



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 8, 2023

Dane Helsing
64 Hoitt Road
Belmont, MA 02478

RE: Denial to Construct a Second Story Addition

Dear Mr. Helsing

The Office of Community Development is in receipt of your building permit application for the construction of a second story addition at 64 Hoitt Road located in a Single Residence C (SR-C) Zoning District.

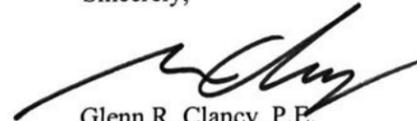
Your application has been denied because it does not comply with the Town of Belmont Zoning By-Law. More specifically, your property does not conform to the lot area requirements of the SR-C District (9000SF required, 6750SF existing), also the required rear setback to the addition is 27.0'.

You may alter your plans to conform to the Zoning By-Law and resubmit a building permit application or you may request two (2) Special Permits from the Planning Board.

1. §1.5.4C(2) of the By-Law allows expansions of GFA by more than 30% by a Special Permit granted by the Planning Board.
2. The required rear setback is 27.0', the existing and proposed is 24.1'.

If you choose this option, please contact the Office of Community Development at (617)-993-2650 to schedule an appointment with Ara Yogurtian, Assistant Director to begin the process.

Sincerely,


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



Town of Belmont
Planning Board

APPLICATION FOR A SPECIAL PERMIT

Date: 2/13/2023

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 64 Hoitt 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 a 2nd story addition

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

Signature of Petitioner Dane R. Helsing
Print Name Dane R. Helsing
Address 64 Hoitt Rd.
Belmont, MA 02478
Daytime Telephone Number 724-513-9248



Zoning Compliance Check List (Registered Land Surveyor)

To: Planning Board

Re: 64 Hoitt Road

Dear Planning Board members,

Our names are Dane and Laura Helsing. We have lived at 64 Hoitt Road for the past 8 years. We wanted to share with you why we are applying for a special permit to add a second story addition to our home.

We have three children: Cecile 9, Soren 6, and Dane Jack 1.5. We love our current home but it has limited living space and this has certainly become more evident as our family has grown. We have one small full bathroom on the first floor and very little closet space throughout the house. Both of us have parents that live out of state but visit frequently for extended periods of time. A second story addition with a simple finished attic space would increase our living space, bedroom space, closet space and bathrooms.

We have grown to love our neighborhood during these 8 years. Our older two children currently go to Winn Brook Elementary School and have very much enjoyed their experience there. Being able to walk our children to school each day is something we value. It provides an opportunity to meet neighbors and catch up with friends. We've also enjoyed summer block parties on Hoitt Rd over the years. Given our home's space limitation, we have looked at purchasing a house in another Belmont neighborhood. It would be difficult to leave such a great neighborhood and so our desire is to stay where we are.

Our proposed addition does not add to the existing footprint of the house. It simply goes up, adding a full second story and finished attic space. The height and square footage of our proposed addition fits with the rest of our neighborhood. We have included several pictures of construction projects in our vicinity that have been approved that are similar in scale to our proposal. Thank you for your time and consideration of our project.

Sincerely,

Dane and Laura Helsing

Property Address: 64 HOITT ROAD Zone: SR-C
 Surveyor Signature and Stamp: [Signature] Date: 11-17-22

	REQUIRED	EXISTING	PROPOSED
Lot Area	9,000	6,750	6,750
Lot Frontage	75'	75'	75'
Floor Area Ratio	N/A	N/A	N/A
Lot Coverage	25%	19%	20.5%
Open Space	50%	75%	71.7%
Front Setback	22.5' ^{25%} OF 90'	21.0'	21.0'
Side Setback	10'	13.3'	13.3'
Side Setback	10'	19.8'	19.8'
Rear Setback	27' ^{30%} OF 90'	24.1'	24.1'
Building Height	36'	16.55'	25.75'
Stories	2 1/2	1 1/2	2 1/2
1/2 Story Calculation			
NOTES:			

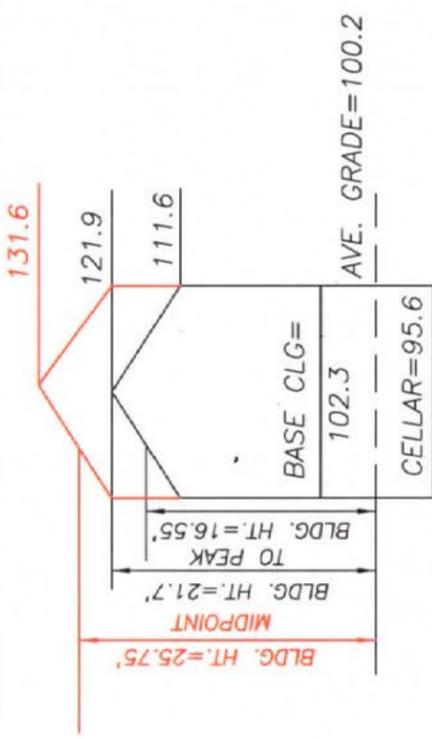
HOITT ROAD



DANE & LAURA HELSING
LOCUS HOUSE # - 64 HOITT ROAD

LOCUS DEED - BOOK 65728 PAGE 332
LOCUS PLAN - PLAN # 716 OF 1950
APP. # -

SITE DOES NOT FALL WITHIN
THE WETLAND ZONE.



ZONING DISTRICT= SRC

REQ.	EXIST.	PROP.	
MAX. LOT COVERAGE*	25%	19.0%	20.5%
MIN. OPEN SPACE**	50%	75%	71.7%
FRONT SETBACK (25% of 90')	22.5'	21.0'	21.0'
SIDE SETBACK	10'	13.3'	13.3'
SIDE SETBACK	10'	19.8'	19.8'
REAR SETBACK (30% of 90')	27'	24.1'	24.1'

BUILDING HEIGHT

68.1% OF BASEMENT UNDERGROUND
THEREFOR BASEMENT IS A NOT STORY



PLOT PLAN 64 HOITT ROAD BELMONT MASS.

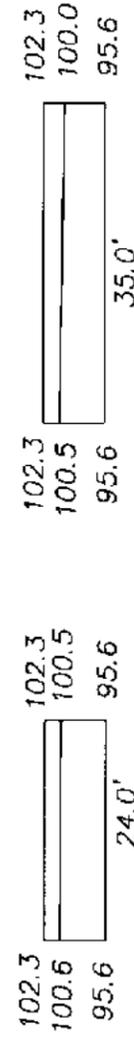
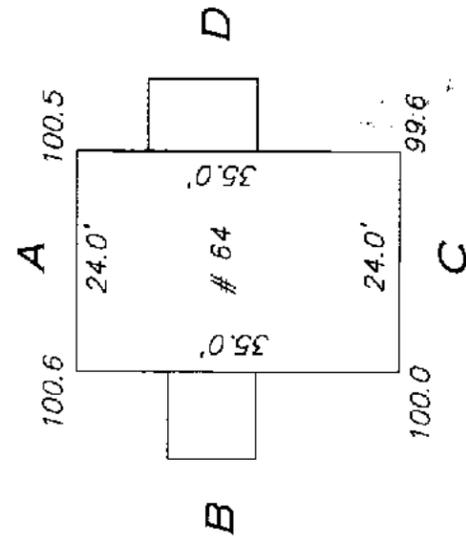
SCALE: 1" = 20' NOVEMBER 17, 2022

Prepared By
EDWARD J. FARRELL
PROFESSIONAL LAND SURVEYOR
110 WINN STREET ~ SUITE 203 ~ WOBURN,
MA.

(781)-933-9012

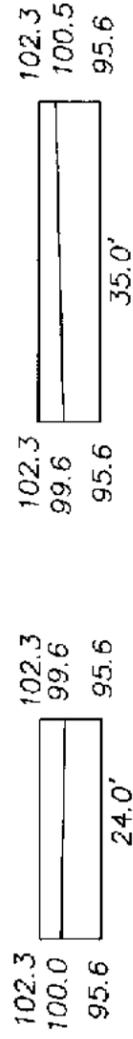
* HOUSE (1036 S.F. + 112 S.F. SCREEN PORCH + 117 S.F. PATIO + 20 S.F. REAR STOOP + 24 S.F. NEW STOOP + 78 SHED)=1387/6750=20.5%

** HOUSE (1036 S.F. + 112 S.F. SCREEN PORCH + 117 S.F. PATIO + 20 S.F. REAR STOOP + 24 S.F. NEW STOOP + 78 SHED + 520 S.F. DRIVE) =1907/6750=28.3% OR 71.7%



EXPOSED AREA=42.0 S.F. EXPOSED AREA=71.75 S.F.
 TOTAL SEGMENT AREA=160.8 S.F. TOTAL SEGMENT AREA=234.5 S.F.

B



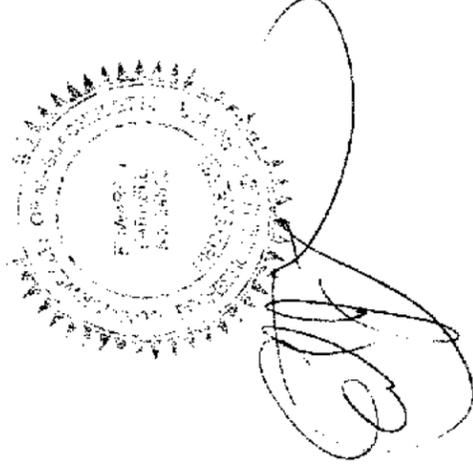
EXPOSED AREA=60 S.F. EXPOSED AREA=78.75 S.F.
 TOTAL SEGMENT AREA=160.8 S.F. TOTAL SEGMENT AREA=234.5 S.F.

C

D

$$\frac{\text{EXPOSED AREA}}{\text{TOTAL SEGMENT AREA}} \times 100 = \frac{252.5}{790.6} \times 100 = 31.9\%$$

68.1% OF BASEMENT UNDERGROUND
 THEREFOR BASEMENT IS A NOT STORY



BASEMENT CALCULATIONS
64 HOITT ROAD
BELMONT MASS.
 SCALE: 1" = 20' NOVEMBER 17, 2022
 Prepared By
EDWARD J. FARRELL
 PROFESSIONAL LAND SURVEYOR
 110 WINN STREET ~ SUITE 203 ~ WOBURN,
 MA.
 (781)-933-9012



73 HOITT RD.



67 HOITT RD.



61 HOITT RD.



55 HOITT RD.



49 HOITT RD.



76 HOITT RD.



43 HOITT RD.



70 HOITT RD.



55 WATERHOUSE RD.



35 WESTLUND RD.



52 HOITT RD.



27 WESTLUND RD.



21 WESTLUND RD.



15 WESTLUND RD.



9 WESTLUND RD.



58 HOITT RD.

IMAGES OF IMMEDIATE ABUTTING HOUSES



29 JASON RD.
LOT 7,225 SF
TLA 2,608 SF



16 TROY RD.
LOT 7,153 SF
TLA 2,864 SF



20 ELIOT RD.
LOT 9,315 SF
TLA 2,280 SF



9 WESTLUND RD.
LOT 6,480 SF
TLA 2,644



70 HOITT RD.
LOT 6,750 SF
TLA 2,190 SF



PROPOSED
64 HOITT RD.
LOT 6,750 SF
TLA 2,378 SF



67 HOITT RD.
LOT 9,070 SF
TLA 2,752 SF



73 HOITT RD.
LOT 9,296 SF
TLA 3,538



54 WATERHOUSE RD.
LOT 7,648 SF
TLA 2,817 SF



215 CHANNING RD.
LOT 7,497 SF
TLA 2600 SF



182 CHANNING RD.
LOT 9,144 SF
TLA 2,742

COMPARABLE RECENT ADDITIONS/ NEW CONSTRUCTION FROM IMMEDIATE NEIGHBORHOOD



**64 HOITT RD BELMONT
ADDITION AND RENOVATION
ZONING APPLICATION DRAWING SET**

DRAWING LIST

PAGE	TITLE	SCALE
E-100	EXISTING SITE PLAN, ZONING AND AREA CALCULATIONS	VARIES
E-101	EXISTING FIRST FLOOR AND BASEMENT PLANS	1/8"= 1' 0"
E-102	EXISTING SECOND FLOOR AND ROOF PLANS	1/8"= 1' 0"
E-103	EXISTING EXTERIOR ELEVATIONS 1	1/8"= 1' 0"
E-104	EXISTING EXTERIOR ELEVATIONS 2	1/8"= 1' 0"
E-105	EXISTING 3D IMAGES	
A-100	PROPOSED SITE PLAN AND ZONING	VARIES
A-101	PROPOSED FIRST FLOOR AND SECOND FLOOR PLANS	1/8"= 1' 0"
A-102	PROPOSED ATTIC FLOOR AND ROOF PLANS	1/8"= 1' 0"
A-103	PROPOSED BASEMENT FLOOR PLAN	1/8"= 1' 0"
A-106	PROPOSED EXTERIOR ELEVATIONS 1	1/8"= 1' 0"
A-107	PROPOSED EXTERIOR ELEVATIONS 2	1/8"= 1' 0"
A-110	PROPOSED 3D IMAGES	
A-111	PROPOSED TLA CALCULATIONS1 EXISTING FIRST AND SECON FLOORS	1/8"= 1' 0"
A-112	PROPOSED TLA CALCULATIONS2 PROPOSED BASEMENT AND FIRST FLOOR	1/8"= 1' 0"
A-113	PROPOSED TLA CALCULATIONS3 PROPOSED SECOND FLOOR AND ATTIC	1/8"= 1' 0"

