



Town of Belmont
Planning Board

APPLICATION FOR A SPECIAL PERMIT

Date: June 1, 2022

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 13 Grant Avenue 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 _____
The razing of a single family residence and construction of a two family 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

Print Name 28 Hall Ave, LLC, Scott Miller, Manager

Address 30 Katherine Rd

Watertown MA 02472

Daytime Telephone Number 617-216-9260



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

May 26, 2022

Scott Miller
28 Hall Ave LLC
30 Katherine Road
Watertown MA, 02472

RE: Denial to Construct a Two Family Dwelling

Dear Mr. Miller,

The Office of Community Development is in receipt of your building permit application for your proposal to demolish the existing single-family dwelling and construct a new two-family dwelling at 13 Grant Avenue located in the General Residence Zoning District.

Your application has been denied because it does not comply with the Town of Belmont Zoning By-Law. More specifically, Section 3.3 of the Zoning By-Law allows a two family dwelling in a General Residence Zoning District 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 Community Development to schedule an appointment with Robert Hummel, Senior Planner at (617) 993-2650 in order to begin the process.


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

13 Grant Ave Narrative

To Whom it May Concern,

Proposing

We are proposing the new construction of a 2 family home. The Proposed structure has a total of 5 bedrooms, a first floor 970 sq ft 1 bedroom unit and a Second floor, 2185 sq ft, 4 bedroom unit and will cover 26.59% of the 5700 Sq ft lot. The style of the home is Front End Gable, 2.5 stories, a style which is predominant in the neighborhood. We are adding details like, a 2 story open front porch, front board and bat vertical siding and metal roofing on the front porch and side dormers for an added element of interest. The siding will be predominantly gray with white accents and will have black windows. The lot will be professionally landscaped and will include patios for each unit and a 6 ft privacy fence along the sides and rear of the property.

Existing

The existing structure is a non-conforming 3 bedroom single family home, front end gable, 2.5 stories and covers 17.49% of the lot. The home is very old and structurally inadequate to renovate. The lot coverage will increase by less than 10% from 17.49 to 26.59% with the new structure. Open Space will increase from 64% to 65.46% with the new structure as the pervious asphalt parking area will shrink from 943 to 501 sq ft. The living area will increase from 1541 sq ft to 3155 sq ft. The siding on the existing structure is partly asphalt shingle and partly asbestos. There is a 2 story porch on the existing structure which is enclosed with windows in poor condition. The new structure will also have a two story porch but will be open for much better curb appeal. The height of the existing structure is 25.44 ft and will only increase to 26' (7 feet less than the maximum height allowed). The landscaping is un-managed on the current lot with overgrown bushes in the front of the building.

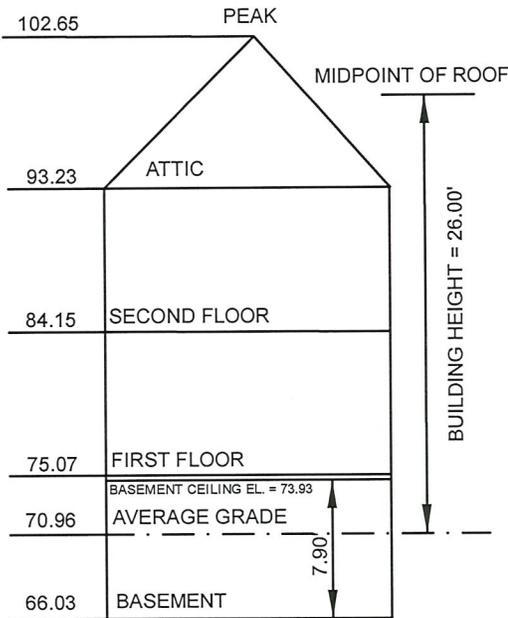
Neighborhood

There are 33 buildings on Grant Ave, 25 are 2 unit buildings. 13 Grant Ave sits between 7-9 Grant and 15 Grant. Both are 2 unit condominium buildings. The current set back between 15 and 13 Grant is 8'. This set back will increase to 10.5 ft. The current set back between 13 and 7-9 is 18.3 ft and will decrease to 17.5' (less than a foot, but 7.5 feet greater than the minimum required setback). We will be using the existing driveway opening and shrinking the parking area coverage. Storm water management will be on-site self contained basins. The impact to the street is improved by the new structure. The proposed building is in line with sections 6-d and 7.4 of the building code, capturing the character of the neighborhood. The predominant general design in the neighborhood is Front end Gable. The front doors are street facing and the depth of the doors from each other is less than 25% of the required front set back.

See table below comparing direct Grant Ave abutters.

	living area	lot size	frontage	lot coverage	# of bedrooms
7-9 Grant existing	4574	6480	54'	28.22	7
13 Grant proposed	3155	5700	47.5'	26.59	5
15 Grant existing	3512	4500	37.5'	27.91	6

Living area excludes basement. Lot coverage for 7-9 and 15 estimated using first floor living area as compared to lot size.



