

NOTICE OF PUBLIC HEARING BY THE  
BELMONT ZONING BOARD OF APPEALS

ON APPLICATION FOR FIVE SPECIAL PERMITS

Notice is hereby given that the Belmont Zoning Board of Appeals will hold a public hearing on Monday, September 14, 2020 at 7:00 PM by remote access through the Zoom app. to consider the application of Panagiotis Mamounas to construct a mixed use group building at 628 Trapelo Road located in a General Residence (GR) Zoning District for five Special Permits. Special Permits 1.- §1.5.2 of the By-Law allows changes and extensions of nonconforming uses by a Special Permit granted by the Board of Appeals. 2.- §4.2 Dimensional Regulations require a minimum front setback of 20.0'; the existing front setback is 2.2' and the proposed is 5.1'. 3.- Minimum required side setback is 10.0'; the existing side setback on the west side is 3.4' and the proposed is 5.0'. 4.- Maximum allowed lot coverage is 30%; the existing lot coverage is 40.3% and the proposed is 34.4%. 5.- Minimum required open space of 40%; the existing open space is 38.1% and the proposed is 21.8%.

ZONING BOARD OF APPEALS

**Rober Survey**  
1072 Massachusetts Avenue  
Arlington, MA 02476  
781-648-5533

July 10, 2020

Nicholas Iannuzzi, Chair  
Zoning Board of Appeals  
Town of Belmont Office of Community Development  
Homer Municipal Building, 2<sup>ND</sup> Floor  
19 Moore street  
Belmont, MA 02478-900

RE: 628 Trapelo Road

Dear members:

Peter Mamounas, manager of Trapelo Investments LLC is proposing a project to build a mixed use structure on a 6,010 s.f. lot at 628 Trapelo Road. Mr. Mamounas is requesting Special Permits from the zoning Board of Appeals to construct the new mixed use structure to replace the existing mixed use structure damaged by a fire in October 2019. The new structure is proposed to have 2 residential units along with a restaurant on the first floor.

The current lot has a 2½ story – two family dwelling with a restaurant (Tropical Diner) at the back of the sidewalk. There is a paved driveway adjacent to the structure to the left lot line. The neighborhood consists of mostly 2 family structures with Beaver Brook – Spray Deck & Playground. There is on street 'one hour parking' along with a Handicap spot.

Attached is a copy of the Application, denial letter, plot plans, and house plans.

Sincerely,



Clifford Rober, PLS  
Rober Survey



Town of Belmont  
Zoning Board of Appeals

**APPLICATION FOR A SPECIAL PERMIT**


Date: 7/10/2020

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 628 TRAPEZO ~~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 B2CM  
CONSTRUCTION OF A NEW 2 1/2 STORY 2 FAMILY  
DWELLING WITH ATTACHED RESTAURANT MIXED  
USE STRUCTURE

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 CLIFFORD ROBIN  
Address 1072 MASS AV  
ARLINGTON MA 02476  
Daytime Telephone Number 781-648-5533



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

February 28, 2020

Trapelo Road Investments, LLC  
Panagiotis Mamounas, Principal  
628 Trapelo Road  
Belmont, MA 02478

RE: Denial to Construct a New Mixed Use Building.

Dear Mr. Mamounas,

The Office of Community Development is in receipt of your building permit application for your proposal to construct a New mixed use building at 628 Trapelo Road located in a General Residence (GR) Zoning District.

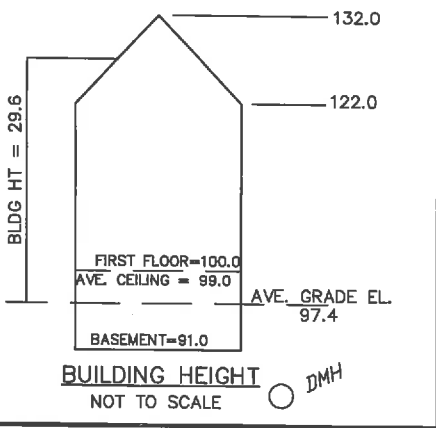
Your application has been denied because it does not comply with the current Town of Belmont Zoning By-Law. More specifically, §1.5.2 of the By-Law allows changes and extensions of nonconforming uses by a Special Permit granted by the Board of Appeals. §4.2 Dimensional Regulations require a minimum front setback of 20.0', minimum side setback of 10.0', allows a maximum lot coverage of 30% and requires a minimum open space of 40%.

1. The proposed building is allowed by a Special Permit granted by the Board of Appeals.
2. The existing front setback is 2.2' and the proposed is 5.1'.
3. The existing side setback on the west side is 3.4' and the proposed is 5.0'.
4. The existing lot coverage is 40.3% and the proposed is 34.4%.
5. The existing open space is 38.1% and the proposed is 21.8%.

