



Town of Belmont
Zoning Board of Appeals

APPLICATION FOR A SPECIAL PERMIT

Date: 1/7/2022

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 63 Slade 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 addition of dormers to create 2 bedrooms and 1 bathroom

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

Signature of Petitioner

Shirish

Print Name

SHIRISH RANJIT

Address

63 SLADE ST.

BELMONT, MA 02478

Daytime Telephone Number

339-203-3880



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

November 23, 2021

Shirish Ranjit
63 Slade Street
Belmont, MA 02478

RE: Denial to Alter the Roof Structure, Construction of Two Dormers and the enclosure of an open stairwell

Dear Mr. Ranjit:

The Office of Community Development is in receipt of your building permit application for the alteration of the roof structure, the construction of two dormers and the enclosing an open stairwell at 63 Slade Street located in a General Residence (GR) Zoning District.

Your application has been denied because it does not comply with the Zoning By-Law. More specifically, §1.5.4 A of the Zoning By-Law allows extensions or alteration to non-conforming structures in the GR zoning district by a Special Permit from the Zoning Board of Appeals.

1. The proposed changes to the structure are allowed by a Special Permit.

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 Ara Yogurtian, Assistant Director, at (617) 993-2650 in order to begin the process. Please also note that dimensions are required on the plot plan and architectural drawings you have submitted.

Sincerely,

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

Town of Belmont
Zoning Board of Appeals
Homer Municipal Building
19 Moore Street
Belmont, MA 02478

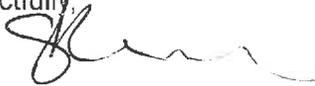
To Whom It May Concern:

Shirish Ranjit and Jarina Shrestha of 63 Slade Street seek a special permit to **build out the attic into a livable space**. We have been living in this house for 16 years, and have been in the area for 20 years. Over the course of the 16 years we haven't done any major projects or updates to the house. It's time to renovate the house so it meets the family's needs. Currently we have 2 bedrooms and 1 bathroom, and a small work space which we have been using as a guest room. We are a family of 4 with 2 girls; as kids grow they need their own rooms and an additional bathroom. Also we need spaces for guests to stay for longer periods of time. For example, our parents visit us for long periods of time. When the pandemic hit, we realized we needed more space for our family.

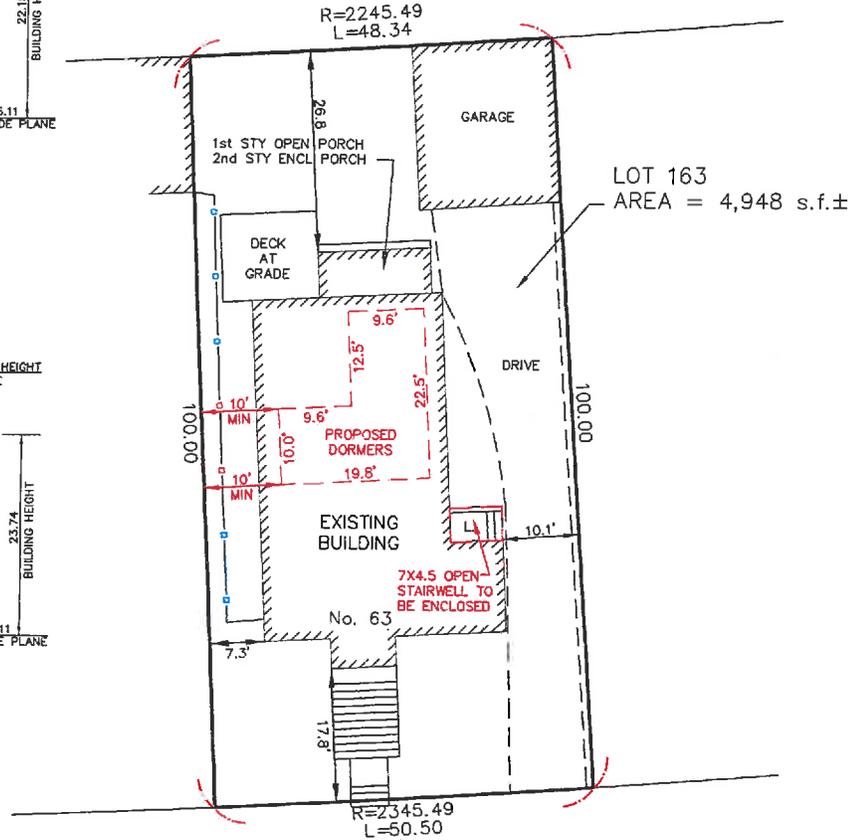
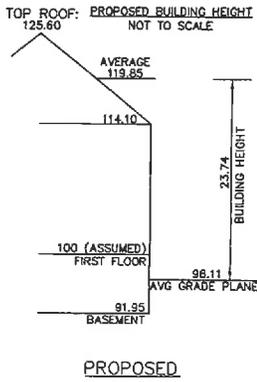
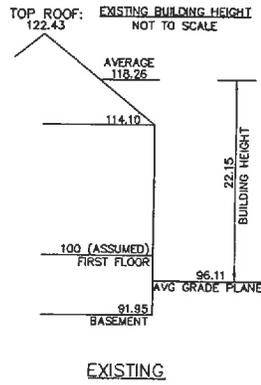
We are planning to put a dormer in the attic to have 2 rooms and a bathroom so that the girls will have their own rooms, and guests specifically when our parents visit, will have their own space to be in. In the attic, one room will be a master bedroom, and the other will be a guest room. The additional bathroom reduce the tension in using the bathroom, and will also organize the many toiletries we have in the one bathroom now. The additional living space will provide private work areas so that the family can have their own personal spaces if a situation like 2020 arises again. This privacy will also help the kids taking online classes to not feel any source of distractions.

In conclusion, we would like to put a dormer in harmony with the neighbourhood and renovate our attic to create a comfortable living space for our family that allows us to cope with another pandemic-like situation without issues. This will include 2 bedrooms and 1 bathroom. We would like to do this so each family member will have his or her own personal spaces and minimize any distractions for the kids.

