

NOTICE OF PUBLIC HEARING BY THE
BELMONT 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 14, 2020 at 7:00 PM by remote access through the Zoom app. to consider the application of Christopher Martin to construct a second story expansion at 91 Brookside Ave. located in Single Residence C (SRC) Zoning District, for One Special Permit under Section 1.5 of the Zoning By-Law. Special Permit 1.- §4.2.2 of the Zoning By-Law Dimensional Regulations require a minimum side setback of 10.0', the existing and proposed side setback is 9.4'.

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

June 2, 2020

Christopher Martin
91 Brookside Avenue
Belmont, MA 02478

RE: Denial to Construct a Second Story Expansion

Dear Mr. Martin,

The Office of Community Development is in receipt of your building permit application for your proposal to construct a second story Expansion at 91 Brookside Avenue located in a Single Residence C (SRC) Zoning District.

Your application has been denied because it does not comply with the current Town of Belmont Zoning By-Law. More specifically, Section 4.2.2 of the Zoning By-Law Dimensional Regulations require a minimum side setback of 10.0'.

1. The existing and proposed side setback is 9.4'.

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.

Sincerely,


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



Town of Belmont
Zoning Board of Appeals

APPLICATION FOR A SPECIAL PERMIT

Date: C/11/2020

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 91 BROOKSIDE AVE ~~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 CONSTRUCTION OF A SECOND FLOOR ADDITION

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

Signature of Petitioner

Christophe S. Martin

Print Name

Christophe S. Martin

Address

91 Brookside Ave.

Belmont, MA 02478

Daytime Telephone Number

314-307-1674

Request for Special Permit Re: Side yard setback

Submitted by
Laura & Chris Martin

Owners of
91 Brookside Avenue, Belmont MA 02478

We propose to add a second floor expansion over the garage to home at 91 Brookside Avenue in Belmont. The new space will allow for a more comfortable expanded bedroom. We would like to note that we have spoken with and acquired signatures of support from our neighbors and have endeavored to create a design which is harmonious with the neighborhood and adjacent houses.

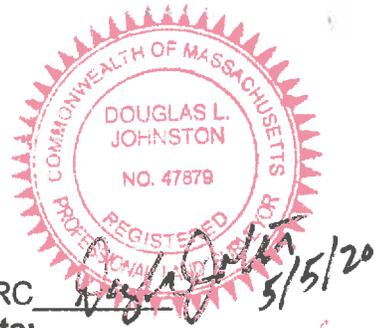
We are excited to be renovating our new home at 91 Brookside Avenue. We are excited to be moving to Belmont where we can participate in a close-knit community, as well as enjoy amenities such as the Beaver Brook Reservation. The proposed improvements for the build out of the second floor of the house will greatly improve our bedroom. Currently, the bedroom on the northwest side of the house does not have any windows facing the backyard. Additionally, the bedroom has eaves on both sides of the room, which limits the usability of the floor space in the bedroom. Extending the room will create more usable space in the bedroom that does not conflict with head height. Additionally, with the dormer we plan to add windows to the southwest side of the bedroom, which will bring more natural light into the room, as well as greatly enhance the room by providing views of the backyard and Beaver Brook. We are excited to be making improvements to the house, which has not had any improvements since it was first constructed in 1938, so that it will be a comfortable, relaxing home.

We have worked with Keith Miller of Miller Design, a local Belmont architect to review options for creating the space we needed. We explored other options but felt that the addition over the garage is the best way to retain the look and massing of the existing homes on Brookside Avenue.

The original building permit application was declined because the minimum required side setback in the single residence C zoning district is 10'0" under section 4.2.2. When the house was built in 1938 the east side was constructed 9.4' from the property line. Our proposed addition does not raise the height of the roof above its existing average height above grade of 24.9' feet, which conforms with zoning height requirements. The area where the addition extends into the non-conforming side yard requires a special permit to extend the existing non-conforming side yard setback vertically. We are asking the Zoning Board of Appeals to grant us a special permit allowing us to build this bedroom addition to the second floor of our home. It is our belief that the proposed addition is in keeping with the character of the neighborhood and not detrimental to the community.

Zoning Compliance Check List

(Registered Land Surveyor)



Property Address: 91 BROOKSIDE ROAD Zone: SRC
 Surveyor Signature and Stamp: _____ Date: _____

	REQUIRED	EXISTING	PROPOSED
Lot Area	9,000 S.F.	9,000 S.F.	9,000 S.F.
Lot Frontage	75'	70'	70'
Floor Area Ratio	N/A	N/A	N/A
Lot Coverage	25%	12%	12%
Front Setback	19.9'	20.1'	20.1'
Side Setback	10'	15'	15'
Side Setback	10'	9.4'	9.4'
Rear Setback	30'	82.1'	82.1'
Building Height	30'	24.9'	24.9'
Stories	2-1/2	2	2
1/2 Story Calculation See basement calc. sheets.			

NOTES:

DLJ Geomatics
276 North Street
Weymouth, MA 02191
landsurv@comcast.net
781-812-0457

91 Brookside Road

Belmont, MA 02478

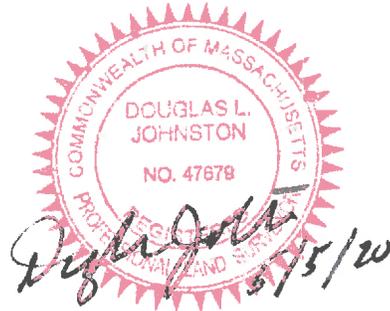
Basement Calculations:

The foundation walls are 6.61' high. There are five segments.

Segment:	Length:	Area:	Area Below Grade:
A	20.3'	134.18 S.F.	90.94 S.F.
B	24.7'	163.28 S.F.	125.48 S.F.
C	20.0'	132.20 S.F.	102.60 S.F.
D	45.0'	297.45 S.F.	200.70 S.F.
E	27.4'	181.11 S.F.	112.07 S.F.
Total:		908.22 S.F.	631.79 S.F.

