

RECEIVED  
TOWN CLERK  
BELMONT, MA

CASE NO. 20-39

2020 DEC -1 AM 11: 33 NOTICE OF PUBLIC HEARING BY THE  
ZONING BOARD OF APPEALS

ON APPLICATION FOR TWO SPECIAL PERMITS

Notice is hereby given that the Belmont Zoning Board of Appeals will hold a public hearing on Monday, December 7, 2020 at 7:00 PM by remote access through the Zoom app. to consider the application of Lois Erickson, to construct Two Dormers and at 24-26 Creeley Road located in General Residence (GR) Zoning District for Two Special Permits under §1.5 of the Zoning By-Law. Special Permits, 1. §4.2 of the By-Law allows two and a half (2-1/2) story buildings, the existing structure is three and a half (3-1/2) stories. The lowest level of the dwelling is a basement (59.64% of the foundation walls are exposed) and is considered a story. The proposed dormers are at three and a half (3-1/2) story, and 2. Minimum required side setback is 10.0', the existing side setback on the south side is 6.5' and the proposed is 6.6'.

ZONING BOARD OF APPEALS



Town of Belmont  
Zoning Board of Appeals

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BELMONT, MA

2020 DEC -1 AM 11:33

**APPLICATION FOR A SPECIAL PERMIT**

Date: 11/4/2020

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 24 - 26 Creeley 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 building 2 dormers

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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

Signature of Petitioner

*Lois Erickson*

Print Name

Lois Erickson

Address

24 Creeley Road

Belmont, MA 02478

Daytime Telephone Number

617.388.8846

December 6, 2005



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, 2020

Lois Erickson  
24-26 Creeley Road  
Belmont, MA 02478

RE: Denial to Construct a Two Dormers

Dear Ms. Erickson,

The Office of Community Development is in receipt of your building permit application for your proposal to construct two dormers at 24-26 Creeley Road located in a General Residence (GR) 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 allows a maximum of 2-1/2 story structures and requires a minimum side setback of 10.0'.

1. The existing structure is three and a half (3-1/2) stories. The lowest level of your dwelling is a basement (59.64% of the foundation walls are exposed) and is considered a story. The proposed dormers are considered additions at three and a half (3-1/2) story.
2. The existing side setback on the south side is 6.5' and the proposed is 6.6'.

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 two (2) 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 Ara Yogurtian, Assistant Director, at (617) 993-2650 in order to begin the process.

Sincerely,

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

11/4/2020

Lois Erickson  
Belmont, MA 02478

Zoning Board of Appeals  
19 Moore Street  
Belmont, MA 02478

**Dear Board Members,**

I am writing to you regarding a plan to construct 2 dormers on my home at 24-26 Creeley Road in Belmont. My daughter, son in law and 3 of my grandchildren have moved into the upstairs apartment and we would like to make a little more space for everyone. There are 2 factors that prevent our proposed construction from meeting the Zoning By-Laws in Belmont. The first problem is, due to the topography of the land and the depth of the basement, any construction on the attic level counts as a 3<sup>rd</sup> story. The second issue is that my house is 6.5' from my neighbor's property line rather than the required 10'.

The proposed construction is very much in line with the character of my neighborhood. The house to the left of mine has a very similar dormer to the design we submitted. Many other houses on my street and the blocks surrounding me have dormers as well. The side of my home that is 6.5' from my neighbor abuts their driveway. This provides more space between our houses than many of the houses in my neighborhood that have dormers. The dormer on this side is for the purpose of adding a stairway that meets current building codes. This stairway will provide added safety and much better access than the existing stairwell in the back of the house.

I find having my family living upstairs to be an incredible comfort. Living with family provides great support to help with maintenance and upkeep. This renovation will allow everyone to live together comfortably. Some additional space is vital as my 3 grandsons seem to double in size regularly. They currently share one bedroom and this renovation will allow the oldest, now a freshman in high school, his own room. We also hope to add a small office space in the landing area at the top of the new stairs. This will relieve some of the pressure they are currently feeling while trying to find space for everyone to do remote learning. After we move on from some of the restrictions covid has required they will still benefit from added space to separate and work on their homework.

I would also like to mention that this house was built by my grandfather who built several houses on Creeley Road. It was passed down to my mother and father. I had the great honor to live upstairs from them for 40 years. My children would trade nothing for the opportunity they had to grow up with their grandparents in a multigenerational home. Continuing this tradition with my own daughter and grandsons has been an incredible joy for me. We all love living in Belmont and we love our home. Please help us improve it and maintain our happy home.