Respectfully,



Shirish/Jarina
63 Slade Street
Belmont, MA 02478



NOTE: ROOF LINE TO BE CHANGED, SEE ARCHITECTS PLAN PAGES 7 & 11

SLADE STREET

ZONED: GENERAL RESIDENCE

ZONING REQUIREMENT	EXISTING	PROPOSED
FRONT: 20 (SLADE)	17.8	17.8
SIDE: 10'	10.1	10.0
SIDE: 10'	7.3	7.3
REAR: 20'	26.8'	26.8'
MAX. LOT COV.: 30%	35.8%	36.4%
MIN. OPEN SPACE: 40%	40.0%	40.0%

THE PROPERTY IS NOT LOCATED IN AN ESTABLISHED FLOOD HAZARD ZONE ACCORDING TO THE F.I.R.M. OF BELMONT.

RICHARD J. MEDE, JR. - P.L.S.

10/25/2021
 DATE:



DEED REFERENCE: BK 23214 PG 400
 PLAN REFERENCE: BK 291 PG 35

OWNER: SHIRISH & SANJAY RANJIT, JARINA SHRESTHA
HOUSE NO.: 61-63
LOC. LOT NO.: 63
APP. NO.:
DATE: OCTOBER 25, 2021
SCALE: 1" = 20'

Zoning Compliance Check List

(Registered Land Surveyor)

Property Address: 63 SLADE STREET

Zone: GR

Surveyor Signature and Stamp: 

Date: 10/25/2021



	REQUIRED	EXISTING	PROPOSED
Lot Area	5,000 SF	4,948 s.f.	4,948 SF
Lot Frontage	50'	50.50'	50.50'
Floor Area Ratio	N/A	N/A	N/A
Lot Coverage	30% MAX	35.8%	36.4%
Open Space	40% MIN	40.0%	40.0%
Front Setback	20'	17.8	17.8'
Side Setback	10'	7.3'	7.3' ^{10" TO DORMER}
Side Setback	10'	10.1'	10.0'
Rear Setback	20'	28.8	26.8'
Building Height	33'	22.15'	23.74'
Stories	2 1/2	2 1/2	2 1/2
1/2 Story Calculation			

NOTES:

5 January 2022

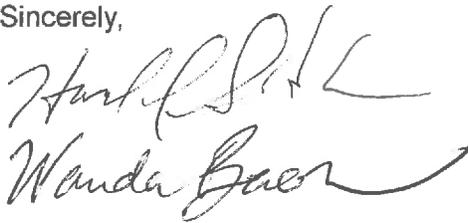
2022 JAN 11 AM 10:01

Town of Belmont
Zoning Board of Appeals
Homer Municipal Building
19 Moore Street
Belmont, MA 02478

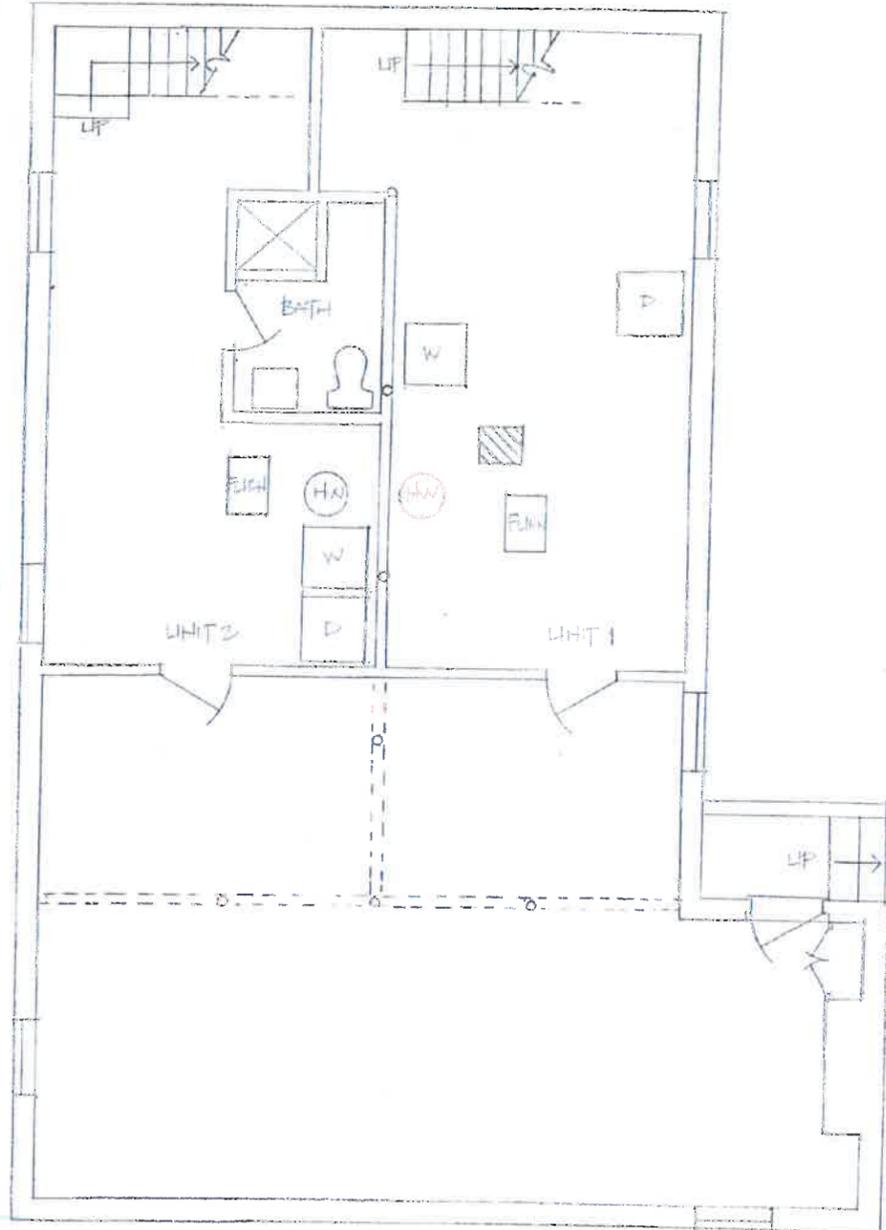
To Whom it May Concern:

I and my wife Wanda Bacon are writing to support my adjacent neighbors Shirish and Jareena Ranjit in their planned dormer construction project at 61-63 Slade St. We and many of our neighboring homeowners on this block have executed similar additions, and we understand their value and efficacy for a growing family. From what we know of the architect's design it looks sound, and we're sure their dormer will be an appropriate enhancement for the neighborhood.