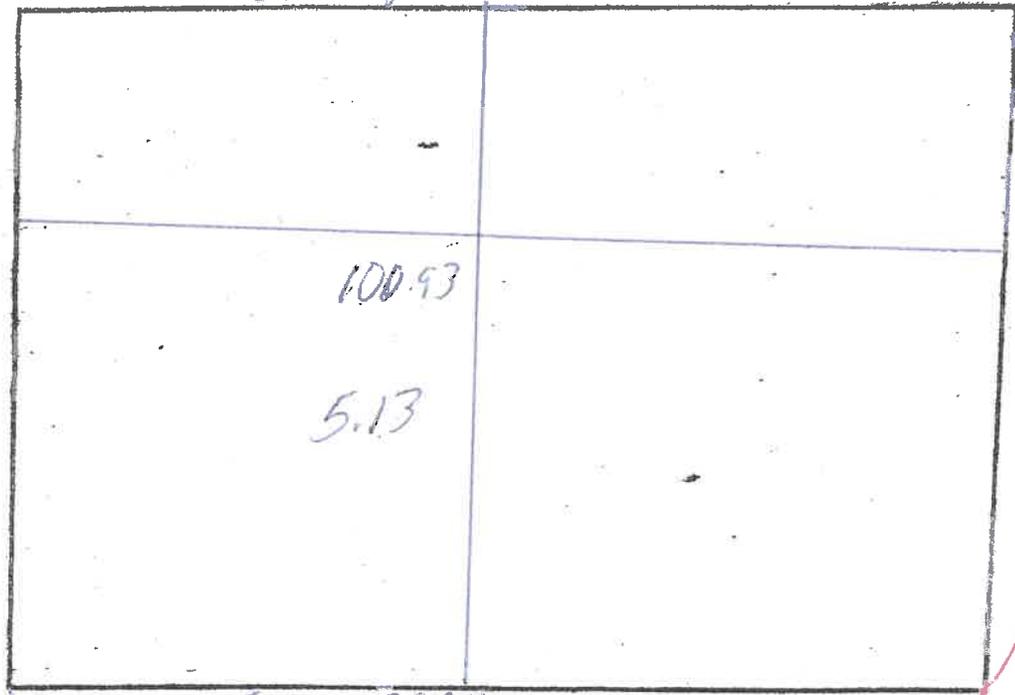
$$631.79/908.22 = .6956$$

69.56% of the foundation wall is below grade.



SEC "C"

CEILING = 102.41



20.0
 x 6.61

 132.20
 TOTAL
 FACE

20.0
 x 5.13

 102.60
 BELOW
 GRADE

102.60

 132.20 = 77.61

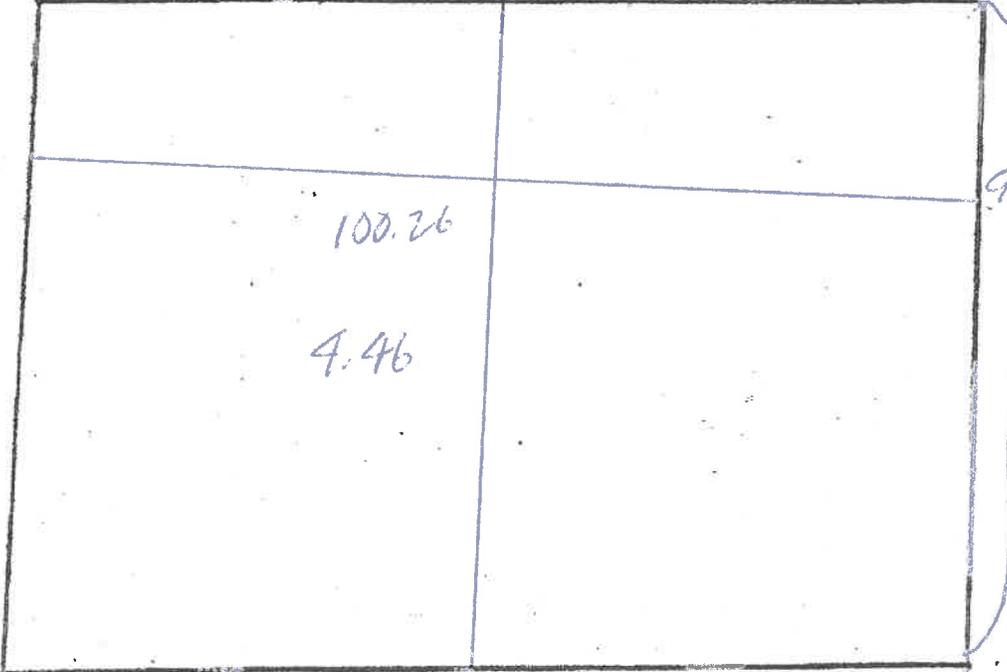
77.61%
 BELOW grade

FLOOR = 95.30
~~95.30~~
 20.0



SEC "D"