Thank you for your consideration,

Lois Erickson



- 20 - 22 Creeley Road



40-42 Francis Street



40-42 Creeley Road

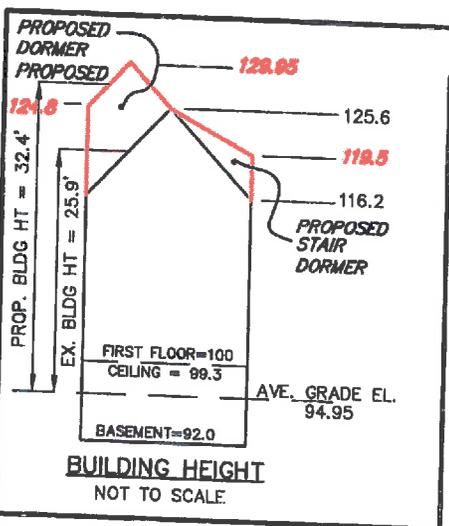


24-26 Francis Street

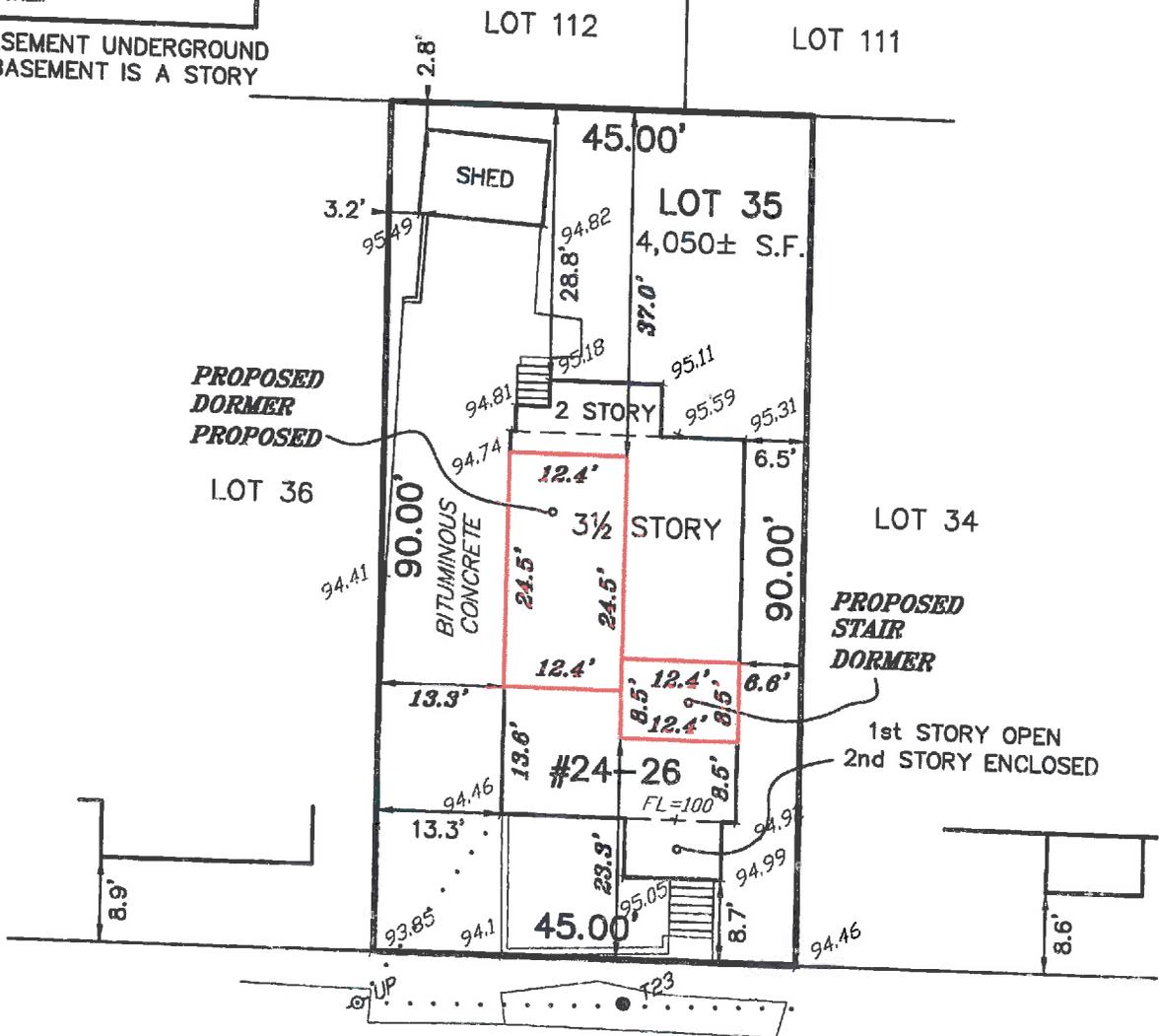


17-19 Francis Street

## Dormer Houses In the Neighborhood



39.0% OF BASEMENT UNDERGROUND THEREFOR BASEMENT IS A STORY



THE PROPERTY IS NOT LOCATED WITHIN WETLANDS AS SHOWN ON THE TOWN OF BELMONT WETLANDS ATLAS.