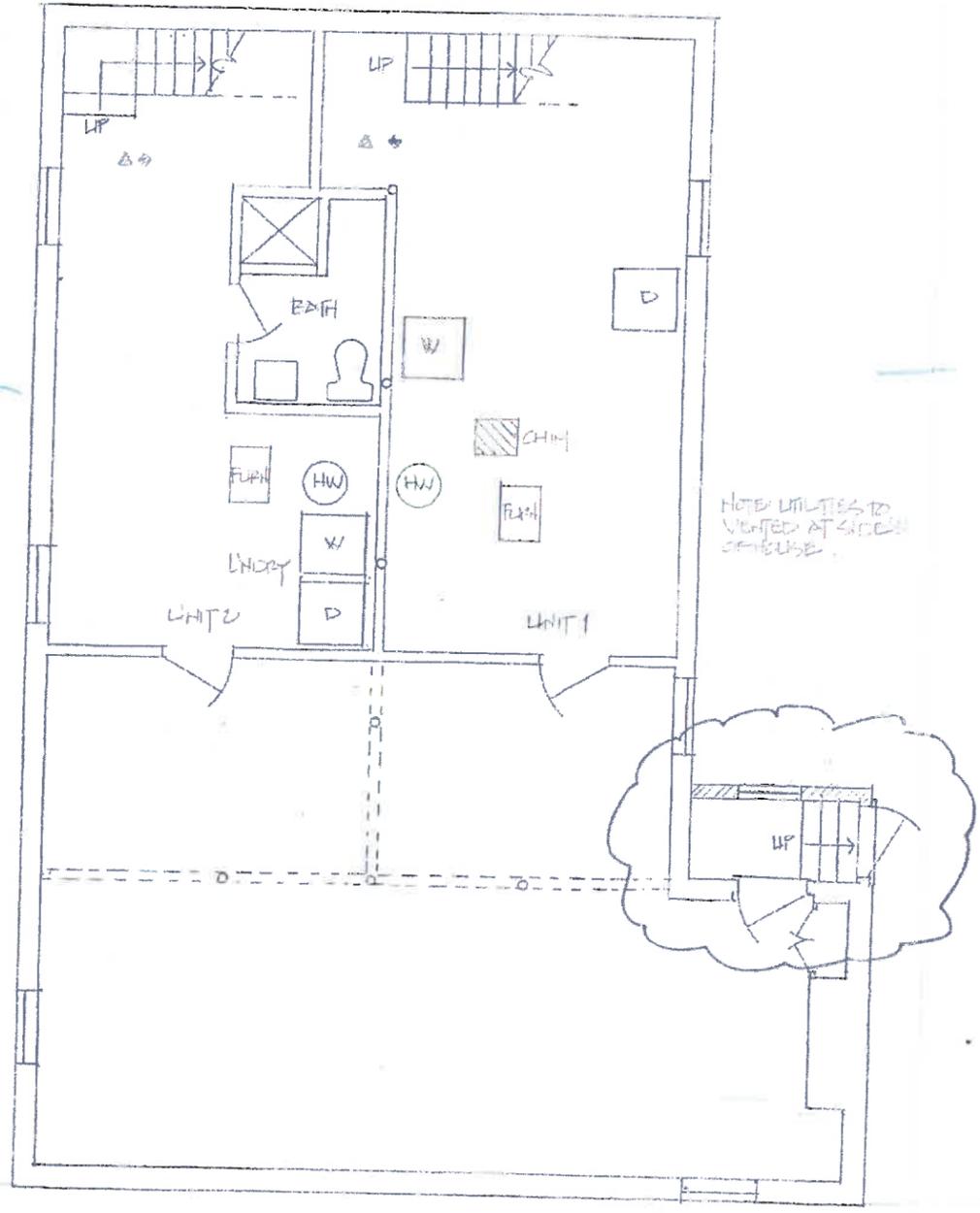
Sincerely,

Handwritten signatures of Harold Sandstrom and Wanda Bacon. The signature for Harold Sandstrom is written in a cursive style, followed by a long horizontal line. Below it, the signature for Wanda Bacon is also in cursive.