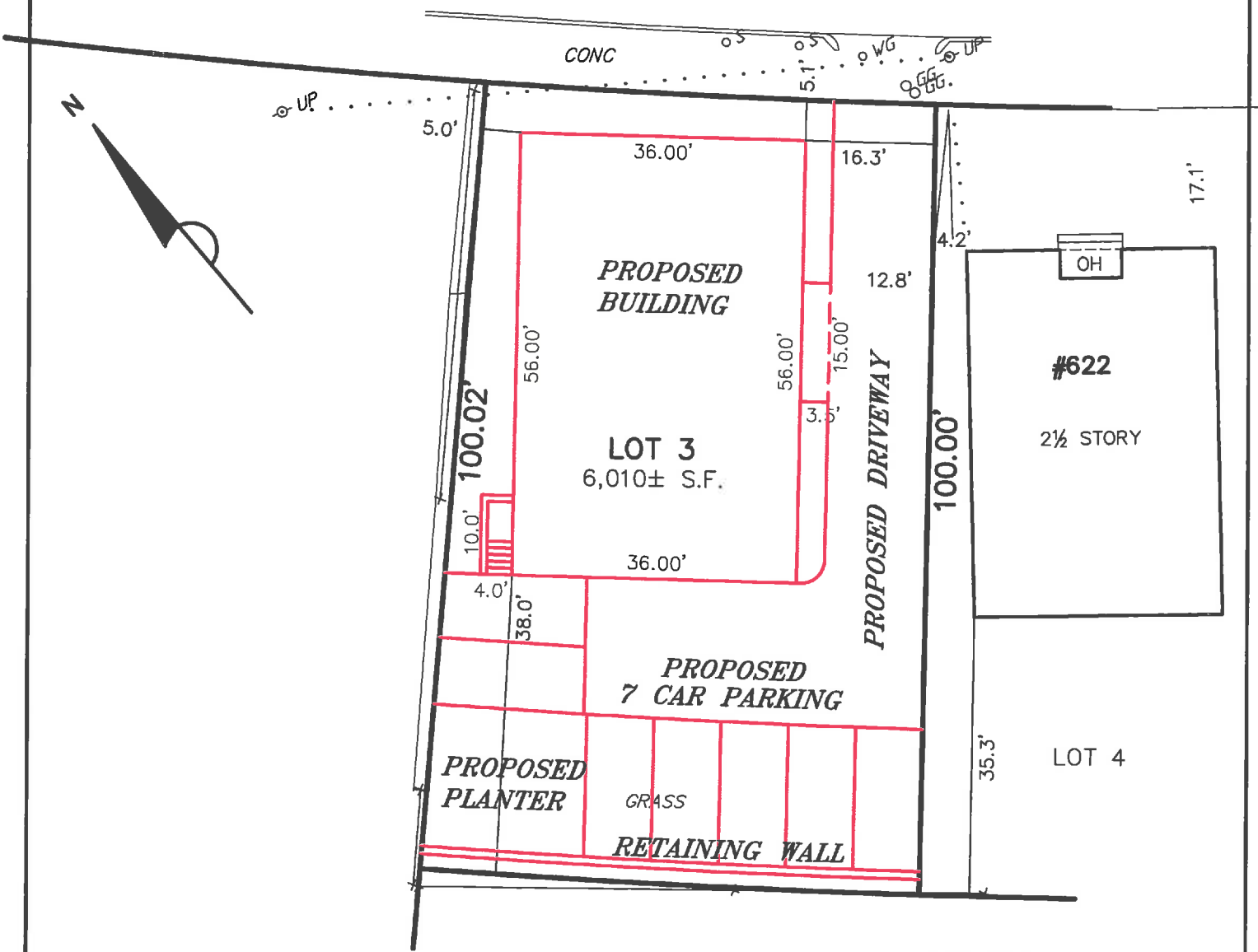
You may alter your plans to conform to the current Town of Belmont Zoning By-Law and resubmit a building permit application, or you may request five (5) Special Permits from the Zoning Board of Appeals. If you choose this option, please contact the Office of Community Development to schedule an appointment with Ara Yogurtian, Assistant Director, at (617) 993-2650 in order to begin the process.

Sincerely,

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



# TRAPELO ROAD

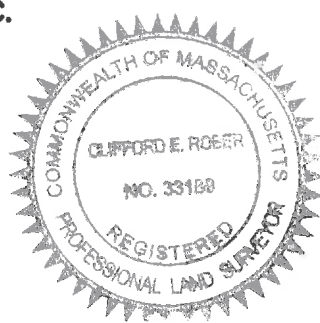


ZONING DISTRICT: R (GENERAL RESIDENCE)

	REQ.	EXIST.	PROP.
FRONT SETBACK:	-	2.2'	5.1'
SIDE SETBACK:	10'	3.4'	5.0'
REAR SETBACK:	20'	30.3'	38.0'
MAXIMUM LOT COVERAGE:	30%	40.3%	34.4%
MINIMUM OPEN SPACE:	40%	38.1%	21.8%

OWNER: TRAPELO INVESTMENTS, LLC  
60786/549  
ASSESSORS MAP 33 - PARCEL 89

TOTAL LOT AREA: 6,010± S.F.  
FRONTAGE = 57.00'  
FLOOD BOUNDARY ZONE C.



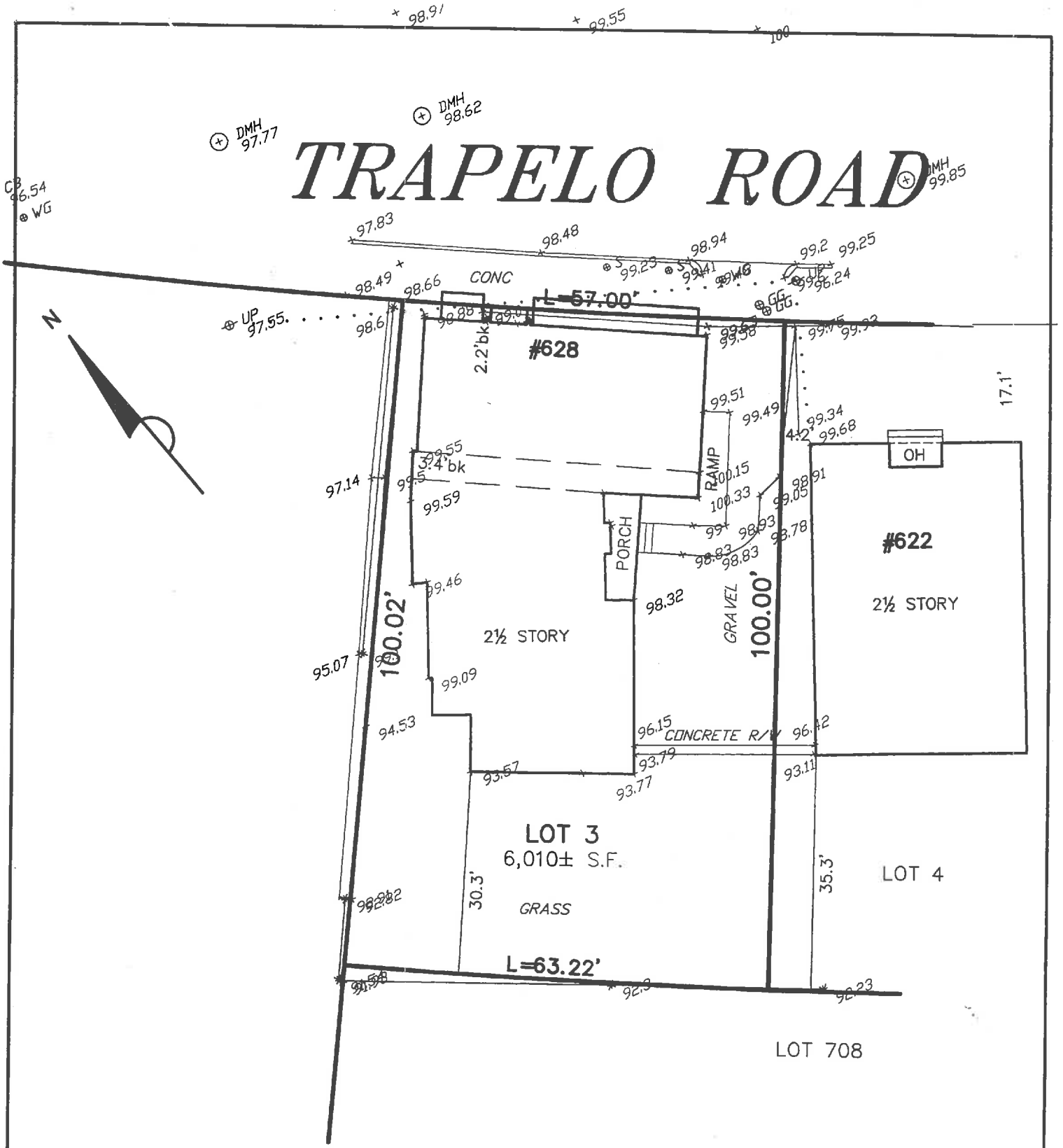
*[Signature]*  
CLIFFORD ROBER, PLS      DATE

