

RECEIVED
TOWN CLERK
BELMONT, MA

CASE NO. 25-20

2025 JUN 20 AM 8:45

NOTICE OF PUBLIC HEARING BY THE
BOARD OF APPEALS FOR SIX SPECIAL PERMITS

Notice is hereby given that the Belmont Board of Appeals will hold a public hearing on Monday, July 14, 2025 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 Kai Rong Chen to raise the ridge line and construct two dormers at 285-287 Beech Street, located in a General Residence zoning district. Special Permits: 1.- §1.5.4 A of the By-Law allows alterations and expansions in the General Residence district by a Special permit granted by the Board of Appeals. 2.- §4.2 of the Zoning Bylaw Dimensional Regulations allow a maximum of 2-1/2 stories, The existing structure is three and a half (3-1/2) stories. The lowest level of the dwelling is a basement (52.9% of the foundation walls are exposed) and is considered a story. The proposed addition is a third (3rd) level addition. 3.- §4.2 requires minimum side setback of 10.0', The existing and proposed side setback is 5.5'. 4.- §4.2 requires a minimum front setback of 20', the existing and proposed front setback is 15.0'. 5.- §4.2 requires minimum rear setback of 20', the existing and proposed rear setback is 15.0', 6.- §4.2 allows maximum lot coverage of 30%, the existing and proposed lot coverage is 37.0%.

ZONING BOARD OF APPEALS



OFFICE OF PLANNING & BUILDING
TOWN OF BELMONT
19 Moore Street
Homer Municipal Building
Belmont, Massachusetts 02478-0900

Building Division
(617) 993-2664
Planning Division
(617) 993-2666

Telephone: (617) 993-2650

April 10, 2025

Kai Rong Chen
285-287 Beech Street
Belmont, MA 02478

RE: Denial to Alter the Ridge Height and Construct a Dormer

Dear Mr. Chen,

The Office of Planning and Building is in receipt of your building permit application for your proposal to Alter the ridge height and construct a dormer at 285-287 Beech Street located in a General Residence (GR) zoning district.

Your application has been denied because it does not comply with the current Town of Belmont Zoning By-Law. More specifically, Section 1.5.4 A of the By-Law allows alterations and expansions in the General Residence district by a Special permit granted by the Board of Appeals and 4.2 of the Zoning Bylaw Dimensional Regulations allow a maximum of 2-1/2 stories, require minimum side setback of 10.0', front setback of 20', rear setback of 20' and allows maximum lot coverage of 30% in your zoning district.

1. The proposed alteration to the roof is allowed by a Special Permit.
2. The existing structure is three and a half (3-1/2) stories. The lowest level of the dwelling is a basement (52.9% of the foundation walls are exposed) and is considered a story. The proposed addition is a third (3rd) level addition.
3. The existing and proposed side setback is 5.5'.
4. The existing and proposed front setback is 15.0'.
5. The existing and proposed rear setback is 15.0'.
6. The existing and proposed lot coverage is 37.0%.

You may alter your plans to conform to the current Town of Belmont Zoning Bylaws and resubmit a building permit application, or you may request six (6) 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 Ara Yogurtian, Inspector of Buildings, at (617) 993-2650 in order to begin the process.

Sincerely,

Ara Yogurtian
Inspector of Buildings
Office of Planning and Building

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Town of Belmont
Zoning Board of Appeals

APPLICATION FOR A SPECIAL PERMIT

Date: May 1st, 2025

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 285-287 Beech 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 Section 1.5.4 A of the By-Law allows alterations and expansions in the General Residence district by a Special permit granted by the Board of Appeals and 4.2 of the Zoning By law

Dimensional Regulations allow a maximum of 2-1/2 stories, require minimum side setback of 10.0', front setback of 20', rear setback of 20' and allows maximum lot coverage of 30% in your zoning district.

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

Signature of Petitioner Kai Rong Chen

Print Name Kai Rong Chen

Address 285 Beech Street, Belmont, MA

Daytime Telephone Number (917) 667-5856



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April 10, 2025

Kai Rong Chen
285-287 Beech Street
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Your application has been denied because it does not comply with the current Town of Belmont Zoning By-Law. More specifically, Section 1.5.4 A of the By-Law allows alterations and expansions in the General Residence district by a Special permit granted by the Board of Appeals and 4.2 of the Zoning Bylaw Dimensional Regulations allow a maximum of 2-1/2 stories, require minimum side setback of 10.0', front setback of 20', rear setback of 20' and allows maximum lot coverage of 30% in your zoning district.

1. The proposed alteration to the roof is allowed by a Special Permit.
2. The existing structure is three and a half (3-1/2) stories. The lowest level of the dwelling is a basement (52.9% of the foundation walls are exposed) and is considered a story. The proposed addition is a third (3rd) level addition.
3. The existing and proposed side setback is 5.5'.
4. The existing and proposed front setback is 15.0'.
5. The existing and proposed rear setback is 15.0'.
6. The existing and proposed lot coverage is 37.0%.