Harold Sandstrom and Wanda Bacon
59 Slade Street



Existing

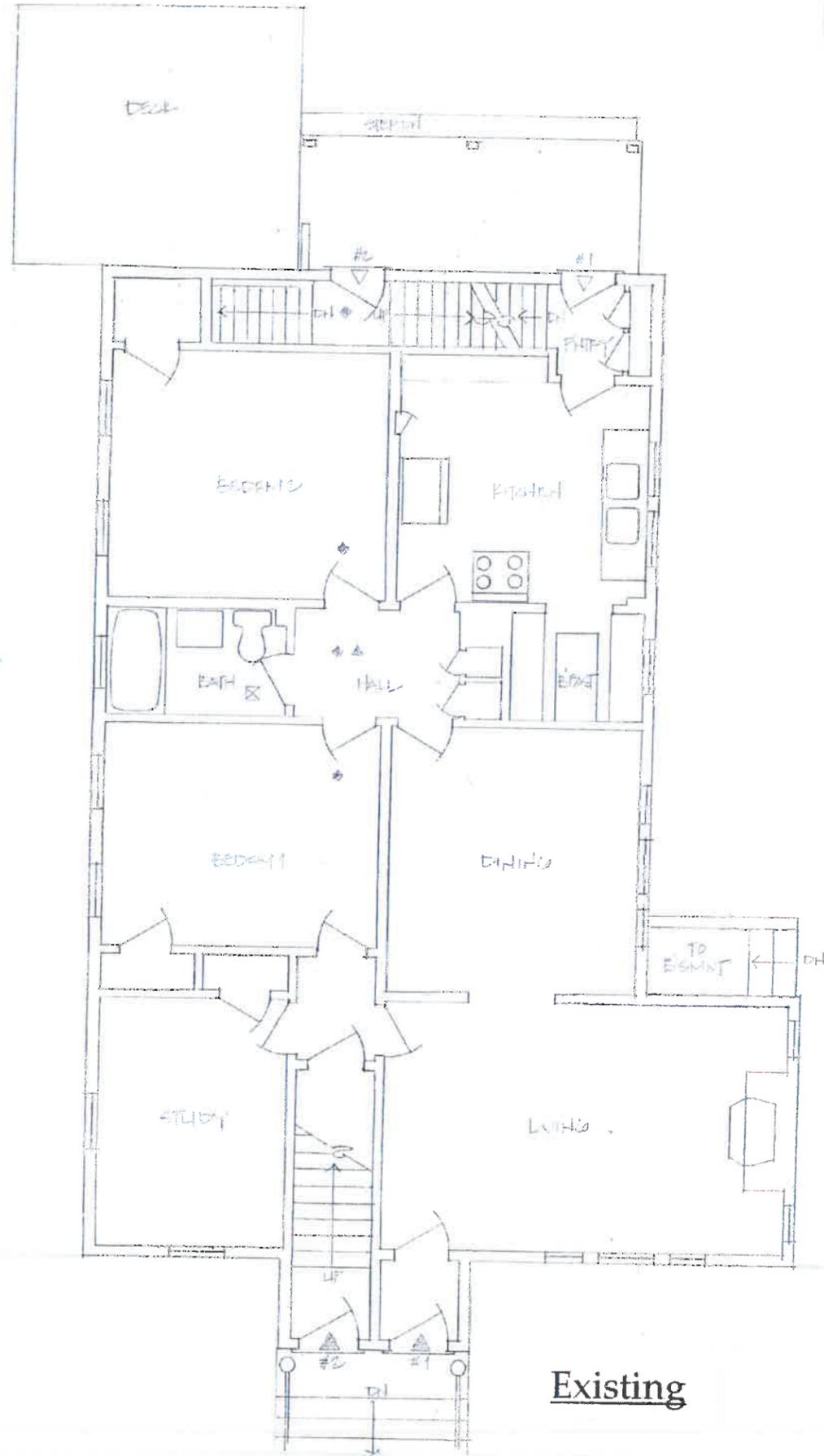


Proposed

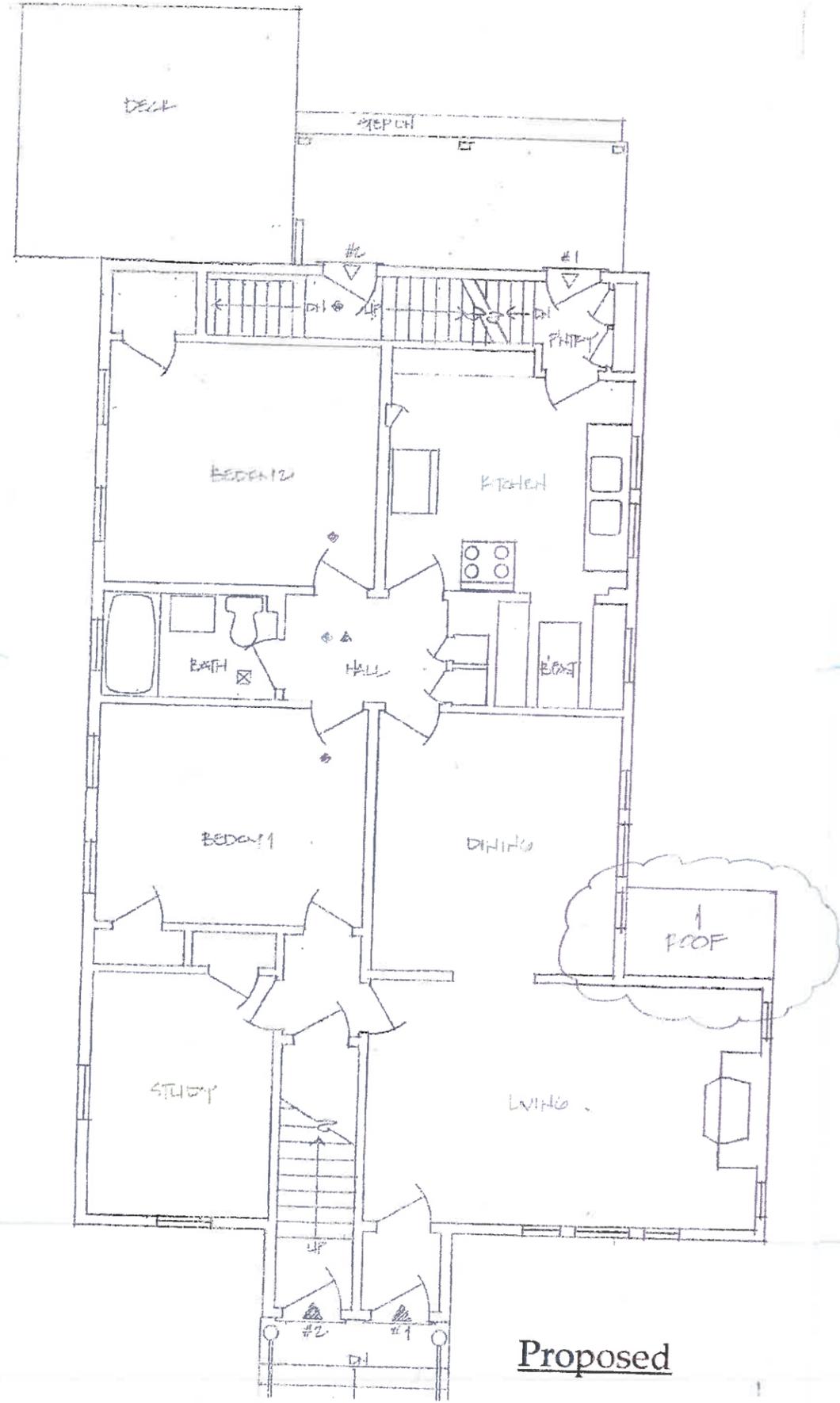
63 Slade Street, Belmont MA

Basement Existing and Proposed

20 October 2021 1/4" = 1' - 0" Snare + Snare Design