BUILDING SECTION - NOT TO SCALE
62.61 % OF BASEMENT IS BELOW GROUND
NOTE: BASEMENT IS NOT A STORY

NOTES:

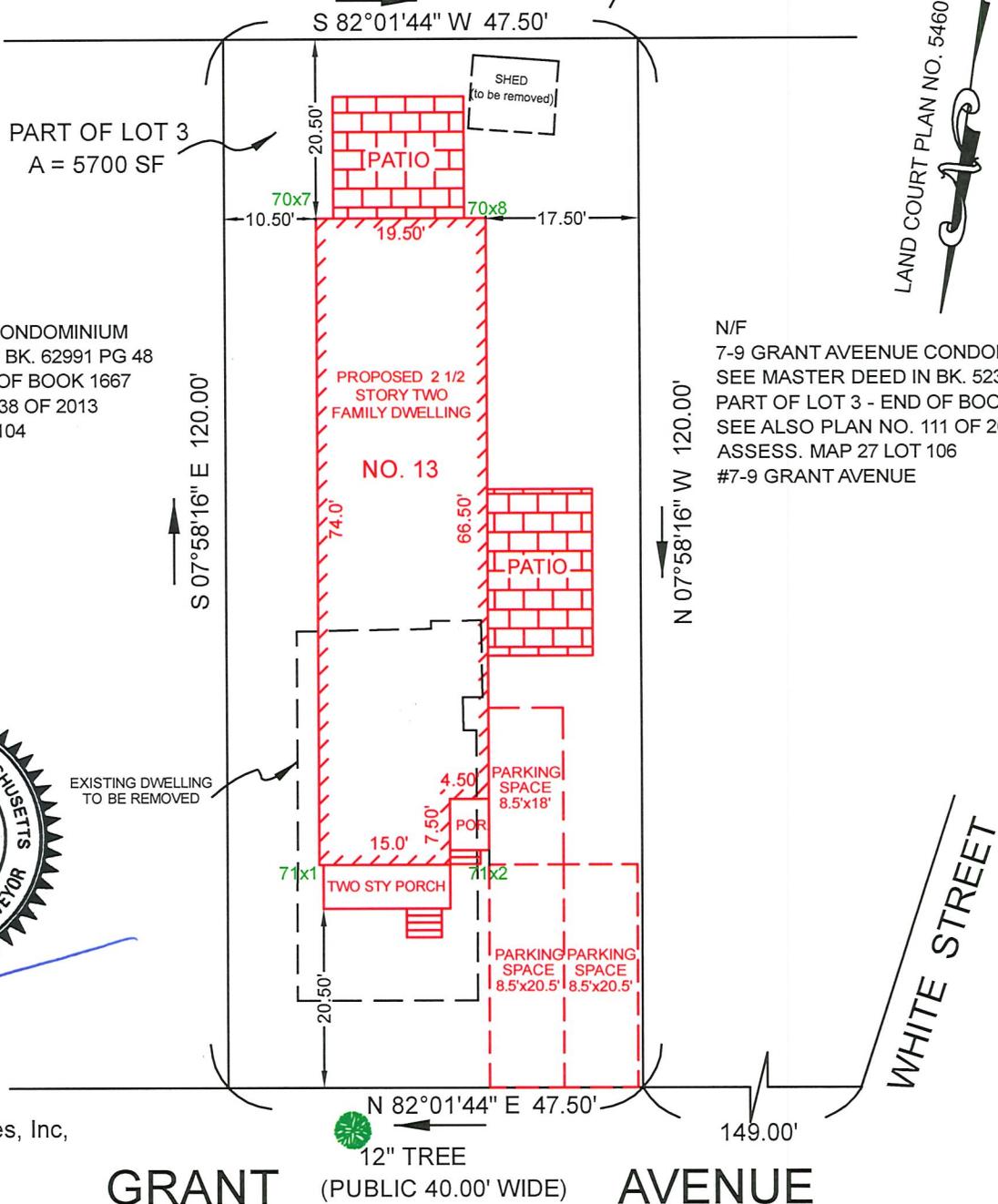
- 1.) This plan was prepared from an instrument survey
- 2.) Deed Reference: Book 79621 Page 318
- 3.) Plan Reference: end of book 1667
- 4.) Zoning District: General Residence
- 5.) This property is not located within wetlands as shown on the Town of Belmont wetlands map.
- 6.) The subject property is located in Zone X, area of minimal flood hazard as shown on the Flood Insurance Rate Map for Community No. 250182, dated 6/4/2010.
- 7.) 71x1 denotes existing grade
- 8.) BENCHMARK: Top of hydrant spindle at the intersection of A St. and Grant Ave. Elevation = 72.31

N/F
ANTHONY D. AND DONNA M. MERULLO
BK. 17522 PG 173
LOTS 2 & 3 - PLAN BOOK 343 PLAN 26
ASSESS. MAP 27 LOT 110
#14R WAVERLEY STREET

N/F
WAVERLEY CROSSING II CONDOMINIUM
SEE MASTER DEED IN BK. 69308 PG 1
LOT 2 - PLAN NO. 180 OF 2013
SEE ALSO PLAN NO. 452 OF 2017
ASSESS. MAP 27 LOT 109
#52-54 WHITE STREET

N/F
15 GRANT AVENUE CONDOMINIUM
SEE MASTER DEED IN BK. 62991 PG 48
PART OF LOT 3 - END OF BOOK 1667
SEE ALSO PLAN NO. 938 OF 2013
ASSESS. MAP 27 LOT 104
#15 GRANT AVENUE