**PROPOSED PLOT PLAN**  
**#628 TRAPELO ROAD**  
IN  
**BELMONT, MA**  
(MIDDLESEX COUNTY)

SCALE: 1" = 20'      DATE: 10/29/2019

**ROBER SURVEY**  
1072A MASSACHUSETTS AVENUE  
ARLINGTON, MA 02476  
(781) 648-5533  
DWG. NO. 5813PP1.DWG

# TRAPELO ROAD



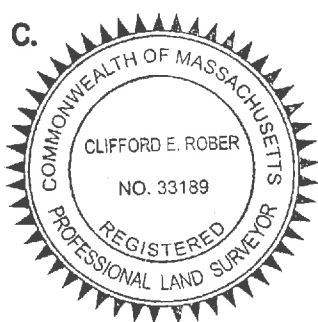
ZONING DISTRICT: R (GENERAL RESIDENCE)

	REQ.	EXIST.
FRONT SETBACK:	-	2.2'
SIDE SETBACK:	10'	3.4'
REAR SETBACK:	20'	30.3'
MAXIMUM LOT COVERAGE:	30%	40.5%
MINIMUM OPEN SPACE:	40%	39.9%

TOTAL LOT AREA: 6,010± S.F.  
FRONTAGE = 57.00'

FLOOD BOUNDARY ZONE C.

OWNER: TRAPELO INVESTMENTS, LLC  
60786/549  
ASSESSORS MAP 33 - PARCEL 89



*Clifford E. Rober*  
CLIFFORD ROBER, PLS      DATE: 2/13/20

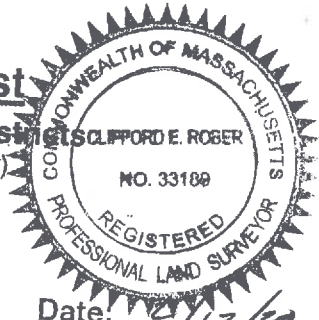
**CERTIFIED PLOT PLAN**  
**#628 TRAPELO ROAD**  
IN  
**BELMONT, MA**  
(MIDDLESEX COUNTY)

SCALE: 1" = 20'      DATE: 10/29/2019

**ROBER SURVEY**  
1072A MASSACHUSETTS AVENUE  
ARLINGTON, MA 02476  
(781) 648-5533  
DWG. NO. 5813PP1.DWG

# Zoning Compliance Check List

Properties Located within the GR Zoning District  
(To be Completed by a Registered Land Surveyor)



Property Address: 628 TRAPELO ROAD

Surveyor Signature and Stamp: [Signature]

Date: 12/17/10

## Per §4.2 of the Zoning By-Laws

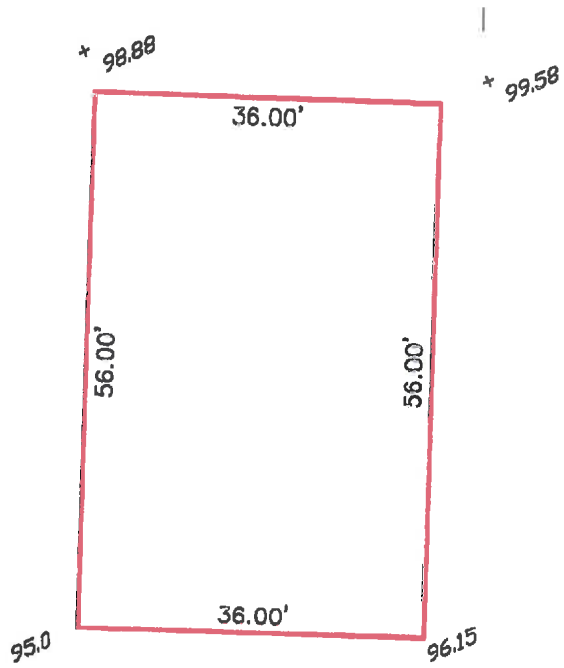
		REQUIRED	EXISTING	PROPOSED
Lot Area (sq. ft.)		5000	6010	6010
Lot Frontage (feet)		50'	57.00	57.00
Lot Area/Unit (sq. ft./d.u.)		3500		
Lot Coverage (% of lot)		30%	40.3	34.4
Open Space (% of lot)		40%	38.1	21.8
Setbacks: (feet)	➤ Front	20	2.2	5.1
	➤ Side/Side	10   10	3.4   11.5	5.0   16.3
	➤ Rear	20'		
Building Height:	➤ Feet	33'	30.3	38.0
	➤ Stories	2 1/2	29.8' ±	29.8'
1/2 Story (feet) (Per §1.4)	➤ Perimeter		2 1/2	2 1/2
	➤ 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