Existing

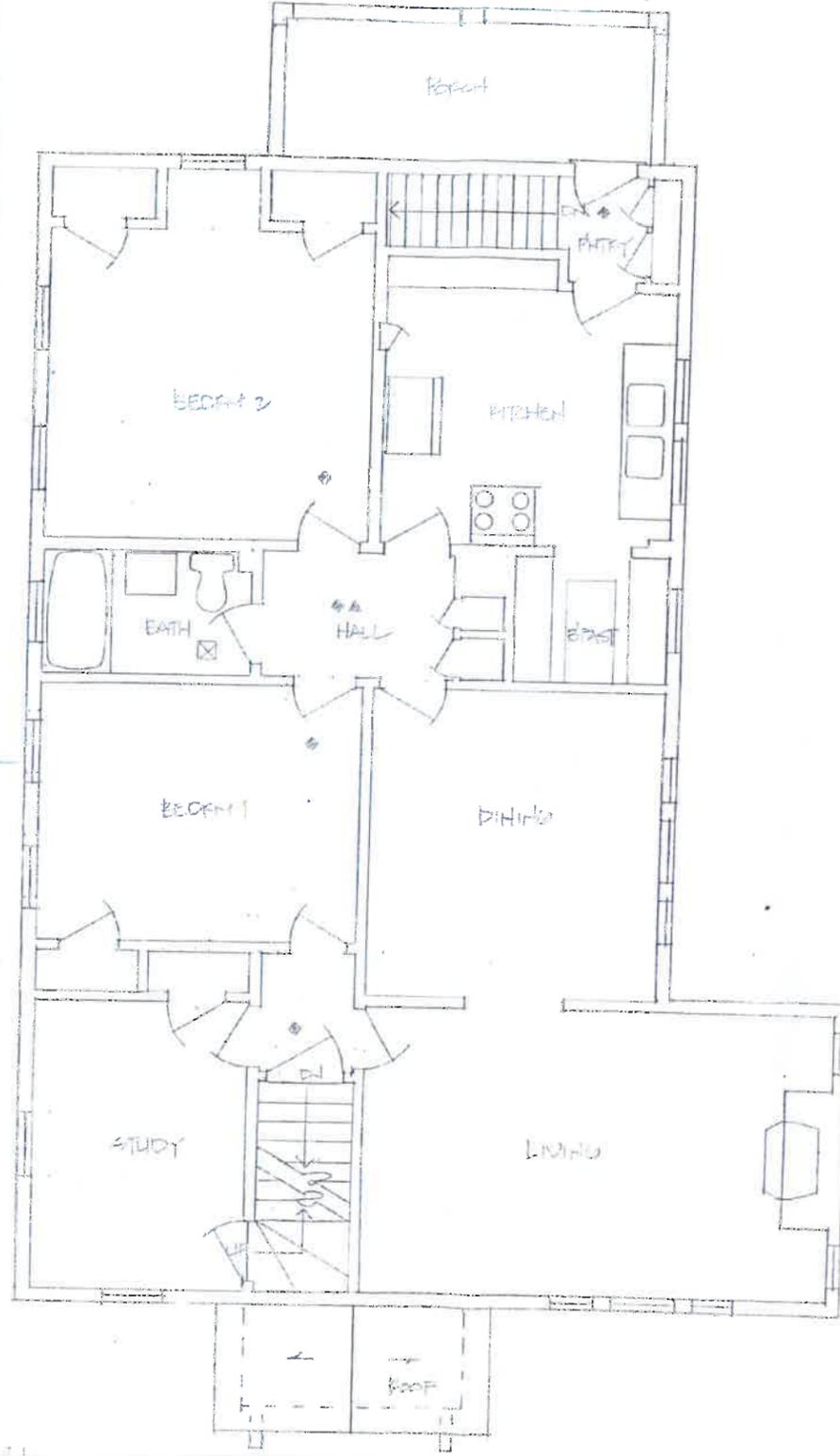


Proposed

63 Slade Street, Belmont MA

First Floor Existing and Proposed

20 October 2021 1/4" = 1' - 0" Snare + Snare Design



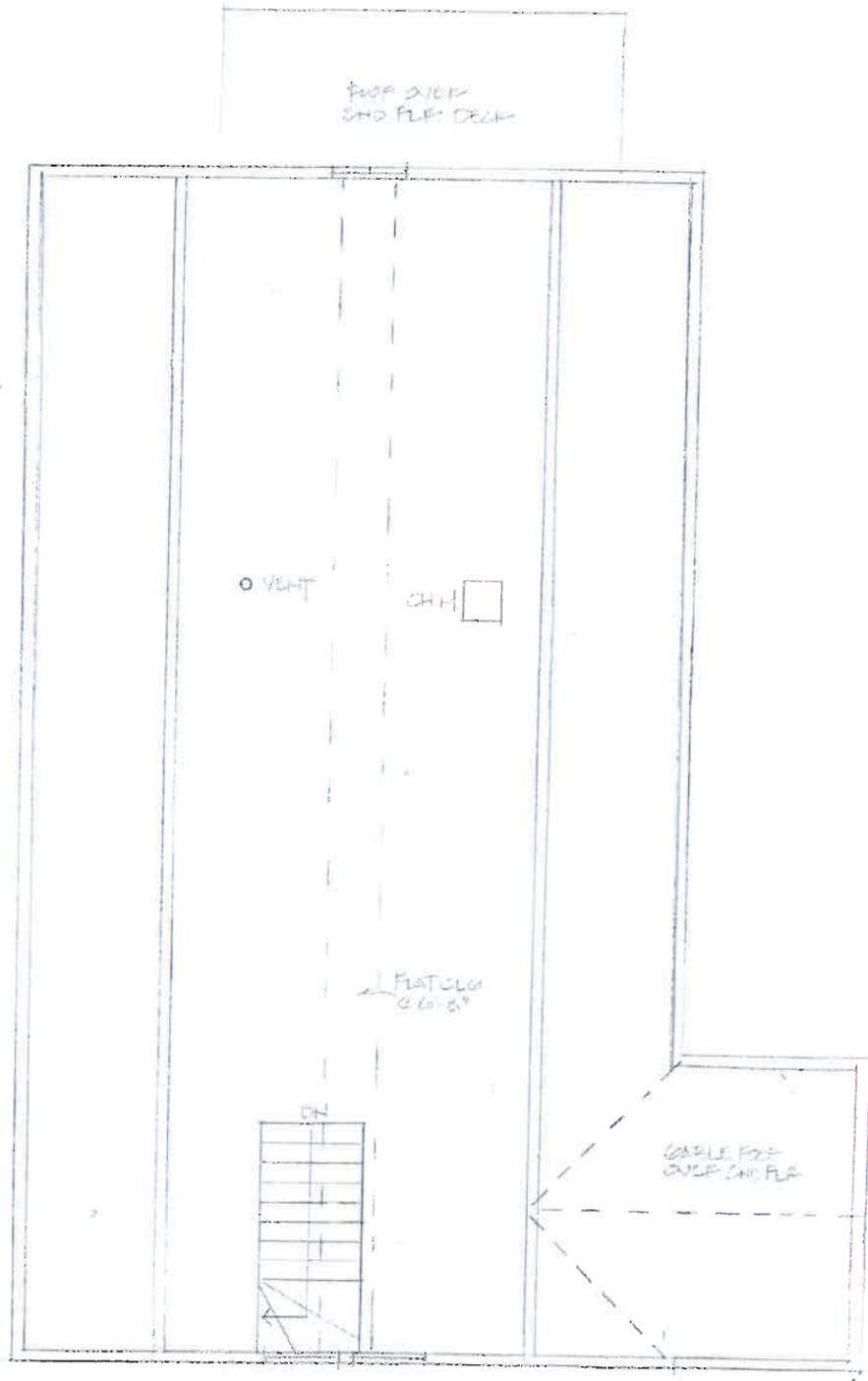
Existing & Proposed