N/F
7-9 GRANT AVENUE CONDOMINIUM
SEE MASTER DEED IN BK. 52318 PG 468
PART OF LOT 3 - END OF BOOK 1667
SEE ALSO PLAN NO. 111 OF 2009
ASSESS. MAP 27 LOT 106
#7-9 GRANT AVENUE



PREPARED BY:
D & A Survey Associates, Inc,
P.O. Box 621
Medford, MA 02155
781-324-9566

ZONING DISTRICT:

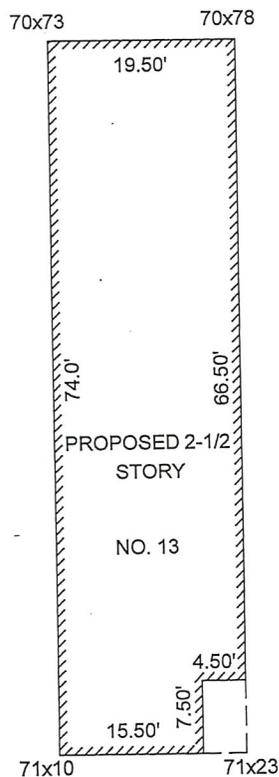
	FRONT SETBACK	SIDE SETBACK (L)	SIDE SETBACK (R)	REAR SETBACK	MAX LOT COVERAGE	MIN OPEN SPACE	MIN LOT FRONTAGE	LOT AREA
GENERAL RESIDENCE	20'	10.1'	20.5'	20'	30%	40%	50'	5000SF
EXIST.	10.1'	8.0'	18.3'	67.6'	17.49%	65.46%	47.5'	5700SF
PROP.	20.5'	10.5'	17.5'	20.5'	26.59%	64.0%	47.5'	5700SF

CERTIFIED PLOT PLAN

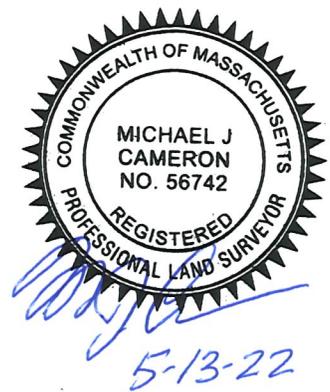
Owner: 28 Hall Ave LLC
Location: 13 Grant Avenue
Assessors: Map 27 Lot 105
Application No: _____
Date: May 12, 2022
Scale: 1" = 20'

BASEMENT STORY CALCULATION

SIDE	CEILING ELEVATION	BEGINNING ELEVATION	ENDING ELEVATION	LENGTH (FT)	CEILING HEIGHT (FT)	TOTAL AREA (SF)	AREA ABOVE GRADE (SF)	AREA BELOW GRADE (% OF TOTAL)
A	73.93	71.10	70.73	74.0	7.90	584.6	223.0	61.85
B	73.93	70.73	70.78	19.5	7.90	154.05	60.32	60.84
C	73.93	70.78	71.23	74.0	7.90	584.6	216.45	62.97
D	73.93	71.23	71.10	19.5	7.90	154.05	52.53	65.90
				187.0		1477.3	552.3	62.61
62.61% OF BASEMENT IS BELOW AVERAGE GRADE. BASEMENT IS NOT A STORY.								



71x10 DENOTES EXISTING AND PROPOSED GRADE
AVERAGE GRADE = 70.96



CERTIFIED PLOT PLAN

PREPARED BY:
D & A Survey Associates, Inc,
P.O. Box 621
Medford, MA 02155
781-324-9566

Owner: 28 Hall Ave LLC
Location: 13 Grant Avenue
Assessors: Map 27 Lot 105
Application No: _____
Date: May 12, 2022
Scale: 1" = 20'

D & A SURVEY ASSOCIATES, INC.
P.O. BOX 621
MEDFORD, MA 02155

13 GRANT AVENUE, BELMONT, MA

EXISTING AND PROPOSED AVERAGE GRADE:

$71.10 + 71.23 + 70.78 + 70.73 = 283.84/4 = 70.96$

LOT COVERAGE CALCULATION:

PERCENTAGE OF TOTAL LOT AREA COVERED BY STRUCTURES OR ROOFED

- **EXISTING**
- ROOFED STRUCTURE: 885 SF
- BULKHEAD: 31.1 SF
- SHED: 81.0 SF
- $997.1 \text{ SF} / 5700 \text{ SF} = 17.49 \%$

- **PROPOSED**
- ROOFED STRUCTURE: 1443 SF
- PORCH: 72.5 SF
- $1515.5 \text{ SF} / 5700 \text{ SF} = 26.59 \%$

OPEN SPACE CALCULATION:

AN OPEN AREA ON A LOT, UNBUILT ON, CONTAINING LANDSCAPE MATERIALS, PEDISTRIAN WALKS, PATIOS, RECREATIONAL FACILITIES, BUT EXCLUDING DRIVEWAYS AND PARKING AREAS