# #628 TRAPELO ROAD

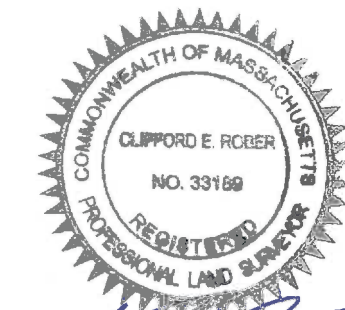




Segment	Ceiling Elevation	Elevation From	Elevation To	Length	Ceiling Height	Square Footage	Exposed Square Footage	% Covered
A	99.5	99.58	96.15	56.00	8	448.00	91.56	79.56%
B	99.5	96.15	95	36.00	8	288.00	141.30	50.94%
C	99.5	95	98.88	56.00	8	448.00	143.36	68.00%
D	99.5	98.88	99.58	36.00	8	288.00	9.72	96.63%
				184.00	8	1472.00	385.94	73.78%

Ceiling Height:		B <- enter
Basement Floor Elevation		<- enter
Ceiling Elevation	91.5	
Perimeter Total Length	184.00	
Total Perimeter Square Foot	1472.00	
Exposed Square Footage	385.94	
% Covered	73.78%	<- result

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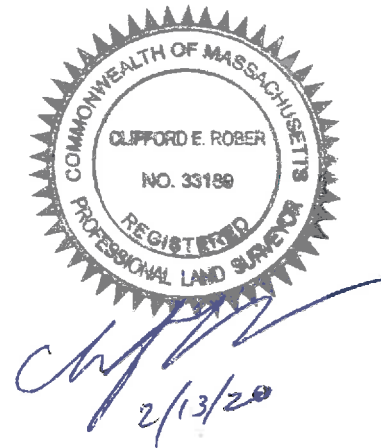


*Clifford E. Robber*  
 2/13/20

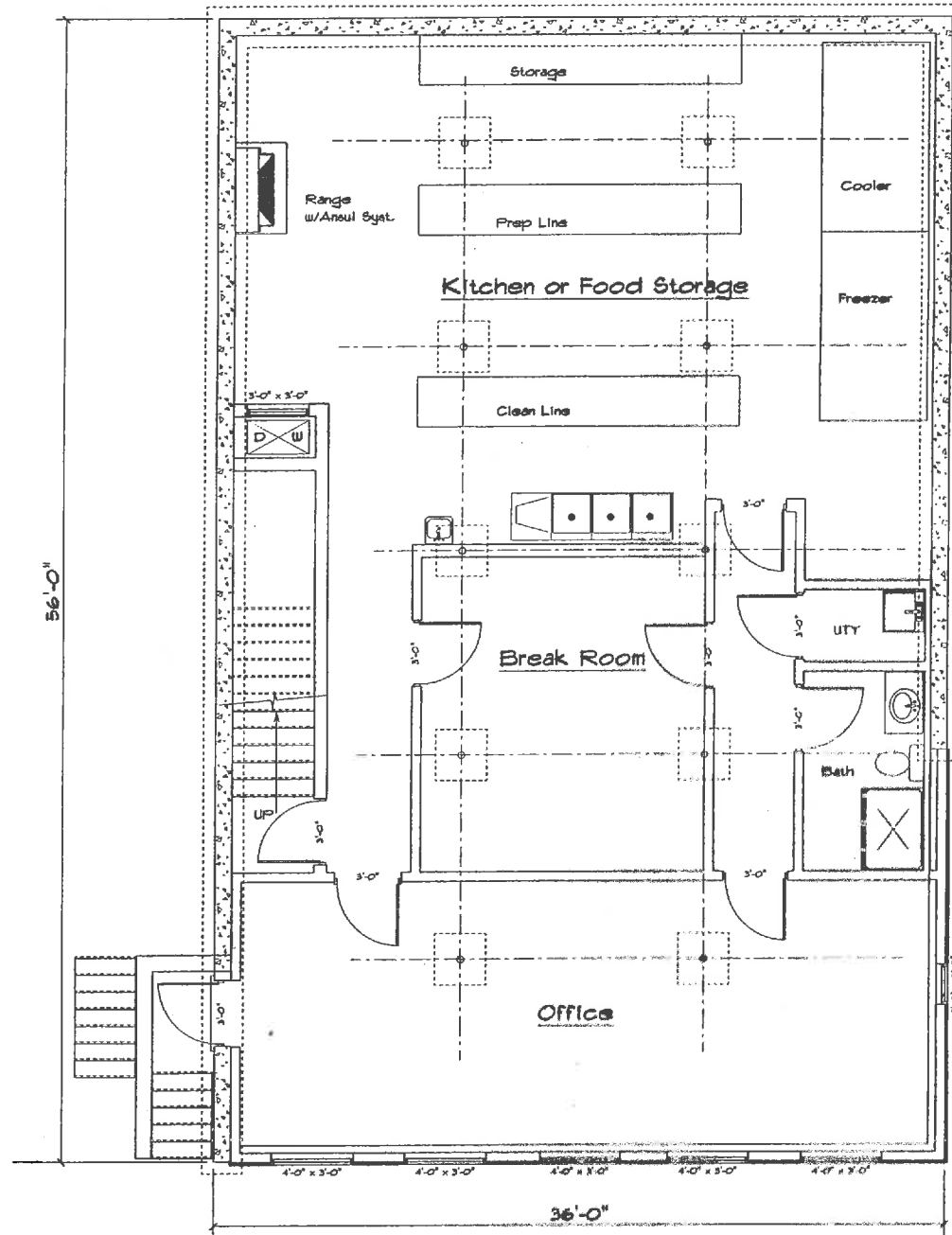
Segment	Segment From Existing Grade	Segment From New Grade	Segment To Existing Grade	Segment To New Grade	Segment Length	Avg Existing	Avg New	Difference
AA	99.58	99.58	96.15	96.15	56	5480.44	5480.44	0.00
BB	96.15	96.15	95	95	36	3440.7	3440.7	0.00
CC	95	95	98.88	98.88	56	5428.64	5428.64	0.00
DD	98.88	98.88	99.58	99.58	36	3572.28	3572.28	0.00
					184	17922.06	17922.06	0