CEILING = 102.41



15.0
 x 6.61

 99.15
 TOTAL
 FACE

15.0
 x 4.46

 66.90
 BELOW
 GRADE

99.15

 66.90 = 67.47

67.47%
 BELOW
 grade

FLOOR = 95.80
 45.0

71 BROOKSIDE ROAD,
BELMONT, MA

SEG A

CEILING = 102.41

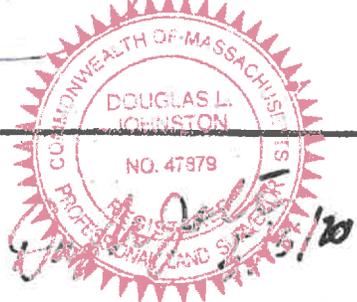
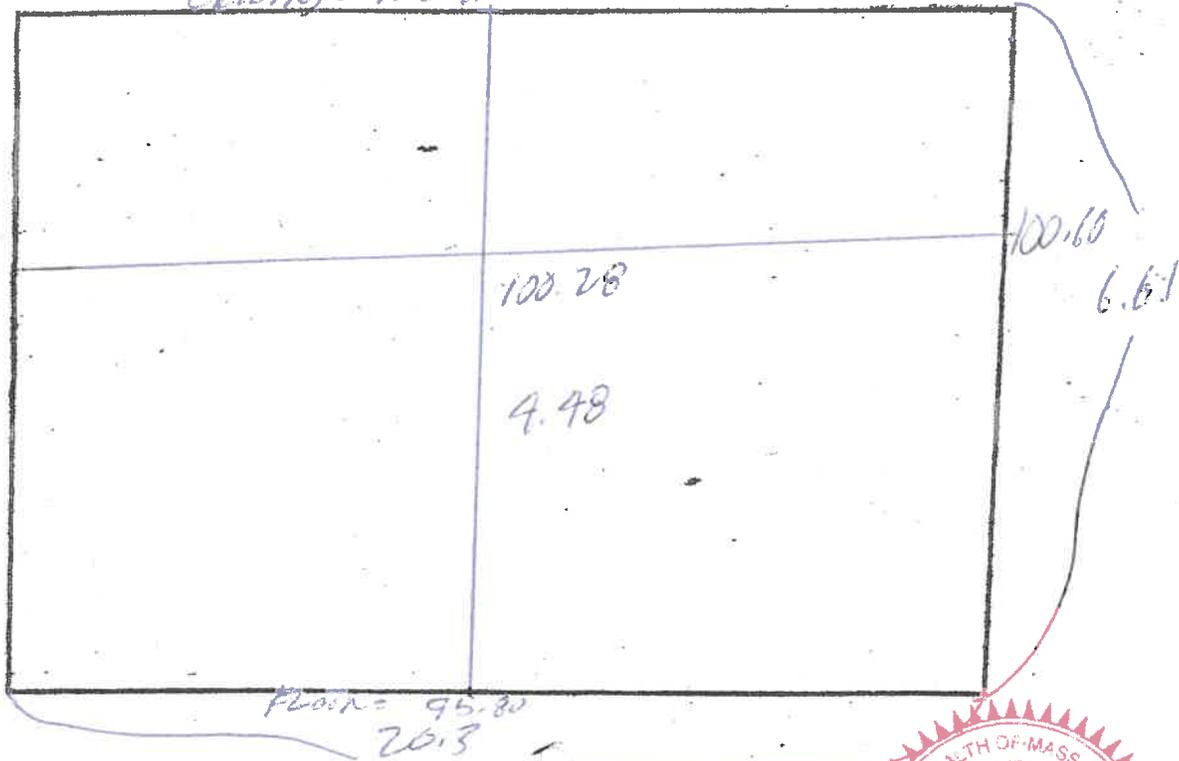
20.3
6.61
174.13
TOTAL
FACE

20.3
9.48
90.94
BELOW
GRADE
99.95

90.94
34.18 = 67.77

67.77%

BELOW
GRADE



SEG B

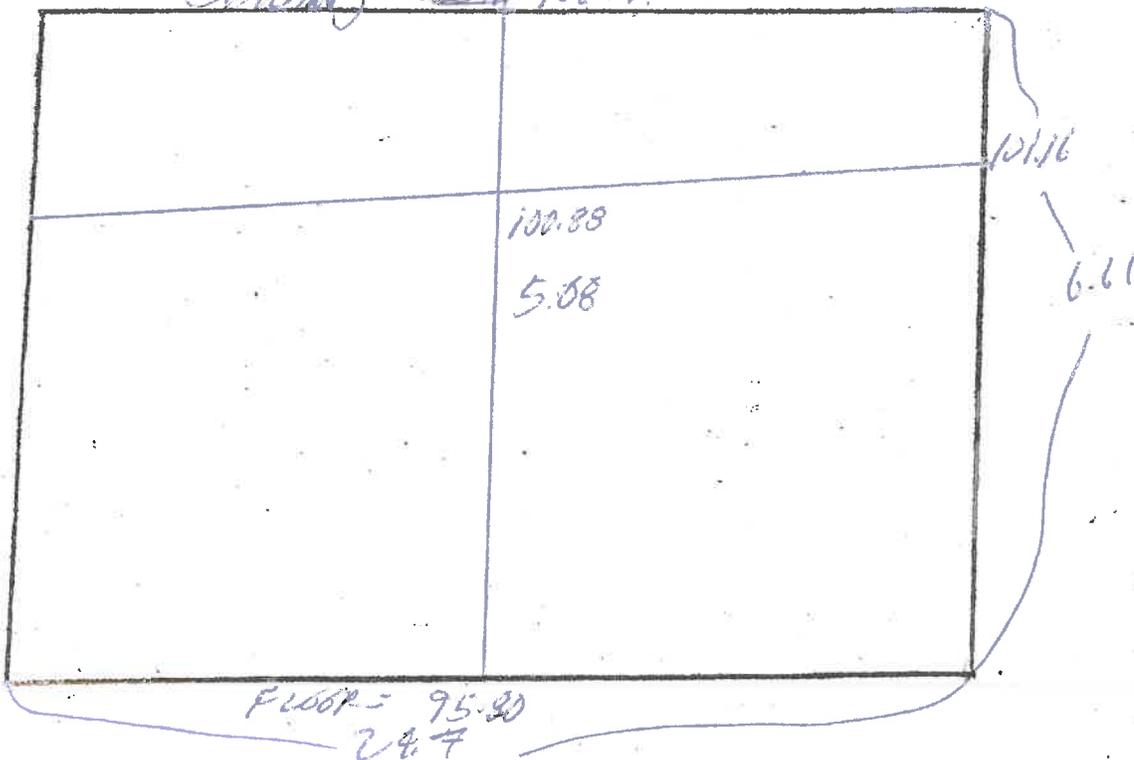
CEILING = ~~102.41~~ 102.41

4.7
6.61
3.28
TOTAL
FACE

4.7
5.08
15.43
BELOW
GRADE
100.60

5.40
3.28 = 76.85

76.85%
EVEN
GRADE



SEG "E"

