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TOWN CLERK  
BELMONT, MA

CASE NO. 24-13

2024 JUL 30 PM 12:45

NOTICE OF PUBLIC HEARING BY THE  
TOWN OF BELMONT PLANNING BOARD

ON APPLICATION FOR A SPECIAL PERMIT

Notice is hereby given that the Planning Board will hold a public hearing on Tuesday, September 10, 2024 at 7:00 PM by remote access through the Zoom app. to consider the application of Alex Corbett, owner, for One Special Permit under section 1.5.4C-3-b of the By-Law to construct a Single family dwelling at 39 Waterhouse Road located in a Single Residence C (SRC) 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  
Planning Board

## APPLICATION FOR A SPECIAL PERMIT

Date: July 15, 2024

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 39 Waterhouse 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 demolition of the current non-conforming structure and construction of a new four bedroom, three bathroom primary residence.

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

|                          |   |
|--------------------------|---|
| Signature of Petitioner  | <u><i>Brittany and Alex Corbett</i></u> |
| Print Name               | <u>Brittany and Alex Corbett</u>        |
| Address                  | <u>129 Alexander Ave</u>                |
|                          | <u>Belmont, MA 02478</u>                |
| Daytime Telephone Number | <u>617-283-8972 (Alex)</u>              |



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

Telephone: (617) 993-2650

June 20, 2024

Alex Corbett  
39 Waterhouse Road  
Belmont MA, 02478

RE: Denial to Construct a Single-Family Dwelling

Dear Mr. Corbett,

The Office of Community Development is in receipt of your building permit application for your proposal to demolish the existing structure and construct a new Single-family dwelling at 39 Waterhouse Road located in the Single Residence C (SRC) Zoning District.

Your application has been denied because it does not comply with the Town of Belmont Zoning By-Law. More specifically, §1.5.4-C-3-b of the Zoning By-Law allow a new single family dwelling in the Single Residence C Zoning District after voluntary demolition and located other than on the original footprint by a Special Permit from the Planning Board.

You may alter your plans to conform to the current Town of Belmont Zoning By-Law and resubmit for a building permit, or you may request one (1) Special Permit from the Planning Board. If you choose this option, please contact the Office of Planning and Building to schedule an appointment with Ara Yogurtian, Assistant Director at (617) 993-2650 in order to begin the process.

Sincerely,

Ara Yogurtian  
Inspector of Buildings

Building Division  
COMMUNITY DEVELOPMENT  
2024 JUL 22 AM 10:47  
Building Division  
(617) 993-2650

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July 15, 2024

Alex and Brittany Corbett  
129 Alexander Ave  
Belmont, MA 02478

## **RE Special Permit Application for New Construction at 39 Waterhouse Road**

Dear Members of the Belmont Planning Board,

Brittany and I are respectfully requesting a review of our planned new project located at 39 Waterhouse Road in Belmont. This property holds a special place in our hearts, as it belonged to our late and beloved grandmother. I spent many seasons of my youth maintaining her home and garden, dreaming about having the opportunity to live here with my family.

Having both graduated with architectural degrees, specifically with a concentration in the "Built Environment", Brittany and I have spent a long time developing this design to match the needs of our growing family, as well as the surrounding neighborhood. We believe the scale of the home and craftsman-style façade, with traditional clapboard siding, double-hung windows, asphalt-shingled roof, and modest front-porch situates well within the context and harmony of the existing Winn Brook neighborhood.

Our new project includes demolition of the existing non-conforming single-story structure(s) and construction of a new home, which includes four-bedrooms, three-bathrooms, and an attached two-car garage. The seemingly deep design is due in part to the existing Winn's Brook easement that runs through the southeast edge of the property. We feel as though the scale of the home will appear reduced by utilizing single-story living/dining spaces at the rear of the dwelling.

We are submitting the accompanying package with our special permit application due to the following non-compliant zoning regulations:

- Section 1.5.4-C-3-b – Voluntary demolition and construction on the non-original house footprint
- Section 4.2.1 – Lot does not meet minimum lot area for District SR-C
- Section 4.2.1 – Proposed new construction exceeds maximum lot coverage for District SR-C

Thank you in advance for your time and consideration of our project.