63 Slade Street, Belmont MA

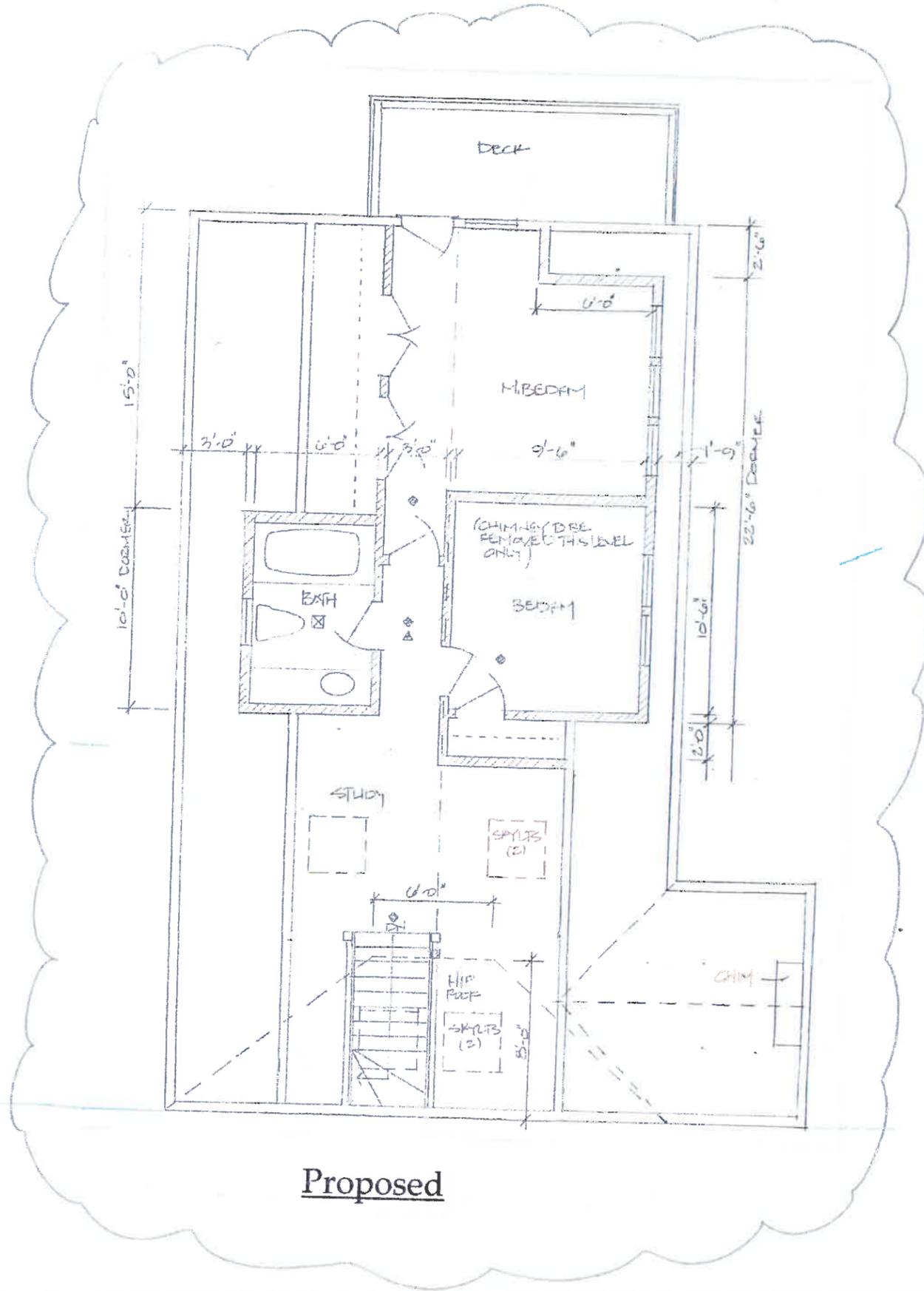
Second Floor Existing and Proposed

20 October 2021 1/4" = 1' - 0"

Snare + Snare Design



Existing



Proposed

63 Slade Street, Belmont MA

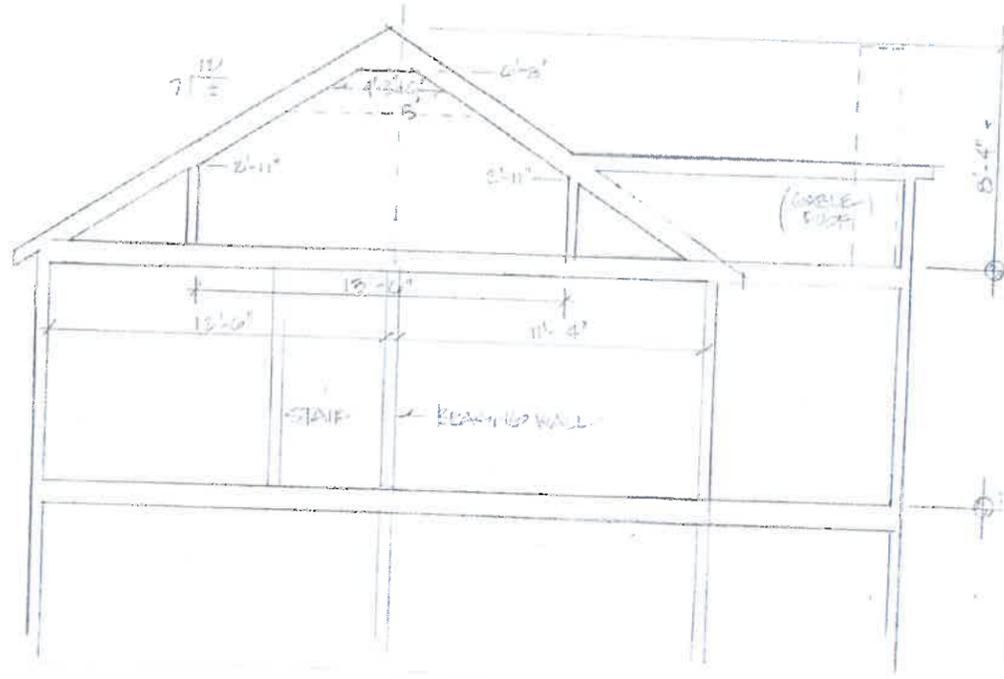