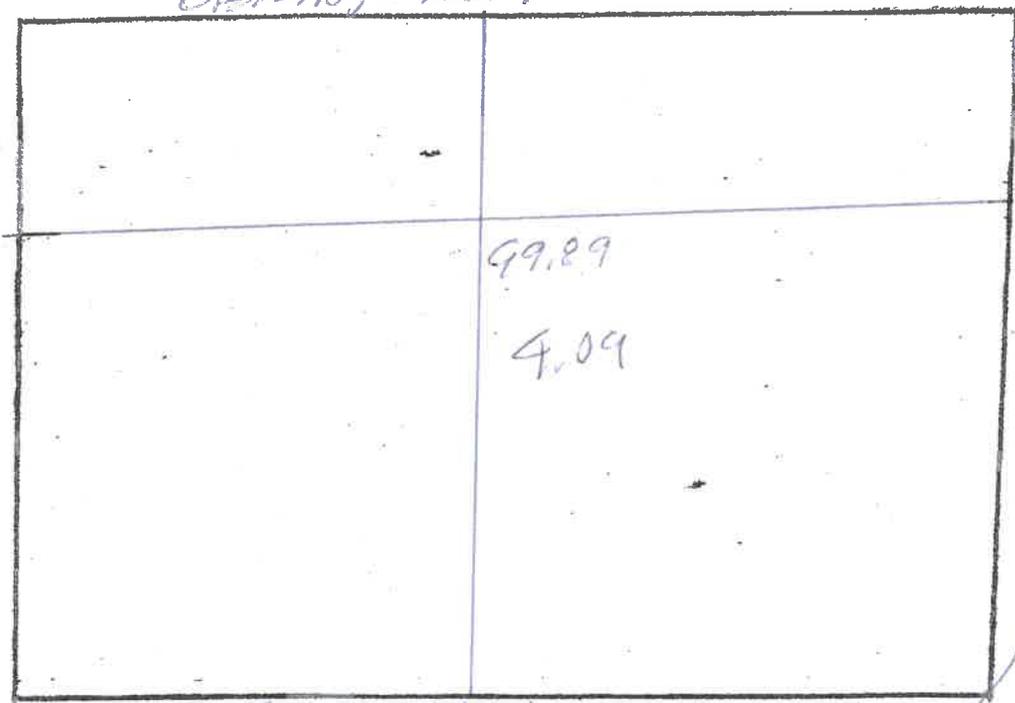
$$\begin{array}{r} 27.4 \\ + 6.61 \\ \hline 34.01 \end{array}$$
 TOTAL FACE
 BELOW GRADE

$$\begin{array}{r} 27.4 \\ + 4.09 \\ \hline 31.49 \end{array}$$

$$\begin{array}{r} 12.07 \\ + 112.07 \\ \hline 124.14 \end{array}$$

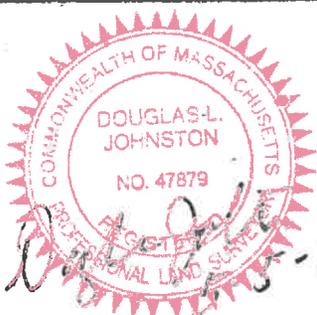
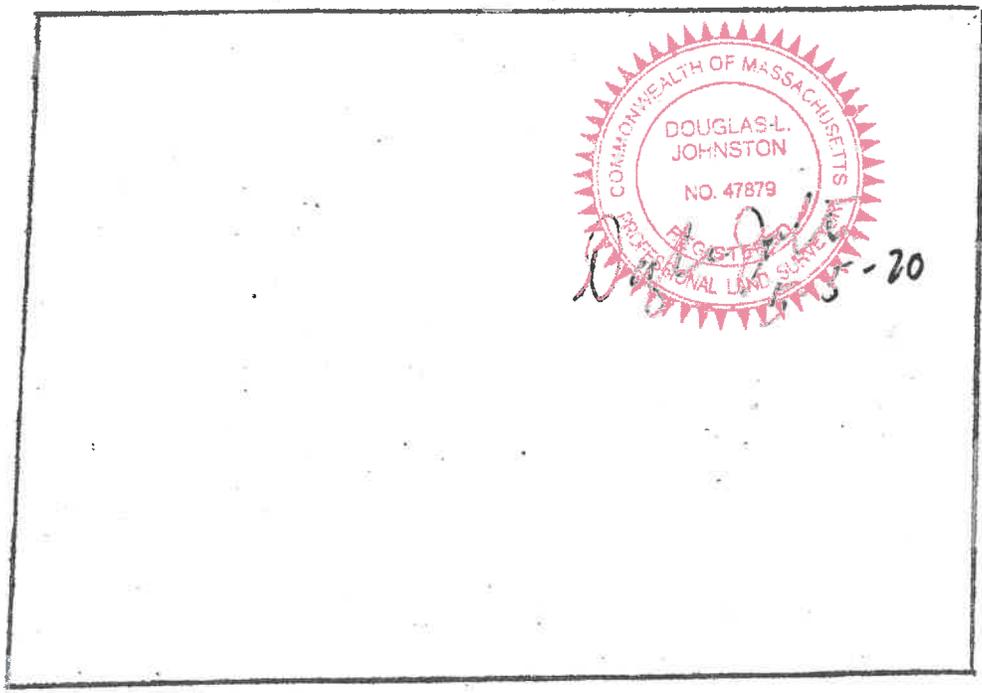
$$\begin{array}{r} 12.07 \\ + 51.11 \\ \hline 63.18 \end{array}$$
 61.88%
 BELOW
 GRADE