You may alter your plans to conform to the current Town of Belmont Zoning Bylaws and resubmit a building permit application, or you may request six (6) 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 Ara Yogurtian, Inspector of Buildings, at (617) 993-2650 in order to begin the process.

Sincerely,

Ara Yogurtian
Inspector of Buildings
Office of Planning and Building

Dear Officer of Community Development,

I am writing with sincerity and respect to appeal the recent denial of my special planning application for the property at 285–287 Beech Street, Belmont, MA 02464. The purpose of my request is to raise the height of the attic and add two dormers, which would allow us to convert the attic into a safe, functional living space that includes a bedroom and a bathroom.

This home is a two-family property jointly owned by myself and my parents-in-law. They own the first-floor unit, while my family—my spouse, our two young children, and I—live on the second floor and in the attic. Given our current financial circumstances, it is simply not within our means to move to a larger home. Instead, we are doing our best to make thoughtful, practical improvements to the space we already have. This renovation would allow us to meet our family's growing needs while remaining in the home and community we love.

As our children grow, so do the challenges of limited space. Our two kids have often expressed their hope of having a younger sibling join our family. We are hoping to welcome a third child in the near future, with two young children already sharing limited space, we are reaching a point where our current layout can no longer meet our family's needs. The attic is the only area in the home with potential for expansion, but it is currently not suitable or safe for habitation. Only by modestly raising the roofline and adding dormers can we bring the space up to code and make it truly livable.

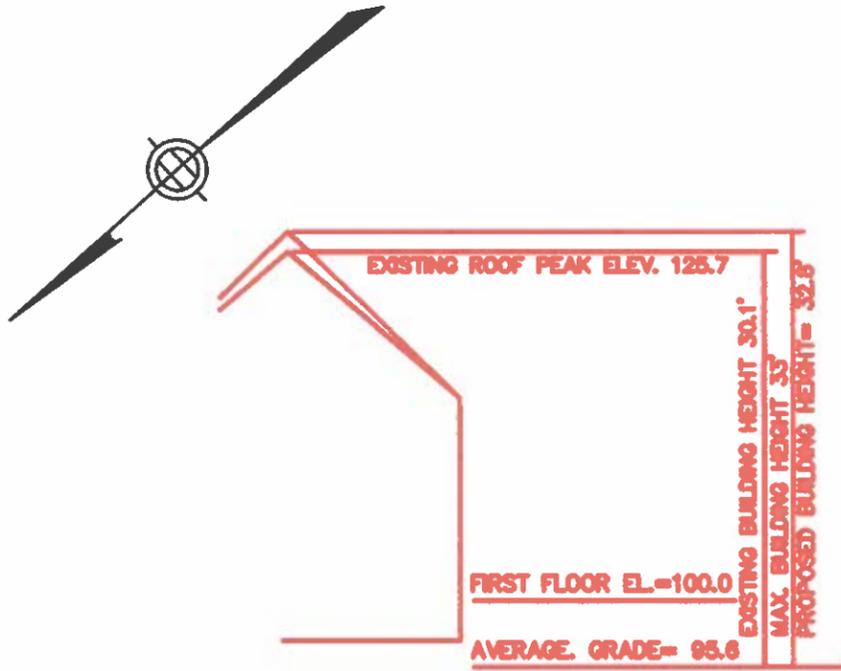
This project is not about adding luxury—it is about creating enough room for our children to grow with dignity, to sleep, study, and thrive in a safe environment. It is about giving our family the space it needs to stay together under one roof. We are committed to remaining in Belmont long term. We love this community and have carefully designed our renovation plans to respect the character of the neighborhood and minimize any impact on surrounding properties.

I fully understand the importance of zoning and planning regulations, and we have approached this project with a spirit of responsibility and respect for the rules. I sincerely ask that you reconsider our application considering our real and growing needs as a family. We are not trying to exceed our limits—only to live within them, with care and dignity.