Third Floor Existing and Proposed

20 October 2021 1/4" = 1' - 0" Snare + Snare Design



Front Elevation

Existing



Section

63 Slade Street, Belmont MA

Front Elevation & Section

Existing

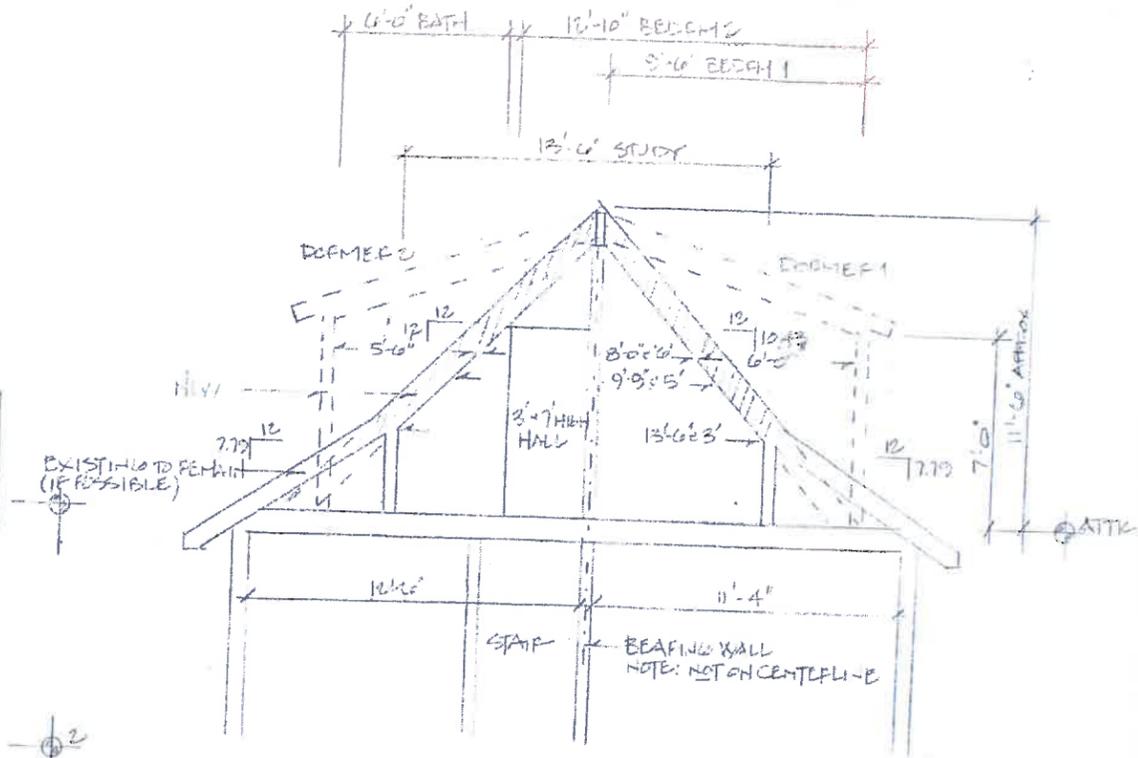
20 October 2021 1/4" = 1' - 0"