CEILING = 107.41

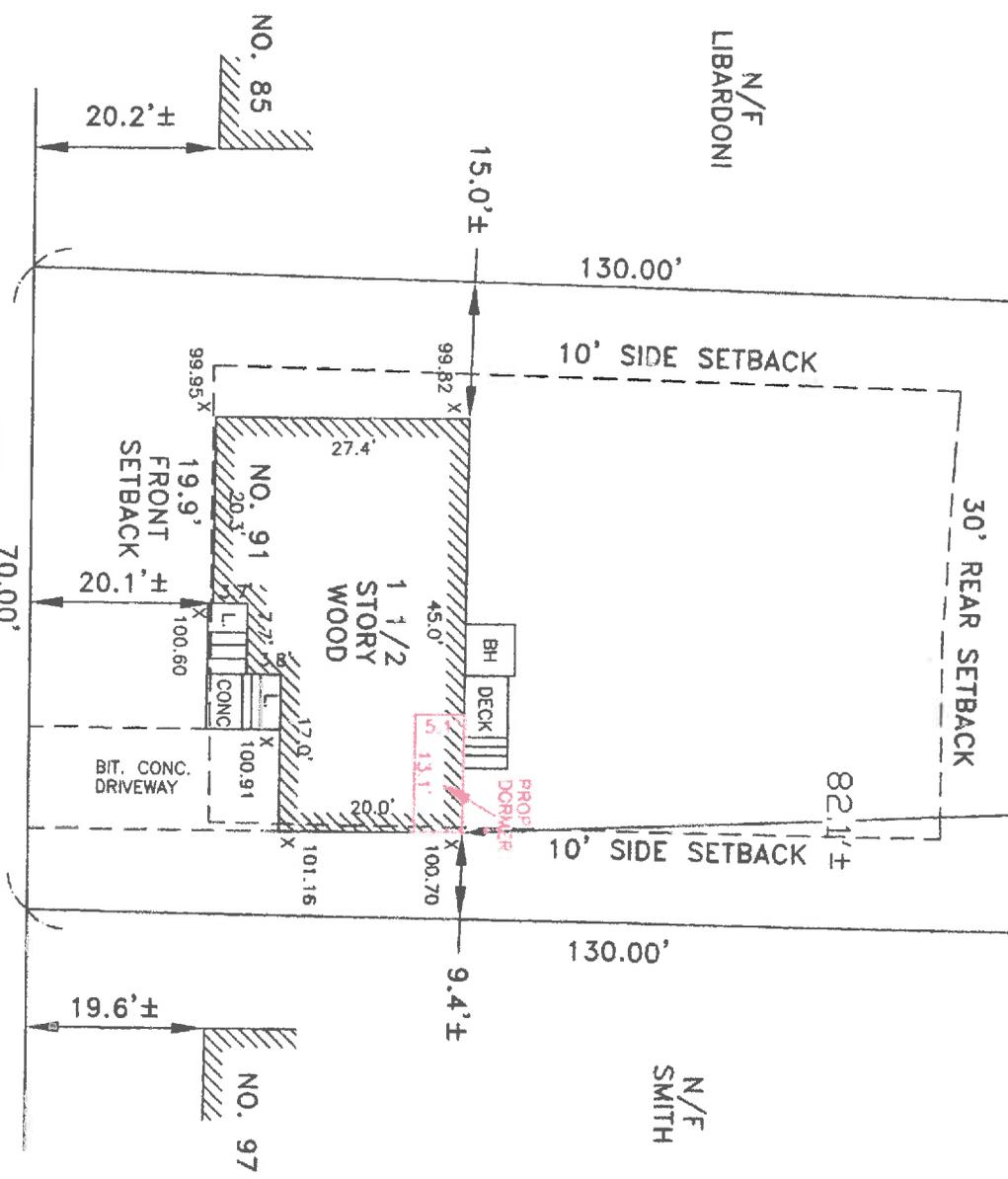
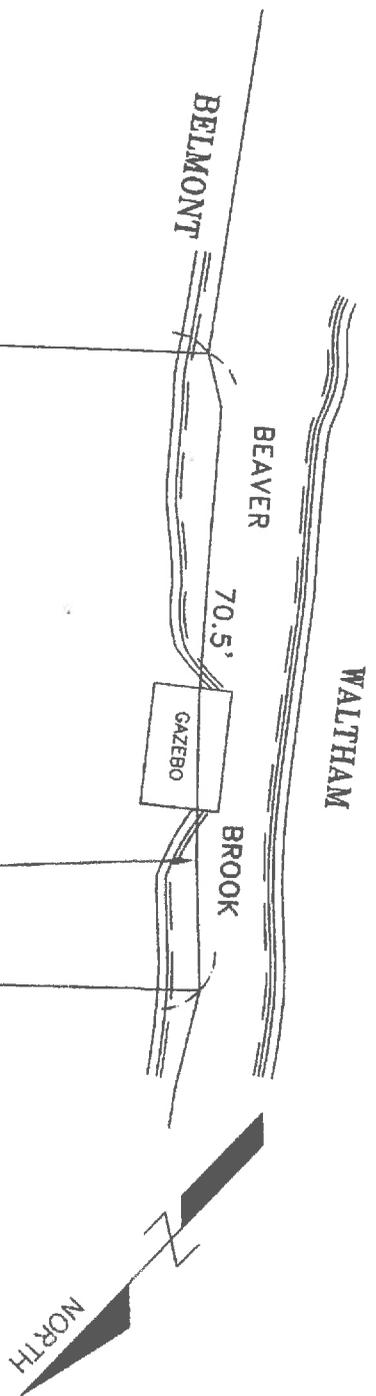


FLOOR = 95.20'

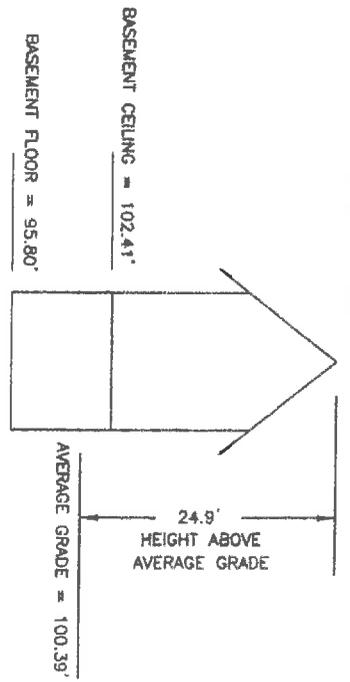
27.4



12-15-20



LOT AREA = 9,000 S.F.±
 EXISTING BUILDING = 1,082 S.F.±
 EXISTING PAVEMENT = 303 S.F.±
 PROPOSED ADDITION = 67 S.F.±
 EXISTING LOT COVERAGE = 12.0%
 PROPOSED LOT COVERAGE = 12.0%
 EXISTING OPEN SPACE = 84.6%
 PROPOSED OPEN SPACE = 84.6%