Ceiling Height:	7.4
Basement Floor Elevation	91.85
Ceiling Elevation	99.25
Perimeter Total Length	184.00
Total Perimeter Square Foot	1361.60
Average Existing Grade	97.40
New Average Grade	97.40
Difference in Grade in feet	0.00

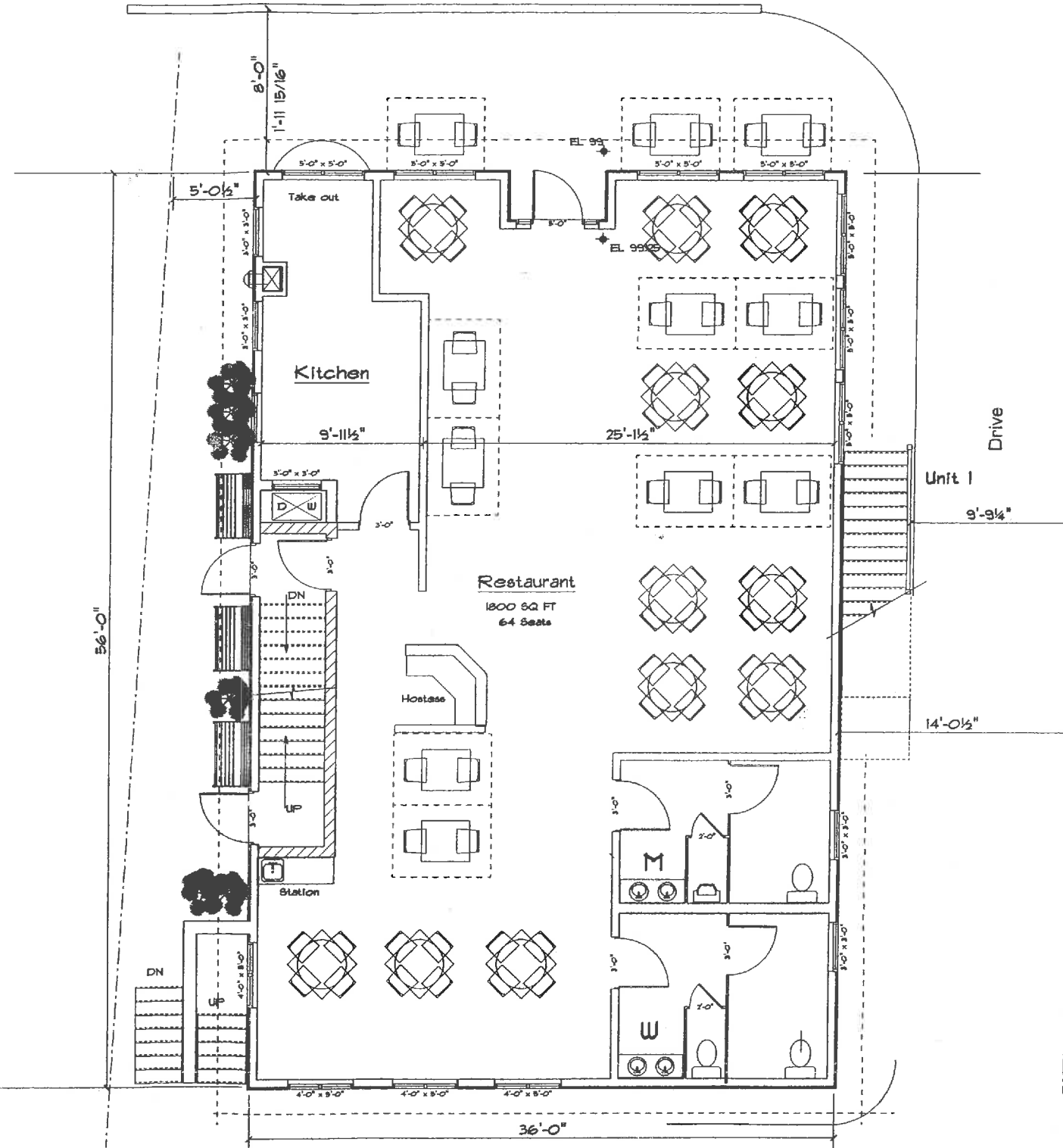
% Covered using Avg Grade 75.03%



Trapelo Road



Basement  
1/4" = 1'