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LLC**

ARCHITECTURAL DESIGN &
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70 HOITT RD
BELMONT MA 02478
617-669-2965
WWW.YGSDD.COM



CONSULTANT



REV: DESCRIPTION: DATE:

**HELING
RESIDENCE**
OWNER
64 HOITT RD
BELMONT, MA
PROJECT

DRAWING TITLE

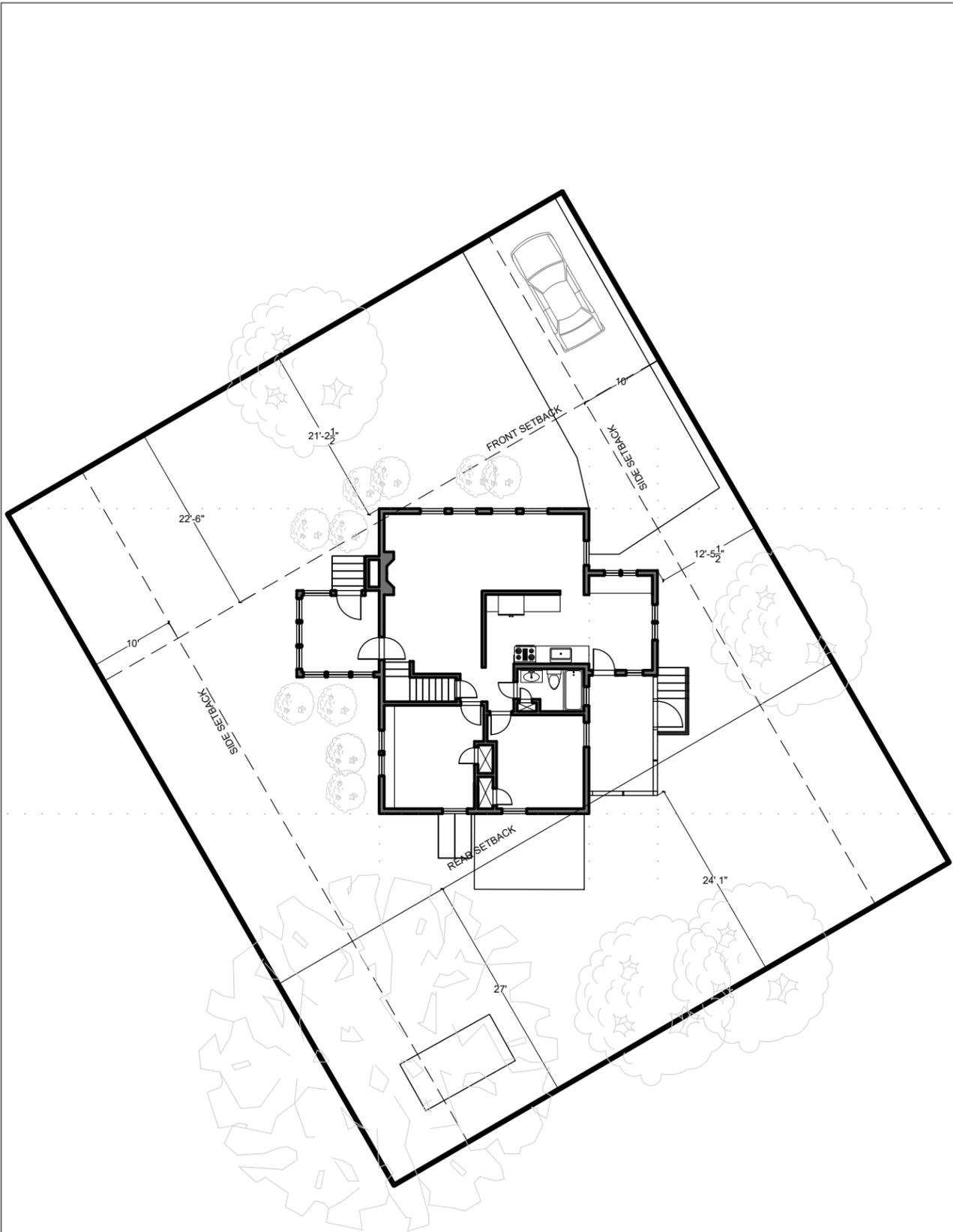
081 YGS
JOB NO. FIRM

MAR 25, 2023
SCALE: DATE:

DRAWING NUMBER

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DATE: 03/25/23
TIME: 10:00 AM
PAGE: 1



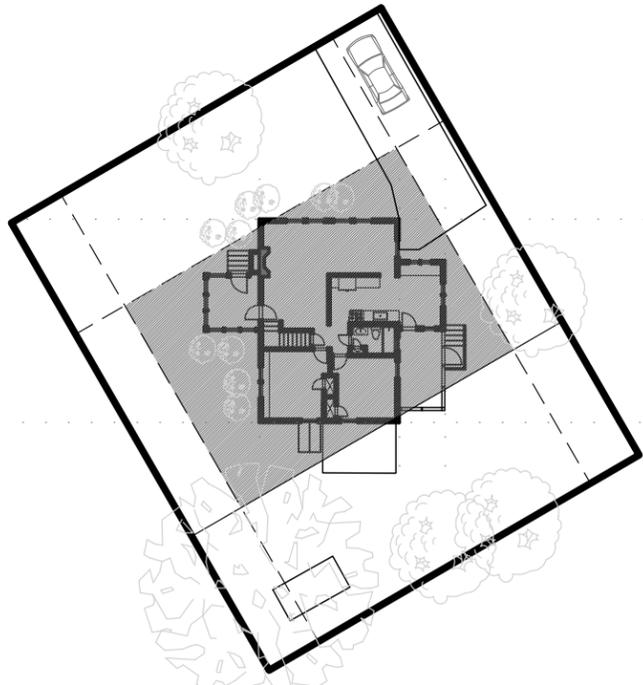
1 EXISTING SITE PLAN
E - 100
SCALE: 1/16" = 1' 0"

	EXISTING GROSS FLOOR AREA	EXISTING NET (finished) FLOOR AREA
CELLAR AREA	871 SF not counted to GFA	276 SF
FIRST FLOOR AREA including porch and sunroom	1184 SF	824 SF
SECOND FLOOR AREA	541 SF	541 SF
ATTIC ABOVE 6'	0 SF	0 SF
TOTAL	1725 SF	1641 SF

	ZONING	EXISTING
ZONE	SRC	SRC
MIN LOT SIZE	9,000	6750 SF
LOT COVERAGE	25%	19.6 %
OPEN SPACE	50%	73%
FRONT SETBACK	22.5'	21' 2.5"
SIDE SETBACK	10'	13.3'
REAR SETBACK	27'	24.1'
MAX BUILDING HEIGHT	30'	17' 1.5"
STORIES	2 1/2	1 1/2

ZONING ANALYSIS AND AREA CALCULATIONS

2
E - 100



3 ZONING DIAGRAM
E - 100
SCALE: 1/32" = 1' 0"

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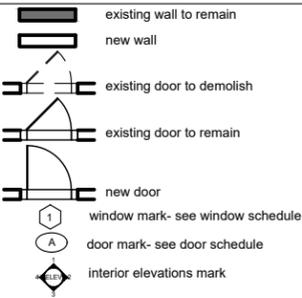
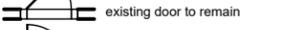
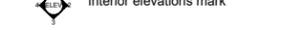
HELISING RESIDENCE	
OWNER 64 HOITT RD BELMONT, MA	
PROJECT EXISTING SITE PLAN, ZONING, AND AREA CALCULATIONS	
DRAWING TITLE	
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VARIES	DATE: MAR 25, 2023
SCALE:	

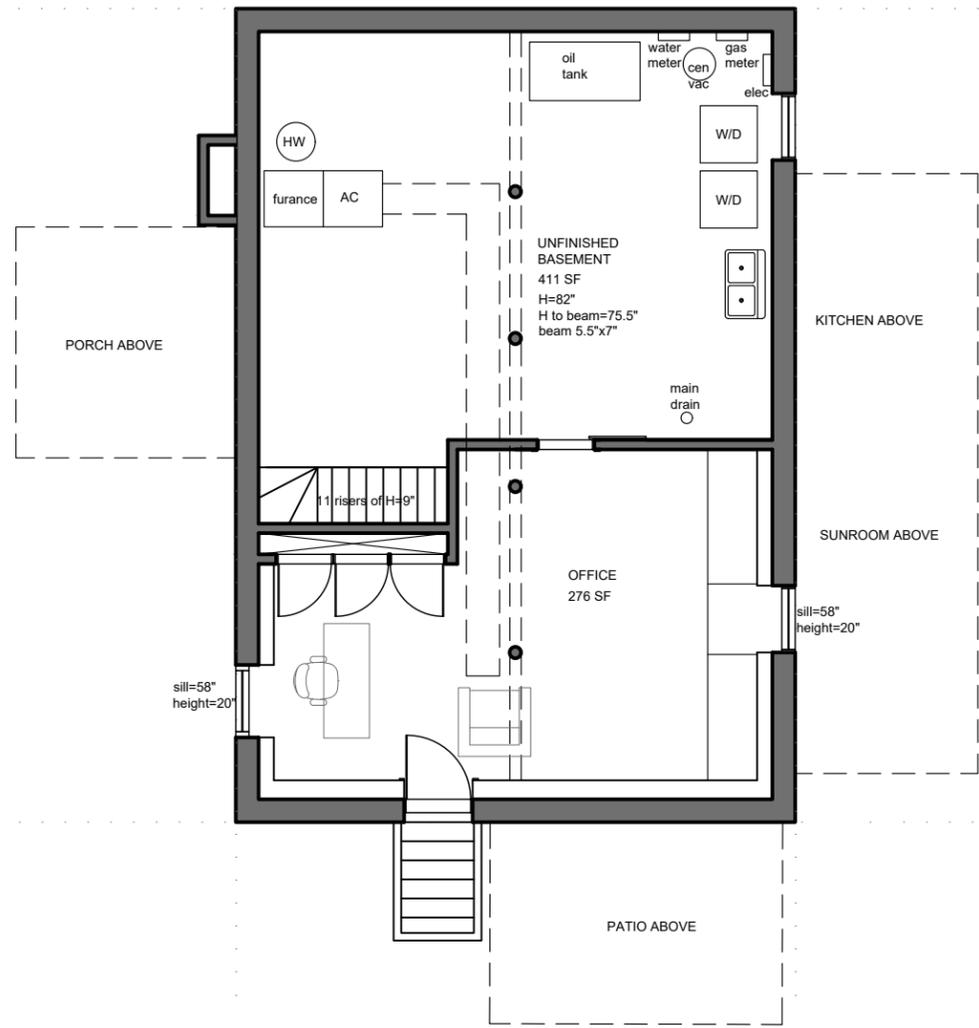
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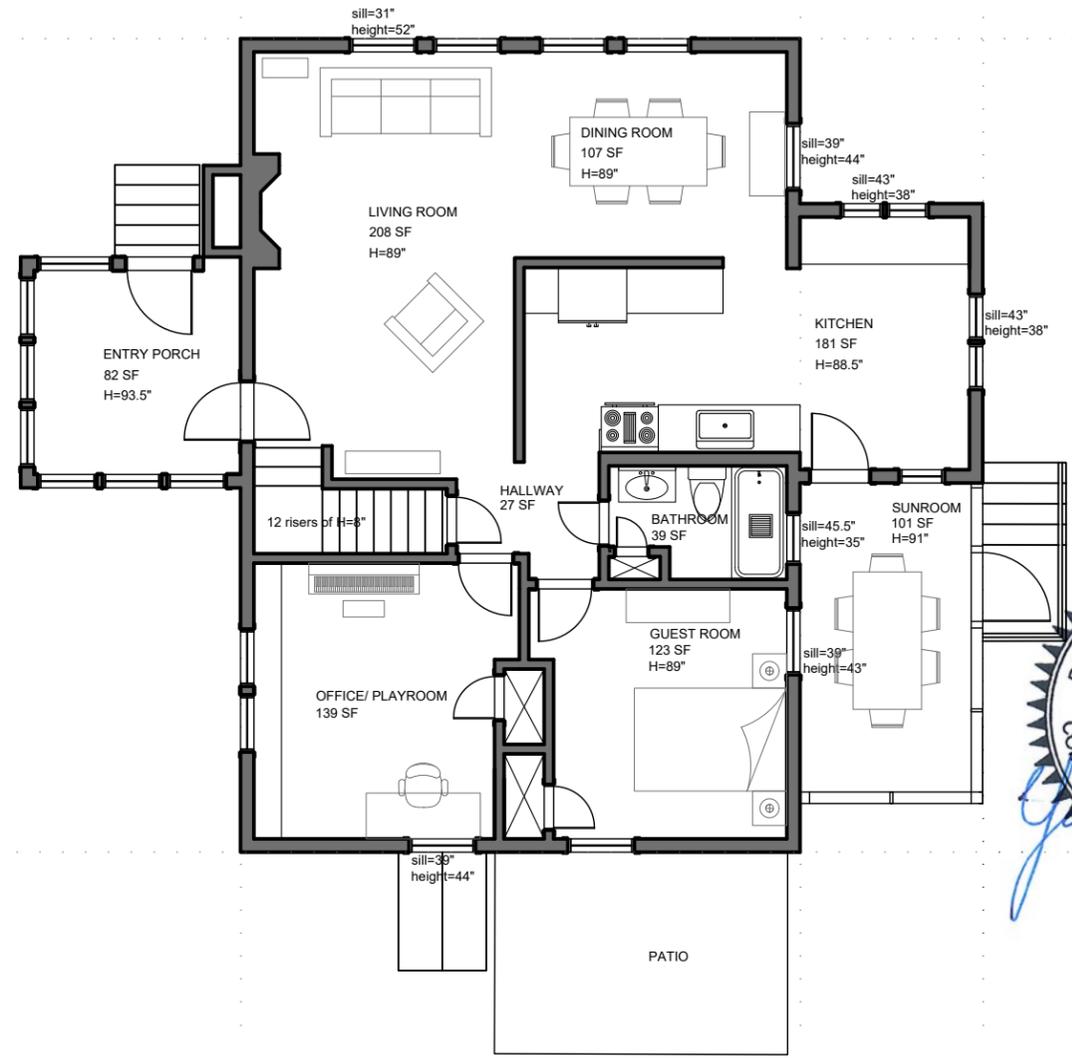
SHEET NO. 1 OF 1