BROOKSIDE ROAD



(IN FEET)
 1 inch = 20 ft.
 CERTIFIED PLOT PLAN
 IN
 BELMONT, MA

- NOTES
1. SEE DEED RECORDED IN MIDDLESEX COUNTY REGISTRY OF DEEDS IN DEED BOOK 6969, PAGE 327.
 2. SEE PLAN RECORDED IN MIDDLESEX COUNTY REGISTRY OF DEEDS IN DEED BOOK 6097, END.
 3. SUBJECT PARCEL IS LOCATED IN ZONE SRC
 4. SUBJECT PARCEL IS LOCATED IN FLOOD ZONE X AS SHOWN ON PANEL 25017C0414E WITH AN EFFECTIVE DATE OF JUNE 4, 2010.
 5. ONE PUBLIC SHADE TREE IS LOCATED WITHIN THE LIMITS OF THE PROPERTY FRONTAGE OF THE SUBJECT PROPERTY.
 6. FRONT SETBACK: 20.2+19.6=39.8; 39.8/2=19.9; FRONT SETBACK=19.9'

SCALE: 1" = 20' MAY 1, 2020

DLJ GEOMATICS
 PROFESSIONAL LAND SURVEYING
 276 NORTH STREET
 WYMOUTH, MA 02191
 (781) 812-0457
 91 BROOKSIDE RD BELMONT, MA

COMMONWEALTH OF MASSACHUSETTS
 DOUGLAS L. JOHNSON
 NO. 47879
 REGISTERED PROFESSIONAL LAND SURVEYOR

DATE 6-9-20
 PROFESSIONAL LAND SURVEYOR

91 Brookside Ave



EXISTING HOUSE

36 Mayfield Road



NEIGHBORHOOD HOUSE

39 Mayfield Road



NEIGHBORHOOD HOUSE

61 Brookside Ave



NEIGHBORHOOD HOUSE

97 Brookside Ave



NEIGHBORS HOUSE

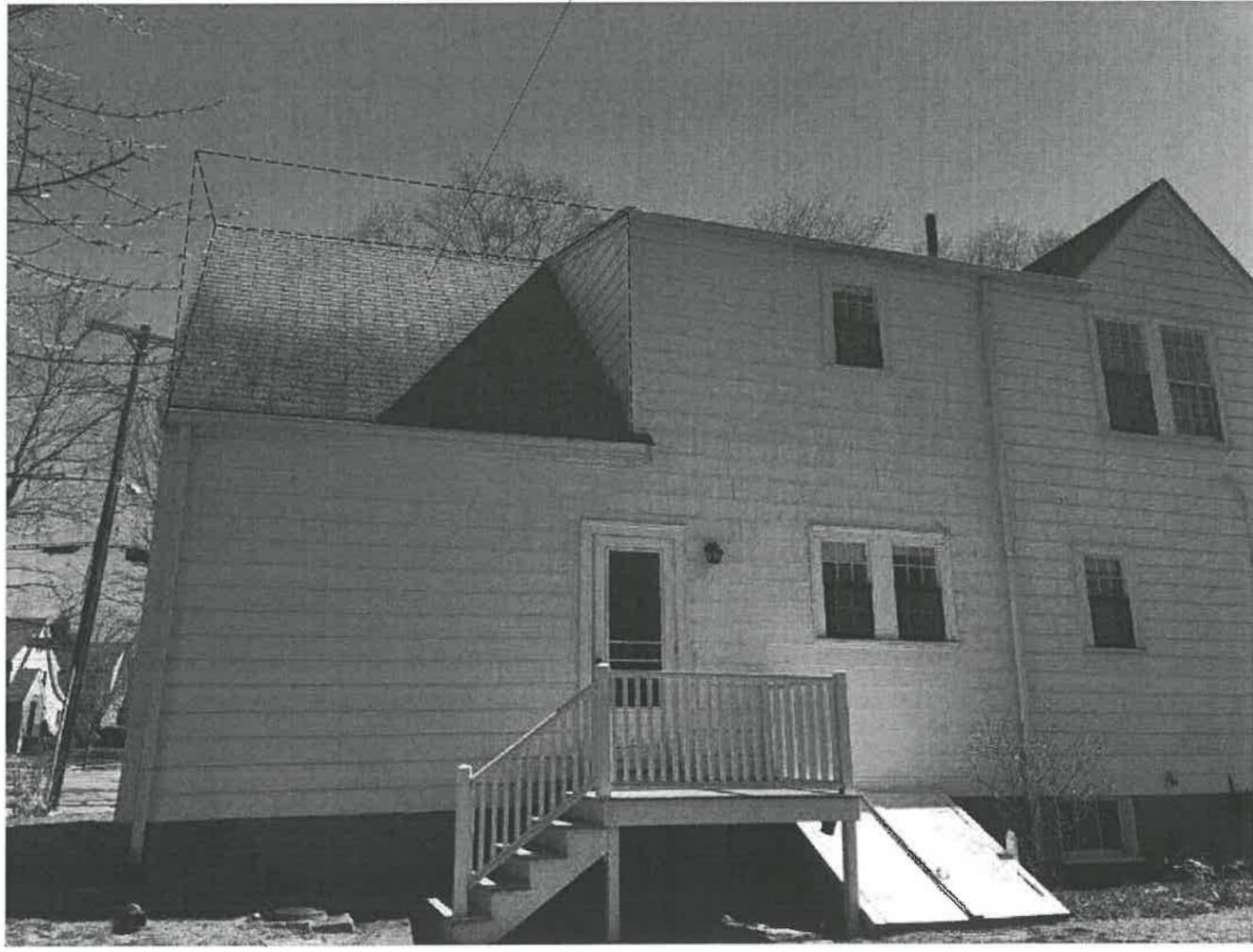
121 Brookside Ave



NEIGHBORHOOD HOUSE

GROSS AREA CALCULATIONS	
CELLAR FLOOR AREA	0 SQFT
FIRST FLOOR AREA	1053 SQFT
SECOND FLOOR AREA	791 SQFT
TOTAL EXISTING GROSS AREA=	1,844 SQFT
PROPOSED ADDED SECOND FLOOR GROSS AREA=	67 SQFT
EXISTING GROSS AREA (MEASURED) 1,844 SQFT	
67 SQFT / 1,844 SQFT = 3.6% INCREASE (COMPLIES)	