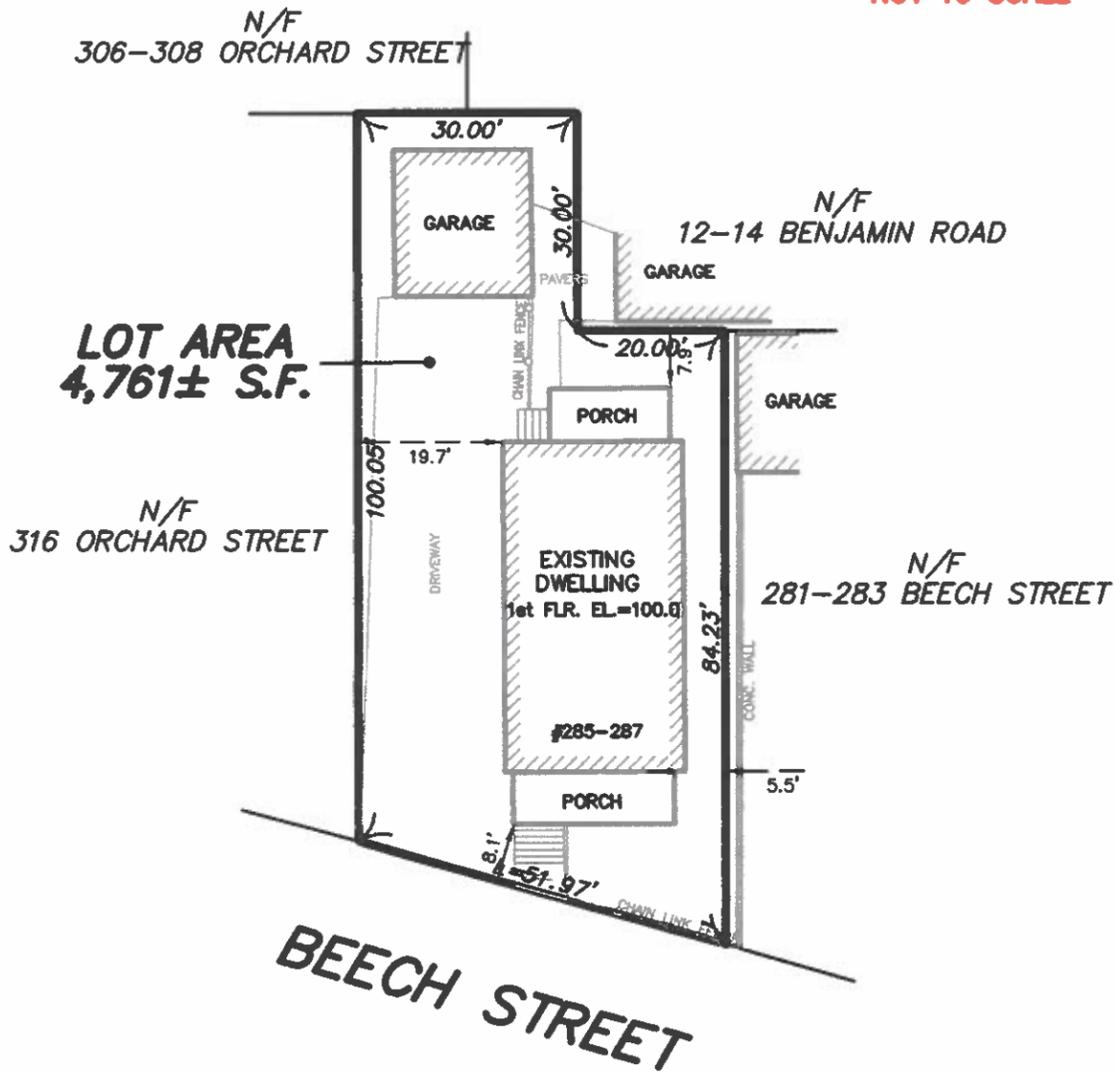
Thank you very much for taking the time to review our appeal and for your thoughtful consideration of our family's situation. If you require any additional information or documentation, I would be happy to provide it.

Sincerely,
Ting Wei

	EXISTING	PROPOSED
ZONE	GR	GR
USE	RESIDENTIAL	RESIDENTIAL
LOT SIZE	4,761± S.F.	4,761± S.F.
FRONTAGE	51.97'	51.97'
FRONT YARD	8.1'	8.1'
SIDE YARD	5.5'	5.5'
SIDE YARD	19.7'	19.7'
REAR YARD	7.9'	7.9'
LOT COVERAGE	1,764 S.F.(37.0%)	1,764 S.F.(37.0%)
OPEN SPACE	1,252 S.F. (26.3%)	1,252 S.F. (26.3%)



DWELLING HEIGHT
NOT TO SCALE



ZONING SETBACKS: GR

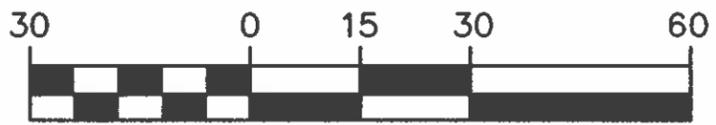
RECORD OWNER:

KAIRONG CHEN & TING WEI
BOOK 78815, PAGE 7

PLAN REFERENCE:

LOT A ON PLAN BOOK 4813 END.

GRAPHIC SCALE



1" = 30'



I HEREBY CERTIFY THAT THIS PLAN IS
BASED ON AN ACTUAL INSTRUMENT SURVEY
MADE ON THE GROUND IN APRIL 2024 AND
THE STRUCTURES DEPICTED HEREON ARE
LOCATED AS SHOWN.

