



Town of Belmont
Zoning Board of Appeals

APPLICATION FOR A SPECIAL PERMIT

Date: Nov 1, 2022

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 98 Winn Street 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 construction of an attic dormer as part of a home renovation project,

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>Clay Siegert</u>
Print Name	<u>Clay Siegert</u>
Address	<u>98 Winn St</u> <u>Belmont MA 02478</u>
Daytime Telephone Number	<u>617-821-2867</u>

Project Statement for Belmont Zoning Board
98 Winn Street, Belmont MA 02478

November 2, 2022

By Clay and Deirdre Siegert

We plan to undertake a renovation of our home at 98 Winn Street. The most significant aspect of the project will be to build a bedroom and bathroom in our currently unfinished attic. We plan to add a shed-style dormer to the back side of our attic roof to accommodate this new bedroom and full bathroom in the attic.

Other notable aspects of the project include:

- Refinish the **exterior of our home** with both new siding and a new roof
- Refinish the **exterior of our garage** with both new siding and a new roof
- Replace almost of all of the **windows** in our home with more energy efficient windows
- Perform some exterior **brick repointing**
- Divide our current 2nd Floor master bedroom into **two separate bedrooms**
- Renovate our **existing full bathroom** on our 2nd floor.

Note: We do not plan to finish our basement.

Why are we performing this renovation? There are a few reasons:

- Make our house more **energy efficient** with new windows and insulation.
- Create **more bedroom space** for our family of 5
- Create a **new second full bathroom** so our family of 5 is not sharing a single bathroom anymore
- Make our **home exterior more appealing**

Comparing our 98 Winn home to other homes in the neighborhood, ours is comparable in size. Also, several homes in our immediate neighborhood have various forms of dormers on their roofs.

Thank you for reviewing our renovation proposal and plans. We look forward to the Zoning Board's decision on our project.

Warm regards,

Clay and Deirdre Siegert

Zoning Compliance Check List (Registered Land Surveyor)

Property Address: 98 Winn Street

Zone: SRC

Surveyor Signature and Stamp: 

Date: 11/04/22

	REQUIRED	EXISTING	PROPOSED
Lot Area	9,000 Sq. Ft.	7,208 Sq. Ft	7,208 Sq. Ft
Lot Frontage	75.00'	68.00'	68.00'
Floor Area Ratio	---	---	---
Lot Coverage	25%	20.0%	20.0%
Open Space	50%	65.6%	65.6%
Front Setback	25.0'	23.7'	36.1'
Side Setback	10.0'	9.9'	14.8'
Side Setback	10.0'	13.0'	27.8'
Rear Setback	30.0'	56.0'	56.0'
Building Height	30'	27.2'	27.2'
Stories	2.5	3.5	3.5
½ Story Calculation: See attached basement floor calculations.			

NOTES:



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

October 13, 2022

Clay Siegert
98 Winn Street
Belmont, MA 02478

RE: Denial to Construct a Dormer.

Dear Mr. Siegert,

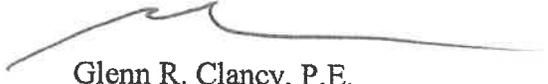
The Office of Community Development is in receipt of your building permit application for your proposal to construct a dormer at 98 Winn Street located in a Single Residence C Zoning District.

Your application has been denied because it does not comply with the current Town of Belmont Zoning By-Law. More specifically, Section 4.2 of the Zoning By-Law Dimensional Regulations allow a maximum of 2-1/2 story.

1. The existing structure is three and a half (3-1/2) stories. The lowest level of the dwelling is a basement (62% of the foundation walls are exposed) and is considered a story. The existing structure and the proposed dormers are at a three and a half (3-1/2) story level.

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 Permits 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 in order to begin the process.

Sincerely,


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