because it does not comply with the Zoning By-Law. More specifically, §1.5.4A(2)-b and §6D.2 of the By-Law allows the construction of Single-Family dwellings in the General Residence zoning district by a Special Permit and a Design and Site Plan approval granted by the Planning Board.

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 and Design and Site Plan approval from the Planning Board. If you choose this option, please contact the Office of Community Development to schedule an appointment with Ara Yogurtian, Assistant Director, at (617) 993-2650 in order to begin the process.

Sincerely,

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

Zoning Compliance Check List

Properties Located within the GR Zoning Districts

(To be Completed by a Registered Land Surveyor)

Property Address: 81 Fairview Avenue

Surveyor Signature and Stamp: Scotty

Date: 12/13/2022

Per §4.2 of the Zoning By-Laws

		REQUIRED	EXISTING	PROPOSED
Lot Area (sq. ft.)		5,000	4750	—
Lot Frontage (feet)		50	50	—
Lot Area/Unit (sq. ft./d.u.)				
Lot Coverage (% of lot)		30%	8.9%	29.3%
Open Space (% of lot)		40%	0%	54.0%
Setbacks: (feet)	➤ Front	17.8'	74.2'	17.8'
	➤ Side/Side	10 10	1.1 28.8'	10.5 10.5
	➤ Rear	19.0'	0.5	34.2
Building Height:	➤ Feet	33'		
	➤ Stories	2 1/2		
1/2 Story (feet) (Per §1.4)	➤ Perimeter			
	➤ Area			
	➤ Length			

Per §6D of the Zoning By-Laws

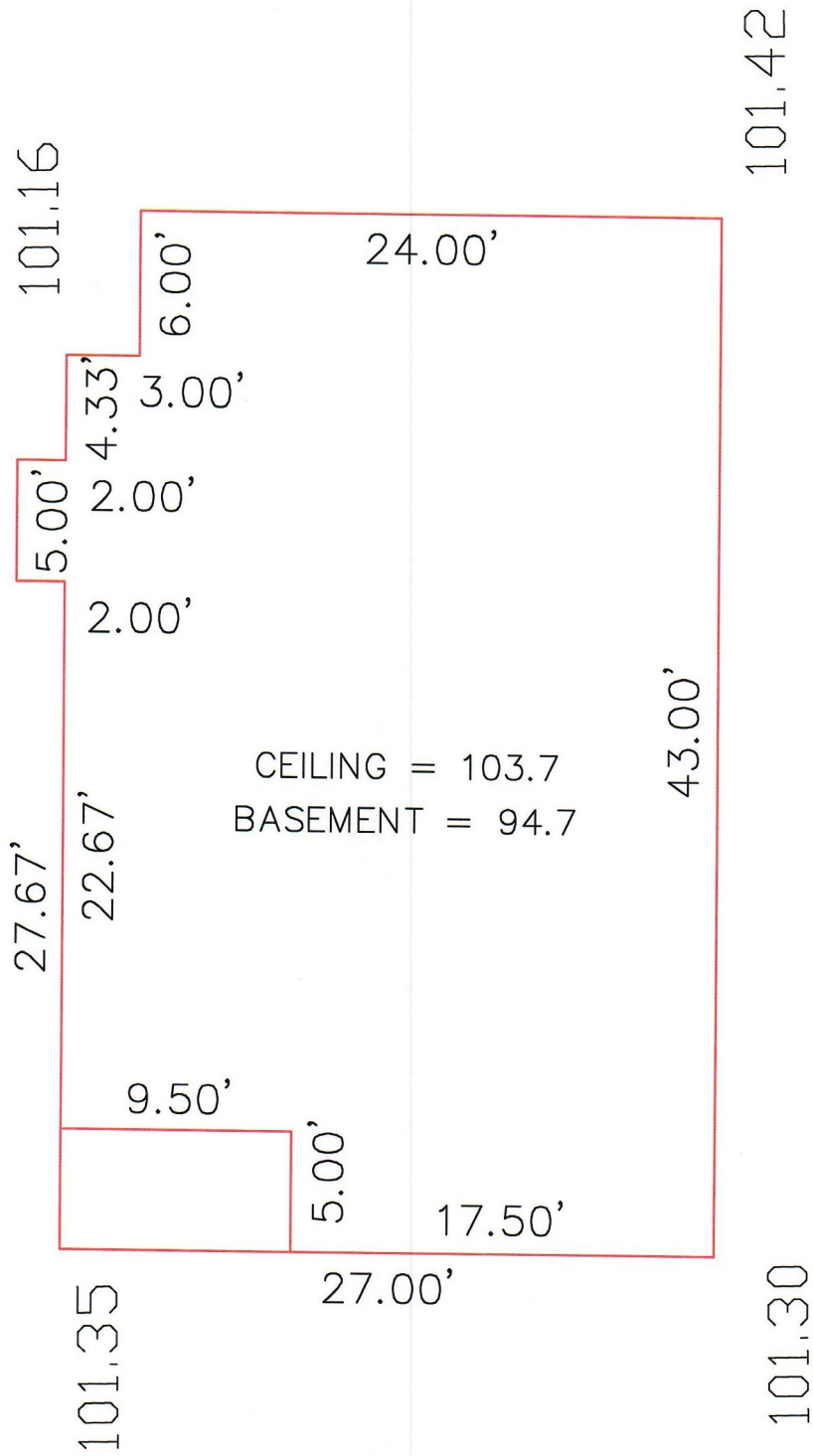
		REQUIRED	EXISTING	PROPOSED
Front Doors:	➤ Face Street			
	➤ Setback			
Curb Cut				
HVAC:	➤ Front Yard			
	➤ Side/Rear Setbacks			

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

R7186

81 FAIRVIEW

4/24/2023



Segment	Ceiling Elevation	Elevation From	Elevation To	Length	Ceiling Height	Square Footage	Exposed Square Footage	% Covered
A	103.7	101.35	101.35	9.50	9	85.50	22.33	73.89%
B	103.7	101.35	101.35	5.00	9	45.00	11.75	73.89%
C	103.7	101.35	101.3	17.50	9	157.50	41.56	73.61%
D	103.7	101.43	101.43	43.00	9	387.00	100.41	74.06%
E	103.7	101.43	101.16	24.00	9	216.00	57.72	73.28%
F	103.7	101.16	101.16	6	9	54	15.24	71.78%
G	103.7	101.16	101.16	3.00	9	27.00	7.62	71.78%
H	103.7	101.16	101.16	4.33	9	38.97	10.9982	71.78%
H	103.7	101.16	101.16	2.00	9	18.00	5.08	100.00%
H	103.7	101.16	101.16	5	9	45	12.7	100.00%
H	103.7	101.16	101.16	2.00	9	18.00	5.08	100.00%
H	103.7	101.16	101.35	22.67	9	204.03	55.42815	1
	201.83			144.00	9	1296.00	345.91	73.31%

Ceiling Height:	9	<- enter
Basement Floor Elevation	94.7	<- enter
Ceiling Elevation	103.7	
Perimeter Total Length	144.00	
Total Perimeter Square Foot	1296.00	
Exposed Square Footage	345.91	
% Covered	73.31%	<- result

	North	South	East	West
#REF!	#REF!	#REF!	#REF!	#REF!
#REF!	#REF!	#REF!	#REF!	#REF!
0.00	0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00	0.00
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