Snare + Snare Design



Front Elevation

Proposed



Section

63 Slade Street, Belmont MA

Front Elevation & Section

Proposed

20 October 2021 1/4" = 1' - 0"

Snare + Snare Design



Existing

63 Slade Street, Belmont MA

Side Elevation

Existing

20 October 2021 1/4" = 1' - 0"

Snare + Snare Design



Proposed

63 Slade Street, Belmont MA

Side Elevation

Proposed

20 October 2021 1/4" = 1' - 0"

Snare + Snare Design



Existing



Proposed

63 Slade Street, Belmont MA

Rear Elevation Existing and Proposed

20 October 2021 1/4" = 1' - 0" Snare + Snare Design



Side Elevation

Existing

63 Slade Street, Belmont MA

Side Elevation

Existing

20 October 2021 1/4" = 1' - 0"

Snare + Snare Design



Side Elevation

Proposed

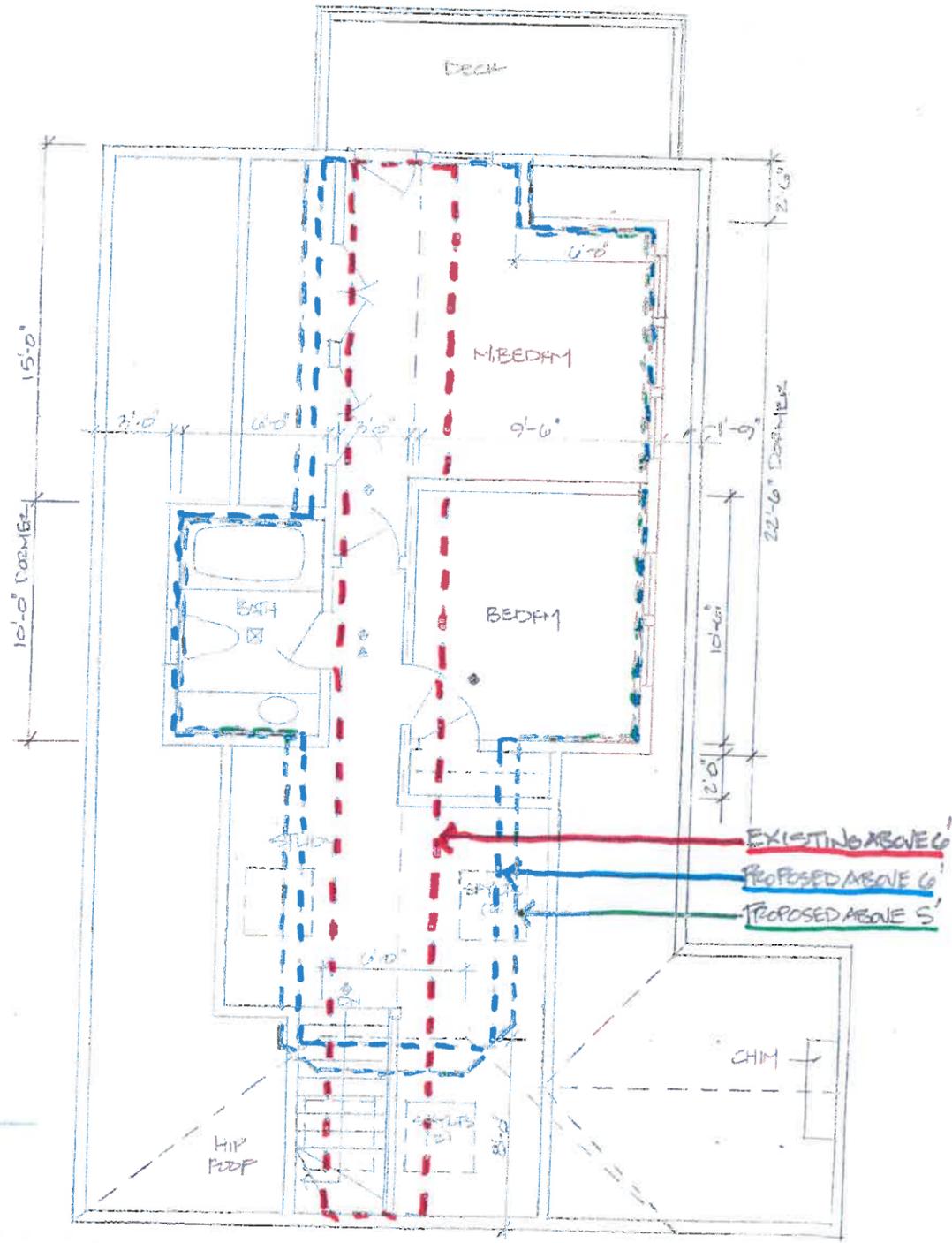
63 Slade Street, Belmont MA

Side Elevation

Proposed

20 October 2021 1/4" = 1' - 0"

Snare + Snare Design



Half Story Calculations:

- a) 2nd floor perimeter is 154, 154 / 2 = 77
 Distance between points on gables where rafters meet walls = 13' - 6"
 Length of Dormer 1 = 22' - 6" and length of Dormer 2 = 10' - 0"
 $13' - 6" \times 2 = 27' + 22' - 6" + 10' - 0" = 59' - 6" < 77$
 - b) 2nd floor is 1145 s.f. \times 60 = 687 s.f.
 Proposed s.f. above 5' headroom is 512.6 s.f.
 - c) Length of Dormer 1 will be 61% of ridgeline and length of Dormer 2 will be 25% of ridgeline.
- ✗ Existing headroom above 6' = 188 s.f. + 300 = 488 s.f. max
 Proposed headroom above 6' = 469 s.f.

SEE EXISTING AND PROPOSED SECTIONS SHEETS 3, 7 AND 10.

63 Slade Street, Belmont MA

Calculations

20 October 2021 1/4" = 1' - 0"

Snare + Snare Design