Respectfully,



Alex and Brittany Corbett

# Brittany and Alex Corbett

Brittany's Cell: 508.769.9142  
Alex's Cell: 617.283.8972  
Alex's Email: [alexcorbett4@gmail.com](mailto:alexcorbett4@gmail.com)

To the Members of The Belmont Planning Board:

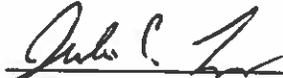
We, the undersigned, support the building of Brittany and Alex Corbett's new home at 39 Waterhouse Road.

We understand that they need a special permit from the Planning Board to build the new home that they have designed.

We have had their plans shared with us and we have no issues with the design or building of their new home.

|   |               |         |
|---|---------------|---------|
|  | 47 STATLER RD | 7-15-24 |
| Name  | Address       | Date    |

|              |               |         |
|--------------|---------------|---------|
| Judith Duffy | 47 STATLER RD | 7-15-24 |
| Name         | Address       | Date    |

|   |                |           |
|---|----------------|-----------|
|  | 37 Statler Rd. | 7/18/2024 |
| Name  | Address        | Date      |

|                     |               |         |
|---------------------|---------------|---------|
| Joe Rotino (Joe J.) | 37 Statler Rd | 7/18/24 |
| Name                | Address       | Date    |

|                 |                    |         |
|-----------------|--------------------|---------|
| Tracey O'Connor | 45 Waterhouse Road | 7/18/24 |
| Name            | Address            | Date    |

|   |                  |         |
|---|------------------|---------|
|  | 45 WATERHOUSE RD | 7/18/24 |
| Name  | Address          | Date    |

|      |         |      |
|------|---------|------|
| Name | Address | Date |
|------|---------|------|

|      |         |      |
|------|---------|------|
| Name | Address | Date |
|------|---------|------|

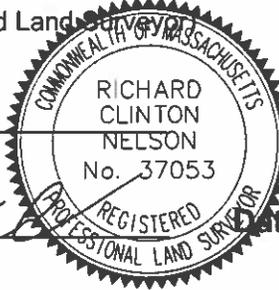


# Zoning Compliance Check List

## Properties Located within the SR-C Districts

(To be Completed by a Registered Land Surveyor)