# CREELEY ROAD

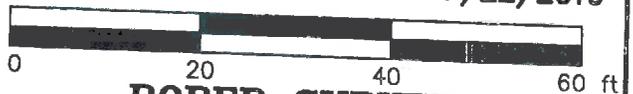
ZONING DISTRICT:	GR (GENERAL RESIDENCE)
	REQ. EXISTING PROP.
FRONT SETBACK:	8.75' 8.7' 23.3'
SIDE SETBACK:	10' 6.5' 6.6'
REAR SETBACK:	18' 28.8' 37.0'
MAXIMUM LOT COVERAGE:	30% 31.4%
MINIMUM OPEN SPACE:	40% 43.6%
LOT FRONTAGE:	45.00'

TOTAL LOT AREA: 4,050± S.F.

PREPARED FOR: JOSH PRESSEY  
 CERT. 257657  
 ASSESSORS MAP 26 - PARCEL 134

PROPOSED PLOT PLAN  
 #24-26 CREELEY STREET  
 IN  
 BELMONT, MA  
 (MIDDLESEX COUNTY)

SCALE: 1" = 20' DATE: 7/22/2019



**ROBER SURVEY**  
 1072 MASSACHUSETTS AVENUE  
 ARLINGTON, MA 02476  
 (781) 648-5533  
 DWG. NO. 5882PP1.DWG

CLIFFORD E. ROBER, PLS DATE

## Zoning Compliance Check List

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

Property Address: 24-26 Creeley Street

Surveyor Signature and Stamp: *Clifford E. Rober*

Date: 7/10/20



### Per §4.2 of the Zoning By-Laws

		REQUIRED	EXISTING	PROPOSED
Lot Area (sq. ft.)		5,000	4,050	—
Lot Frontage (feet)		50'	45'	—
Lot Area/Unit (sq. ft./d.u.)		—	—	—
Lot Coverage (% of lot)		30%	31.4%	—
Open Space (% of lot)		40%	43.6%	—
Setbacks: (feet)	‣ Front	8.75'	8.7'	23.3'
	‣ Side/Side	10'   10'	13.3'   6.5'	13.3'   6.6'
	‣ Rear	18'	28.8'	37'
Building Height:	‣ Feet	33'	25.9'	32.4'
	‣ Stories	2 1/2	3 1/2	3 1/2 stry
1/2 Story (feet) (Per §1.4)	‣ Perimeter			
	‣ Area			
	‣ Length			

### Per §6D of the Zoning By-Laws

		REQUIRED	EXISTING	PROPOSED
Front Doors:	‣ Face Street			
	‣ Setback			
Curb Cut				
HVAC:	‣ Front Yard			
	‣ Side/Rear Setbacks			

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

Segment	Ceiling Elevation	Elevation From	Elevation To	Ceiling Length	Ceiling Height	Square Footage	Exposed Square Footage	% Covered
A	99.3	94.46	94.92	24.98	7.3	182.35	115.16	36.85%
B	99.3	94.92	95.31	40.59	7.3	296.31	169.87	42.67%
C	99.3	95.31	94.71	24.97	7.3	182.28	107.12	41.23%
D	99.3	94.71	94.46	40.61	7.3	296.45	191.48	35.41%
	<b>99.3</b>			<b>131.15</b>	<b>7.3</b>	<b>957.40</b>	<b>583.62</b>	<b>39.04%</b>