First Floor

Parking



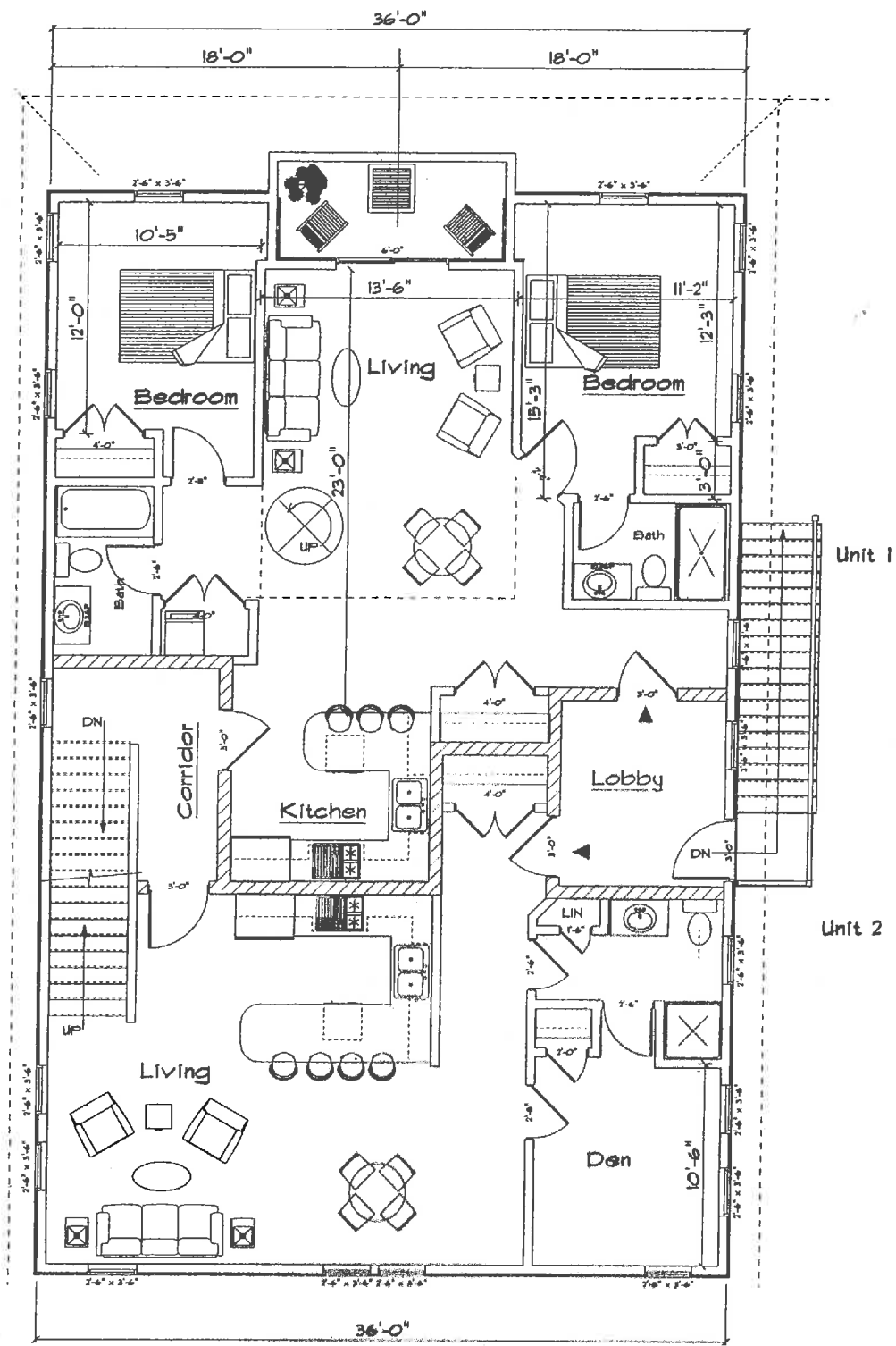
A-1

Mixed Use Building  
628 Trapelo Road  
Belmont, MA

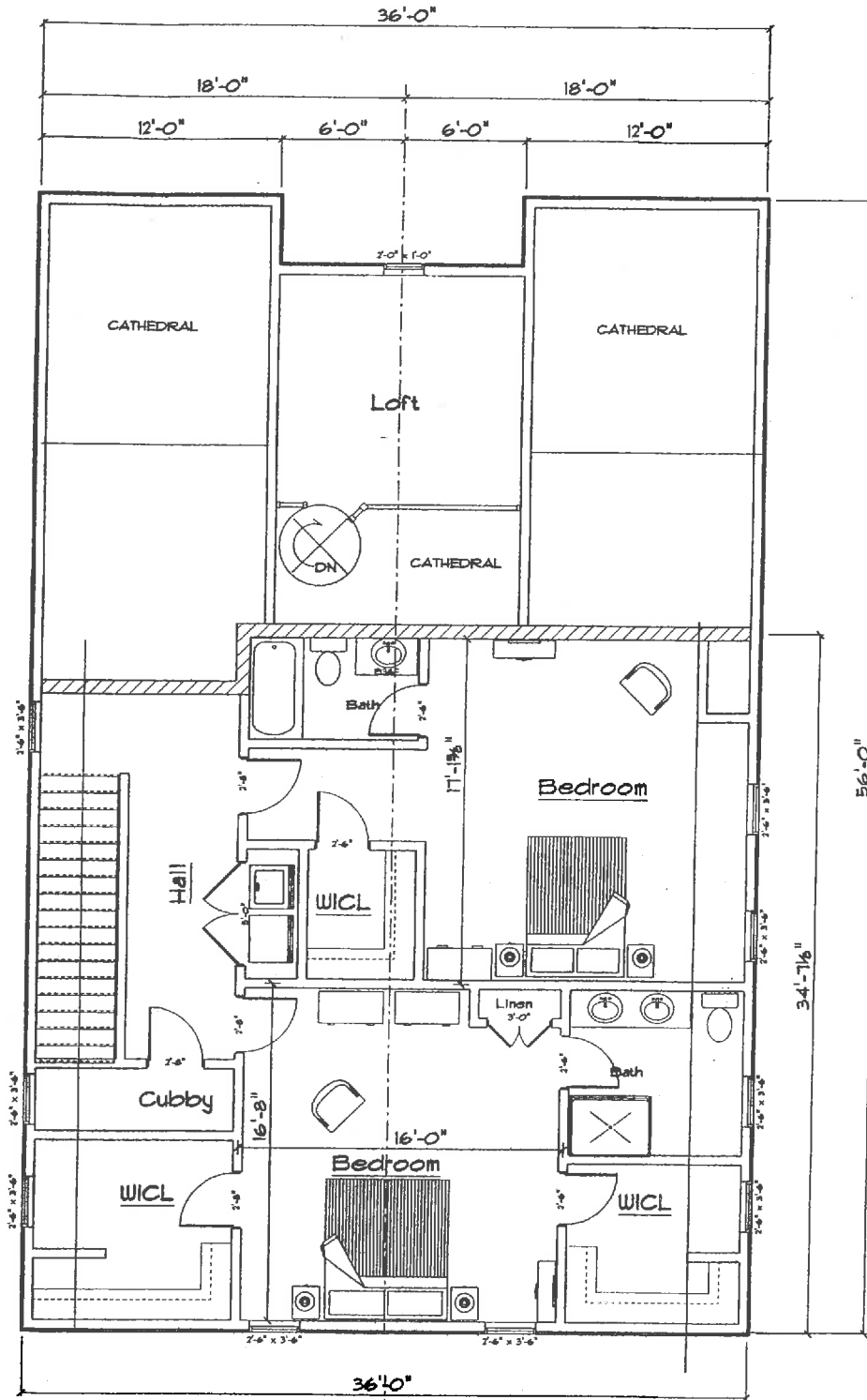
Scheme 1.3

J.S. Dugger, AIA & Associates  
25 Beach Road  
Belmont, MA 02459 781-438-2386 jdd@jddugger.com