EXISTING

- ROOFED STRUCTURE + BULKHEAD + SHED = 997.1 SF
- STEPS = 37.3
- DRIVEWAY = 943 SF
- $5700 \text{ SF} - (997.1 \text{ SF} + 37.3 \text{ SF} + 934 \text{ SF}) / 5700 \text{ SF} = 65.46\%$

PROPOSED

- ROOFED STRUCTURE + PORCH = 1515.5 SF
- STEPS = 32 SF
- DRIVEWAY = 501.5 SF
- $5700 \text{ SF} - (1515.5 \text{ SF} + 32 \text{ SF} + 501.5 \text{ SF}) / 5700 \text{ SF} = 64.0\%$



SHEET 3 OF 3

5-13-22

Zoning Compliance Check List
Properties Located within the GR Zoning Districts
 (To be Completed by a Registered Land Surveyor)



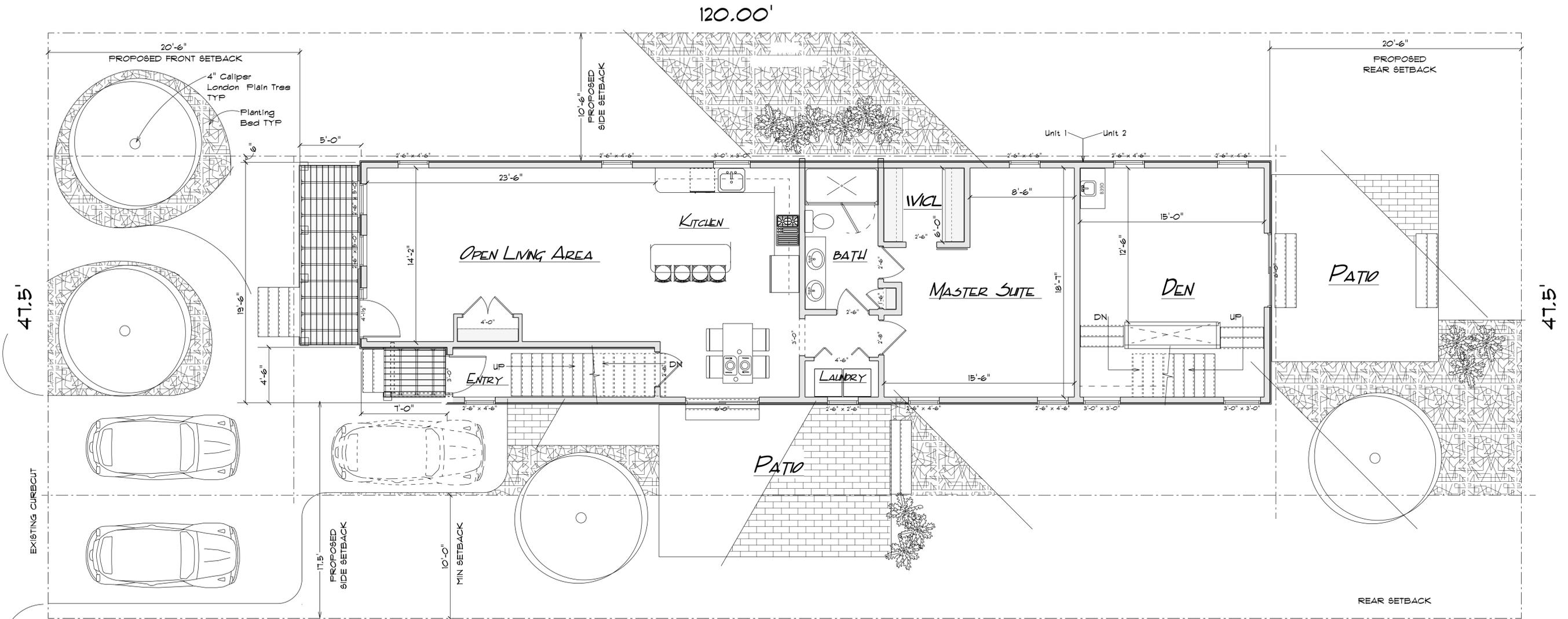
Property Address: 13 GRANT AVENUE Zoning District: General Residence

Surveyor Signature and Stamp: *MJ Cameron* Date: 5-13-22

Per §4.2 of the Zoning By-Laws				
		REQUIRED	EXISTING	PROPOSED
Lot Area (sq. ft)		5000	5700	5700
Lot Frontage (feet)		50'	47.5'	47.50'
Lot Area/Unit (sq. ft/d.u.)		3500	2850	2850
Lot Coverage (% of lot)		30% (max)	17.49%	26.59%
Open Space (% of lot)		40%	65.46%	64.0%
Setbacks: (feet)	➤ Front	15'	10.1'	20.5'
	➤ Side/Side	10'/10'	8.0'/18.3'	10.5'/17.5'
	➤ Rear	20'	67.6'	20.5'
Building Height:	➤ Feet	33' (max)	25.44'	26.0'
	➤ Stories	2 ½	2 ½	2 ½
½ Story (feet) (Per § 1.4)	➤ Perimeter	93.5'*	-	67'*
	➤ Area	811 sf*	-	468.5 sf*
	➤ Length	55.5'*	-	33.5'*
Per §6D of the Zoning By-Laws				
		REQUIRED	EXISTING	PROPOSED
Front Doors:	➤ Face Street		YES	YES
	➤ Setback		10.1'	25.5 & 33.0'
Curb Cut				
HVAC:	➤ Front Yard	Not Allowed	N/A	Not Within Front Yard
	➤ Side/Rear Setbacks	10'/20'	N/A	10'/20'