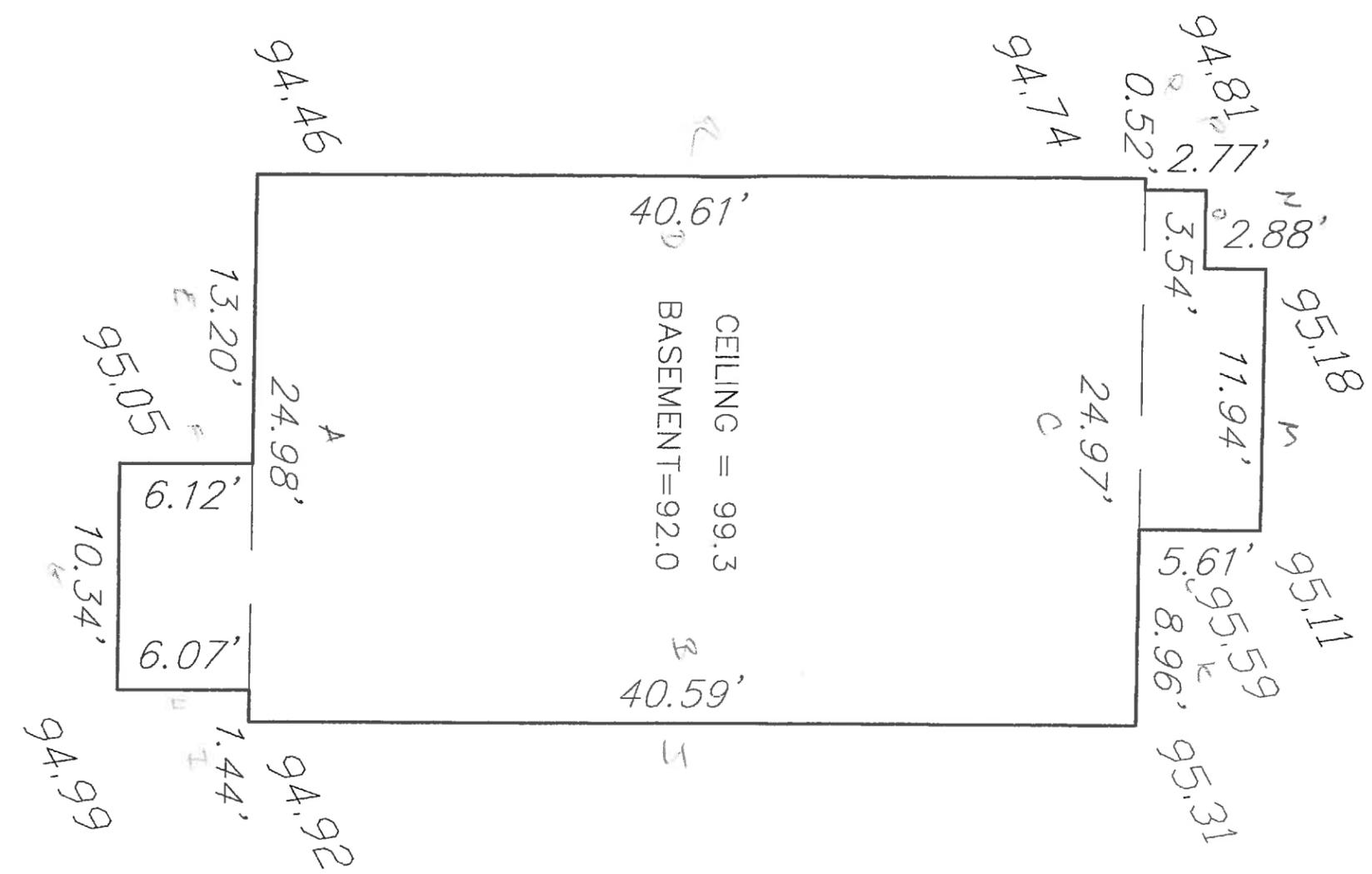
Ceiling Height:	7.3	<- enter
Basement Floor Elevation	92	<- enter
Ceiling Elevation	99.3	
Perimeter Total Length	131.15	
Total Perimeter Square Foot	957.40	
Exposed Square Footage	583.62	
% Covered	<b>39.04%</b>	<- result

North	South	East	West
#REF!	#REF!	#REF!	#REF!
#REF!	#REF!	#REF!	#REF!
0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00
#REF!	#REF!	#REF!	#REF!
#REF!	#REF!	#REF!	#REF!
#REF!	#REF!	#REF!	#REF!
#REF!	#REF!	#REF!	#REF!
#REF!	#REF!	#REF!	#REF!

Segment	Segment From Existing		Segment From New		Segment To		Segment Avg		Difference
	Grade	Grade	Grade	Grade	Length	Existing	Avg New		
E	94.46	94.46	95.05	95.05	13.2	1250.766	1250.766	0.00	
F	95.05	95.05	95.05	95.05	6.12	581.706	581.706	0.00	
G	95.05	95.05	94.99	94.99	10.34	982.5068	982.5068	0.00	
H	94.99	94.99	94.92	94.92	6.07	576.3769	576.3769	0.00	
I	94.92	94.92	94.92	94.92	1.44	136.6848	136.6848	0.00	
J	94.92	94.92	95.31	95.31	40.59	3860.718	3860.718	0.00	
K	95.31	95.31	95.59	95.59	8.96	855.232	855.232	0.00	
L	95.59	95.59	95.11	95.11	5.61	534.9135	534.9135	0.00	
M	95.11	95.11	95.18	95.18	11.94	1136.031	1136.031	0.00	
N	95.18	95.18	94.81	94.81	2.88	273.5856	273.5856	0.00	
O	94.81	94.81	94.81	94.81	3.54	335.6274	335.6274	0.00	
P	94.81	94.81	94.81	94.81	2.77	262.6237	262.6237	0.00	
Q	94.81	94.81	94.74	94.74	0.52	49.283	49.283	0.00	
R	94.74	94.74	94.46	94.46	40.61	3841.706	3841.706	0.00	
					154.59	14677.76	14677.76	0	

Ceiling Height:	7.3
Basement Floor Elevation	92
Ceiling Elevation	99.3
Perimeter Total Length	154.59
Total Perimeter Square Foot	1128.51
Average Existing Grade	94.95
New Average Grade	94.95
Difference in Grade in feet	0.00
% Covered using Avg Grade	40.36%