Property Address: 39 Waterhouse Road

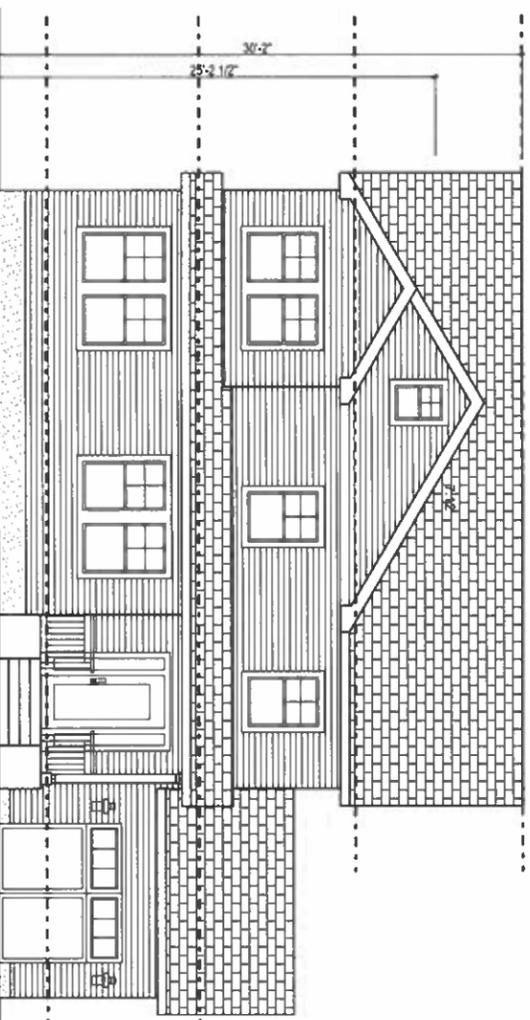
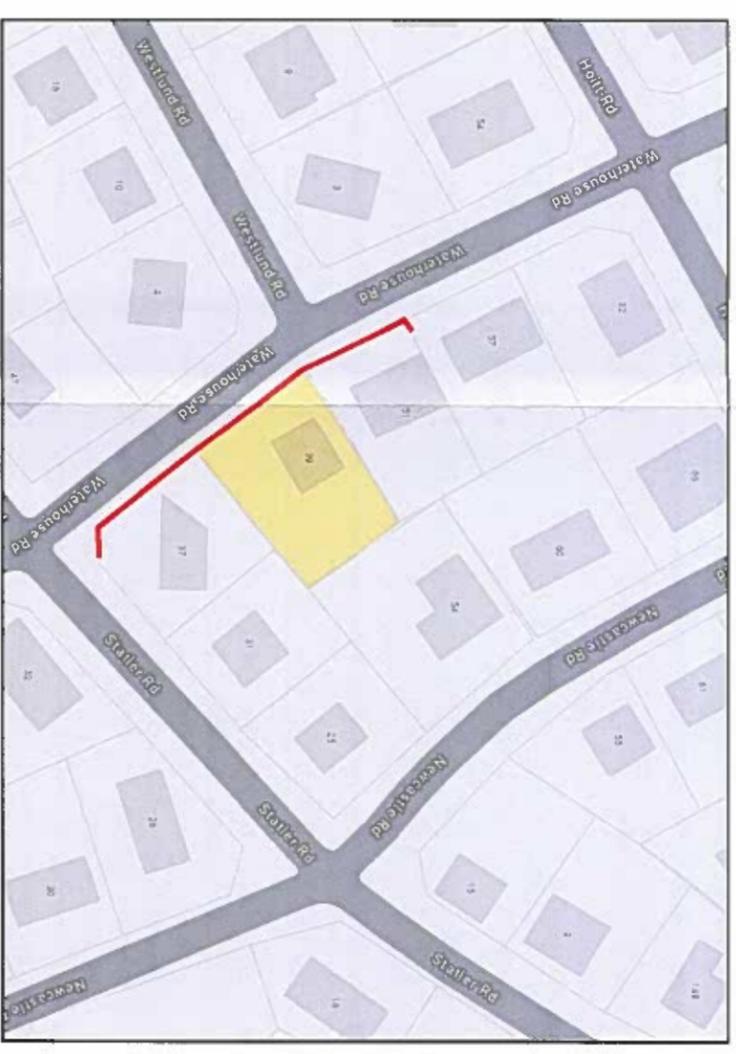