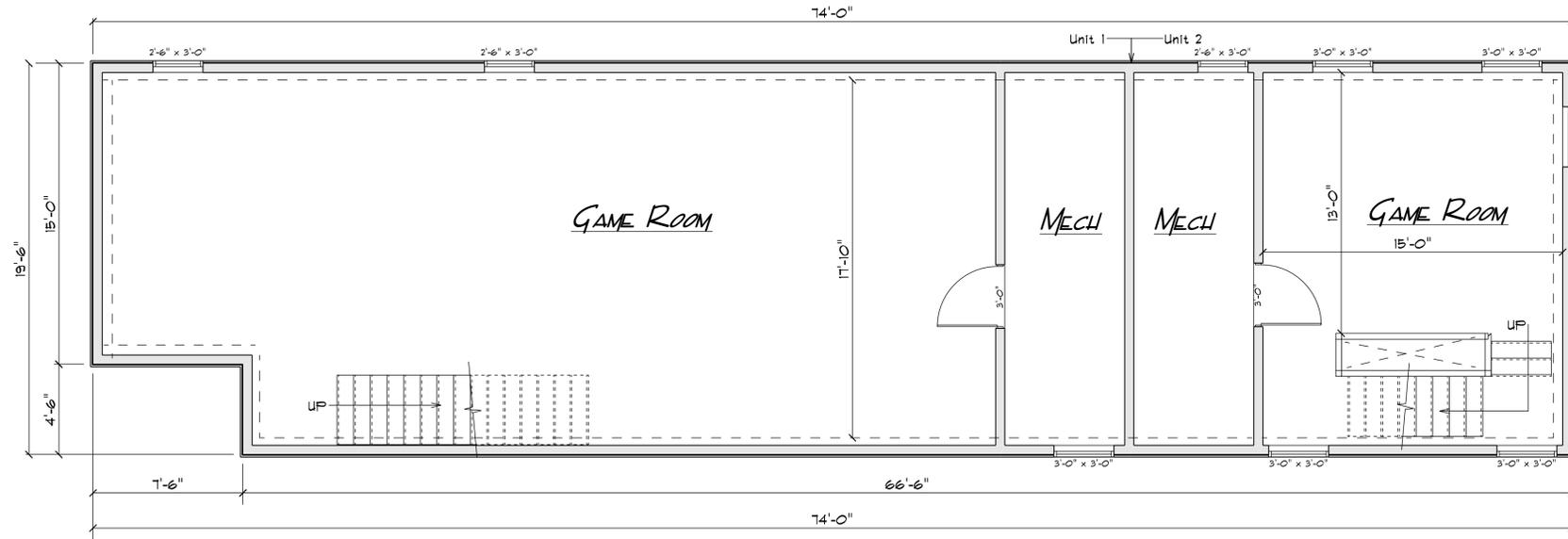
SUBMIT CALCULATIONS for all of the requirements listed above on a separate piece of paper(s) to verify how they we calculated.

* Provided by Architect



FIRST FLOOR

1/4" = 1'-0"



BASEMENT

1/4" = 1'-0"

UNIT AREAS:

Unit 1 Area: 970 SQ Ft (843 SQ FT Basement)
 Unit 2 Area: 2185 SQ Ft (399 SQ FT Basement)

DDS
 13 Grant ST
 Belmont, MA

SD 3 A-1

Dugger Development Services
 25 Beach Road
 Gloucester, MA 01930

Friday, May 3, 2020

HALF STORY CALCULATION:

- a) Wall height greater than 3' above floor level $33.5' \times 2 = 67' < 93.5'$
or $1/3 > 1/2$ the Perimeter of 2ND floor
- b) Space having 5' headroom + 468 SQ FT < 811 SQ FT or 60% of 1352 SQ FT
- c) Length of dormer $33'5" < 55.5'$ or 75% of each side of 2ND floor roofline
- d) No portion of the undetermined height will exceed 12'-0"