R5882  
#29.26 Credey  
9/11/19



40.61'  
CEILING = 99.3  
BASEMENT = 92.0  
40.59'

94.46  
24.98'  
94.92

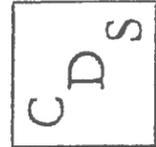
94.74  
94.81'  
0.52'  
2.88'  
3.54'  
11.94'  
95.18'  
95.11'  
5.61'  
95.59'  
8.96'  
95.31'

13.20'  
95.05'  
6.12'  
10.34'  
6.07'  
1.44'  
94.99









CONSTRUCTION DESIGN SERVICES  
Residential & Commercial Design & Construction Documents

Ph. (617) 924-6973

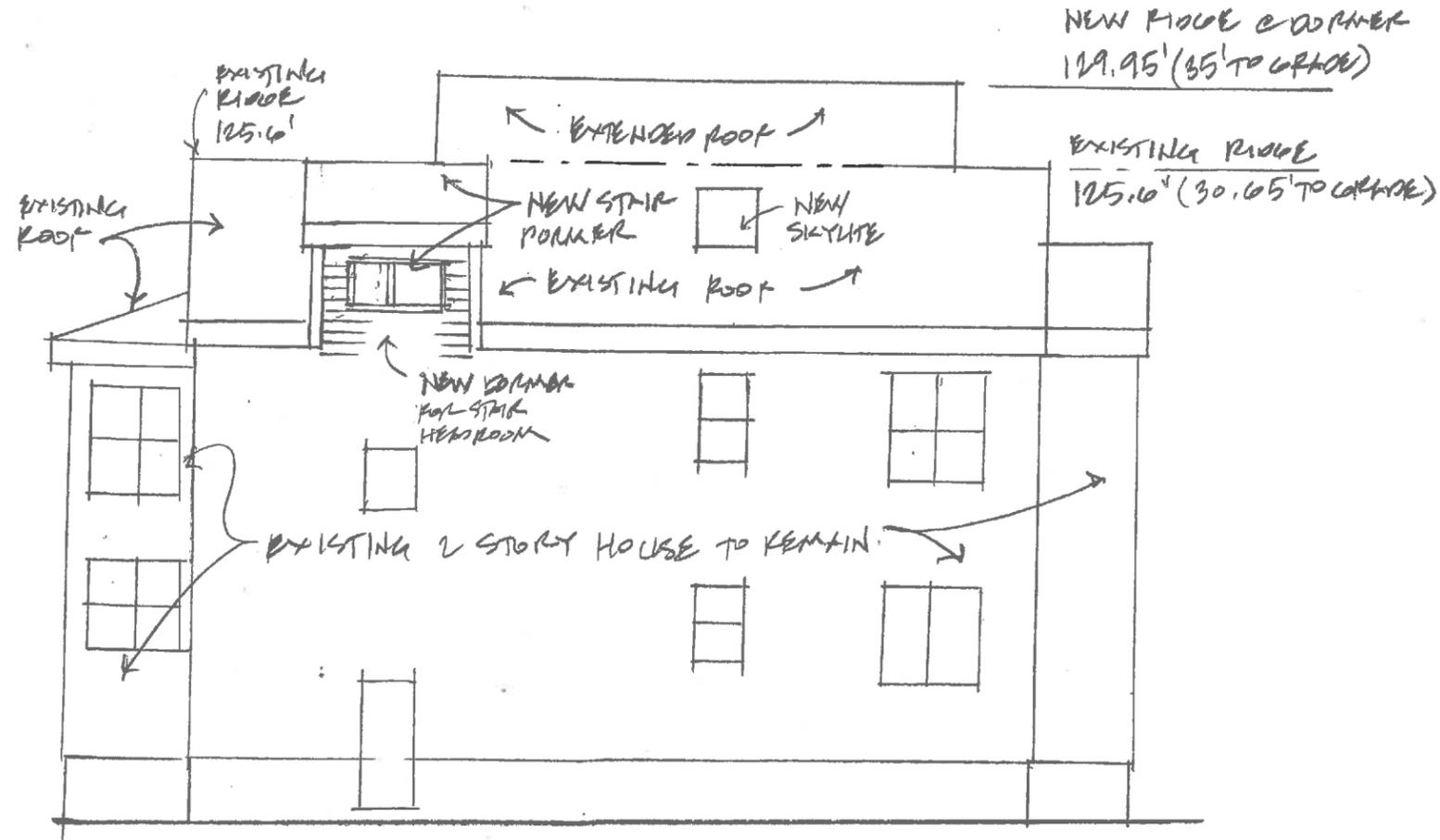
General Notes

No.	Revised/Issued	Date

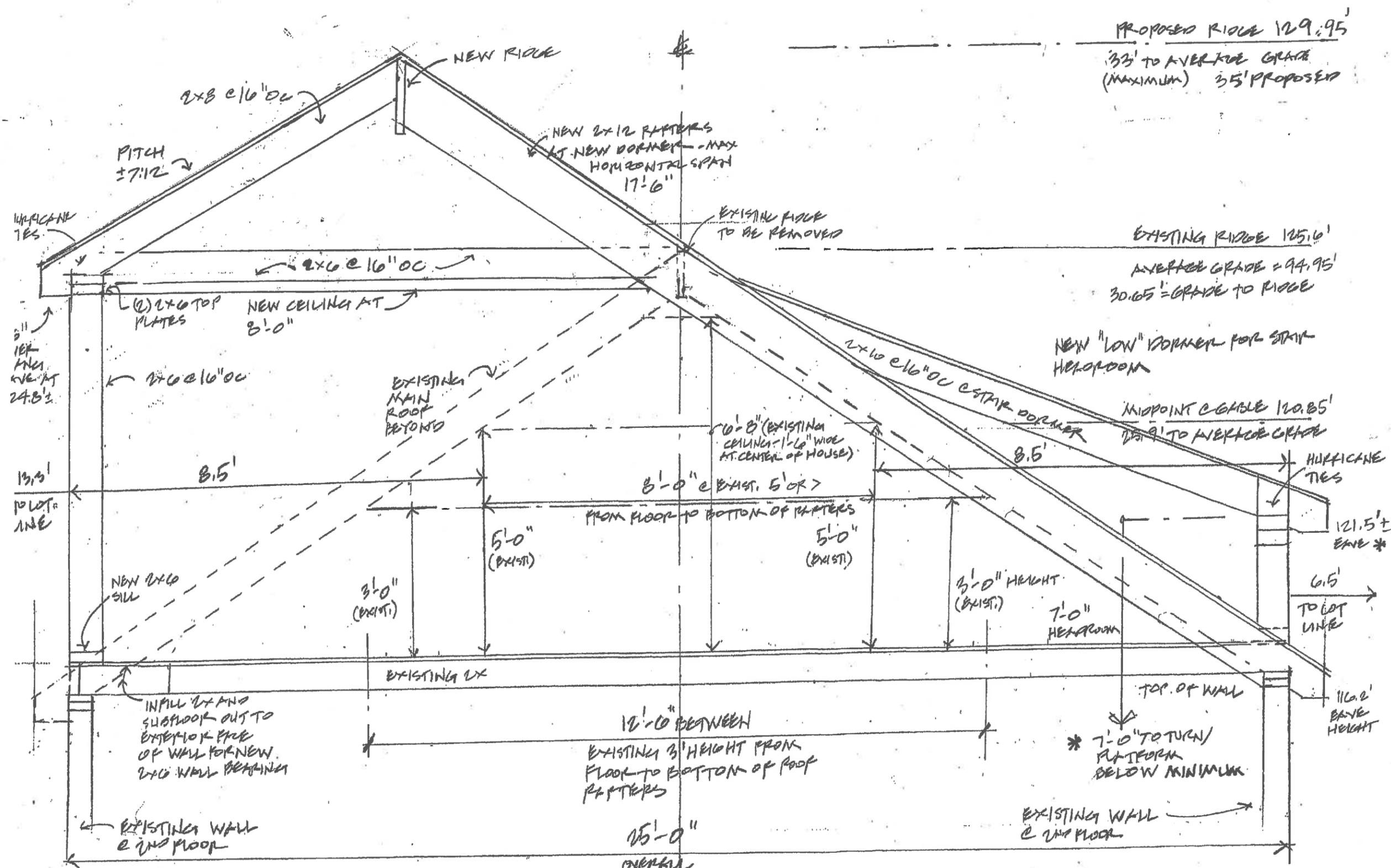
Sheet Title:  
**EXTERIOR  
ELEVATION**

Project Name and Address:  
**24-26 CREEKVIEW  
BELMONT, MA**

Project: \_\_\_\_\_ Sheet: \_\_\_\_\_  
Date: 10.15.20  
Scale: 1/8" = 1'-0" **EL**