5-2-24 *Scott M Cerrato*
DATE SIGNATURE



PLOT PLAN
285-287 BEECH STREET
BELMONT, MASSACHUSETTS
PARCEL ID: 26-3

SCOTT CERRATO, PLS
51 WAREHAM STREET
MEDFORD, MA. 02155

MAY 2, 2024
PHONE: (781) 775-3724
www.cerrato-survey.com

Zoning Compliance Check List (Registered Land Surveyor)



Property Address: 285-287 Beech St, Belmont

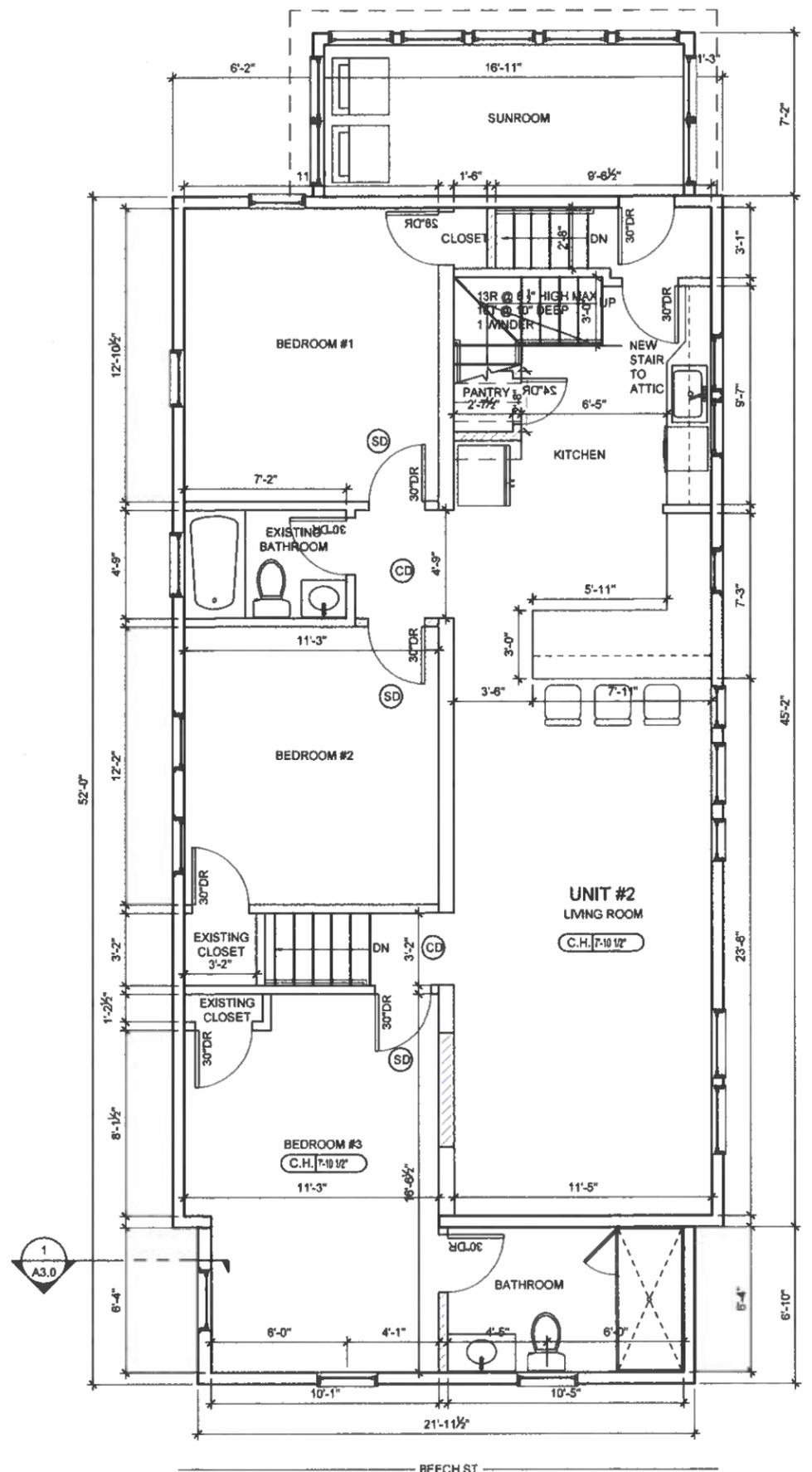
Zone: GR

Surveyor Signature and Stamp: *[Signature]*