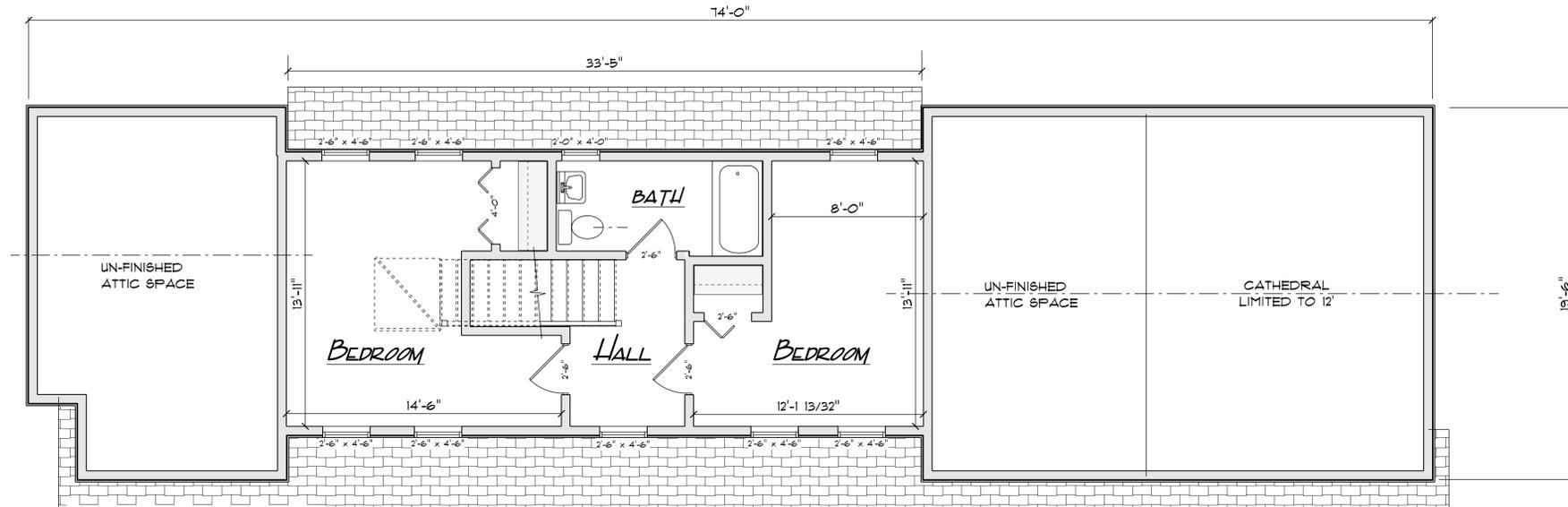
DDS

13 Grant ST
Belmont, MA

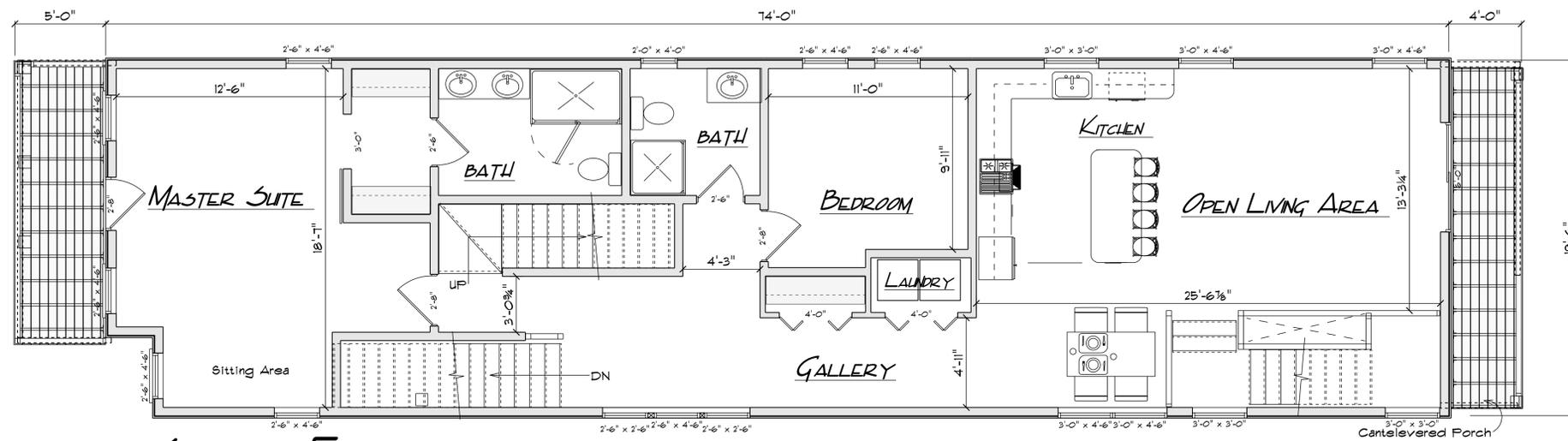
SD 3 A-1.2

Dugger Development Services

©2014 Dugger Development Services
978-688-3391 jdd@dd.com
25 Beach Road
Gloversville, MA 01930



Attic Floor
1/4" = 1'-0"



Second Floor
1/4" = 1'-0"