February 27, 2020



Second Floor



Attic Floor



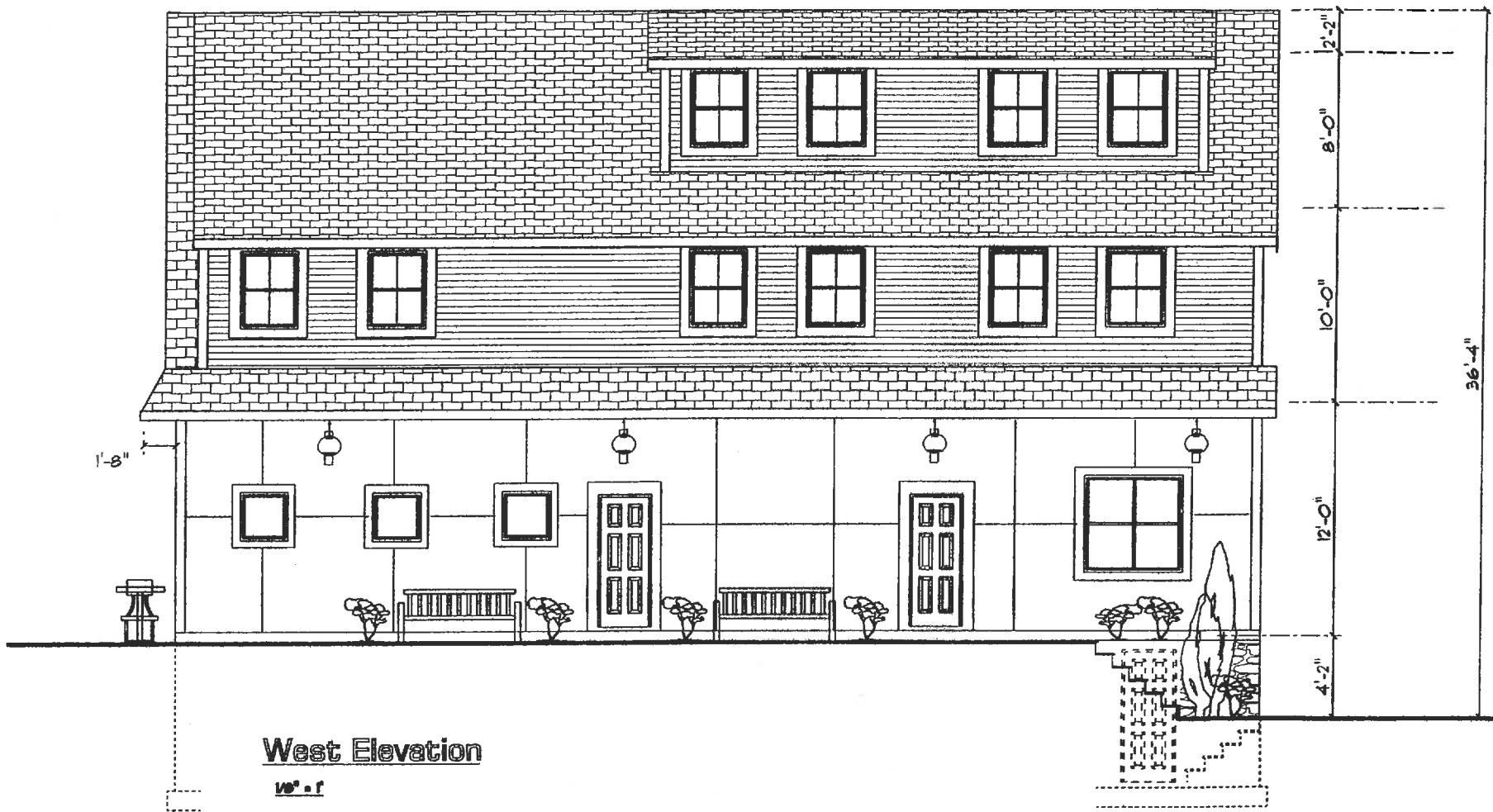
A-2

Mixed Use Building  
628 Trapelo Road  
Belmont, MA

Scheme 1.3

J S Dugger, AIA & Associates  
25 Birch Road  
Belmont, MA 02458 781-883-3333 jsd@j-s-d.com

February 21, 2020



**West Elevation**

10' x 1'