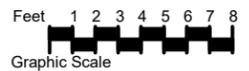
-  existing wall to remain
-  new wall
-  existing door to demolish
-  existing door to remain
-  new door
-  window mark- see window schedule
-  door mark- see door schedule
-  interior elevations mark



1 EXISTING BASEMENT FLOOR PLAN
E - 101 SCALE: 1/8" = 1' 0"



2 EXISTING FIRST FLOOR PLAN
E - 101 SCALE: 1/8" = 1' 0"



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OWNER
64 HOITT RD
BELMONT, MA

PROJECT
EXISTING BASEMENT
AND FIRST FLOOR
PLANS

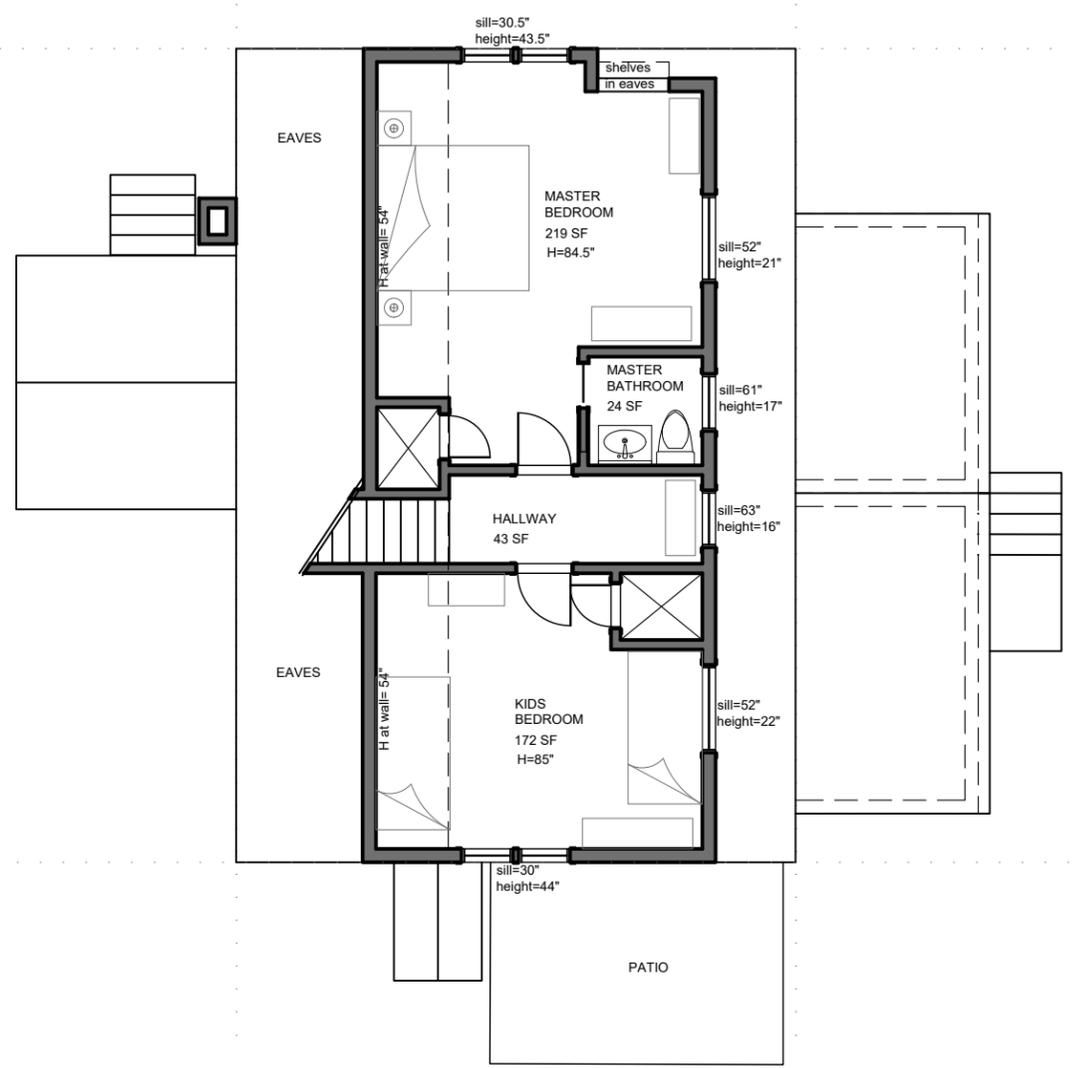
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081	YGS
1/8" = 1' 0"	MAR 25, 2023
SCALE	DATE

E-101

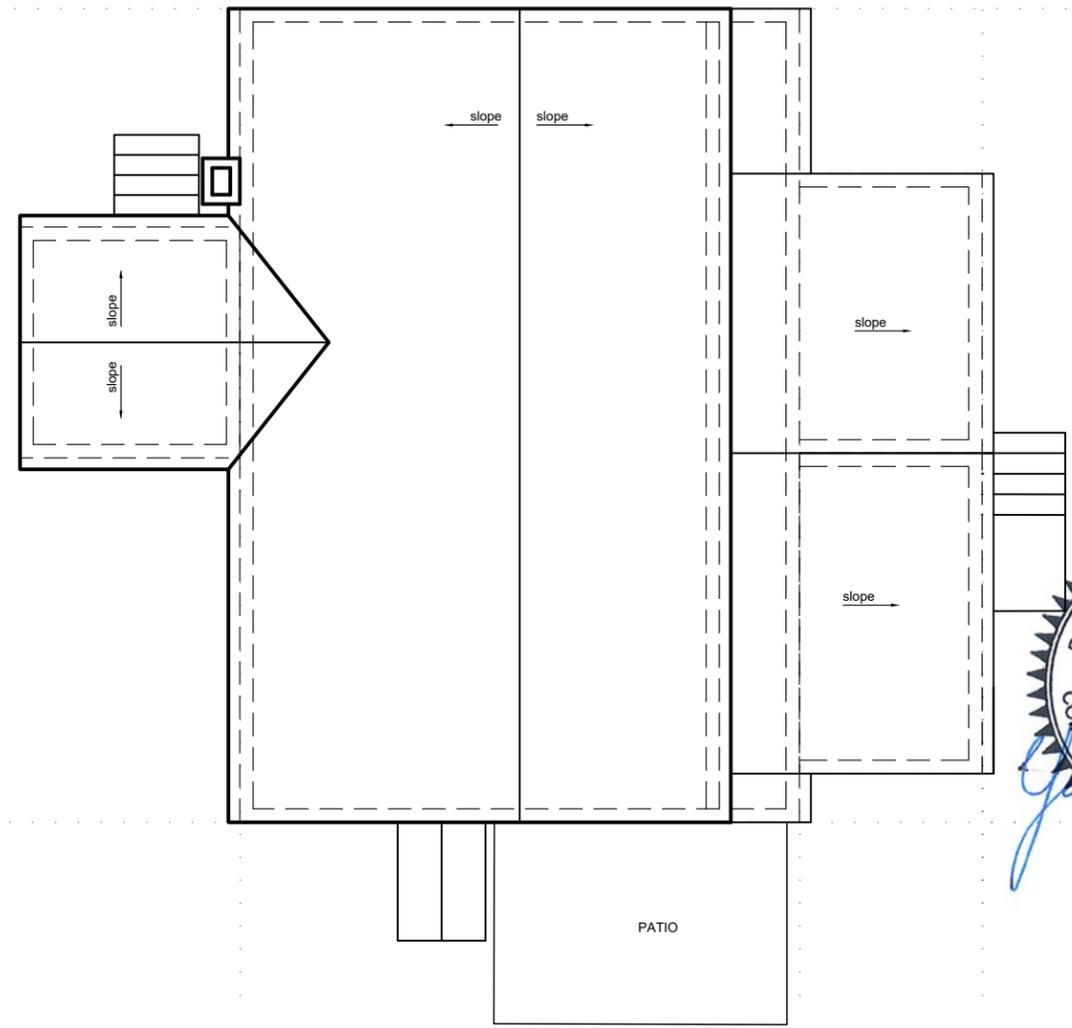
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SHEET NO. 1 OF 1

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-  new wall
-  existing door to demolish
-  existing door to remain
-  new door
-  window mark- see window schedule
-  door mark- see door schedule
-  interior elevations mark



1 EXISTING SECOND FLOOR PLAN
E - 102 SCALE: 1/8" = 1' 0"



2 EXISTING ROOF PLAN
E - 102 SCALE: 1/8" = 1' 0"



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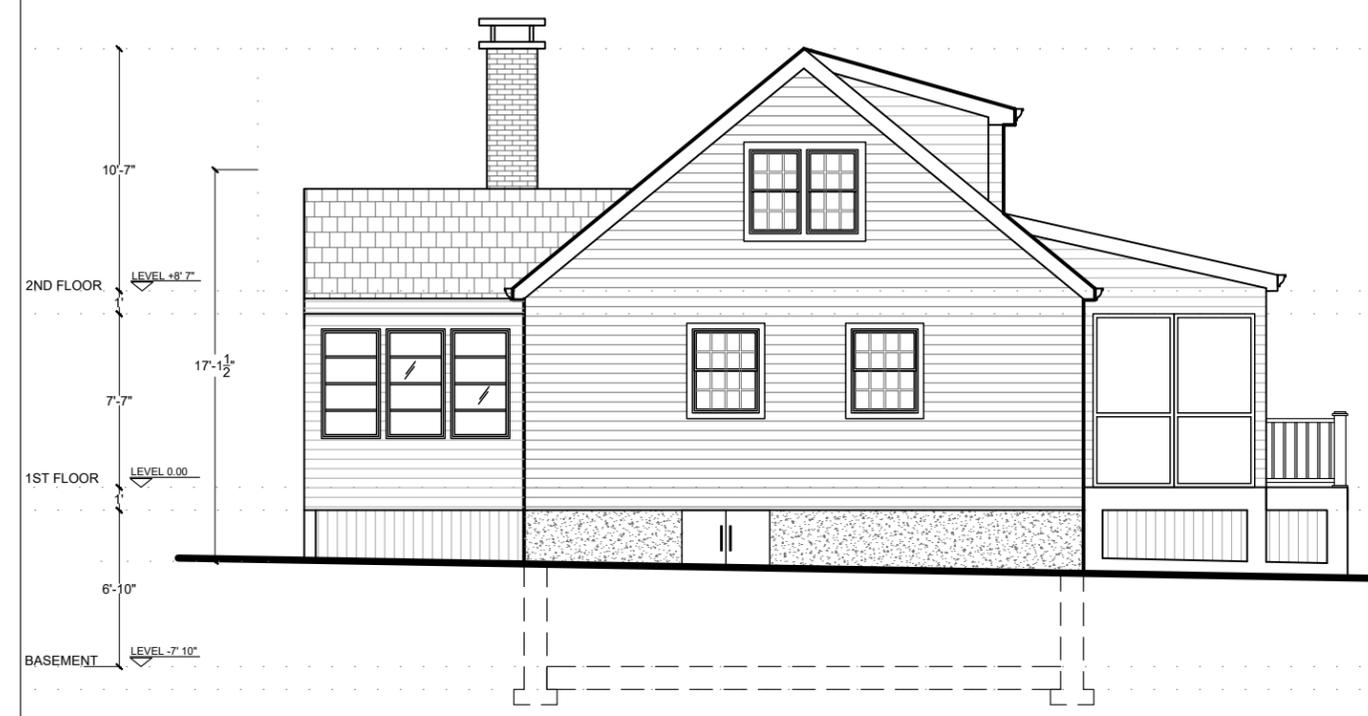
**HELISING
RESIDENCE**
OWNER
64 HOITT RD
BELMONT, MA
PROJECT
EXISTING SECOND
FLOOR AND ROOF PLANS
DRAWING TITLE