PROPOSED AREA OF ENLARGED SECOND FLOOR



ZBA REVIEW SET
 APRIL 27, 2020
 SECOND FLOOR EXPANSION

- DRAWING LIST**
- A1 COVER SHEET
 - A2 EXISTING BASEMENT
 - A3 EXISTING FIRST FLOOR
 - A4 EXISTING SECOND FLOOR
 - A5 EXISTING ROOF PLAN
 - A6 EXISTING ELEVATIONS
 - A7 PROPOSED SECOND FLOOR LAYOUT
 - A8 PROPOSED ROOF PLAN
 - A9 PROPOSED ELEVATIONS
 - A10 SECTIONS

- SYMBOL LEGEND**
- WALL TO BE DEMOLISHED
 - EXISTING WALL TO REMAIN
 - NEW WALL
 - SECTION
 - DOOR TAG
 - WINDOW TAG
 - RECESSED CAN LIGHT AS SELECTED BY OWNER
 - WALL MOUNTED SCONCES AS SELECTED BY OWNER
 - CEILING MOUNTED LIGHT AS SELECTED BY OWNER

PROJECT INFORMATION: PER ZONING AMENDMENTS DATED 11/26/2018
 BELMONT ZONING DISTRICT SR-C:

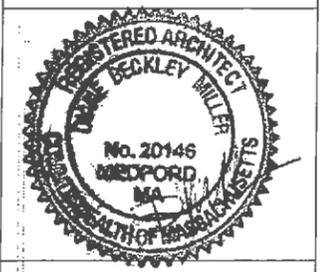
FRONT YARD SETBACK: 20.1' UNCHANGED EXISTING CONFORMING
 REAR YARD SETBACK: 30' UNCHANGED EXISTING CONFORMING
 SIDE YARD SETBACK: 15' UNCHANGED EXISTING CONFORMING
 SIDE YARD SETBACK: 9.4' MODIFIED EXISTING NON-CONFORMING
 FRONTAGE: 70'-0" SEE SURVEY
 LOT AREA: 9,000 SQFT
 MAX HEIGHT: 24.9' UNCHANGED EXISTING CONFORMING