RIGHT SIDE ELEVATION



PROPOSED RIDGE 129.95'  
 33' TO AVERAGE GRADE  
 (MAXIMUM) 35' PROPOSED

EXISTING RIDGE 125.6'  
 AVERAGE GRADE = 94.95'  
 30.65' = GRADE TO RIDGE

NEW "LOW" DORMER FOR STAIR HEADROOM

MIDPOINT E-GABLE 120.85'  
 9' TO AVERAGE GRADE

HURRICANE TIES  
 121.5'±  
 EAVE \*

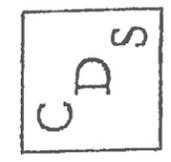
6.5'  
 TO LOT LINE

116.2'  
 EAVE HEIGHT

\* 7'-0" TO TURN/  
 PLATFORM  
 BELOW MINIMUM

EXISTING WALL  
 @ 1ST FLOOR

**SECTION (PHOTOM ONLY)**



**CONSTRUCTION DESIGN SERVICES**  
 Residential & Commercial Design & Construction Documents  
 Ph. (617) 924-6973

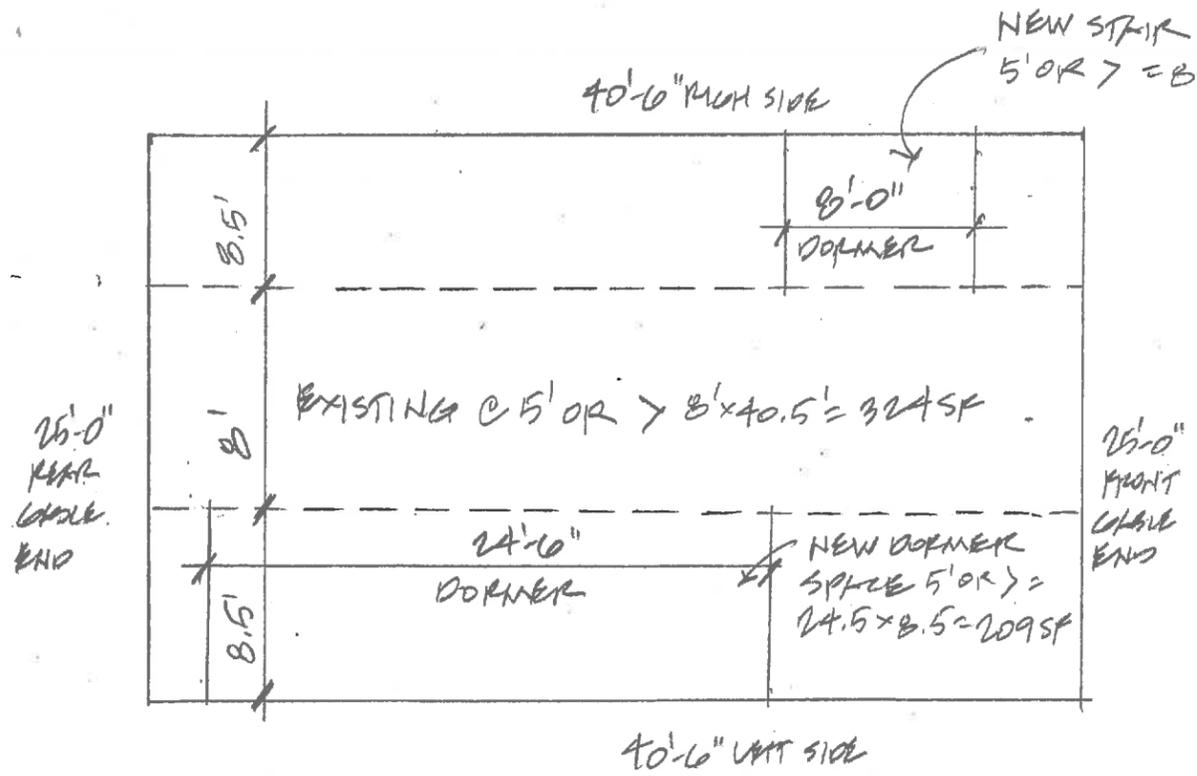
General Notes

No.	Revs or Iss.	Date

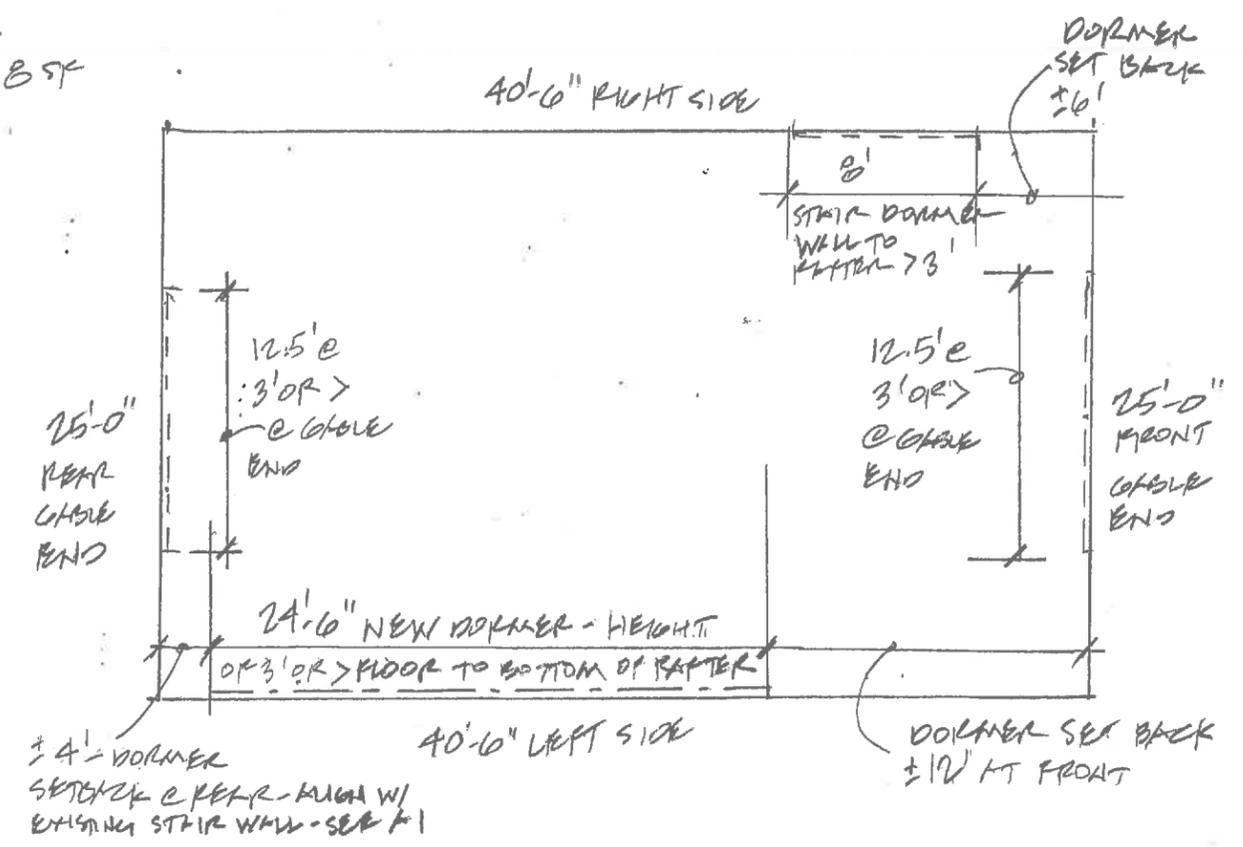
Sheet Title:  
**UPPER LEVEL SECTION**

Project Name and Address:  
**24-26 CREELEY  
 BELMONT, MA**

Project: \_\_\_\_\_ Sheet: **A2**  
 Date: **4.17.2020**  
 Scale: **1/2" = 1'-0"**



- AREA AT 5' OR GREATER FROM FLOOR TO BOTTOM OF RAFTERS
- ALLOWABLE =  $40.5 \times 25 = 1012.5 \times .6 = 607 \text{ SF}$   
60%
- EXISTING @ 5' OR > =  $40.5 \times 8 = 324$
- $607 - 324 = 283 \text{ SF}$  NEW MAXIMUM ALLOWED SF @ 5' OR >
- STAIR DORMER  $8 \times 8.5 = 68 \text{ SF}$