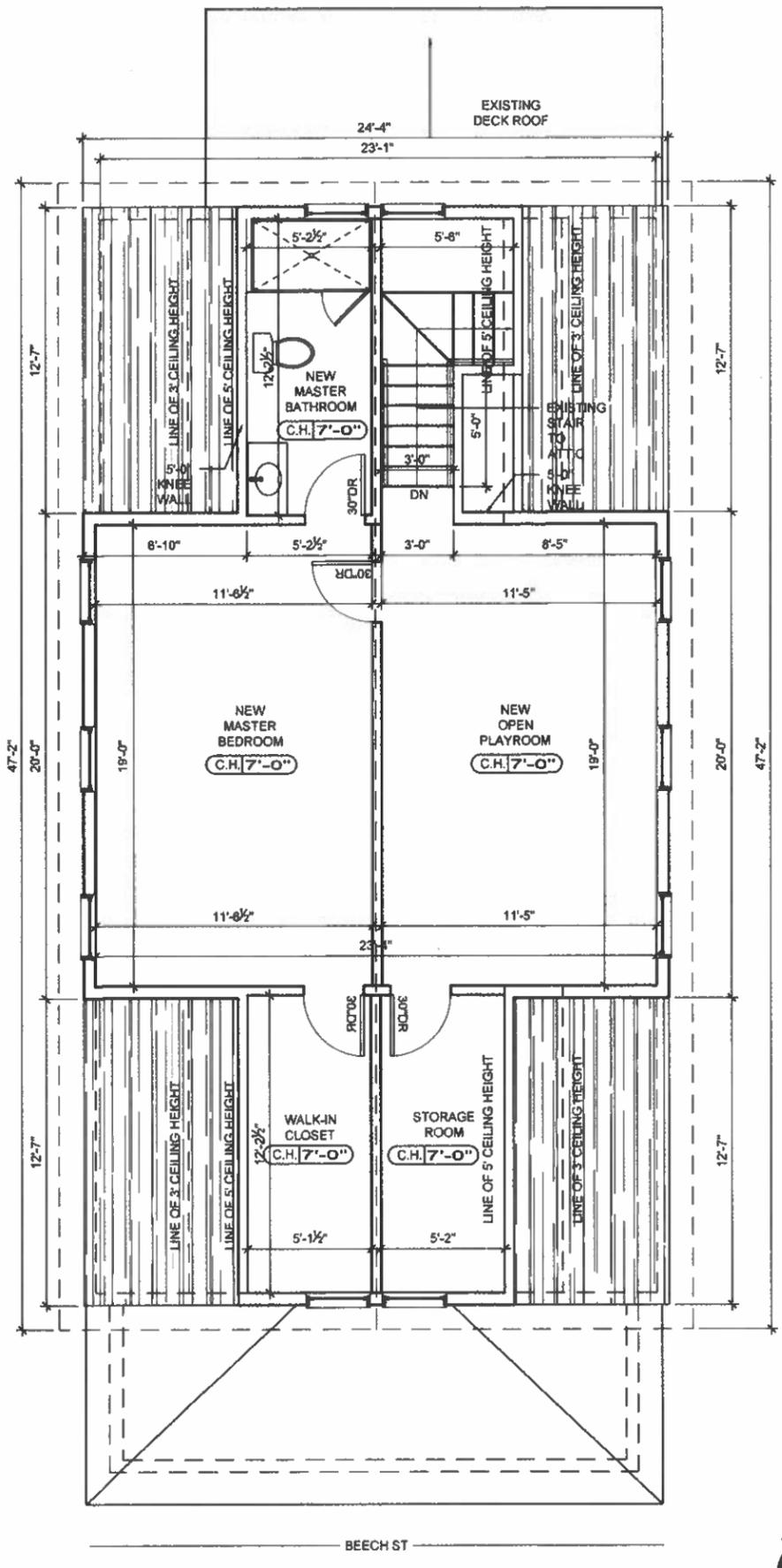
Date: 5/2/25

	REQUIRED	EXISTING	PROPOSED
Lot Area	5,000 SF	4,761 SF +/-	4,761 SF +/-
Lot Frontage	50'	51.97'	51.97'
Floor Area Ratio	N/A	N/A	N/A
Lot Coverage	30%	37.0%	37.0%
Open Space	40%	26.3%	26.3%
Front Setback	20'	8.1'	8.1'
Side Setback	10'	5.5'	5.5'
Side Setback	10'	19.7'	19.7'
Rear Setback	20'	7.9'	7.9'
Building Height	33'	30.1'	32.8'
Stories	2.5 STORIES	2.5 STORIES	2.5 STORIES
½ Story Calculation			

NOTES:



PROPOSED SECOND FLOOR PLAN 1
SCALE: 1/4"=1'-0" A1.4



PROPOSED ATTIC FLOOR PLAN 2
SCALE: 1/4"=1'-0" A1.4

JC BT
ARCHITECT
585 WASHINGTON STREET, QUINCY, MA 02268
ADMIN@JCBTARCHITECT.COM
TEL: (617) 404-8882

CONSULTANT

REGISTRATION



REVISIONS

NO.	BY	DESCRIPTION	DATE
1	J.C.	ROOF RAISE AND CORNERS	04/08/2024

PROJECT

TWO-FAMILY ALTERATION
285-287 BEECH ST.
BELMONT, MA

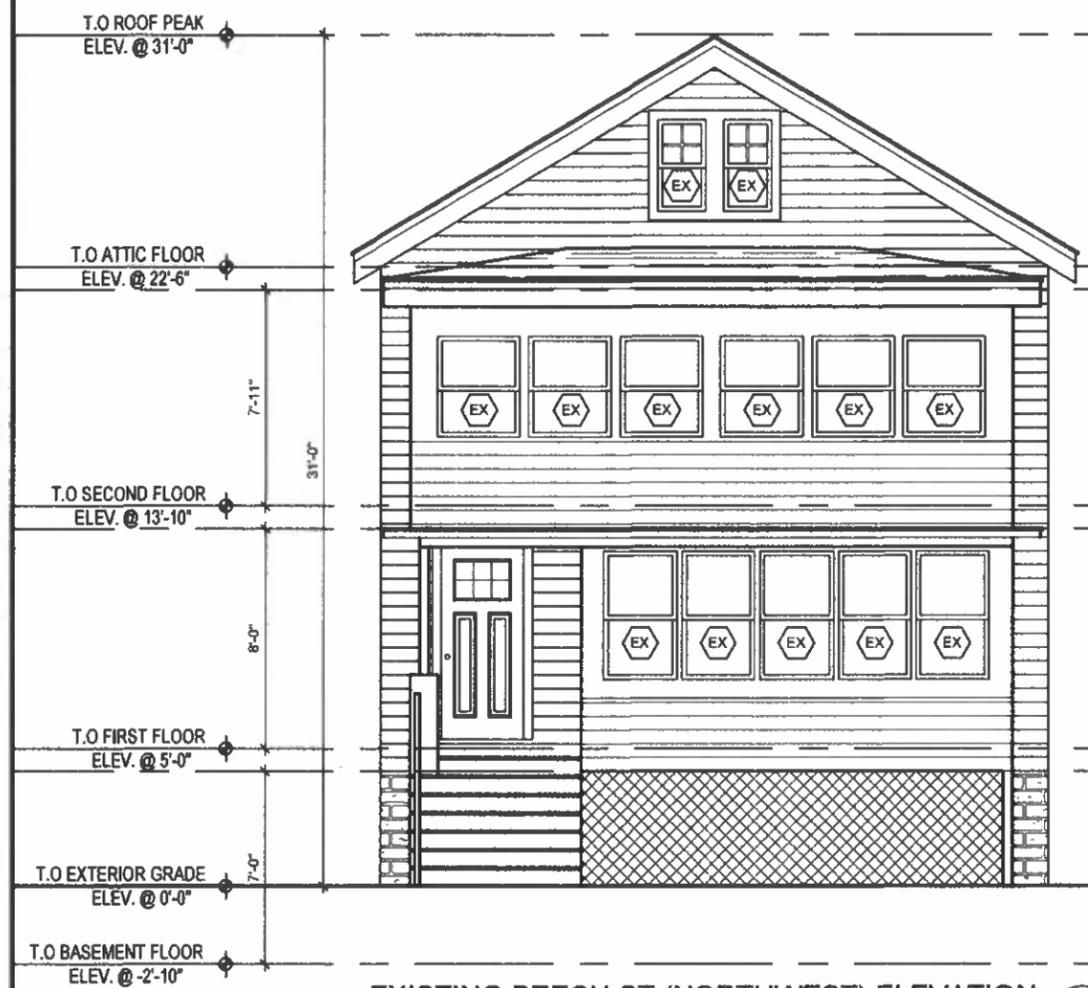
PROJECT NO. 24020

SHEET TITLE

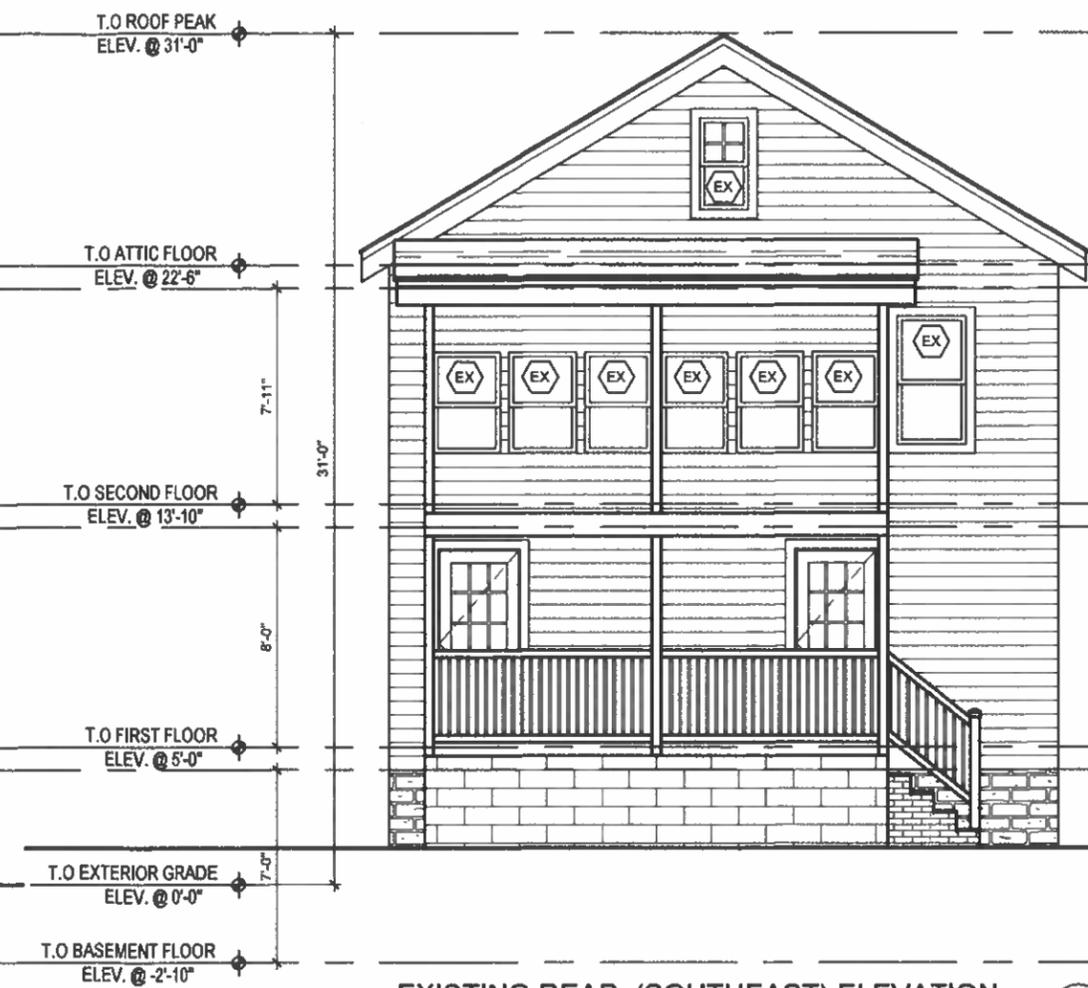
PROPOSED FLOOR PLANS

DRAWN: J.C.	DRAWING NO.
SCALE: NOTED	
DATE: 04/2024	
CHECKED:	
SHEET 1 OF	A1.4



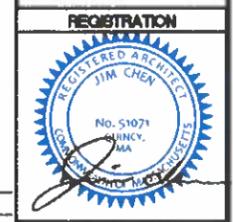


EXISTING BEECH ST (NORTHWEST) ELEVATION 1
 SCALE: 1/4"=1'-0" A2.1



EXISTING REAR (SOUTHEAST) ELEVATION 2
 SCALE: 1/4"=1'-0" A2.1

CONSULTANT



REVISIONS

NO.	BY	DESCRIPTION	DATE

PROJECT

TWO-FAMILY ALTERATION
 285-287 BEECH ST.
 BELMONT, MA

PROJECT NO. 24020

SHEET TITLE

EXISTING ELEVATIONS

DRAWN: TM	DRAWING NO:
SCALE: NOTED	A2.1
DATE: 03/29/2024	
CHECKED:	
SHEET 1 OF	

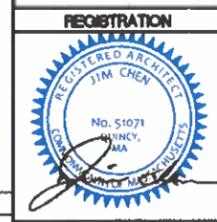


EXISTING LEFT (SOUTHEAST) ELEVATION
SCALE: 1/4"=1'-0"