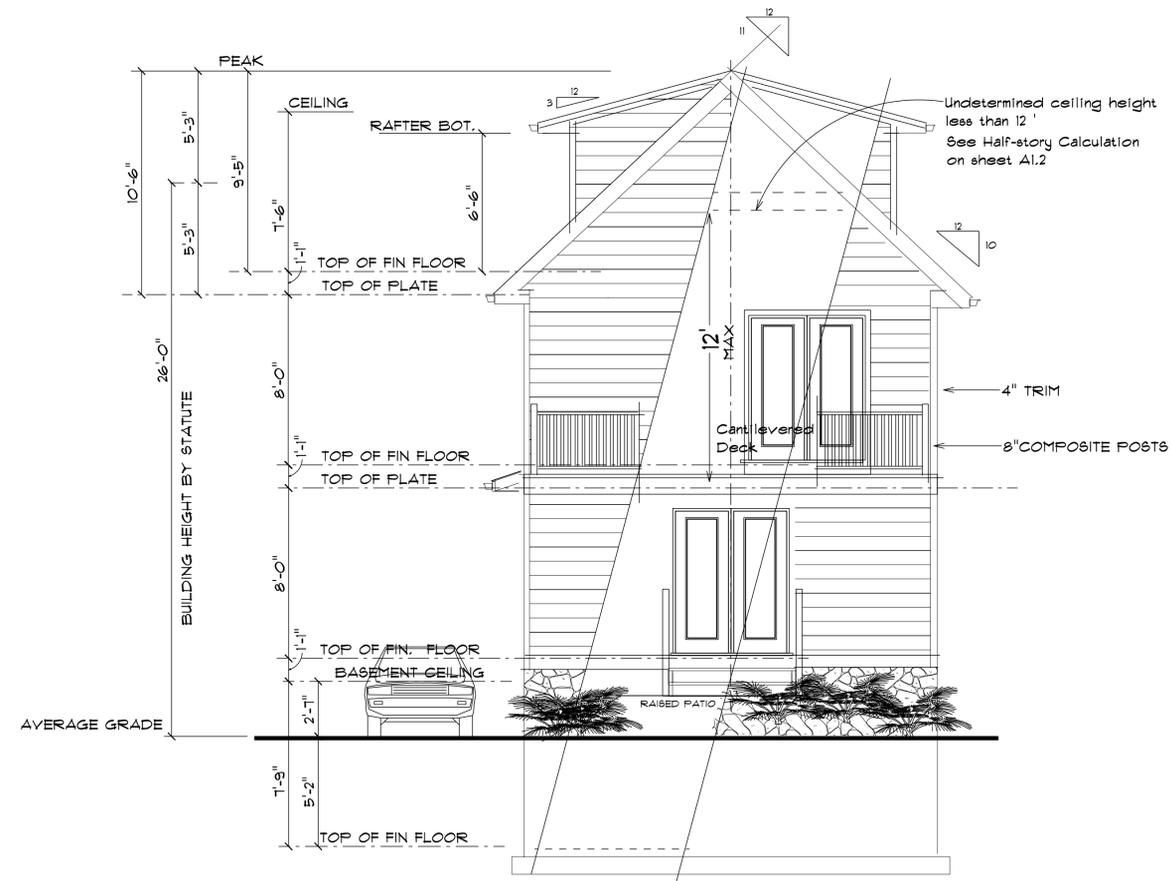


LEFT ELEVATION

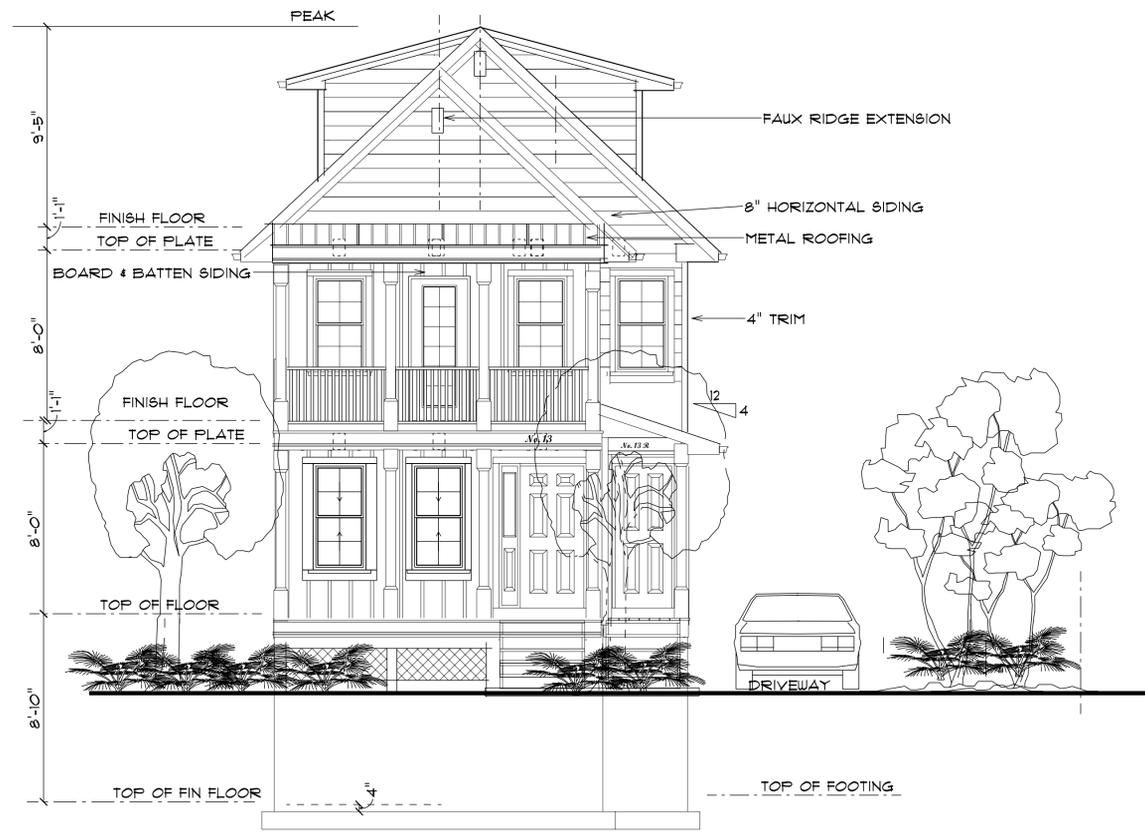


DRIVEWAY ELEVATION

<p>DDS</p>	<p>13 Grant ST Belmont, MA</p>
<p>SD 3 A-3</p>	<p>Dugger Development Services ©2017 All rights reserved. 25 Beach Road 978-618-3391 dd@dd.com dd.com dd.com Gloucester, MA 01930</p>

