

RECEIVED
TOWN CLERK
BELMONT, MA

CASE NO. 23-23

2023 AUG 16 AM 9:10

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, September 11, 2023 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 Rodrigo Martinez & Kristin Hamann, for ONE Special Permit under section 1.5 of the By-Law to construct a one story addition, reconfigure the roofline, and renovate the first and second stories at 18 Blake Street located in a Single Residence (SR-C) Zoning District. Special Permit: (1) §4.2.2 of the By-Law requires a minimum front setback of 24.1', the existing and proposed front setback is 22.8'.

ZONING BOARD OF APPEALS



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

July 7, 2023

Rodrigo Martinez & Kristin Hamann
18 Blake Street
Belmont, MA 02478

RE: Denial to Construct a One-Story Addition & Renovate First & Second Floors

Dear Mr. Martinez & Ms. Hamann

The Office of Community Development is in receipt of your building permit application for the construction of One-Story Addition & Renovate First & Second Floors at 18 Blake Street located in a 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, Section 4.2.2 of the By-Law Dimensional Regulations requires a minimum front setback of 24.1'.

1. The existing and proposed Blake Street front setback is 22.8'.

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 one (1) Special Permit from the **Zoning Board of Appeals**. If you choose this option, please contact the Office of Community Development to schedule an appointment with **Gabriel S. Distler**, Staff Planner, at (617) 993-2666 or gdistler@belmont-ma.gov in order to begin the process.

Sincerely,

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



Town of Belmont
Zoning Board of Appeals

APPLICATION FOR A SPECIAL PERMIT

Date: 7/31/23

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 18 Blake 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 second floor remodel and roof reconstruction on a structure with an existing non-conforming front setback

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

Signature of Petitioner Ruiz
Print Name RODRIGO MARTINEZ
Address 18 BLAKE ST.
BELMONT, MA
Daytime Telephone Number (617) 480-2347

Belmont ZBA

Special Permit Narrative Statement

18 Blake Street

Rodrigo Martinez and Kristin Hamann of 18 Blake Street seek a **special permit to maintain an existing nonconforming front setback.**

The home is a 2 ½ story cottage with a large hip roof and several dormers. Rodrigo and Kristin would like to reconfigure the roofline to create the look of an arts and craft style home with gable rooflines.

The front of the house is at 22.8' from Blake Street, and the required setback is 24.1. The second floor and attic reconfiguration involves reframing this nonconforming front wall and roofline, while still maintaining the same setback.

This change in the massing will create a more functional second floor by incorporating 271 sf that is currently eave space. Currently the second floor has two bedrooms and one bathroom. By capturing this eave space, the proposed reconfiguration will accommodate three bedrooms and two bathrooms. In the attic, the reconfiguration will allow for an additional 114 sf (gross) of storage space, and the gable end walls will provide some natural daylight.

Also as part of the remodel, Rodrigo and Kristin would like to reconfigure the first floor space and add an additional 197 sf on the left side. We have designed this one story side addition to be set back from the main façade so that it conforms to all setbacks and is allowed by right.

The current height is 19.6' to the midpoint, and the proposed height is 24.1' to the midpoint, still well below the 30' requirement and very consistent with many of the homes in the neighborhood.

Rodrigo and Kristin have shared these plans with and received support from neighbors. We will be providing a signed petition demonstrating neighborhood support.

In summary, the overall effect will be in harmony with the architecture and scale of the neighborhood. The proposed design is in keeping with the intent of Town Meeting and the Planning Board Special permit criteria (Section 1.5.4.B) and is not substantially detrimental to the neighborhood.

Thank you for your consideration on this matter.

Zoning Compliance Check List (Registered Land Surveyor)

Property Address: 18 Blake Street
 Surveyor Signature and Stamp: _____

Zone: SRC
 Date: _____

	REQUIRED	EXISTING	PROPOSED
Lot Area	9,000 S.F.	10,969 S.F.	10,969 S.F.
Lot Frontage	75'	204.85'	204.85'
Floor Area Ratio	N/A	N/A	N/A
Lot Coverage	25%	13.4%	17.3%
Open Space	50%	81.5%	77.7%
Front Setback	24.1'	22.8'	22.8'
Front Setback	25.0'	54.8'	54.8'
Side Setback	10'	18.1'	10.6'
Rear Setback	30'	47.0'	34.6'
Building Height	30'	19.6**	24.1**
Stories	2-1/2	2-1/2	2-1/2
1/2 Story Calculation See basement calc. sheets. *To midpoint			

NOTES:



Douglas Johnston 6-8-13

10
BELMONT

$$109.04 + 102.97 = 207.01 / 2 = 103.51 \times 37.1 = 3,849.54$$

$$102.97 + 102.23 = 205.20 / 2 = 102.60 \times 30.2 = 3,098.52$$

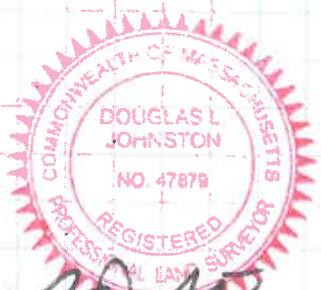
$$102.23 + 103.30 = 205.53 / 2 = 102.77 \times 37.1 = 3,812.77$$

$$103.30 + 109.04 = 207.34 / 2 = 103.67 \times 30.2 = 3,130.83$$

$$\underline{134.60} \quad \underline{13,891.66}$$

$$13,891.66 / 134.60 = 103.21$$

$$\boxed{103.21} = \text{AUG GRADE}$$



Douglas L. Johnston
6/8/23

DLJ Geomatics
276 North Street
Weymouth, MA 02191
landsurv23@gmail.com
781-812-0457

18 Blake Street
Belmont, MA 02478

There are four segments of foundation walls. They are 6.91' tall.

SEGMENT	LENGTH	TOTAL FACE	BELOW GRADE
A	37.1'	256.36 S.F.	216.29 S.F.
B	30.2'	208.68 S.F.	148.58 S.F.
C	37.1'	256.36 S.F.	188.84 S.F.
D	30.2'	208.68 S.F.	180.90 S.F.
TOTALS		930.08 S.F.	734.61 S.F.

$734.61/930.08=.7898$

The foundation walls are 78.98% below grade.



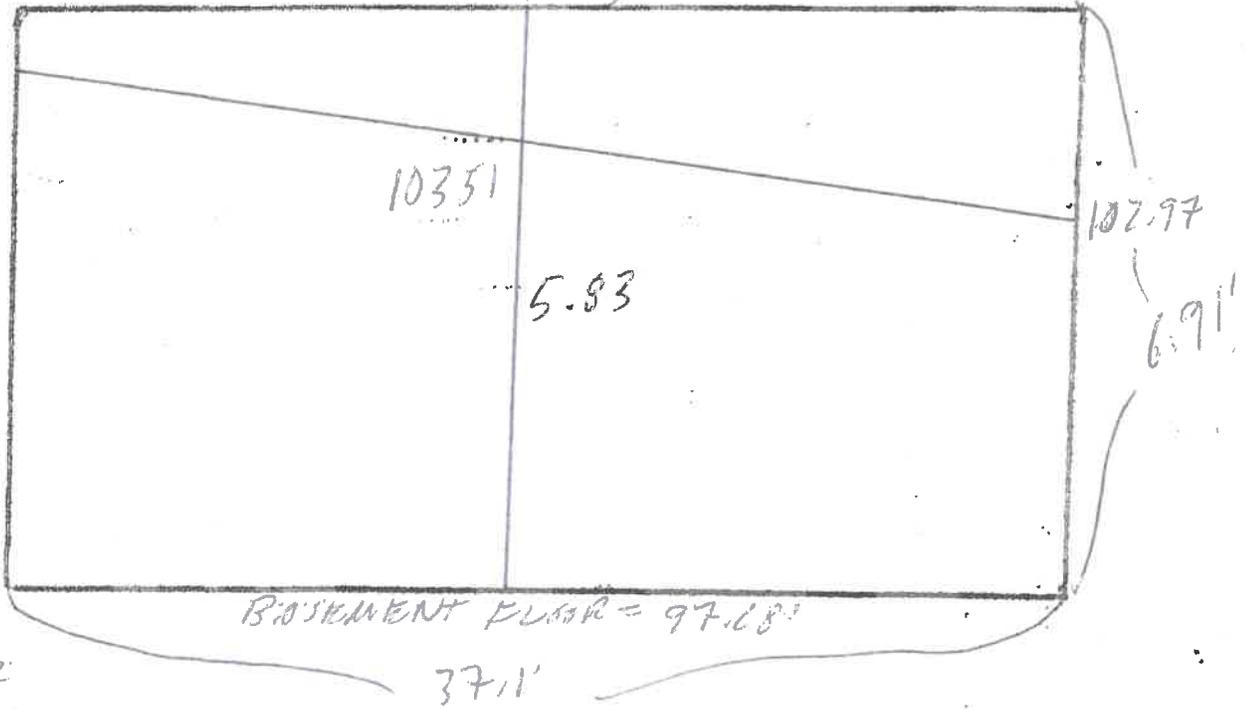
37.1
x 6.91

256.36

TOTAL
FACE
OF
WALL

SEG "A"

