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BELMONT, MA

CASE NO. 24-05

2024 FEB -7 AM 9:22

**NOTICE OF PUBLIC HEARING BY THE
ZONING BOARD OF APPEALS**

ON APPLICATION FOR ONE SPECIAL PERMIT

Notice is hereby given that the Belmont Zoning Board of Appeals will hold a public hearing on Monday, March 4, 2024 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 Meredith Mahnke to construct Deck and stairs at 610-612 Trapelo Road located in General Residence (GR) zoning district. Special Permit, §1.5.4A of the By-Law allows alterations and expansions in the GR district by a Special Permit granted by the Board of Appeals.

ZONING BOARD OF APPEALS



Town of Belmont
Planning Board

COMMUNITY
DEVELOPMENT

2024 JAN 37 PM 12: 09

APPLICATION FOR A SPECIAL PERMIT

Date: 2/1/2024

2024 FEB -7 AM 9: 22

RECEIVED
TOWN CLERK
BELMONT, MA

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 610-612 Trapelo Rd. 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 and stairs to yard.

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

Signature of Petitioner

Meredith Mahnke

Print Name

Meredith Mahnke

Address

612 Trapelo Rd.

Belmont MA

Daytime Telephone Number

781 439 - 7679

Email

meredithm1209@gmail.com



**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

January 22, 2024

Meredith Mahnke
610-612 Trapelo Road
Belmont, MA 02478

RE: Denial to Construct Deck

Dear Ms. Mahnke,

The Office of Community Development is in receipt of your building permit application for the construction of a deck at 610-612 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, §1.5.4A of the By-Law allows any alterations and expansions in the General Residence zoning district are allowed by a Special Permit granted by the Board of Appeals:

1. The proposed alterations are allowed by a Special Permit granted by the Board of Appeals.

You may alter your plans to conform to the Zoning By-Law and resubmit for a building permit or you may request one (1) Special Permit from the Zoning Board of Appeals. If you choose this option, please contact the Office of Community Development at (617)-993-2650 to schedule an appointment with Ara Yogurtian, Inspector of Buildings to begin the process.

Sincerely,

Ara Yogurtian
Inspector of Buildings

MEREDITH MAHNKE

612 Trapelo Rd. Belmont MA 02478

781-439-7679

Meredithm1209@gmail.com

01/08/2023

Zoning Board of Appeals
Belmont Town Hall
455 Concord Avenue
Belmont, Massachusetts 02478

Dear Zoning Board of Appeals,

I am writing to you today to ask for a special permit to expand my deck on a non-conforming property. The current deck has a narrow set of stairs, at the end of the deck, pointing towards the front of the house. The entry to the backyard from those stairs is shaky, requiring one to squeeze between the fence and the stairs to enter the yard. The expansion of the deck would allow a wider stairwell with comfortable railings. The stairwell will enter directly into the backyard. The new deck layout decreases the level of non-conformity of the property. Most importantly, it makes the yard more safely accessible to my elderly mother and young daughter.