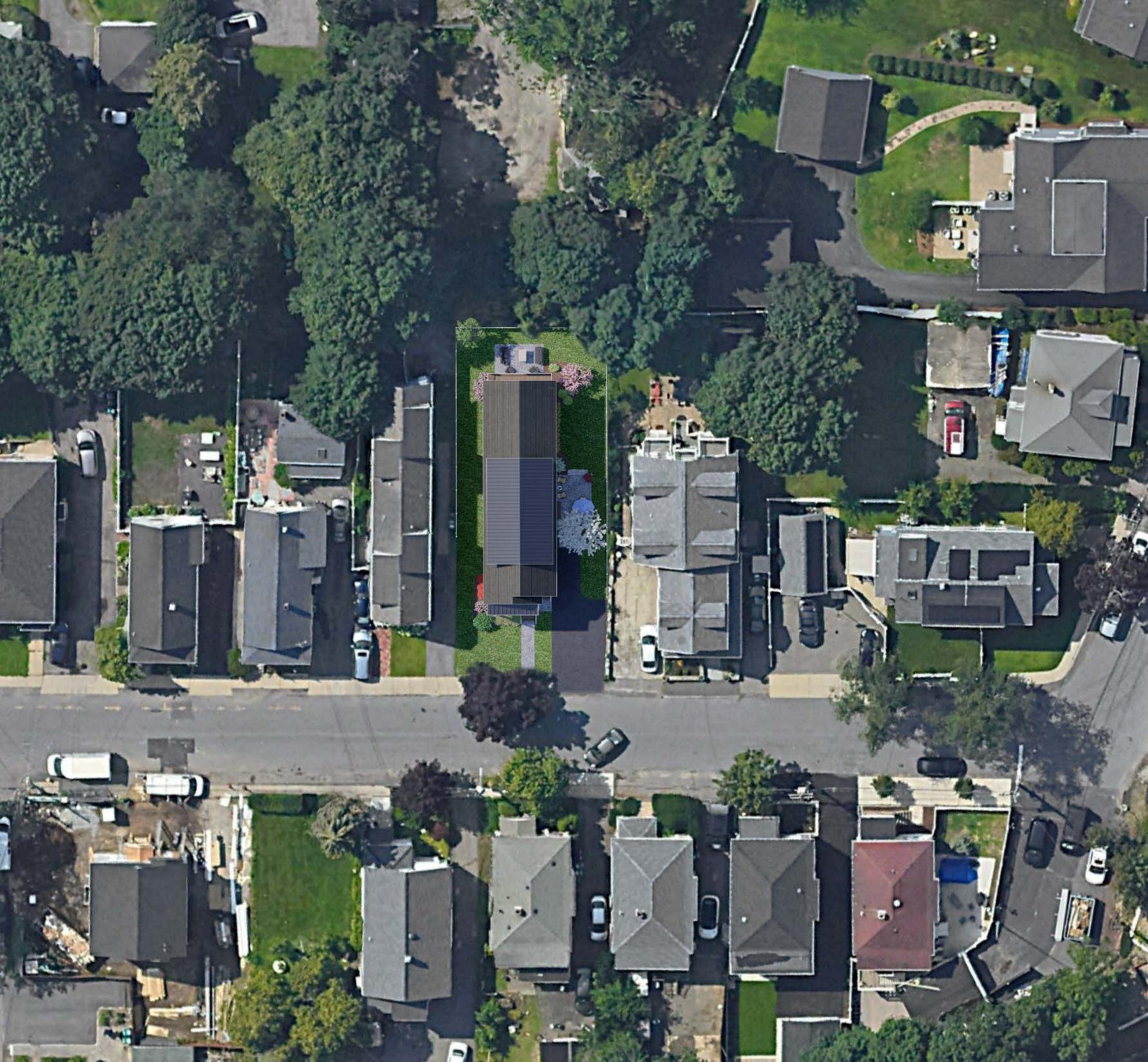


BACK ELEVATION



STREET ELEVATION

DDS	13 Grant ST Belmont, MA
SD 3 A-2	
<small>Priority 1/19/18 10:00</small>	Dugger Development Services <small>©2017 All rights reserved 978-618-3391 jediale@comcast.net 25 Beach Road Gloucester, MA 01930</small>











13 Grant Ave



13 Grant Ave rear view



Text

13 Grant Ave



15 Grant Ave 2
units



7-9 Grant Ave, 2 units



Temp columns
throughout
basement