N	
	
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1/8" = 1' 0"	MAR 25, 2023
SCALE	DATE

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SHEETS



1 EXISTING SOUTH EXTERIOR ELEVATION
E - 103 SCALE: 1/8" = 1' 0"



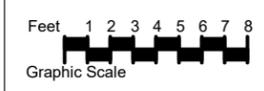
2 EXISTING NORTH EXTERIOR ELEVATION
E - 103 SCALE: 1/8" = 1' 0"



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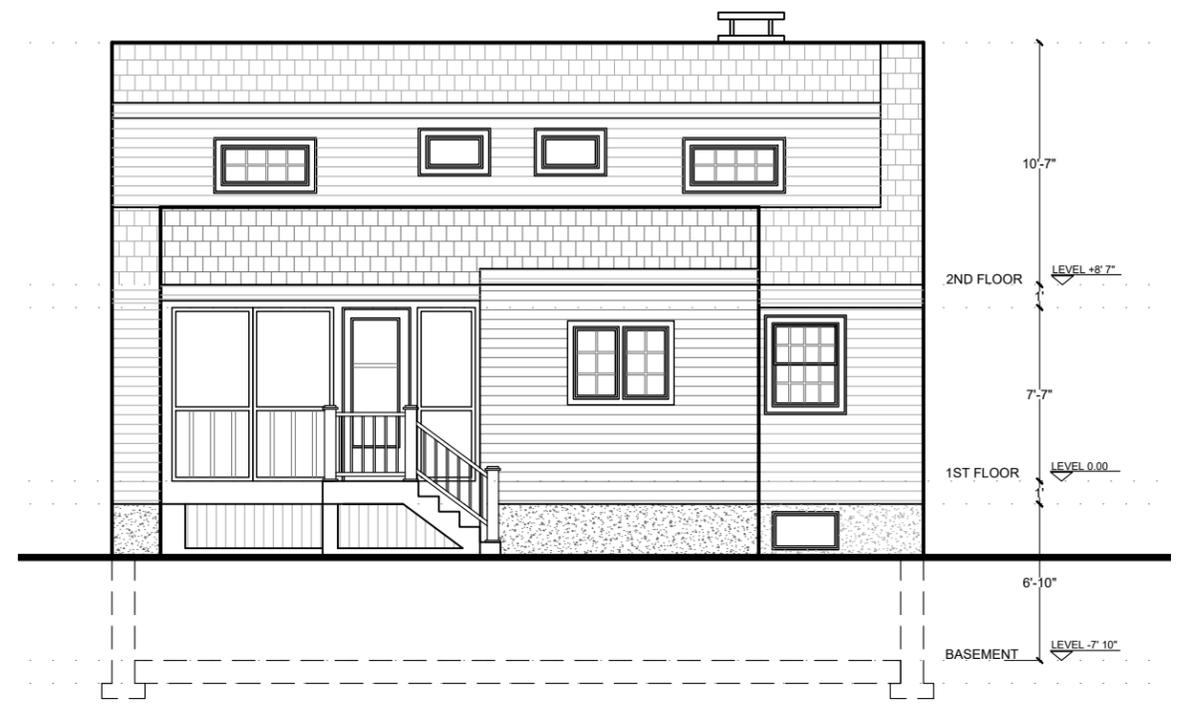
OWNER	
HELISING RESIDENCE	
64 HOITT RD BELMONT, MA	
PROJECT	
EXISTING EXTERIOR ELEVATIONS 1	
DRAWING TITLE	
081	YGS
1/8" = 1' 0"	MAR 25, 2023

E-103



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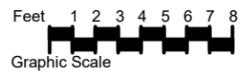
SHEETS



1 EXISTING EAST EXTERIOR ELEVATION
E - 103 SCALE: 1/8" = 1' 0"



2 EXISTING WEST EXTERIOR ELEVATION
E - 103 SCALE: 1/8" = 1' 0"



REV.	DESCRIPTION	DATE

OWNER HELISING RESIDENCE 64 HOITT RD BELMONT, MA	
PROJECT EXISTING EXTERIOR ELEVATIONS 2	
DRAWING TITLE	
JOB NO. 081	DATE MAR 25, 2023
SCALE 1/8" = 1' 0"	DATE

E-104

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SHEETS



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CONTRACT



REV.	DESCRIPTION	DATE

**HELISING
RESIDENCE**

64 HOITT RD
BELMONT, MA

EXISTING 3D IMAGES

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MAR 25, 2023

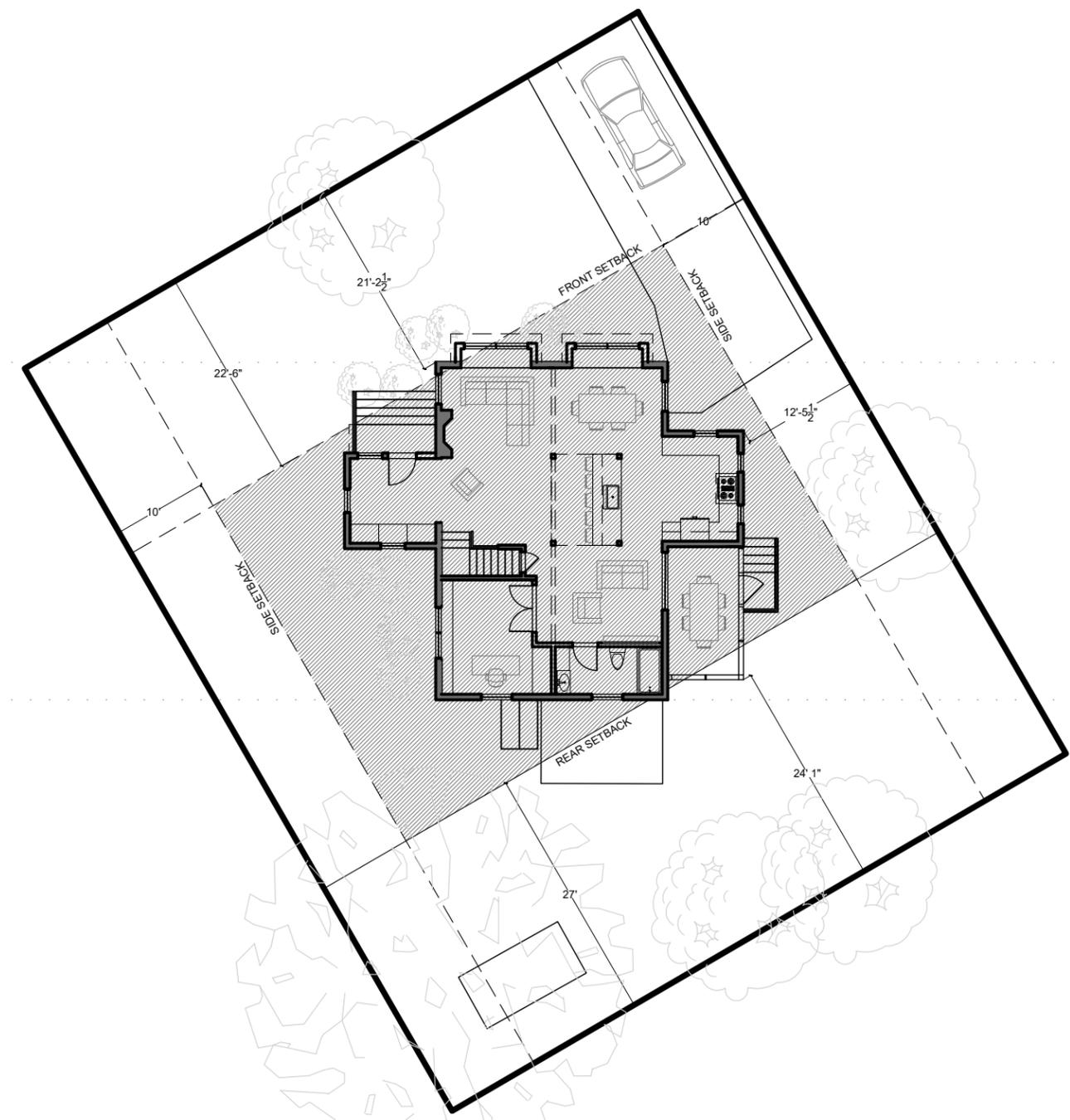
E-105

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BOARDS
STAPLES
FILES

-  existing wall to remain
-  new wall
-  existing door to demolish
-  existing door to remain
-  new door
-  window mark- see window schedule
-  door mark- see door schedule
-  interior elevations mark



1 PROPOSED SITE PLAN
SCALE: 1/16" = 1' 0"

	ZONING	EXISTING	PROPOSED
ZONE	SRC	SRC	SRC
MIN LOT SIZE	9,000	6750 SF	6750 SF
LOT COVERAGE	25%	19.6 %	20.1 %
OPEN SPACE	50%	73%	73%
FRONT SETBACK	22.5'	21' 2.5"	21' 2.5"
SIDE SETBACK	10'	13.3'	13.3'
REAR SETBACK	27'	24.1'	24.1'
MAX BUILDING HEIGHT (mid point of roof to average grade)	30'	17' 1.5"	25' 9.5"
STORIES	2 1/2	1 1/2	2 1/2

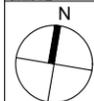
3 PROPOSED ZONING ANALYSIS
A - 100

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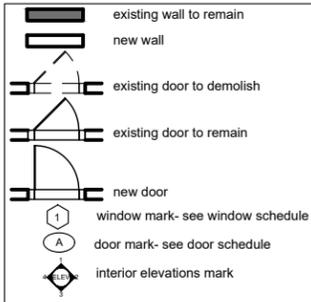
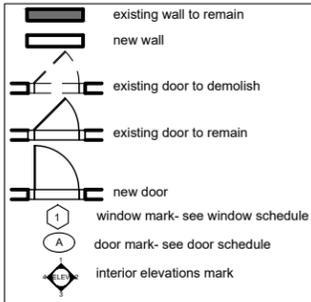
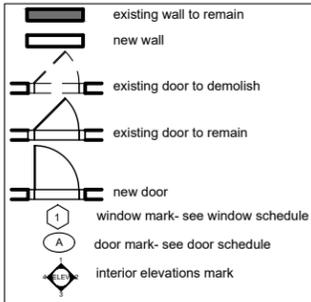
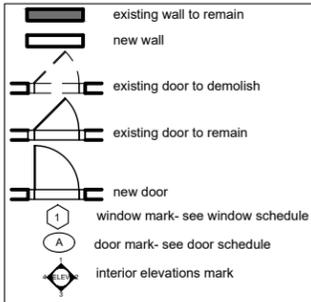
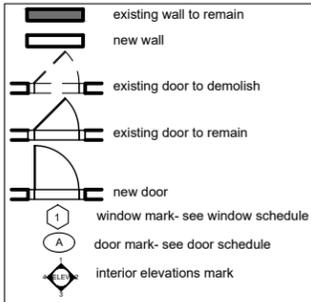
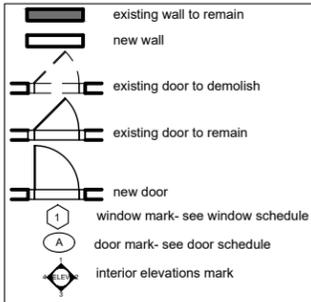
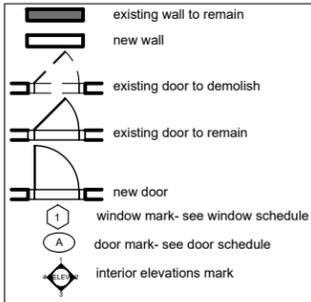
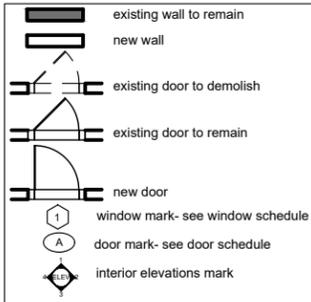
**HELISING
RESIDENCE**
OWNER: 64 HOITT RD
BELMONT, MA
PROJECT: PROPOSED SITE PLAN,
ZONING AND AREA
CALCULATIONS
DRAWING TITLE:

JOB NO: 081 DWS: YGS
SCALE: 1/16" = 1' 0" DATE: MAR 25, 2023

A-100

NOT FOR CONSTRUCTION
THE DRAWING IS A PROPERTY OF YGS DESIGN & DEVELOPMENT, LLC

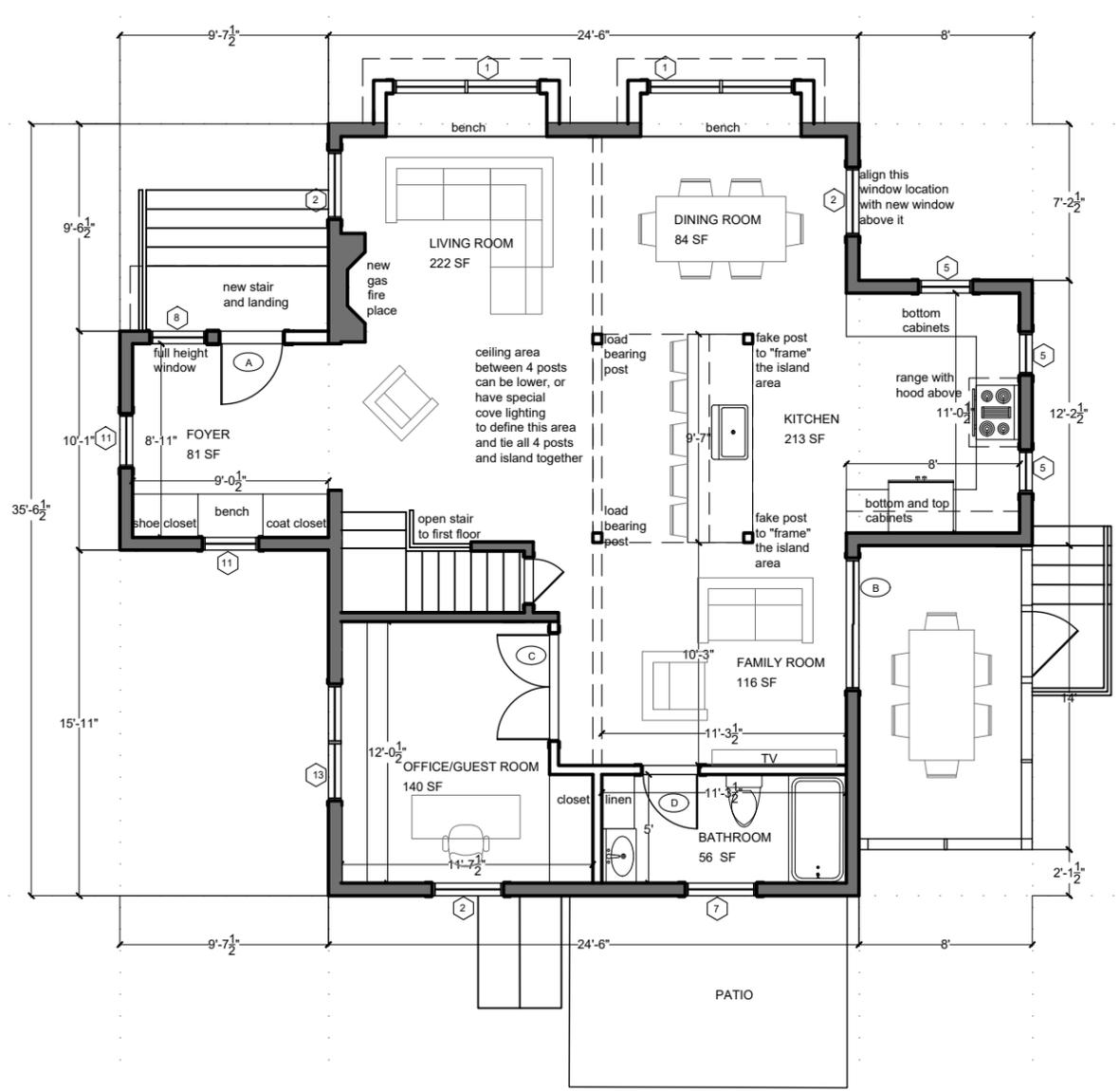


SPLINES
STYLES
SPACES

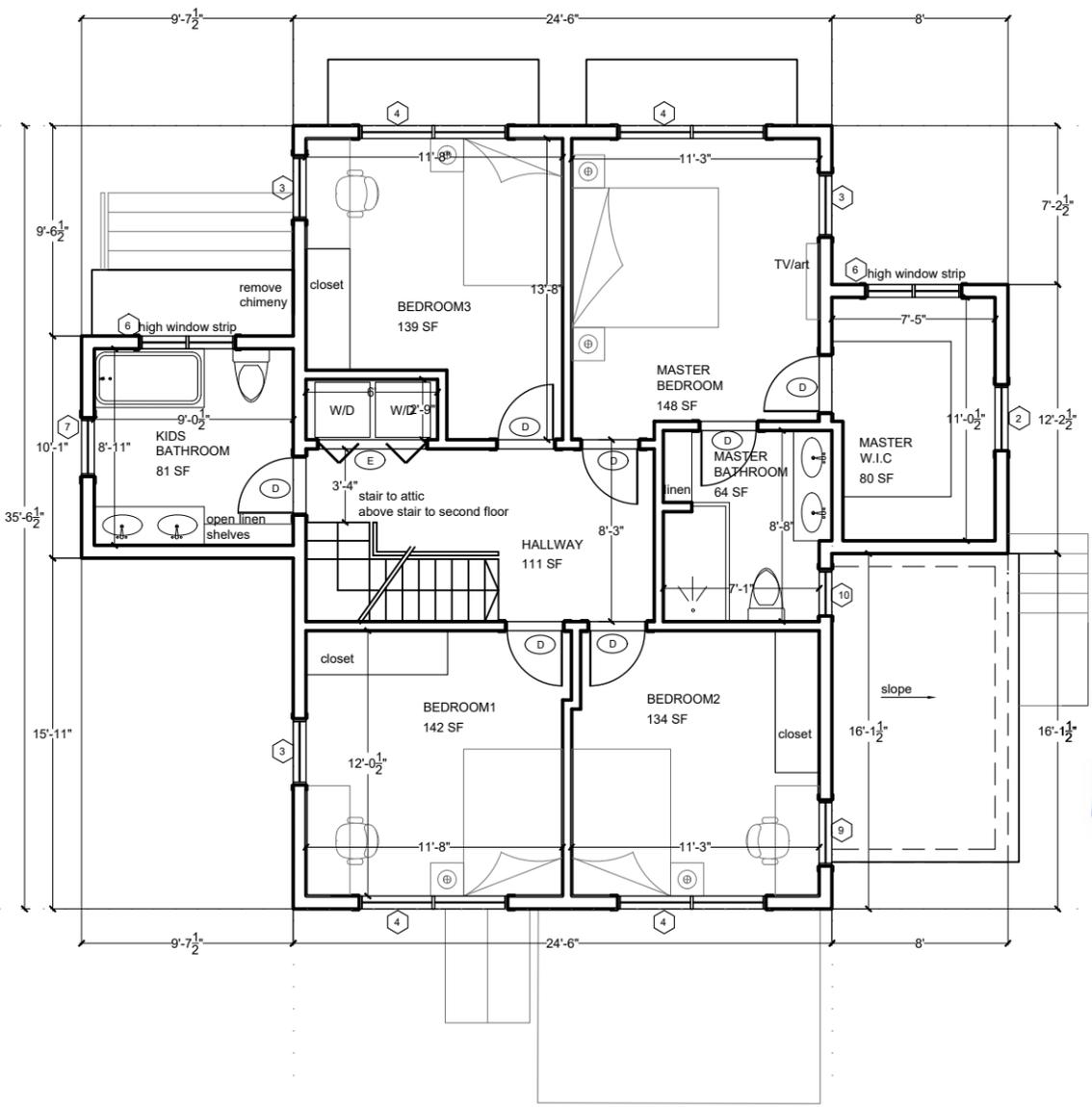
-  existing wall to remain
-  new wall
-  existing door to demolish
-  existing door to remain
-  new door
-  window mark- see window schedule
-  door mark- see door schedule
-  interior elevations mark

**YGS
DESIGN &
DEVELOPMENT
LLC**

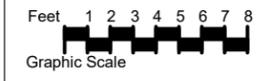
ARCHITECTURAL DESIGN &
REAL ESTATE DEVELOPMENT
70 HOITT RD
BELMONT MA 02478
617-669-2965
WWW.YGSD.COM