BASEMENT CEILING = 104.59'



104.04
x 6.83

216.09

BELOW
GRADE

216.09

256.36 = .8437

39.37%
BELOW GRADE

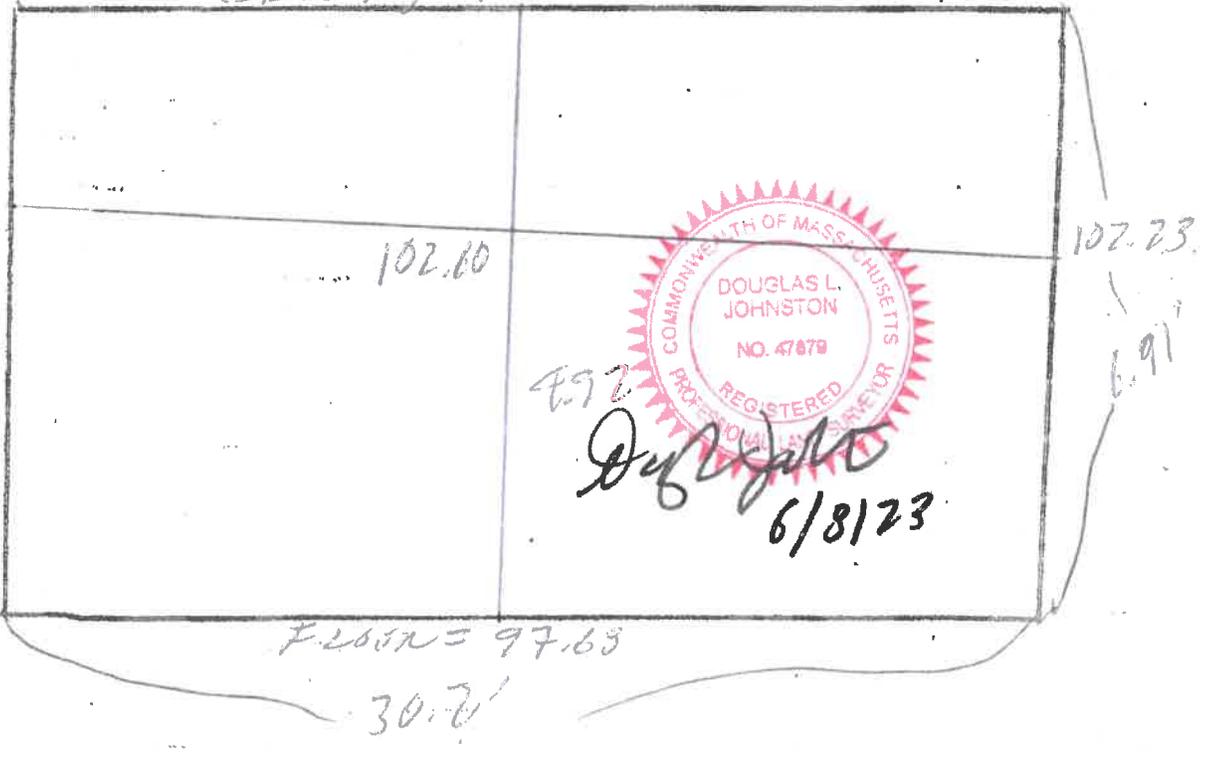
30.2
x 6.91

208.68

TOTAL
FACE
OF
WALL

SEG "B"

CEILING = 104.59



30.2
x 6.91

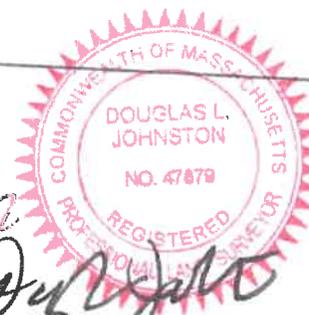
208.68

BELOW
GRADE

18.58

28.63 = .7112

71.12%
BELOW
GRADE



6/8/23

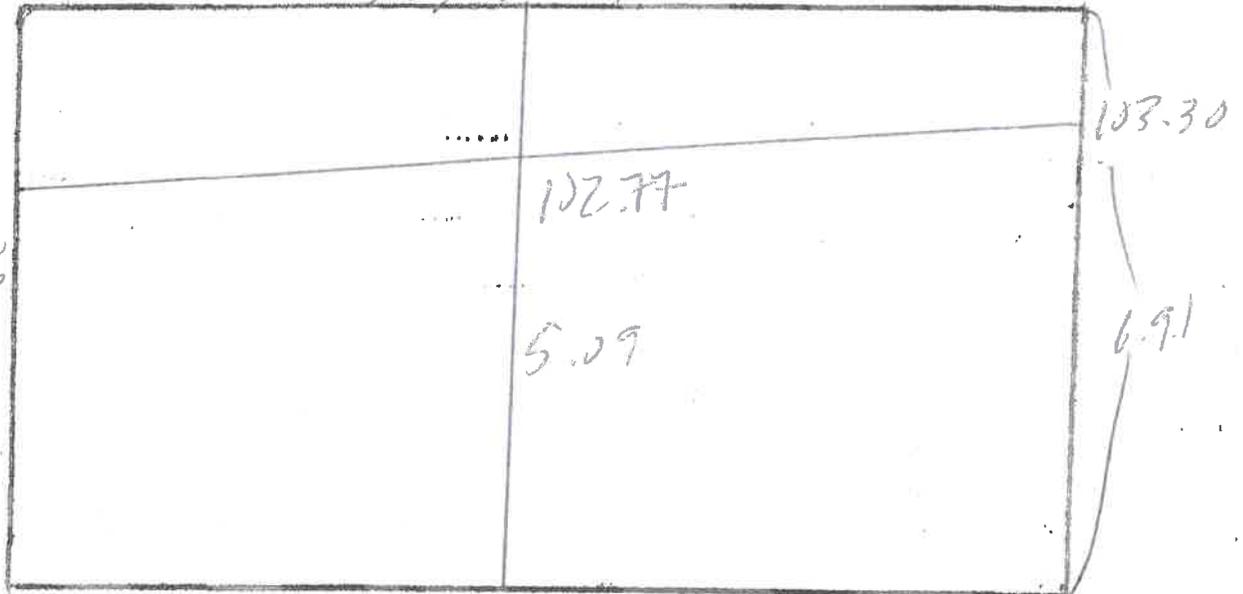
BELOW

371 TOTAL
 x 6.91 FACE

 256.36 WALL

5'6" 0"

CEILING = 109.59



102.23
 371 - BELOW
 x 5.09 grade

 188.94

188.94
 256.36 = 73.66%

73.66%
 BELOW grade

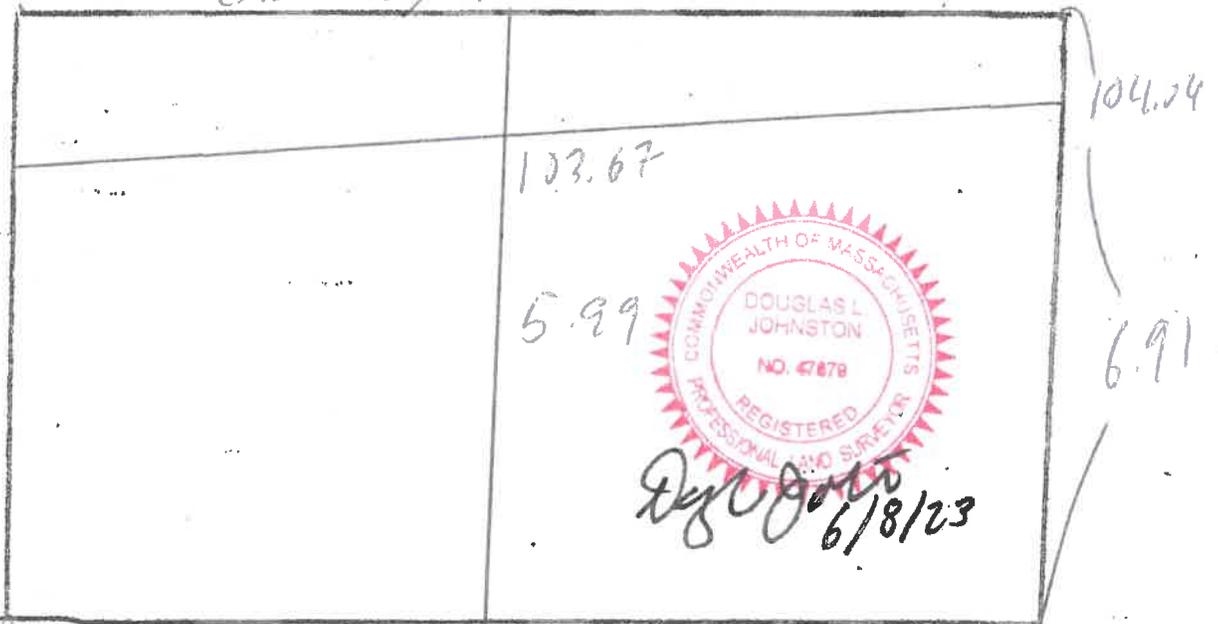
FLOOR = 97.63
 371'

30.2 TOTAL
 x 6.91 FACE

 208.68 WALL

5'6" 0"

CEILING = 109.59



103.30
 30.2 - BELOW
 x 5.99 grade

 180.90

180.90
 208.68 = 86.69%

86.69%
 BELOW grade

FLOOR = 97.63
 30.2'



Def J...
 6/8/23

ZBA SET JUNE 2, 2023

ENERGY AUDIT:

COMPLIANCE DETERMINED BY MASSACHUSETTS STRETCH ENERGY CODE (IECC 2021 W/ MASS AMENDMENTS SECTION N1101). PROPERTY FALLS UNDER CLIMATE ZONE 5A.