Surveyor Signature and Stamp: *[Signature]* Date: 7/10/2024

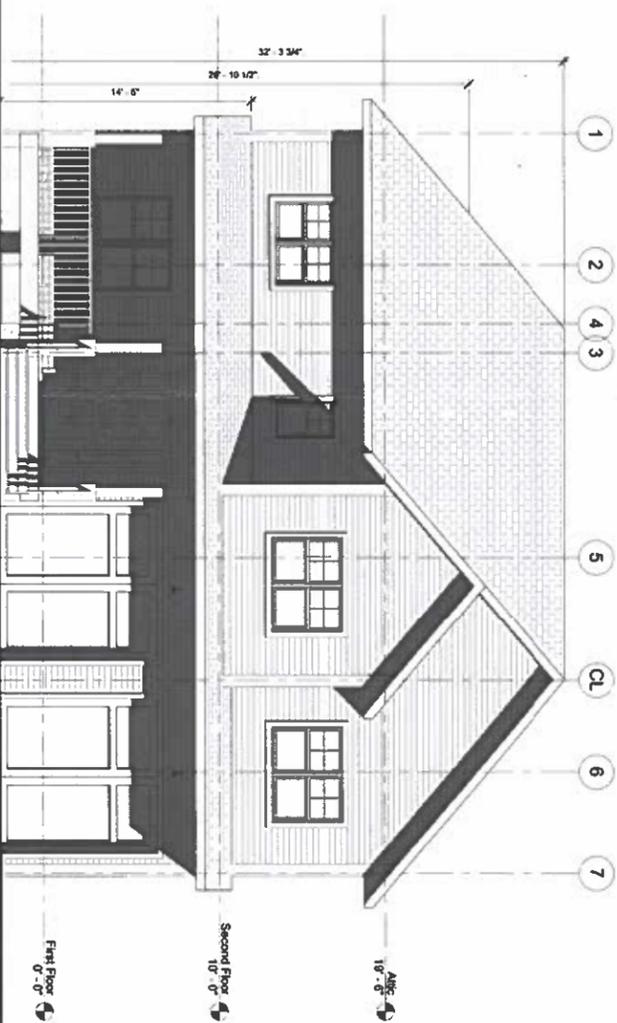
| <u>Per §4.2 of the Zoning By-Law</u> |   |            |     |           |       |           |       |
|--------------------------------------|---|------------|-----|-----------|-------|-----------|-------|
|                                      |   | REQUIRED   |     | EXISTING  |       | PROPOSED  |       |
| Lot Area (sq. ft.)                   |   | 9,000 S.F. |     | 7,637 S.F |       | 7,637 S.F |       |
| Lot Frontage (feet)                  |   | 75'        |     | 78.93'    |       | 78.93'    |       |
| Lot Coverage (% of lot)              |   | 25%        |     | 14.7%     |       | 26.3%     |       |
| Open Space (% of lot)                |   | 50%        |     | 74.5%     |       | 64.8%     |       |
| Setbacks:<br>(feet)                  | ➤ Front <sup>(a)</sup>                              | 23.5'      |     | 24.4'     |       | 23.7'     |       |
|                                      | ➤ Side/Side   | 10'        | 15' | 4.0'      | 27.2' | 10.2'     | 15.3' |
|                                      | ➤ Rear  | 30'        |     | 46.1'     |       | 30.0'     |       |
| Building<br>Height:                  | ➤ Midpoint (feet)                                   |            |     |           |       |           |       |
|                                      | ➤ Ridge (feet)                                      | 34'        |     | --        |       | 32.25'    |       |
|                                      | ➤ Stories   | 2-1/2      |     | 2-1/2     |       | 2-1/2     |       |
| 1/2 Story<br>(feet)<br>(Per §1.4)    | ➤ Perimeter (50%)                                   |            |     |           |       |           |       |
|                                      | ➤ Area (60%)  |            |     |           |       |           |       |
|                                      | ➤ Length (75%)                                      |            |     |           |       |           |       |
| HVAC <sup>(b)</sup>                  | Prohibited in Front Yard and Side and Rear Setbacks |            |     |           |       |           |       |

- (a) Front setback is equal to the average front setbacks of the abutting properties on either side.
- (b) Includes all outdoor mechanical equipment and fuel storage systems.

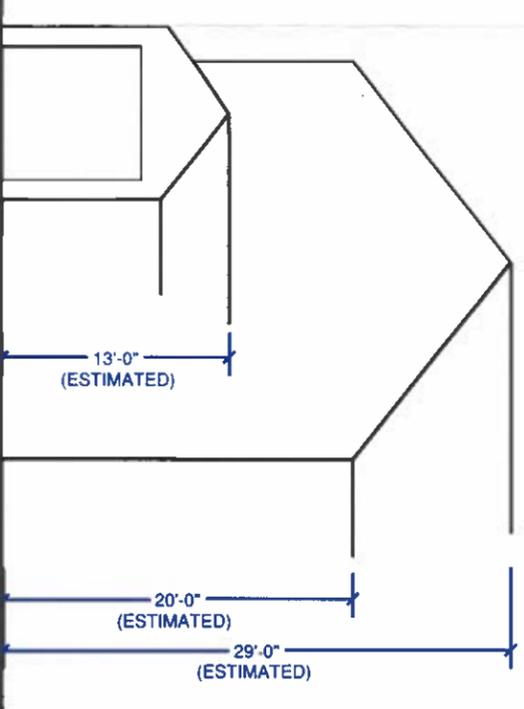
**SUBMIT CALCULATIONS** for all of the requirements listed above on a separate piece of paper(s) to verify how they were calculated



43 WATERHOUSE (EXISTING)



39 WATERHOUSE (PROPOSED)



37 STATLER (EXISTING)

ABUTTER HEIGHT STUDY