1 PROPOSED FIRST FLOOR PLAN
A-101 SCALE: 1/8" = 1' 0"



2 PROPOSED SECOND FLOOR PLAN
A-101 SCALE: 1/8" = 1' 0"



**HELISING
RESIDENCE**
64 HOITT RD
BELMONT, MA
PROPOSED FIRST AND
SECOND FLOOR PLANS

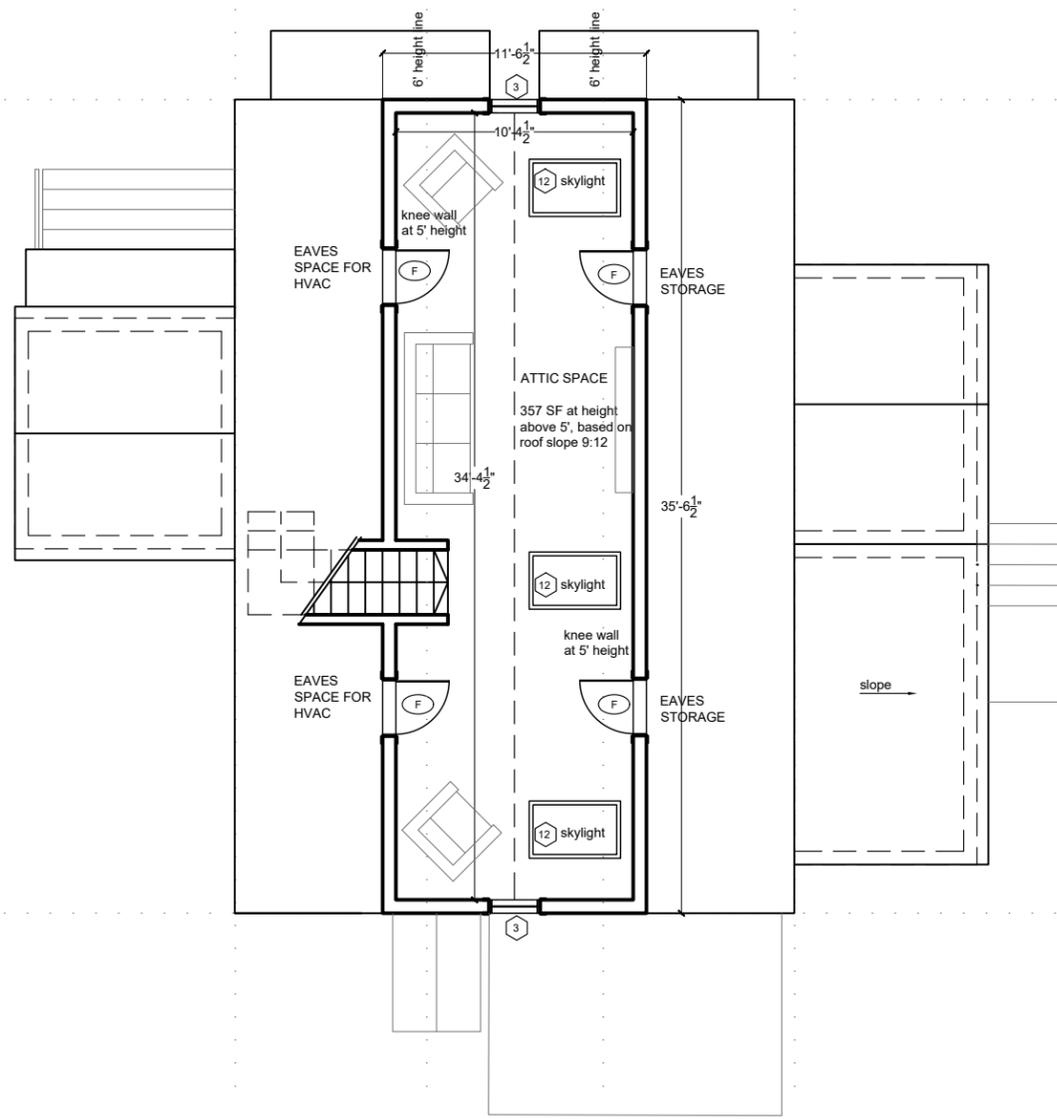
REV	DESCRIPTION	DATE

A-101

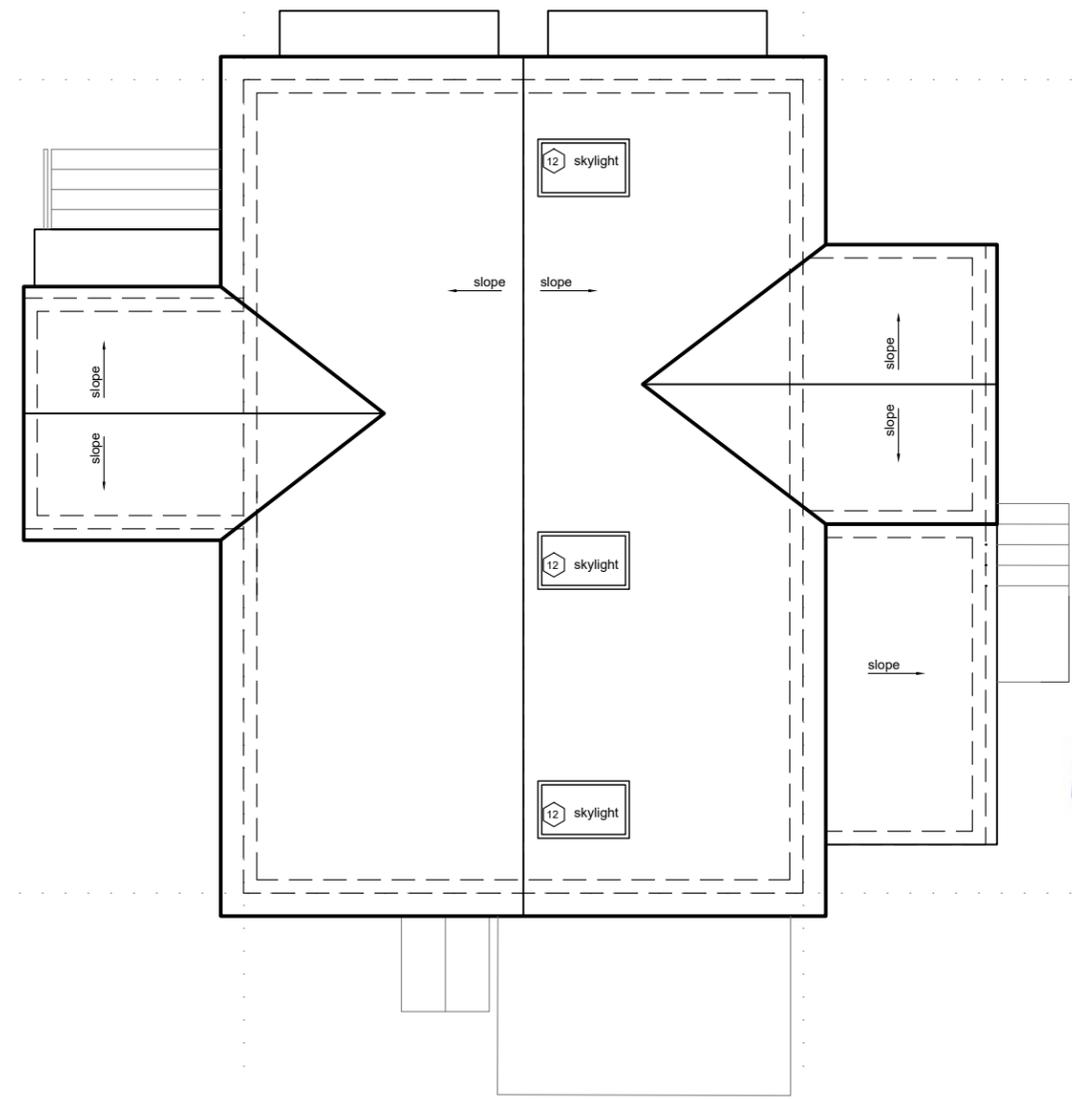
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FILES
PAGES
STATES

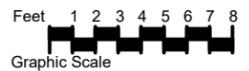
- existing wall to remain
- new wall
- existing door to demolish
- existing door to remain
- new door
- window mark- see window schedule
- door mark- see door schedule
- interior elevations mark



1 PROPOSED ATTIC FLOOR PLAN
A - 102 SCALE: 1/8" = 1' 0"



2 PROPOSED ROOF PLAN
A - 102 SCALE: 1/8" = 1' 0"



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REV.	DESCRIPTION	DATE

**HELISING
RESIDENCE**
OWNER
64 HOITT RD
BELMONT, MA
PROJECT
PROPOSED ATTIC AND
ROOF PLANS
DRAWING TITLE

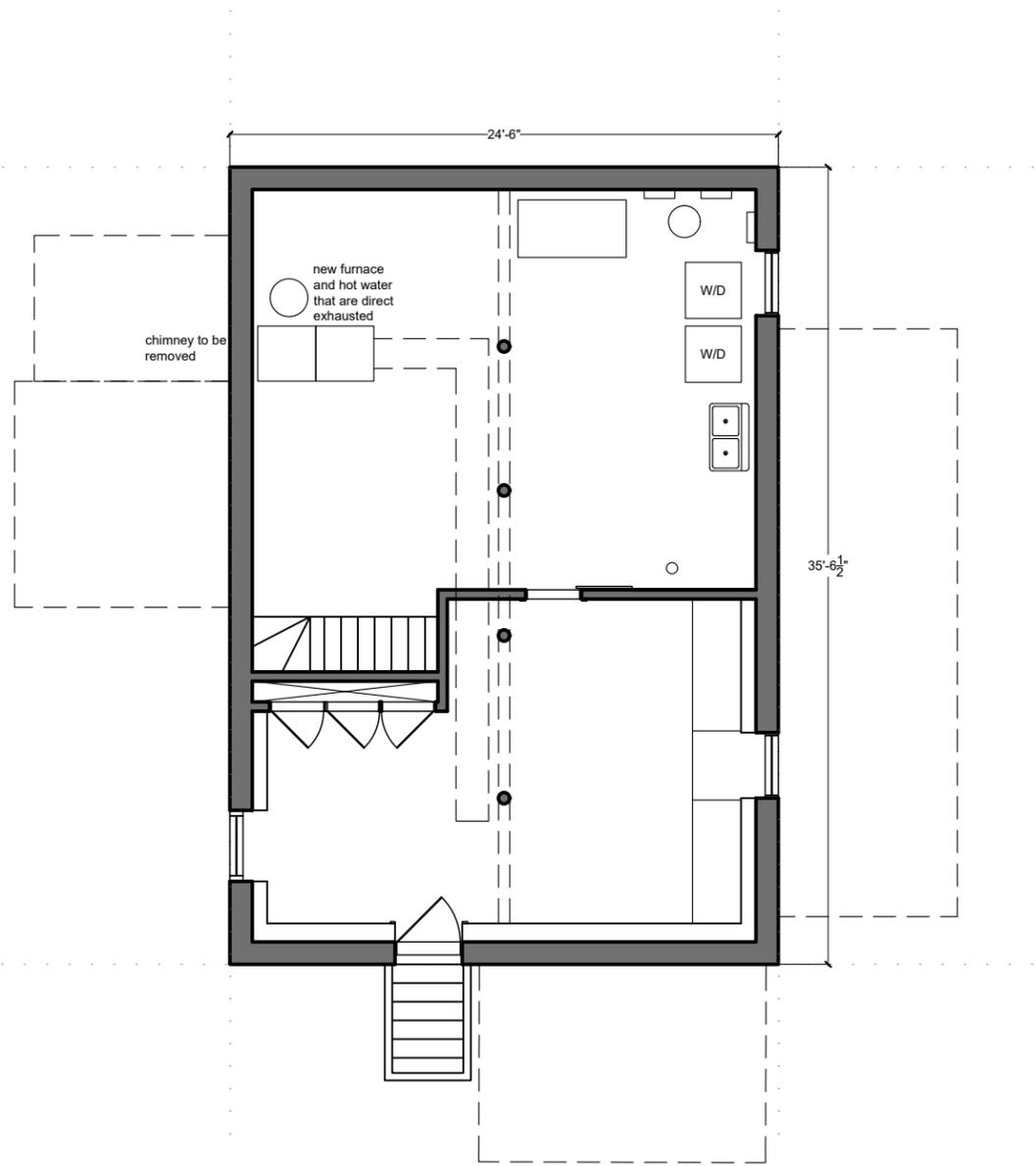
N	
081 YGS	
1/8" = 1' 0"	MAR 25, 2023
SCALE	DATE

A-102
DRAWING NUMBER

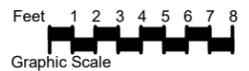
NOT FOR CONSTRUCTION
THE DRAWING IS A PROPERTY OF YGS DESIGN & DEVELOPMENT, LLC

SHEETS

-  existing wall to remain
-  new wall
-  existing door to demolish
-  existing door to remain
-  new door
-  window mark- see window schedule
-  door mark- see door schedule
-  interior elevations mark



1 PROPOSED BASEMENT FLOOR PLAN
 A-103 SCALE: 1/8" = 1' 0"



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 LLC**

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 70 HOITT RD
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CONSULTANT



REV.	DESCRIPTION	DATE

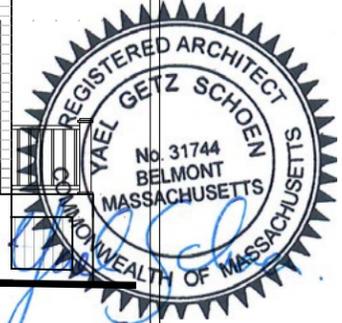
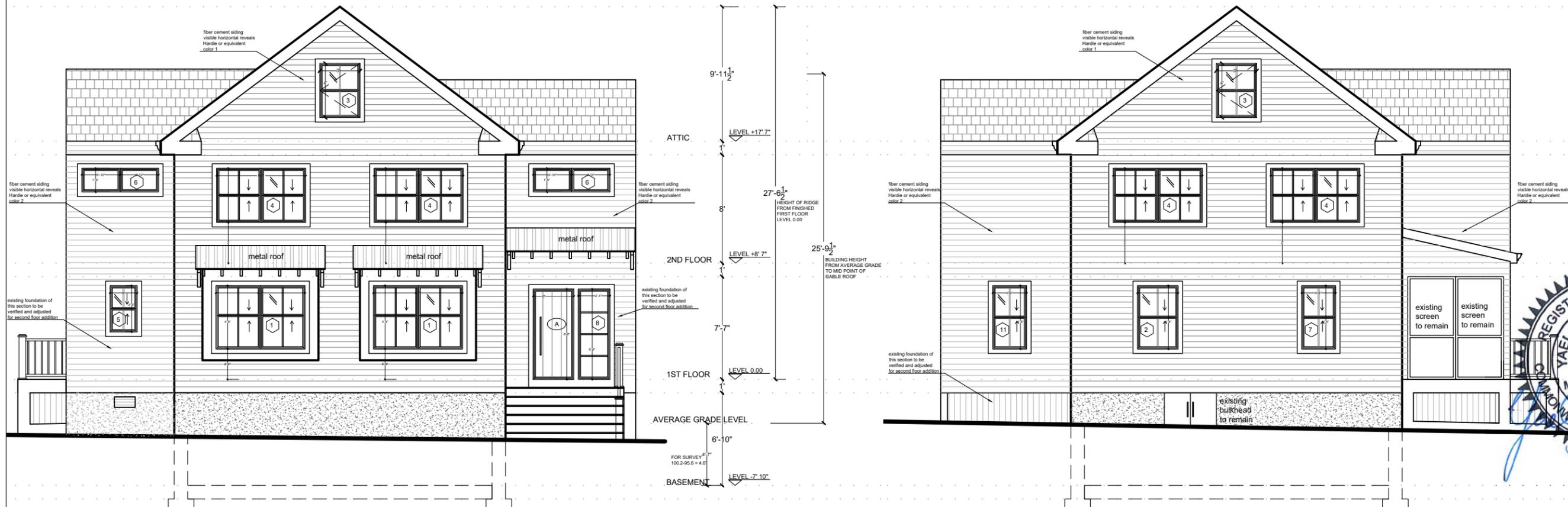
**HELISING
 RESIDENCE**
 OWNER
 64 HOITT RD
 BELMONT, MA
 PROJECT
 PROPOSED BASEMENT
 FLOOR PLAN
 DRAWING TITLE

N	
	
081	YGS
1/8" = 1' 0"	MAR 25, 2023
SCALE	DATE

A-103
 DRAWING NUMBER

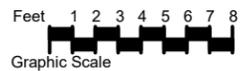
NOT FOR CONSTRUCTION
 THE DRAWING IS A PROPERTY OF YGS DESIGN & DEVELOPMENT, LLC