1
A2.3

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REVISIONS

NO.	BY	DESCRIPTION	DATE

PROJECT

TWO-FAMILY ALTERATION

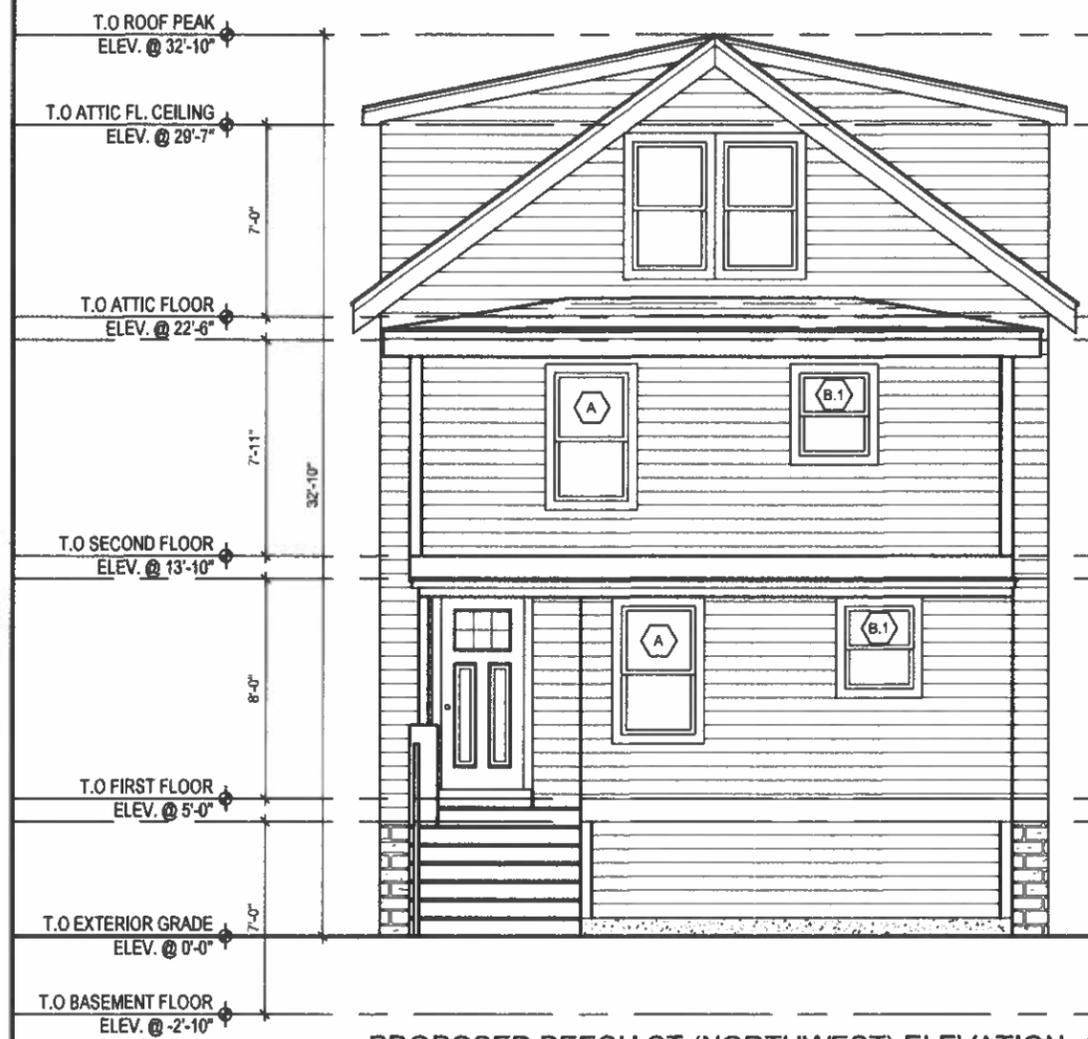
285-287 BEECH ST.
BELMONT, MA

PROJECT NO. 24020

SHEET TITLE

EXISTING ELEVATION

DRAWN BY	TH	DRAWING NO.
SCALE	NOTED	A2.3
DATE	03/29/2024	
CHECKED		
SHEET 1 OF		

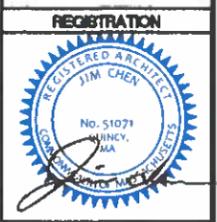


PROPOSED BEECH ST (NORTHWEST) ELEVATION 1
 SCALE: 1/4"=1'-0" A2.4



PROPOSED REAR (SOUTHEAST) ELEVATION 2
 SCALE: 1/4"=1'-0" A2.4

CONSULTANT



REVISIONS

NO.	BY	DESCRIPTION	DATE
1	J.C.	NOOF MAKE AND DORMER	11-08-2024

PROJECT

TWO-FAMILY ALTERATION
 285-287 BEECH ST,
 BELMONT, MA

PROJECT NO. 24020

SHEET TITLE

PROPOSED ELEVATIONS

DRAWN	TW/EL	DRAWING NO.
SCALE	NOTED	
DATE	03/28/2024	
CHECKED		
SHEET 1 OF		A2.4

WINDOW SCHEDULE						
ITEM	BRAND	MODEL	ROUGH OPENING SIZE	WINDOW SIZE	QTY	REMARK
A	ANDERSEN OR SIMILAR	WDH2646	2'-8 1/2" X 4'-8 1/2"	2' - 7 1/2" X 4'-8 1/2"	4	DOUBLE HUNG
B	ANDERSEN OR SIMILAR	WDH24210	2'-6 1/2" X 3'-0 1/2"	2'-5 1/2" X 3'-0 1/2"	1	DOUBLE HUNG
B.1	ANDERSEN OR SIMILAR	WDH24210	2'-6 1/2" X 3'-0 1/2"	2'-5 1/2" X 3'-0 1/2"	3	DOUBLE HUNG, TEMPERED GLASS
C	ANDERSEN OR SIMILAR		3'-0" X 1'-6"		2	PICTURE WINDOW



PROPOSED LEFT (SOUTHEAST) ELEVATION 1
 SCALE: 1/4"=1'-0" A2.6

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 PROJECT NO. 24020

SHEET TITLE

PROPOSED ELEVATION

DRAWN	TW/JZ	DRAWING NO.	A2.6
SCALE	NOTED		
DATE	05/29/2024		
CHECKED			
SHEET 1 OF			