- DORMER AT LEFT SIDE  $24.5 \times 8.5 = 209 \text{ SF}$
- TOTAL NEW PROPOSED =  $209 + 68 = 277 \text{ SF}$  (OK < 283)
- PROPOSED DORMER LENGTH AT LEFT SIDE = 24'-6"
- PROPOSED STAIR DORMER AT RIGHT SIDE = 8'-0"



- 3' OR GREATER FLOOR TO BOTTOM OF RAFTERS  
EXISTING AT GABLE ENDS  $12'-6" \times 2 = 25$   
• ALLOWABLE = TOTAL PERIMETER  $\times .5$   
 $40.5 + 40.5 + 25 + 25 = 131' \times .5 = 65.5$   
• 65.5' ALLOWABLE - 25' EXISTING = 40.5' NEW ALLOWABLE @ 3' OR >  
• NEW STAIR DORMER = 8' NEW @ 3' OR >  
• REMAINING NEW ALLOWABLE = 32.5' @ 3' OR > HOWEVER -
  - DORMER LENGTH MAX =  $.75 \times 40.5' = 30' \text{ MAX.}$   
(75% OF ROOF LENGTH)
    1. HEIGHT 3' OR GREATER FLOOR TO BOTTOM OF RAFTER
    2. MAXIMUM DORMER LENGTH (75% OF MAIN ROOF LENGTH)
- PROPOSED DORMER LENGTH = 24'-6" (OK < 30') @ LEFT SIDE

**CDS**

**CONSTRUCTION DESIGN SERVICES**  
Residential & Commercial Design & Construction Documents  
Ph. (617) 924-6973

General Notes

No.	Revisions	Date

Sheet Title:  
UPPER LEVEL  
1/2 STORY CAUCS,

Project Name and Address:  
24-26 CREECHY RD,  
PULMONT, MA

Project: \_\_\_\_\_ Sheet: \_\_\_\_\_

Date: 9.28.20  
Scale: 1/8" = 1'-0"

UL 1