SHEETS



1 PROPOSED NORTH EXTERIOR ELEVATION
SCALE: 1/8" = 1' 0"

2 PROPOSED SOUTH EXTERIOR ELEVATION
SCALE: 1/8" = 1' 0"



REV.	DESCRIPTION	DATE

HELISING RESIDENCE	
OWNER 64 HOITT RD BELMONT, MA	
PROJECT PROPOSED EXTERIOR ELEVATIONS 1	
DRAWING TITLE	
081	YGS
1/8" = 1' 0"	MAR 25, 2023
SCALE:	DATE:

A-106

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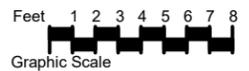
SHEETS



1 PROPOSED WEST EXTERIOR ELEVATION
SCALE: 1/8" = 1' 0"



2 PROPOSED EAST EXTERIOR ELEVATION
SCALE: 1/8" = 1' 0"



REV.	DESCRIPTION	DATE

OWNER
HELISING RESIDENCE
64 HOITT RD
BELMONT, MA

PROJECT
PROPOSED EXTERIOR ELEVATIONS 2

DRAWING TITLE

JOB NO. 081
SCALE: 1/8" = 1' 0"

DATE: MAR 25, 2023

A-107

NOT FOR CONSTRUCTION
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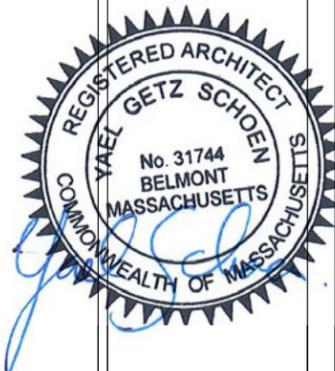


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REAL ESTATE DEVELOPMENT
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BELMONT MA 02478
617-669-2965
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CONTRACT



REV.	DESCRIPTION	DATE

**HELISING
RESIDENCE**
64 HOITT RD
BELMONT, MA
PROJECT
PROPOSED 3D IMAGES
DRAWING TITLE

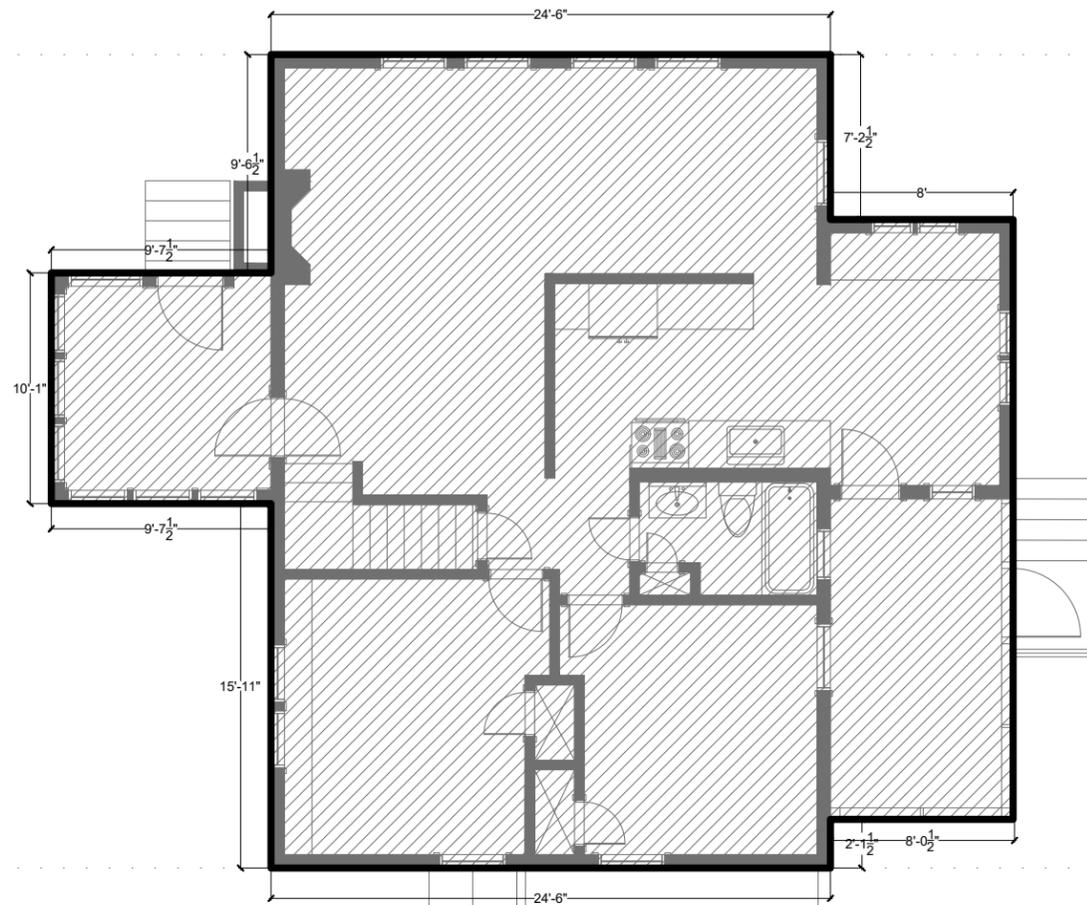
JOB NO.	081	YGS
DATE	MAR 25, 2023	

A-110

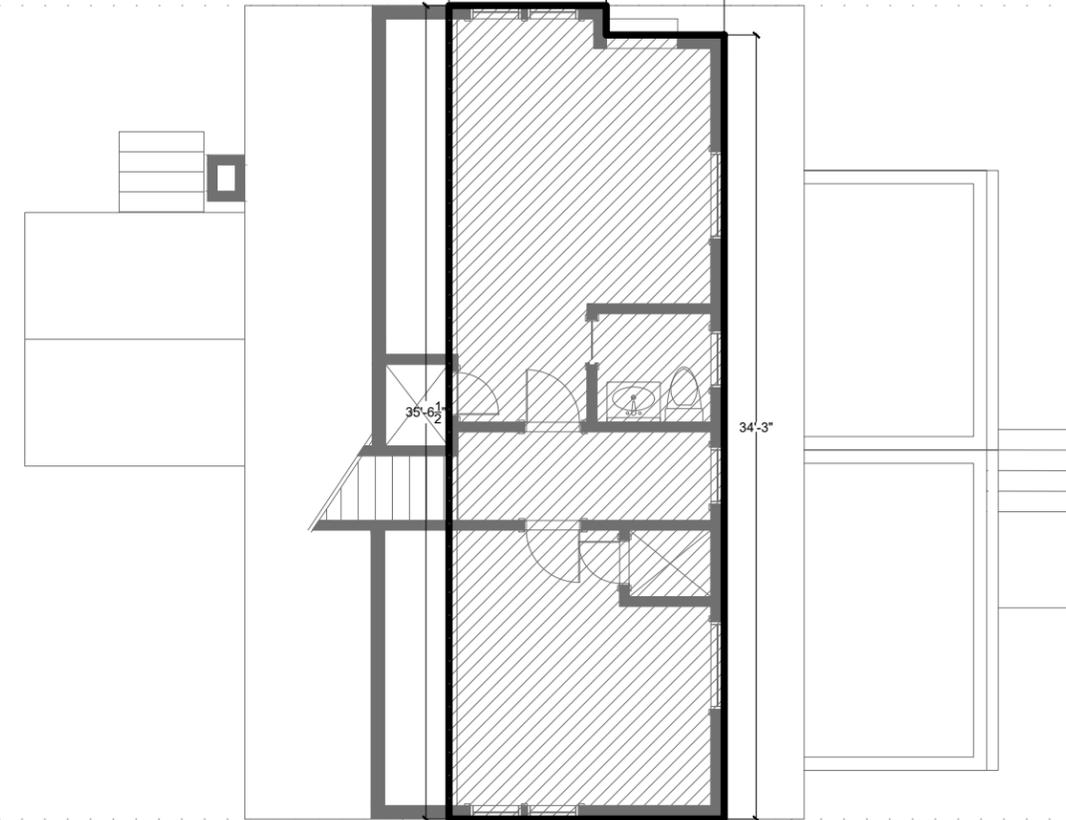
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NOT FOR CONSTRUCTION
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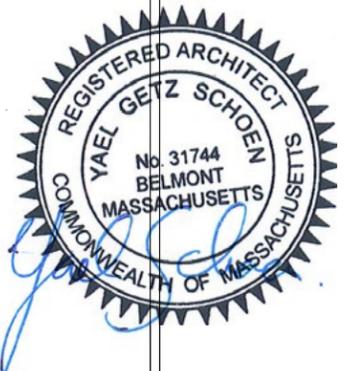
DATES
REVISES
FILES



EXISTING
FIRST FLOOR
1177 SF



EXISTING
SECOND FLOOR
AREA ABOVE
7' HEIGHT
422 SF



REV.	DESCRIPTION	DATE

OWNER
HELISING RESIDENCE
64 HOITT RD
BELMONT, MA

PROJECT
TLA CALCULATION 1

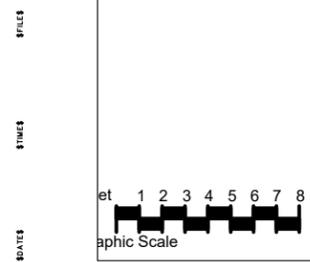
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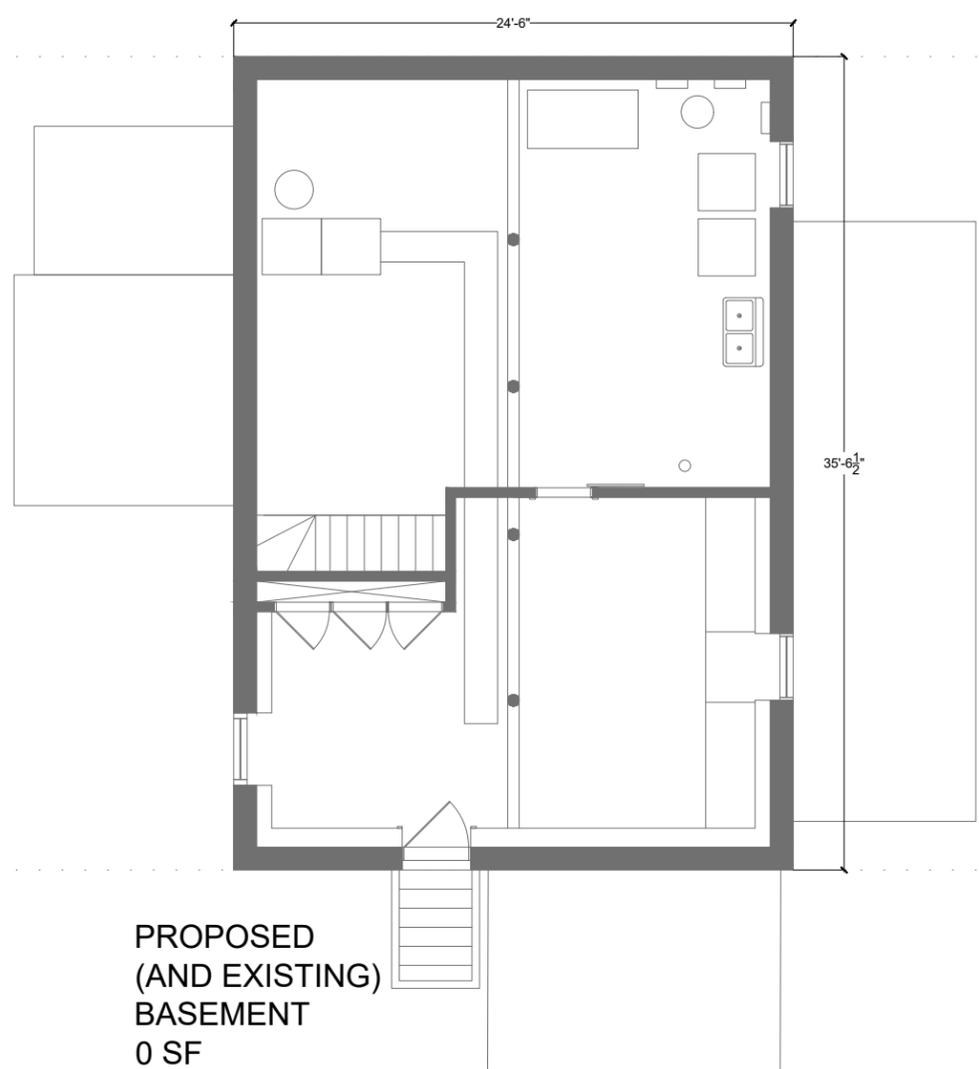
JOB NO. 081 YGS