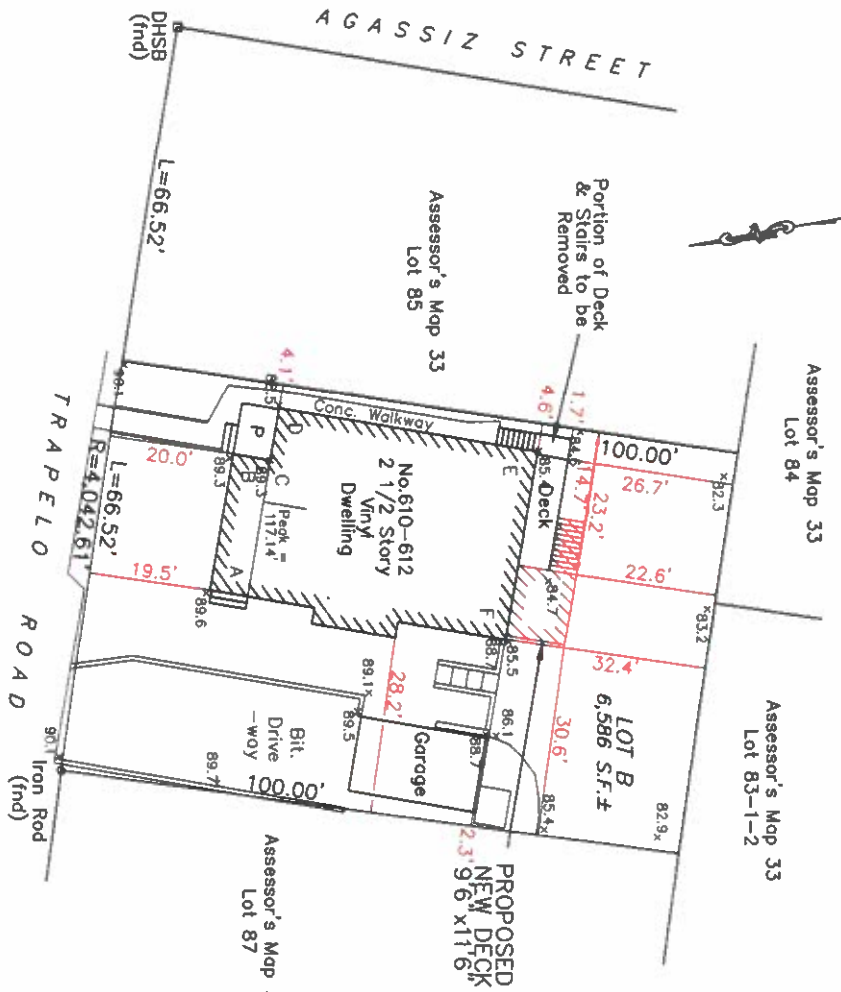
Respectfully,

Meredith Mahnke

DocuSigned by:

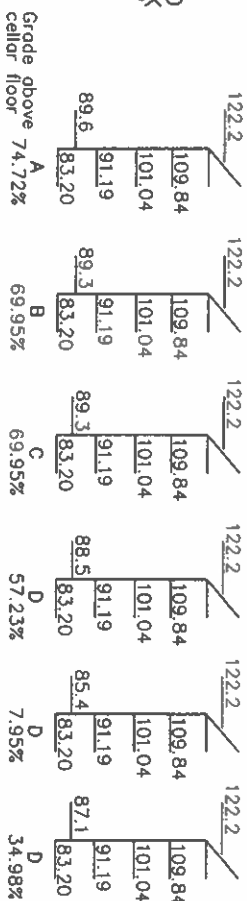
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January 8, 2024 | 4:45:22 PM EST



Deed Reference: Book 57314, Page 188
 Assessor's Map 33, Lot 86

ZONE DISTRICT GR	REQUIRED	EXISTING	PROPOSED
Lot Area	7,000 SF	6,589 SF	6,589 SF
Lot Frontage	70 Ft	66.52 Ft	66.52 Ft
Floor Area Ratio	-	-	-
Lot Coverage	30%	28.3%	29.67%
Open Space	40%	58.05%	57.2%
Front Setback	20 Ft	19.3 Ft	19.5 Ft
Side Setback (left)	10 Ft	1.7 Ft	14.7 Ft
Side Setback (right)	10 Ft	28.2 Ft	30.6 Ft
Rear Setback	20 Ft	26.7 Ft	22.6 Ft
Building Height	35 Ft	28.94 Ft	28.94 Ft
Stories	2 1/2	2 1/2	2 1/2



Average grade above cellar floor = 52.46%
 Average middle cellar grade = 88.04
 Peak Height - 117.14' Average Ground Height = 88.20'
 Bldg. Height Elev. 117.14' - 88.20' = 28.94'

PLOT PLAN OF LAND BELMONT, MA.

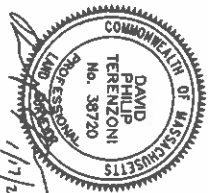
PREPARED FOR:
**JEAN CHAPMAN &
 MEREDITH MAHNKE**

610-612 TRAPELO ROAD

SCALE: 1"=20'

DATE: DECEMBER 15, 2023
 Revised: JANUARY 1, 2024
 Revised: JANUARY 17, 2024

DAVID P. TERENCEZONI, P.L.S.
 4 ALLEN ROAD, PEABODY, MA. 01960



Zoning Compliance Check List (Registered Land Surveyor)

Property Address: 610-612 Trapelo Rd.

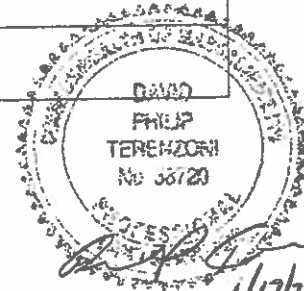
Zone: GR

Surveyor Signature and Stamp: 

Date: 1/17/24

	REQUIRED	EXISTING	PROPOSED
Lot Area	7,000 SF	6,589 SF	6589 SF
Lot Frontage	70'	66.52'	66.52'
Floor Area Ratio	-	-	-
Lot Coverage	30%	28.3%	29.67%
Open Space	40%	58.05%	57.2%
Front Setback	20'	19.5'	19.5'
Side Setback (L)	10'	1.7'	14.7'
Side Setback (R)	10'	28.2'	30.6'
Rear Setback	20'	26.7'	22.6'
Building Height	33'	28.94'	28.94'
Stories	2 1/2	2 1/2	2 1/2
1/2 Story Calculation			

NOTES:



DECK PLAN

Mahke Residence

612 Trapelo Road, Belmont, MA

Copyright 2022, Archadeck of Suburban Boston
Scale: 3/8" = 1'-0" Drawn by: MCM 14 Dec. 2023