PRESCRIPTIVE OPTION FOR RESIDENTIAL ADDITION (401.3):

1. RENOVATION TO COMPLY WITH ENERGY STAR QUALIFIED HOMES THERMAL BYPASS INSPECTION CHECKLIST. INSULATION VALUES AS FOLLOWS: R60 ROOF R-VALUE, R30 FLOOR R-VALUE, R20+5 WALL R-VALUE, R15/19 BASEMENT / CRAWL SPACE WALL R-VALUE.
2. RENOVATION TO COMPLY WITH ENERGY STAR PROGRAM REQUIREMENTS FOR RESIDENTIAL WINDOWS, DOORS, AND SKYLIGHTS - VERSION 5.0. ALL NEW WINDOW GLAZING TO BE .30 U FACTOR AND SKYLIGHTS TO BE .55 U-FACTOR.
3. HEATING / COOLING DUCTS TO BE SEALED AND TESTED TO MEET REQUIREMENTS OF 401.3.

PROJECT INFORMATION:

BELMONT ZONING SR-C:

REQUIRED:

MAX 25% LOT COVERAGE
MIN 50% OPEN SPACE

FRONT YARD SETBACK: 25'-0" OR AVERAGE
REAR YARD SETBACK: 30'-0"
SIDE YARD SETBACK: 10'-0"

MAX HEIGHT: 2 1/2 STORIES,
30' TO MIDPOINT AND 34' TO RIDGE

DRAWING LIST

- A1 COVER SHEET
- A2 EXISTING CELLAR FLOOR PLAN
- A3 NEW CELLAR PLAN
- A4 EXISTING FIRST FLOOR PLAN
- A5 NEW FIRST FLOOR PLAN
- A6 EXISTING SECOND FLOOR PLAN
- A7 NEW SECOND FLOOR PLAN
- A8 EXISTING ATTIC FLOOR PLAN
- A9 NEW ATTIC FLOOR PLAN
- A10 EXISTING ELEVATIONS
- A11 NEW ELEVATIONS

BELMONT GROSS FLOOR AREA CALCS:

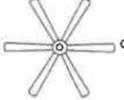
EXISTING GROSS FLOOR AREA:
0 SF CELLAR
1132 SF FIRST FLOOR
849 SF SECOND FLOOR
118 SF ATTIC (6' OR GREATER)
2099 SF TOTAL

30% OF 2099 SF = 629.7 SF MAX ADDITION BY RIGHT
2099 + 629.7 = 2728.7 SF MAX

NEW TOTAL GROSS FLOOR AREA:
0 SF CELLAR
1329 SF FIRST FLOOR
1120 SF SECOND FLOOR
232 SF ATTIC (6' OR GREATER)
2681 SF TOTAL

2681 SF < 2728.7 SF THEREFORE DOES NOT REQUIRE PLANNING BOARD APPROVAL

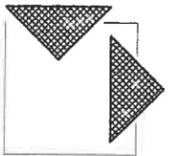
LIGHTING LEGEND

-  RECESSED LED CAN LIGHT - AS SELECTED BY OWNER
-  CEILING MOUNTED PENDANT - AS SELECTED BY OWNER
-  CEILING MOUNTED DOME LIGHT - AS SELECTED BY OWNER
-  WALL MOUNTED SCONCES AS SELECTED BY OWNER
-  CEILING FAN WITH INTEGRAL LIGHT - AS SELECTED BY OWNER
-  S.D. SMOKE DETECTOR - NOTE ALL NEW AND EXISTING SMOKES TO BE HARD-WIRED PER CODE
-  S/CO HARD-WIRED SMOKE / CARBON MONOXIDE DETECTOR
-  DATA CONNECTION
-  TELEPHONE / DATA CONNECTION
-  ELECTRIC OUTLET (SPECIFIC LOCATIONS ONLY - ALL OUTLETS AS REQUIRED BY CODE ARE NOT SHOWN ON PLANS)

SYMBOL LEGEND

-  WALL TO BE DEMOLISHED
-  EXISTING WALL TO REMAIN
-  NEW WALL
-  INTERIOR ELEVATION
-  SECTION
-  DOOR TAG
-  WINDOW TAG

MILLER
DESIGN LLC

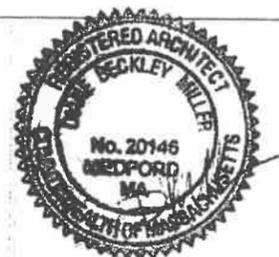


80 CLARK STREET
BELMONT, MA 02478

Architect:
Miller Design LLC
80 Clark Street
Belmont MA 02478
617-993-3157

Date: Issued for:

2/27/23	SCHEMATIC DESIGN
5/15/23	DESIGN DEVELOPMENT
5/23/23	PROGRESS
6/2/23	PROGRESS

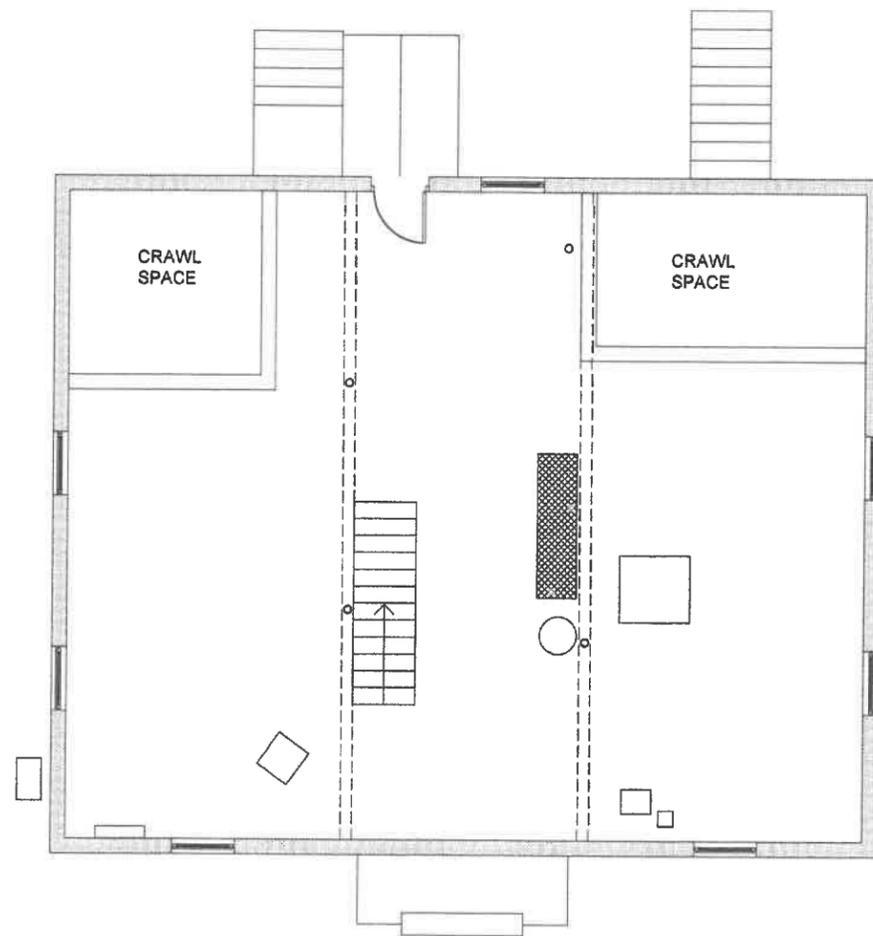


HAMANN MARTINEZ RESIDENCE
18 BLAKE STREET
BELMONT MA 02478

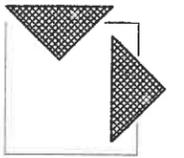
COVER SHEET

Sheet
Number:

A1



**MILLER
DESIGN LLC**

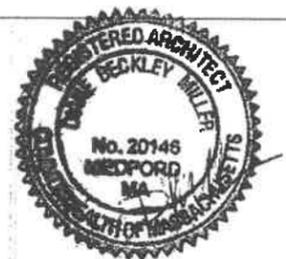


80 CLARK STREET
BELMONT, MA 02478

Architect:
Miller Design LLC
80 Clark Street
Belmont MA 02478
617-993-3167

Date: Issued for:

2/27/23	SCHEMATIC DESIGN
5/15/23	DESIGN DEVELOPMENT
5/23/23	PROGRESS
6/2/23	PROGRESS

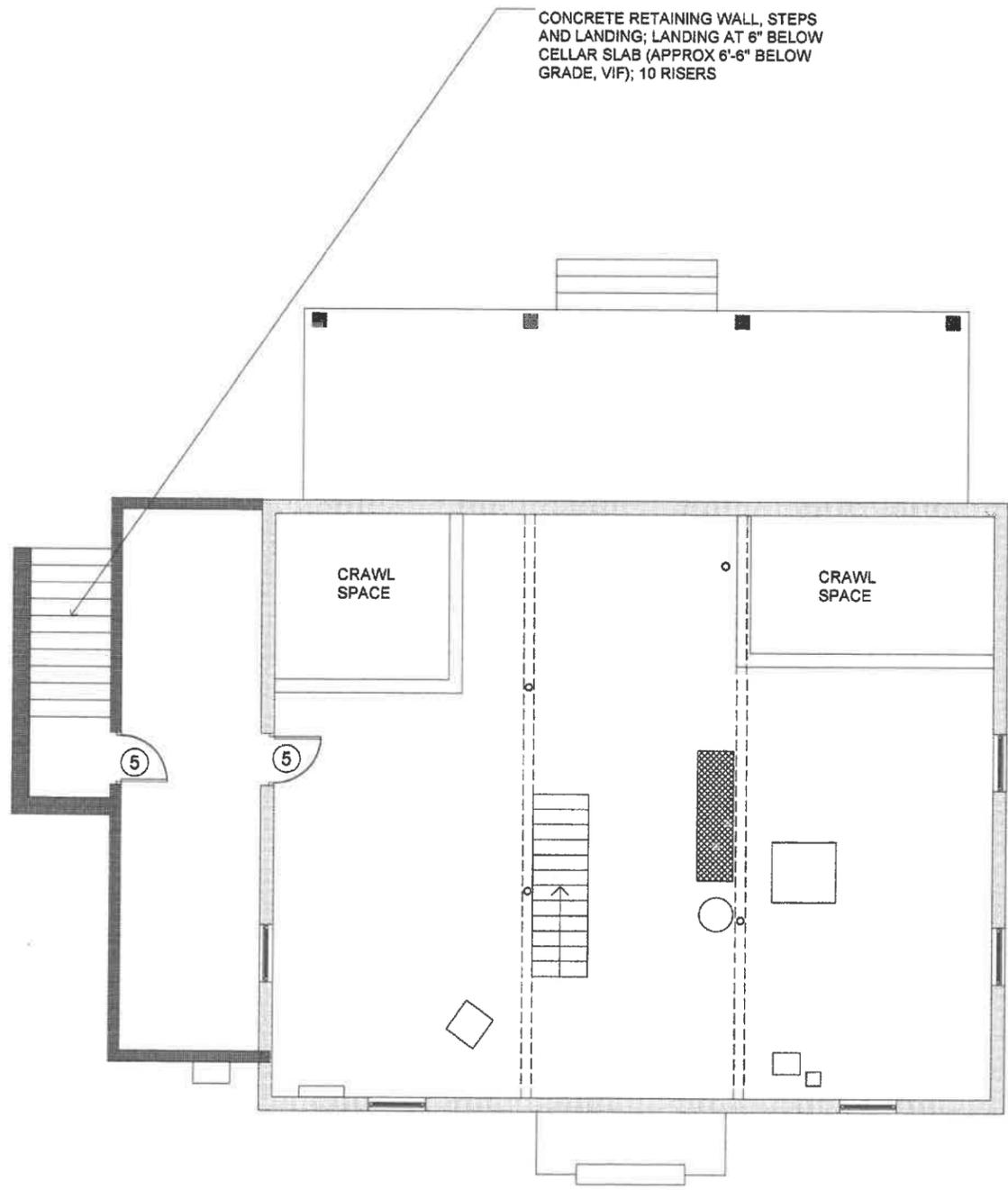


HAMANN MARTINEZ RESIDENCE
18 BLAKE STREET
BELMONT MA 02478

**EXISTING
CELLAR PLAN**

Sheet
Number:

A2



CONCRETE RETAINING WALL, STEPS
AND LANDING; LANDING AT 6" BELOW
CELLAR SLAB (APPROX 6'-6" BELOW
GRADE, VIF); 10 RISERS

CRAWL
SPACE

CRAWL
SPACE

5

5

**MILLER
DESIGN LLC**

80 CLARK STREET
BELMONT, MA 02478

Architect:
Miller Design LLC
80 Clark Street
Belmont MA 02478
617-993-3157

Date:	Issued for:
2/27/23	SCHEMATIC DESIGN
5/15/23	DESIGN DEVELOPMENT
5/23/23	PROGRESS
6/2/23	PROGRESS



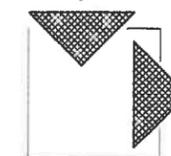
HAMANN MARTINEZ RESIDENCE
18 BLAKE STREET
BELMONT MA 02478

**NEW
CELLAR PLAN**

Sheet
Number:

A3

**MILLER
DESIGN LLC**

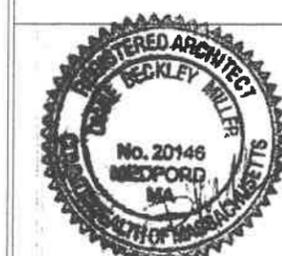


80 CLARK STREET
BELMONT, MA 02478

Architect:
Miller Design LLC
80 Clark Street
Belmont MA 02478
617-993-3157

Date: Issued for:

2/27/23	SCHEMATIC DESIGN
5/15/23	DESIGN DEVELOPMENT
5/23/23	PROGRESS
6/2/23	PROGRESS

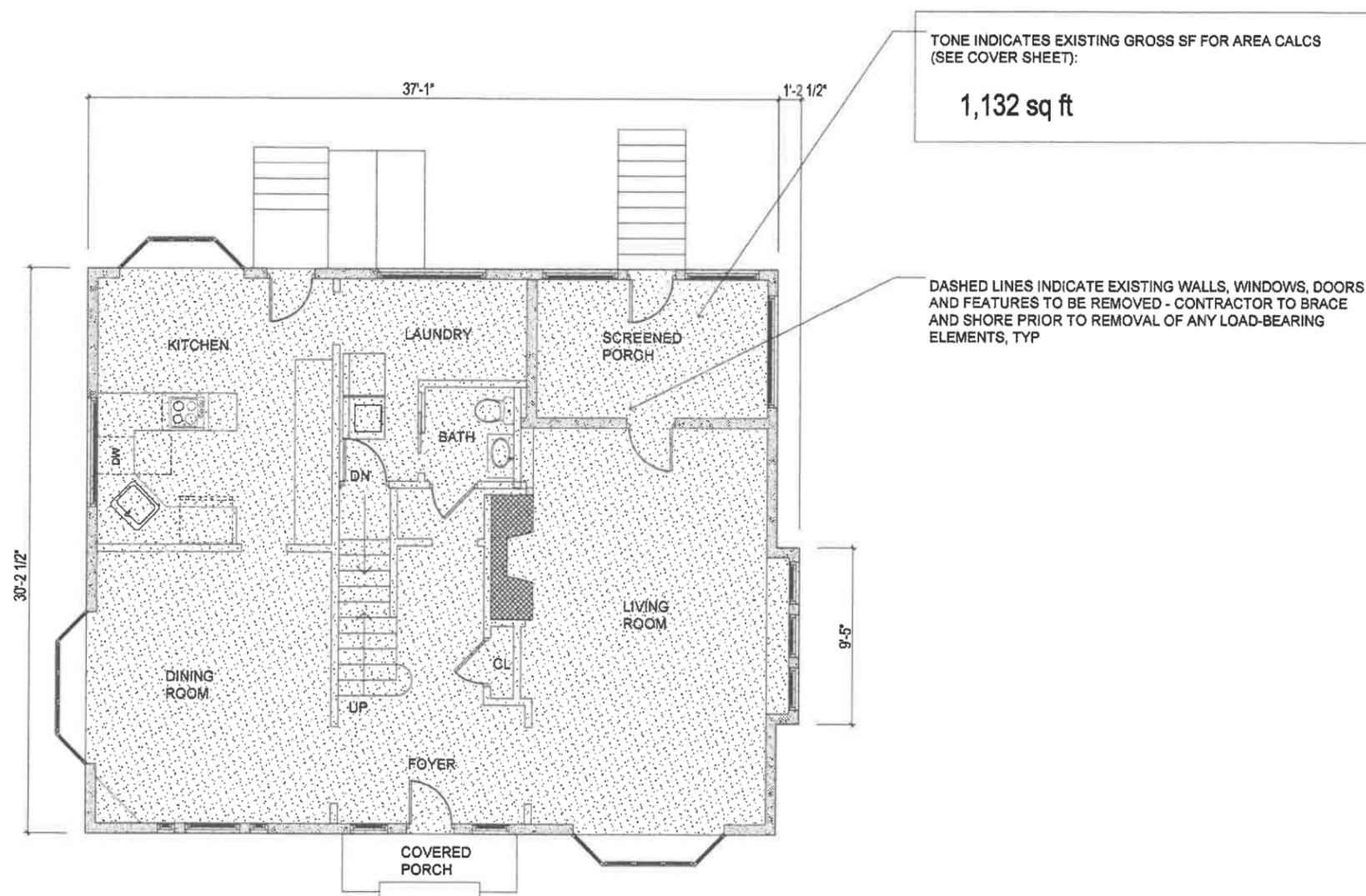


HAMANN MARTINEZ RESIDENCE
18 BLAKE STREET
BELMONT MA 02478

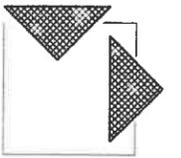
**EXISTING FIRST
FLOOR PLAN**

Sheet
Number:

A4



**WALLER
DESIGN LLC**



80 CLARK STREET
BELMONT, MA 02478

Architect:
Miller Design LLC
80 Clark Street
Belmont MA 02478
617-993-3167

Date: Issued for:

2/27/23	SCHEMATIC DESIGN
5/15/23	DESIGN DEVELOPMENT
5/23/23	PROGRESS
6/2/23	PROGRESS

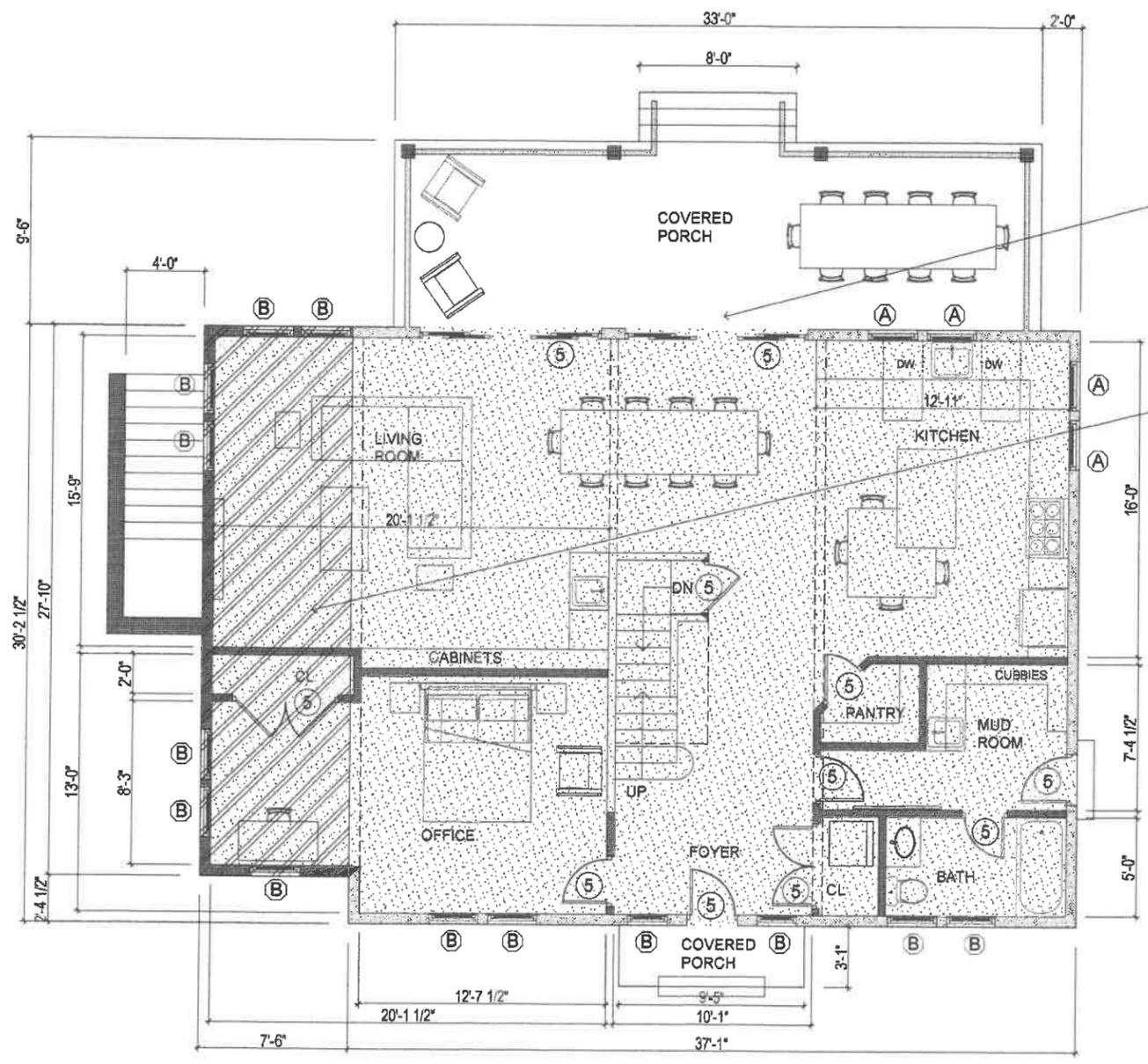


HAMANN MARTINEZ RESIDENCE
18 BLAKE STREET
BELMONT MA 02478

**NEW FIRST
FLOOR PLAN**

Sheet
Number:

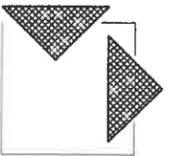
A5



STONE INDICATES NEW TOTAL GROSS SF FOR AREA CALCS
(SEE COVER SHEET):
1,329 sq ft

HATCH INDICATES NEW ADDITION

**MILLER
DESIGN LLC**



80 CLARK STREET
BELMONT, MA 02478

Architect:
Miller Design LLC
80 Clark Street
Belmont MA 02478
617-993-3167

Date: Issued for:

2/27/23	SCHEMATIC DESIGN
5/15/23	DESIGN DEVELOPMENT
5/23/23	PROGRESS
6/2/23	PROGRESS

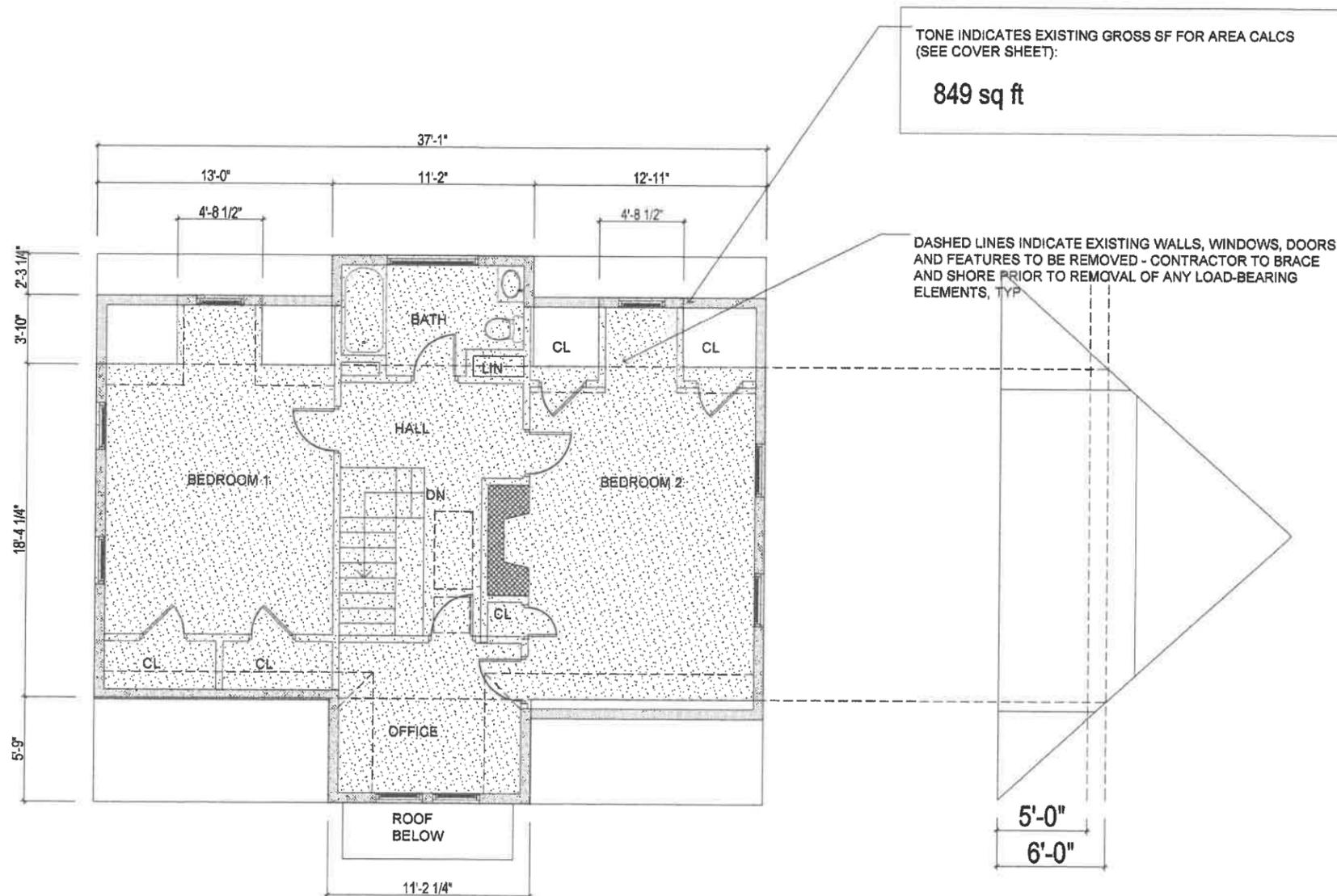


HAMANN MARTINEZ RESIDENCE
18 BLAKE STREET
BELMONT MA 02478

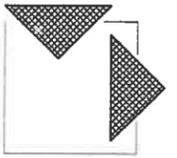
**EXISTING SECOND
FLOOR PLAN**

Sheet
Number:

A6



**MILLER
DESIGN LLC**



80 CLARK STREET
BELMONT, MA 02478

Architect:
Miller Design LLC
80 Clark Street
Belmont MA 02478
617-993-3157

Date: Issued for:

2/27/23	SCHEMATIC DESIGN
5/15/23	DESIGN DEVELOPMENT
5/23/23	PROGRESS
6/2/23	PROGRESS



HAMANN MARTINEZ RESIDENCE
18 BLAKE STREET
BELMONT MA 02478

**NEW SECOND
FLOOR PLAN**

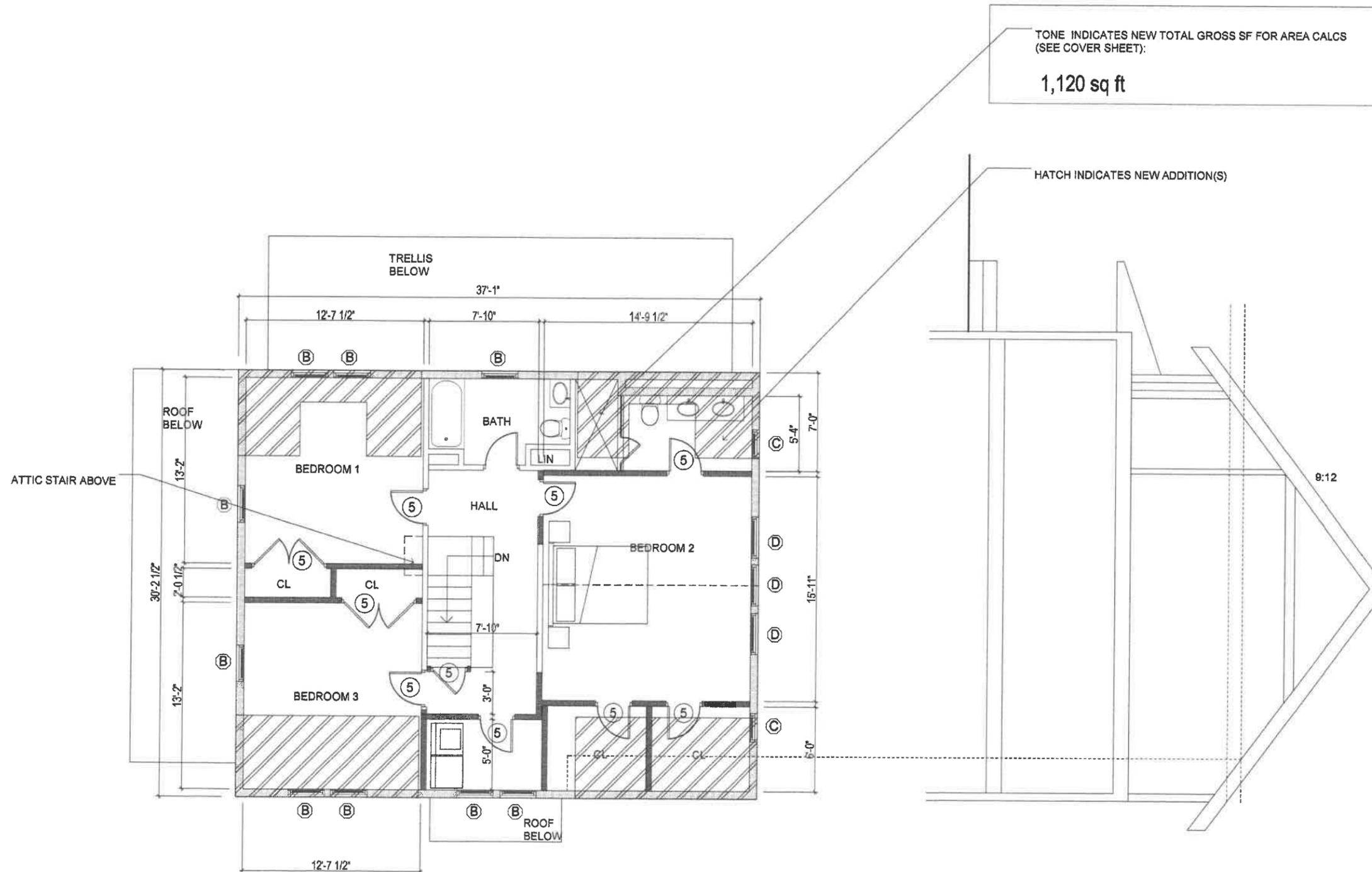
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Number:

A7

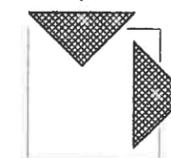
TONE INDICATES NEW TOTAL GROSS SF FOR AREA CALCS
(SEE COVER SHEET):

1,120 sq ft

HATCH INDICATES NEW ADDITION(S)



**MILLER
DESIGN LLC**



80 CLARK STREET
BELMONT, MA 02478

Architect:
Miller Design LLC
80 Clark Street
Belmont MA 02478
617-993-3167

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5/23/23	PROGRESS
6/2/23	PROGRESS



HAMANN MARTINEZ RESIDENCE
18 BLAKE STREET
BELMONT MA 02478

**EXISTING ATTIC
FLOOR PLAN**

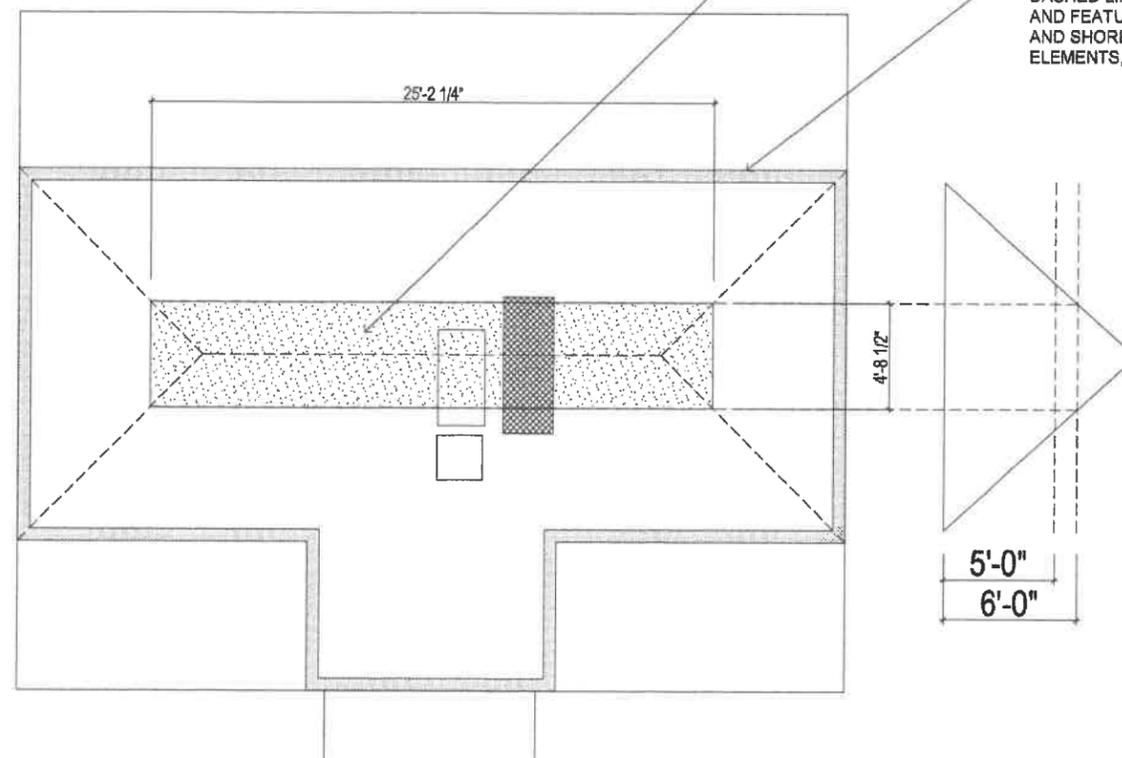
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Number:

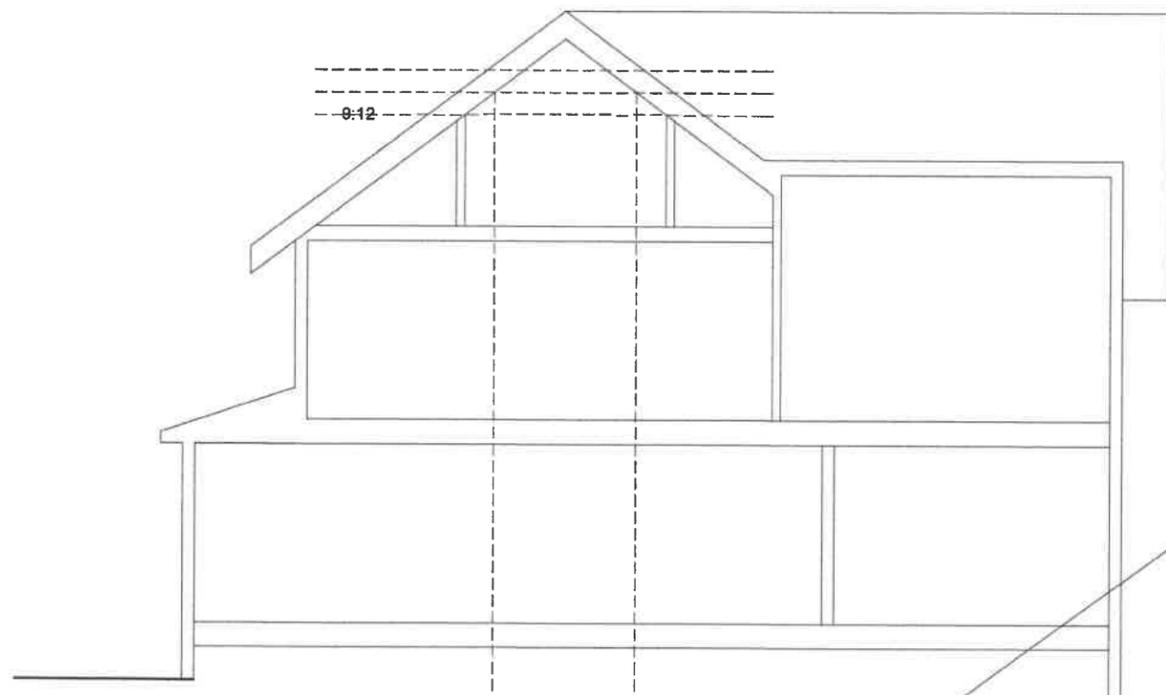
A8

TONE INDICATES EXISTING GROSS SF FOR AREA CALCS
(SEE COVER SHEET):

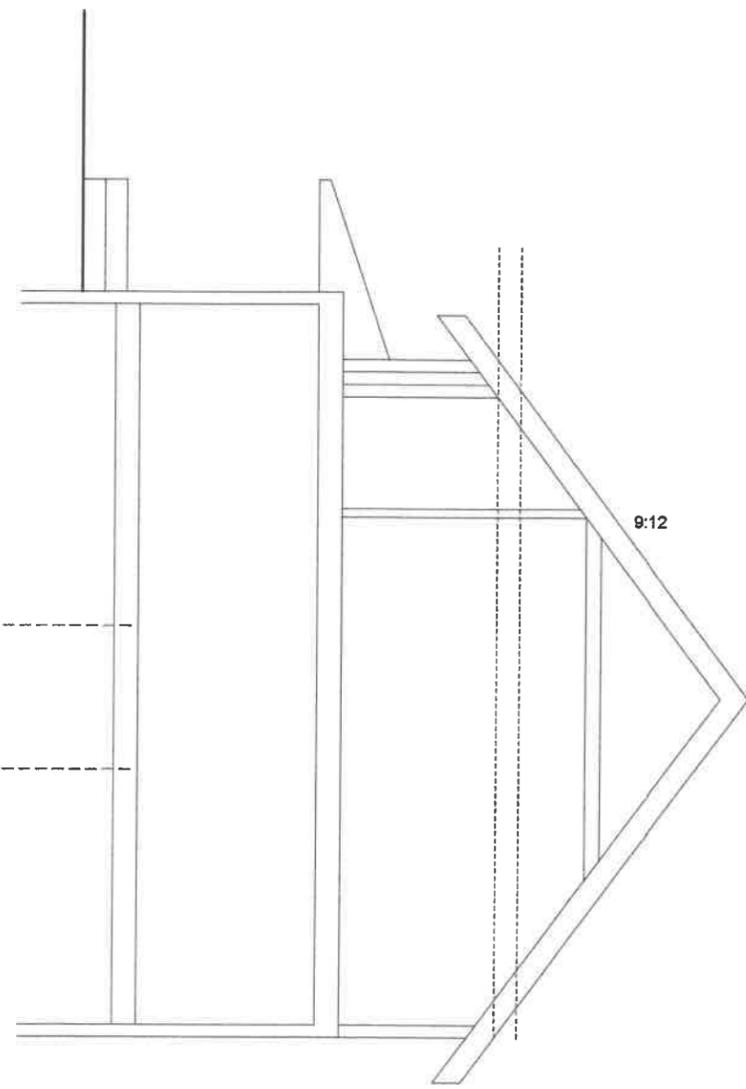
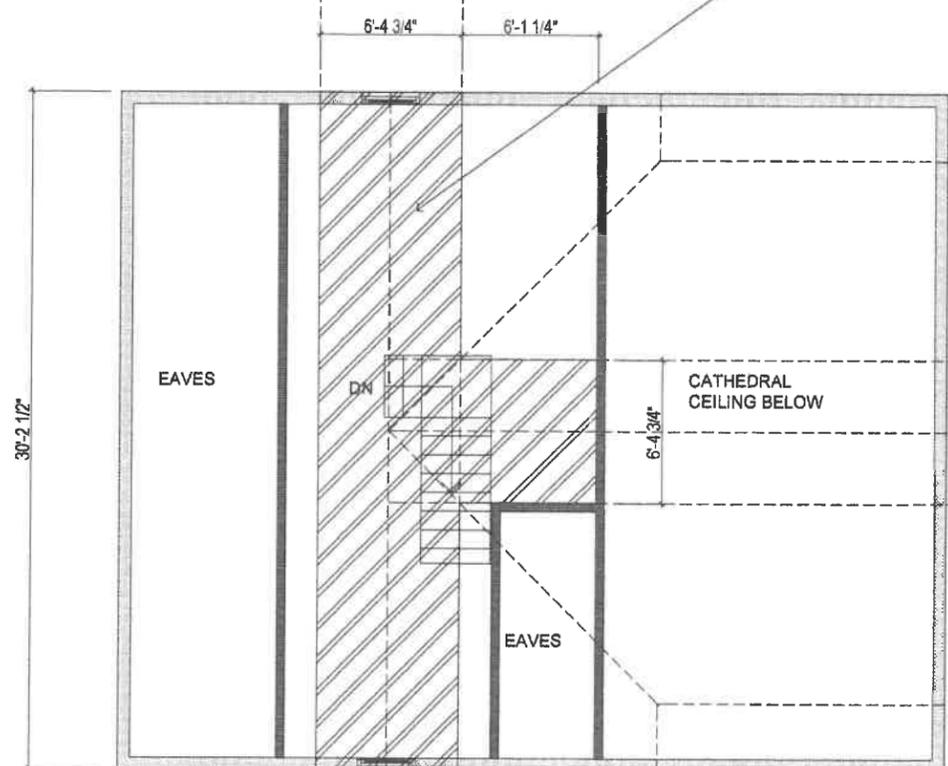
118 sq ft

DASHED LINES INDICATE EXISTING WALLS, WINDOWS, DOORS
AND FEATURES TO BE REMOVED - CONTRACTOR TO BRACE
AND SHORE PRIOR TO REMOVAL OF ANY LOAD-BEARING
ELEMENTS, TYP