SCALE 1/8" = 1' 0" DATE: MAR 25, 2023

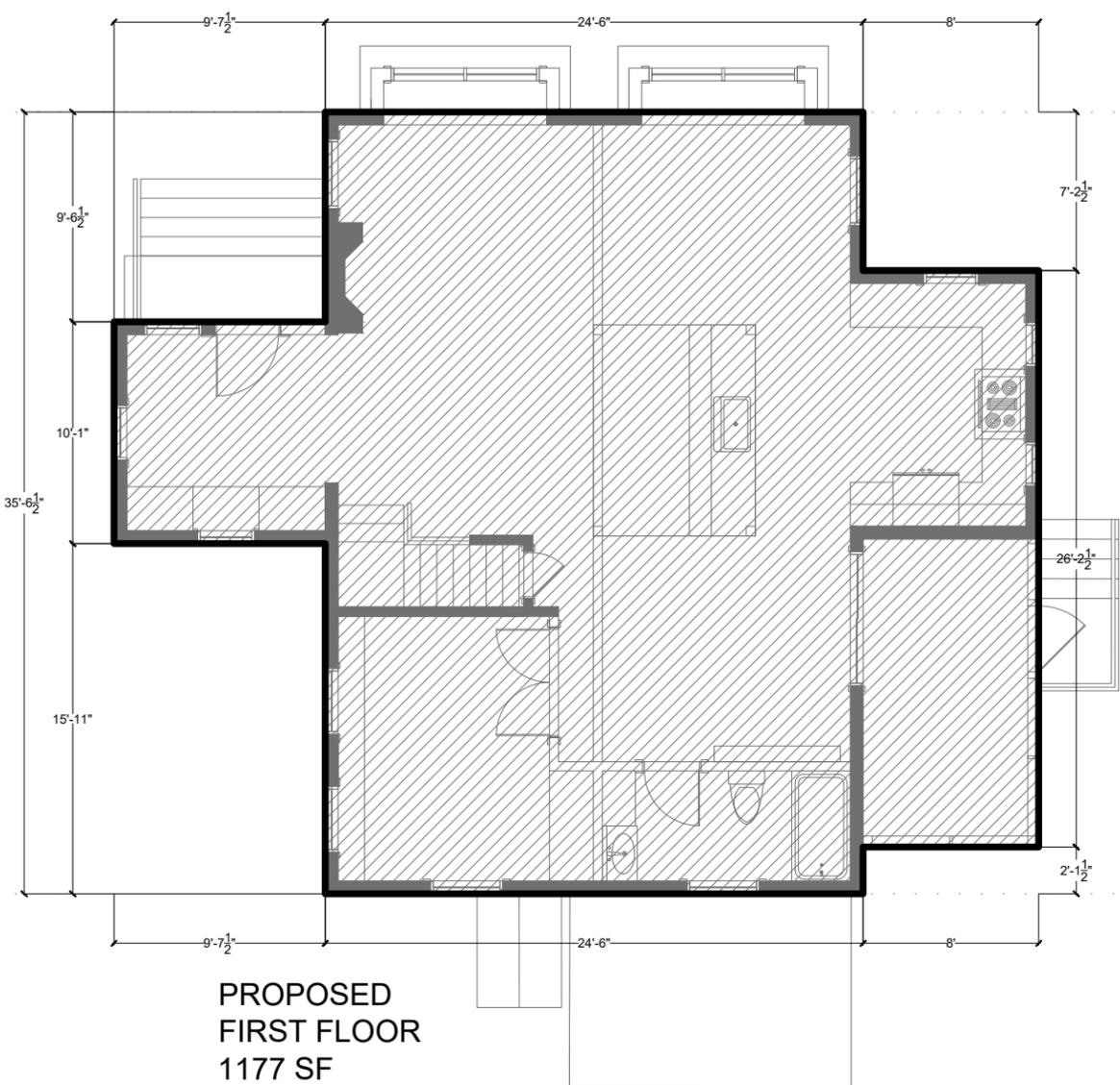
DRAWING NUMBER
A-111

NOT FOR CONSTRUCTION
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PROPOSED
(AND EXISTING)
BASEMENT
0 SF



PROPOSED
FIRST FLOOR
1177 SF



REV.	DESCRIPTION	DATE

OWNER
HELISING RESIDENCE
64 HOITT RD
BELMONT, MA

PROJECT
TLA CALCULATION 2

DRAWING TITLE

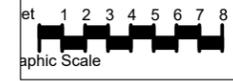
JOB NO. 081 YGS

SCALE: 1/8" = 1' 0" DATE: MAR 25, 2023

A-112

NOT FOR CONSTRUCTION
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REVISED
REVISED
REVISED

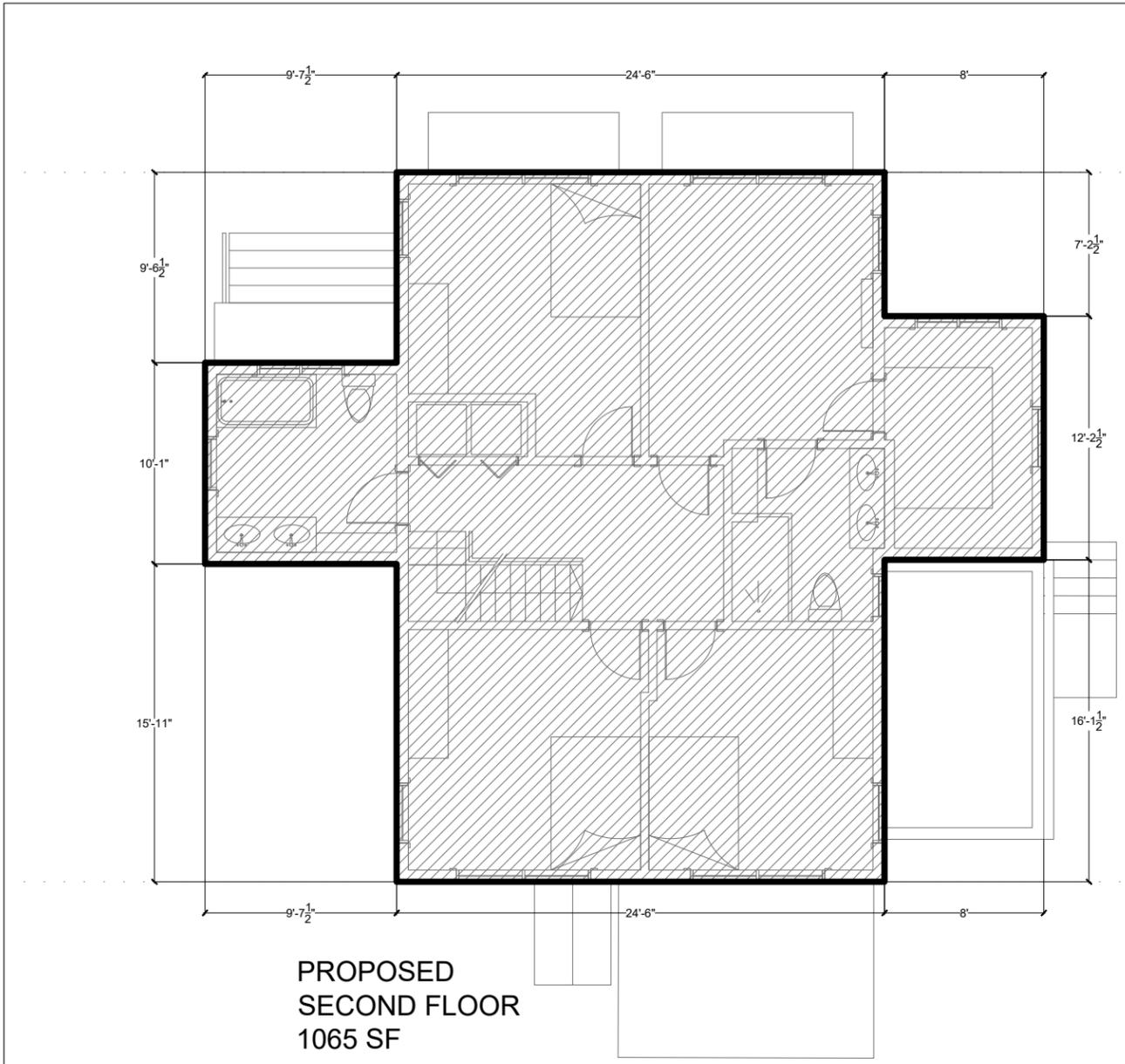




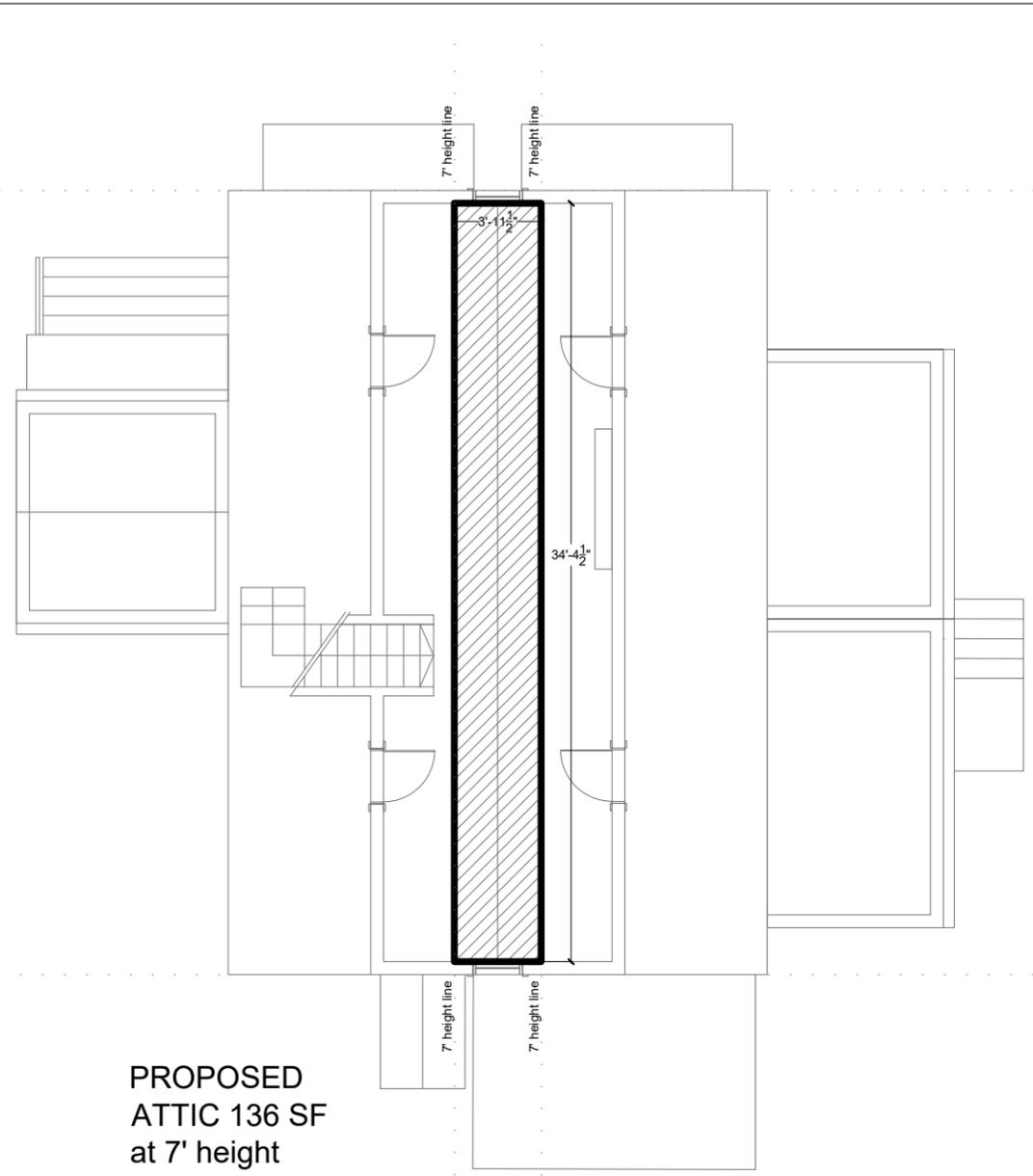
REV.	DESCRIPTION	DATE

HELISING RESIDENCE	
OWNER 64 HOITT RD BELMONT, MA	
PROJECT TLA CALCULATION 2	
DRAWING TITLE	
081	YGS
1/8" = 1' 0"	MAR 25, 2023
DATE	
A-113	
DRAWING NUMBER	

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PROPOSED
SECOND FLOOR
1065 SF



PROPOSED
ATTIC 136 SF
at 7' height

	EXISTING	PROPOSED
CELLAR AREA	0 SF not counted to GFA	0 SF not counted to GFA
FIRST FLOOR AREA	1177 SF including porch and sunroom	1177 SF including porch and sunroom
SECOND FLOOR AREA	422 SF	1065 SF
ATTIC	0 SF	136 SF at 7' height and above
TOTAL	1,599 SF	2,378 SF

$\frac{2,378-1,599}{1,599} = 48.7\%$ ADDITION

TLA CALCULATION