**South Elevation**



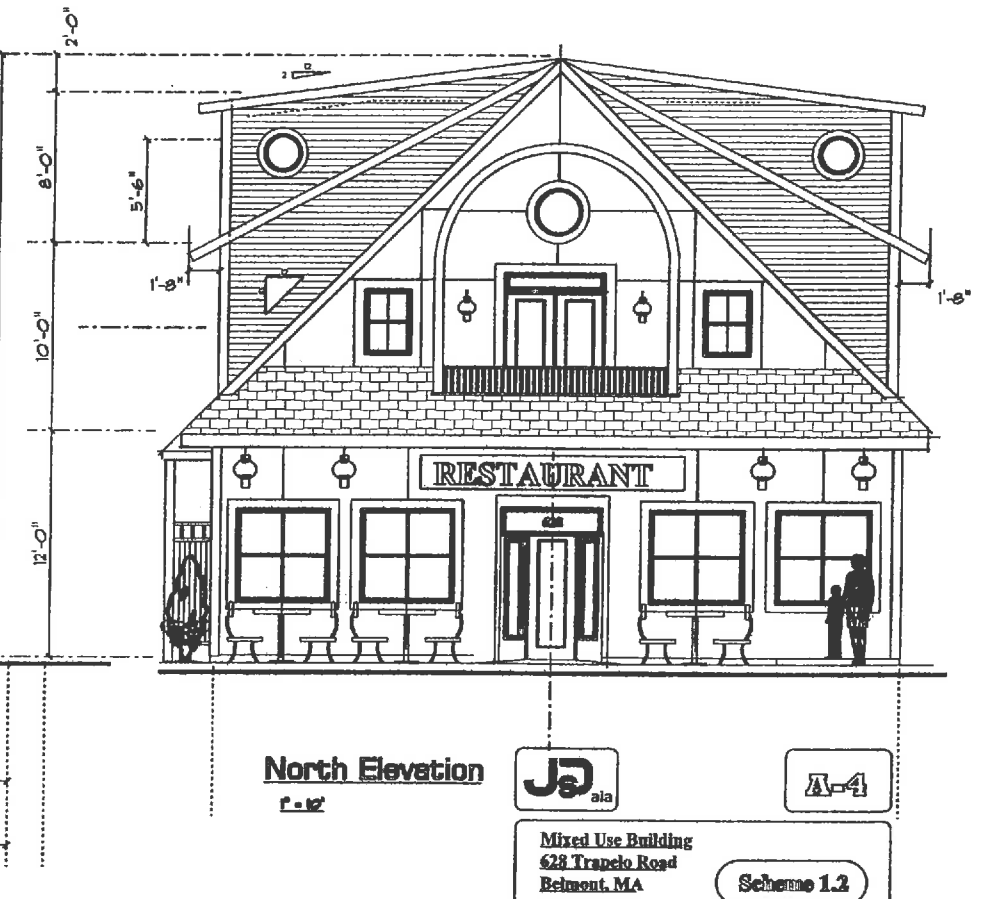
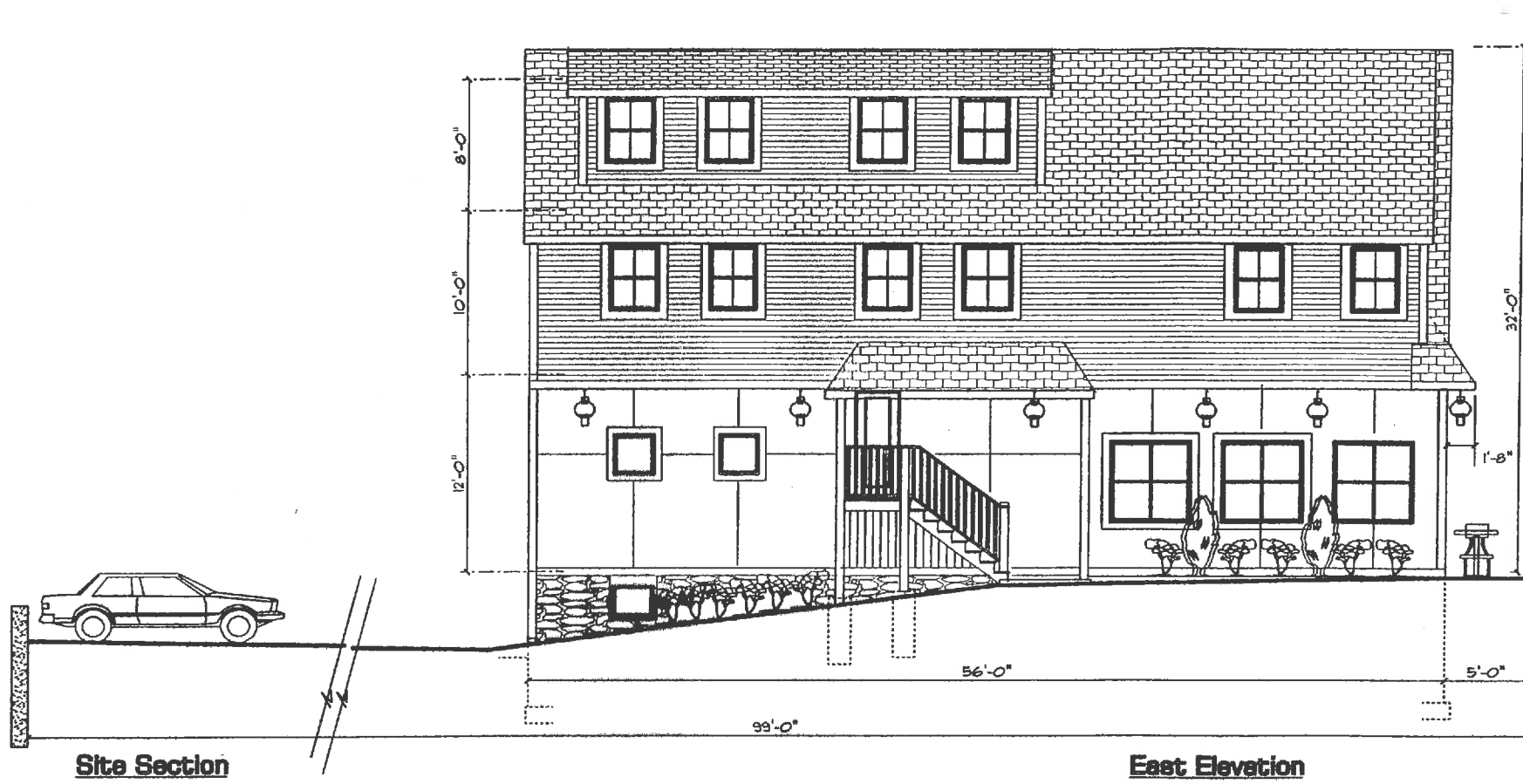
A-3

**Mixed Use Building**  
**628 Trapelo Road**  
**Belmont, MA**

**Scheme 1.2**

**J S Dugger, AIA & Associates**  
 25 South Road  
 Belmont, MA 02458 978-688-3394 jsdugger@jandaa.com

February 21, 2020



**JA**<sub>ala</sub>

**A-4**

**Mixed Use Building**  
**628 Trappe Road**  
**Belmont, MA**

**IS Duppre, AIA & Associates**  
44 Brook Road  
 Belmont, MA 02458 978-462-2000 jduppre@isduppre.com

**February 21, 2020**

**Scheme 1.2**