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BELMONT, MA
CASE NO. 20-12

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NOTICE OF PUBLIC HEARING BY THE
BELMONT ZONING BOARD OF APPEALS

ON APPLICATION FOR TWO SPECIAL PERMITS

Notice is hereby given that the Belmont Zoning Board of Appeals will hold a public hearing on Monday, April 6, 2020 at 7:00 PM in the Art Gallery, 3rd floor, Homer Municipal Building, 19 Moore St., to consider the application of Andrew and Libby Mica at 37 Pilgrim Road located in a Single Residence C (SRC) Zoning District for Two Special Permits under §1.5 of the Zoning Bylaw to construct a Rear deck. Special Permits, 1.- §4.2.2 of the Zoning By-Law Dimensional Regulations allow a minimum side setback of 10.0', the existing and proposed side setback is 9.6'. 2.- The required rear setback is 29.06', the existing rear setback is 27.7' and the proposed is 25.5'.

ZONING BOARD OF APPEALS

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Town of Belmont
Zoning Board of Appeals

APPLICATION FOR A SPECIAL PERMIT

Date: 2/3/2020

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 37 PILGRIM 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 _____

CONSTRUCT A DECK

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

Signature of Petitioner

[Handwritten Signature] 617-270-6396

Print Name

RORYA LORIMORE 60 MISTIC STREET
ARLINGTON, MA 02471

Address

LANDSCAPE ARCHITECT

or behalf of

Daytime Telephone Number

LIBBY and ANDREW MICA

617-484-4049

37 PILGRIM ROAD

BELMONT, MA 02478



OFFICE OF COMMUNITY DEVELOPMENT
TOWN OF BELMONT
19 Maine Street
Homer Municipal Building
Belmont, Massachusetts 02478-0900

Building Division
(617) 993-2654
Engineering Division
(617) 993-2655
Planning Division
(617) 993-2656

Telephone: (617) 993-2650 Fax: (617) 993-2651

January 16, 2020

Andrew and Libby Mica
37 Pilgrim Road
Belmont, MA 02478

RE: Denial to Construct a Rear Deck

Dear Mr. and Mrs. Mica;

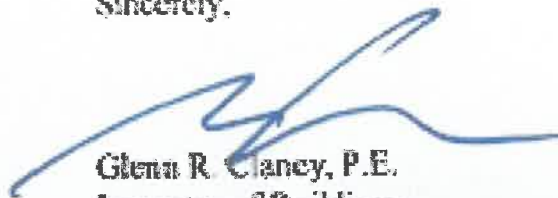
The Office of Community Development is in receipt of your building permit application for your proposal to construct a rear deck located in a Single Residence C Zoning District.

Your application has been denied because it does not comply with the current Town of Belmont Zoning By-Law. More specifically, Section 4.2.2 of the Zoning By-Law Dimensional Regulations allow a minimum side setback of 10' and a rear setback that is 30% of the average lot depth. The required rear setback is 29.06'.

1. The existing and the proposed side setback is 9.6'.
2. The existing rear setback is 27.7' and the proposed is 25.5'.

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 two (2) 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, Assistant Director, at (617) 993-2650 in order to begin the process.

Sincerely,



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

To The Zoning Board of Appeals:

Thank you for reviewing our application for special permits related to a new exterior landing and steps into our back yard.

We've made many upgrades to our house over the past few years, taking pains to stay true to the original exterior style of the house and blend in with our beautiful brick neighborhood which we love. Naturally, it is time now to look to our hardscaping and landscaping and similarly update and improve it while keeping with the aesthetics of the house and neighborhood. Our current small landing and stairs, which serves as the sole exit from the house into the back yard, was built by the previous owner many years ago and is currently in need of replacement due to settling and wear. The base of the landing is open, creating a view from our yard of dirt and house foundation. As it stands today, it is purely functional, reaching the end of its life span, and is an eyesore not only from the view of our own yard but from our neighbor's yard which it directly overlooks. As a family, we do not entertain or spend time in our backyard because it is unappealing with little usable space for sitting, grilling, eating, or for enjoying any privacy.

We are proposing building a new landing and steps that lead from our house into the heart of our backyard and have worked extensively with Rob Gilmore, of Gilmore Landscape Architects, to find the right balance of aesthetics that simply enhances our house and yard and the view of our yard from neighboring yards, while also providing improved function, and increasing privacy for us as well as for our neighbors. The new landing and steps would provide a safe, level exit from our house and proportionally blend with the house and the new landscaping per Rob's plan, creating much-needed curb appeal in the backyard and an inviting atmosphere. This new landscaping includes placing fastigate hornbeams along the fence line to provide privacy for both us as well as for our neighbors whose yard we currently overlook. The space below the landing would be covered with steps on two sides and doors on the third side, providing useful yard storage and hiding the dirt and concrete that is currently visible.

Thank you, again, for reviewing our appeal for special permits.

Sincerely,

Libby and Andrew Mica

Zoning Compliance Check List (Registered Land Surveyor)



Property Address: 37 Pilgrim Road

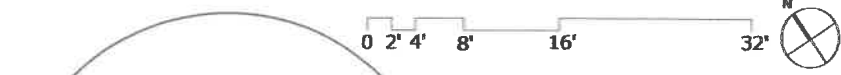
Zone: SR - C

Surveyor Signature and Stamp: *John R. Hamel*

Date: Jan. 9, 2020

	REQUIRED	EXISTING	PROPOSED
Lot Area	9,000 SF	5,810 SF	5,810 SF
Lot Frontage	75'	60'	60'
Floor Area Ratio			
Lot Coverage	25% (Max)	25.6%	27.6%
Open Space	50% (Min.)	66.4%	63.7%
Front Setback	25'	12.3'	65.0'
Right Side Setback	10'	8.5'	9.6'
Left Side Setback	10'	7.9'	33.0'
Rear Setback	29.06' *	27.7'	25.5'
Building Height	30'	N/A	N/A
Stories			
½ Story Calculation			

NOTES:	* - 30% of Average Lot Depth - $((97.9 + 95.8) / 2) \times .3 = 29.06'$



**37 PILGRIM RD
BELMONT MA**

Gilmore Landscape
Architecture, LLC
60 Mystic Street #7
Arlington, MA 02474

SCHEME
DATE
SCALE

MASTER PLAN
09/25/2019
1/16" = 1'-0"



EXISTING CONDITIONS



PROPOSED DECK AND PATIO