HATCH INDICATES NEW GROSS SF WITH CEILING HEIGHT OF 6' OR GREATER FOR AREA CALCS (SEE COVER SHEET):
232 sq ft



**MILLER
DESIGN LLC**

80 CLARK STREET
BELMONT, MA 02478

Architect:
 Miller Design LLC
 80 Clark Street
 Belmont MA 02478
 617-983-3157

Date:	Issued for:
2/27/23	SCHEMATIC DESIGN
5/15/23	DESIGN DEVELOPMENT
5/23/23	PROGRESS
6/2/23	PROGRESS



HAMANN MARTINEZ RESIDENCE
 18 BLAKE STREET
 BELMONT MA 02478

**NEW ATTIC
FLOOR PLAN**

Sheet
Number:

A9



1 FRONT ELEVATION
1/8" = 1'-0"



2 SIDE ELEVATION
1/8" = 1'-0"

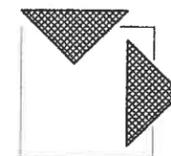


3 REAR ELEVATION
1/8" = 1'-0"



4 SIDE ELEVATION
1/8" = 1'-0"

MILLER
DESIGN LLC



80 CLARK STREET
BELMONT, MA 02478

Architect:
Miller Design LLC
80 Clark Street
Belmont MA 02478
617-993-3157

Date: Issued for:

2/27/23	SCHEMATIC DESIGN
5/15/23	DESIGN DEVELOPMENT
5/23/23	PROGRESS
6/2/23	PROGRESS



HAMANN MARTINEZ RESIDENCE
18 BLAKE STREET
BELMONT MA 02478

EXISTING
ELEVATIONS

Sheet
Number:

A10



1 FRONT ELEVATION
1/8" = 1'-0"



2 SIDE ELEVATION
1/8" = 1'-0"

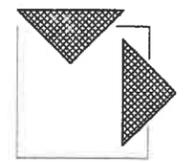


3 REAR ELEVATION
1/8" = 1'-0"



4 SIDE ELEVATION
1/8" = 1'-0"

**MILLER
DESIGN LLC**



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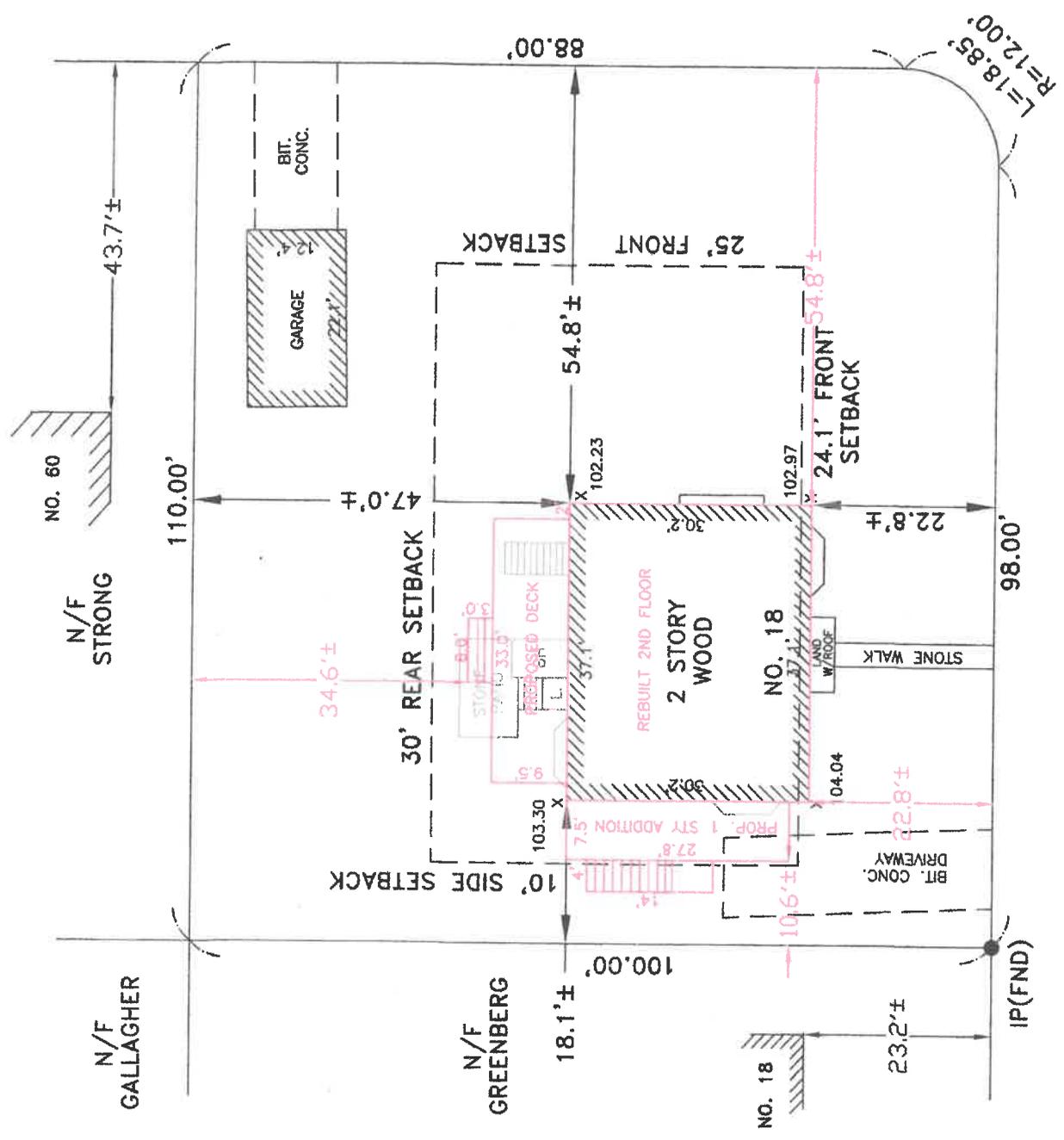
**NEW
ELEVATIONS**

Sheet
Number:

A11

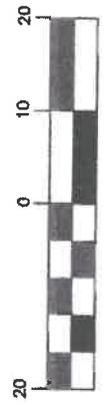
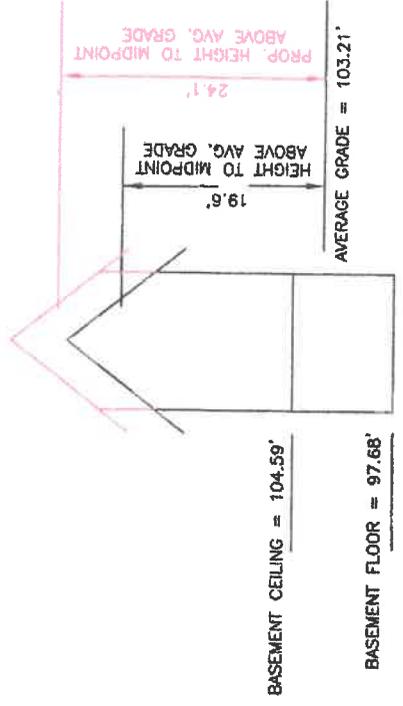


KILBURN ROAD



BLAKE STREET

LOT AREA = 10,969 S.F.±
 EXISTING BUILDING = 1,195 S.F.±
 EXISTING GARAGE = 275 S.F.±
 EXISTING PAVEMENT = 555 S.F.±
 PROPOSED NET ADDITION = 423 S.F.±
 EXISTING LOT COVERAGE = 13.4%
 PROPOSED LOT COVERAGE = 17.3%
 EXISTING OPEN SPACE = 81.5%
 PROPOSED OPEN SPACE = 77.7%



(IN FEET)
 1 inch = 20 ft.

PROPOSED PLOT PLAN
 IN
 BELMONT, MA

SCALE: 1" = 20' JUNE 6, 2023

DLJ GEOMATICS
 PROFESSIONAL LAND SURVEYING
 276 NORTH STREET
 WEYMOUTH, MA 02191
 (781) 812-0457
 18 BLAKE ST BELMONT.dwg

NOTES

1. SEE DEED RECORDED IN MIDDLESEX COUNTY REGISTRY OF DEEDS IN DEED BOOK 65005, PAGE 189.
2. SEE PLAN RECORDED IN MIDDLESEX COUNTY REGISTRY OF DEEDS IN PLAN BOOK 180, PAGE 39.
3. SUBJECT PARCEL IS LOCATED IN ZONE SRC.
4. SUBJECT PARCEL IS LOCATED IN FLOOD ZONE X AS SHOWN ON PANEL 25017C0418E WITH AN EFFECTIVE DATE OF JUNE 4, 2010.
5. NO PUBLIC SHADE TREE IS LOCATED WITHIN THE LIMITS OF THE PROPERTY FRONTAGE OF THE SUBJECT PROPERTY.
6. FRONT SETBACK: $23.2+25.0=48.2$; $48.2/2=24.1$;
 FRONT SETBACK ON BLAKE STREET: 24.1'.
 FRONT SETBACK ON KILBURN STREET: $25.0+25.0=50.0$; $50/2=25$; SETBACK 25.0'



Douglas L. Johnston
 PROFESSIONAL LAND SURVEYOR

6/8/23

DATE