**MILLER
 DESIGN LLC**

80 CLARK STREET
 BELMONT, MA 02478
 TEL: 617.993.3157

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

Date:	Issued for:
02/02/20	SCHEMATIC DRAWINGS
04/27/20	ZBA REVIEW SET

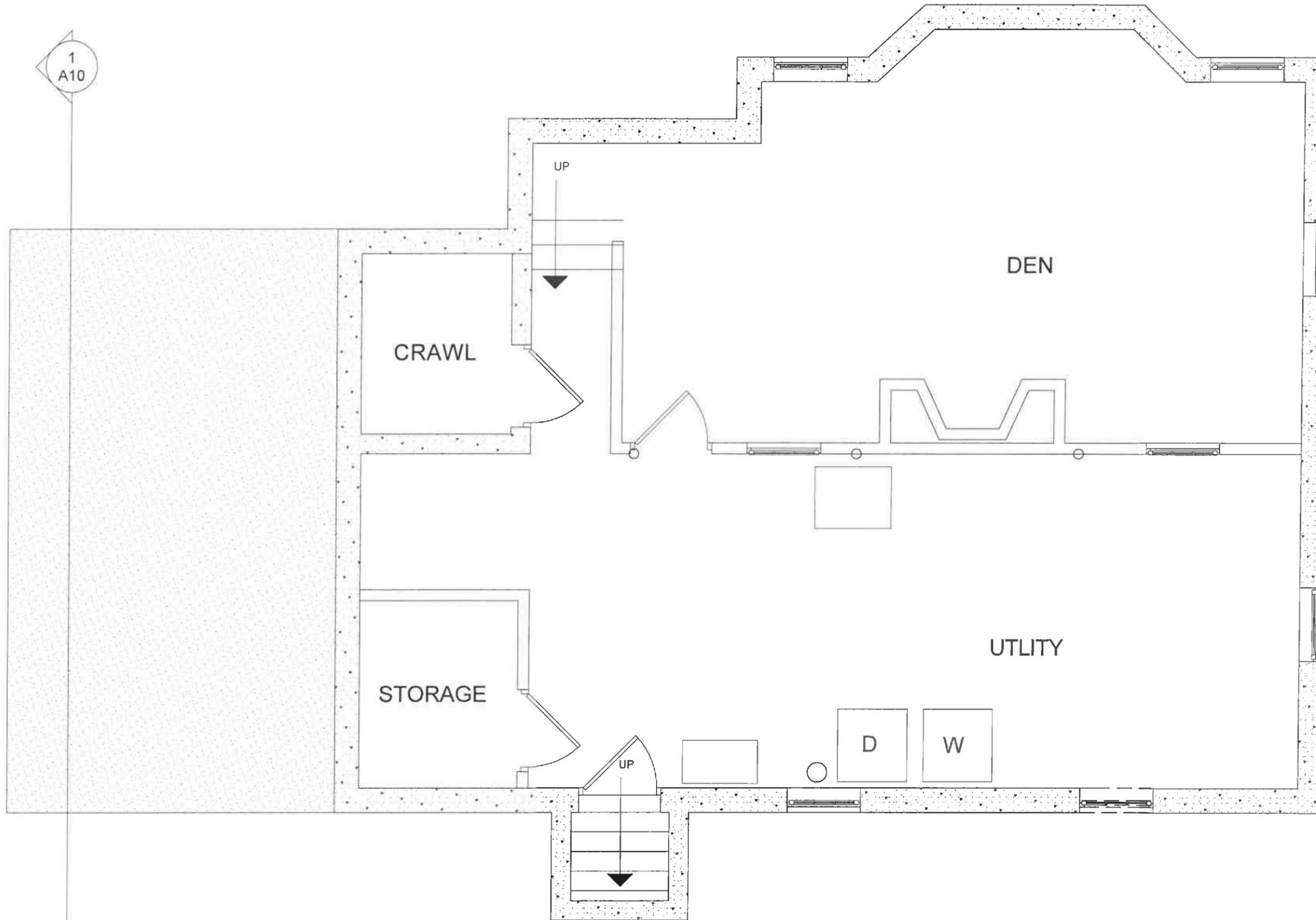


MARTIN RESIDENCE
 91 BROOKSIDE AVE
 BELMONT, MA 02487

DEMOLITION PLANS

Sheet Number:
A1

1
A10



2
A6

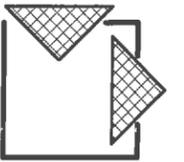
1 BASEMENT PLAN
SCALE: 1/4" = 1'

1
A6



EXISTING
CELLAR GROSS
FLOOR AREA
0 sq ft

MILLER
DESIGN LLC



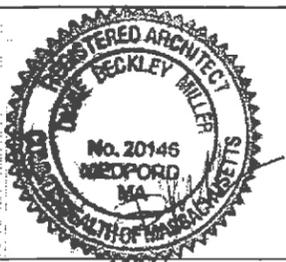
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04/23/20 SCHEMATIC DRAWINGS

04/27/20 ZBA REVIEW SET

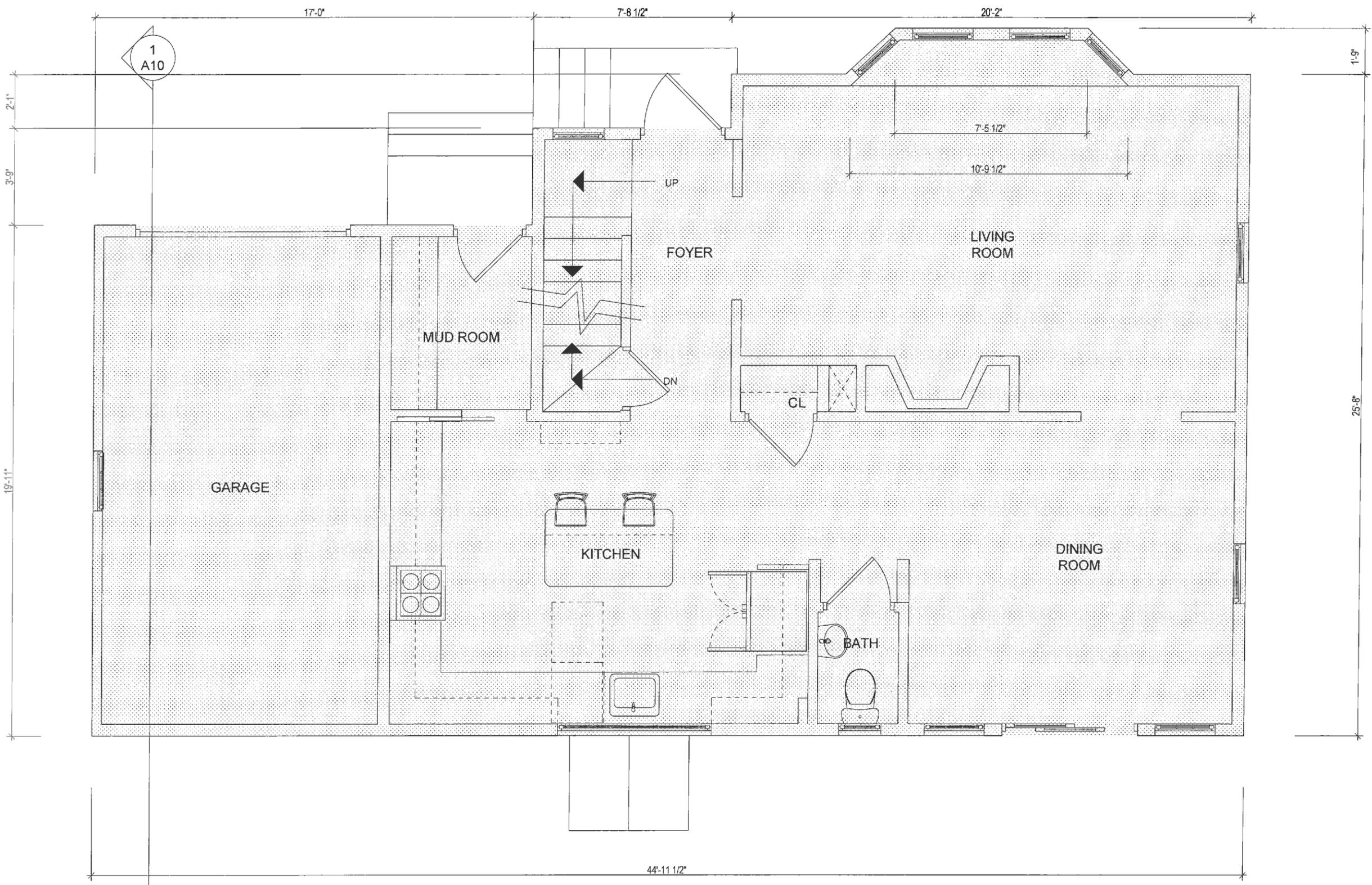


MARTIN RESIDENCE
91 BROOKSIDE AVE
BELMONT, MA 02487

DEMOLITION PLANS

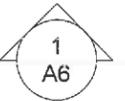
Sheet
Number:

A2



1 FIRST FLOOR PLAN
SCALE: 1/4" = 1'

EXISTING
FIRST FLOOR
GROSS AREA
1,053 sq ft

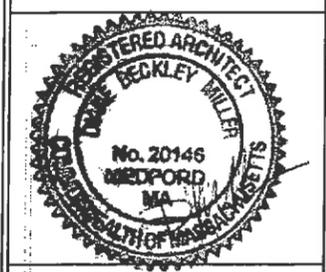


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617-993-3157

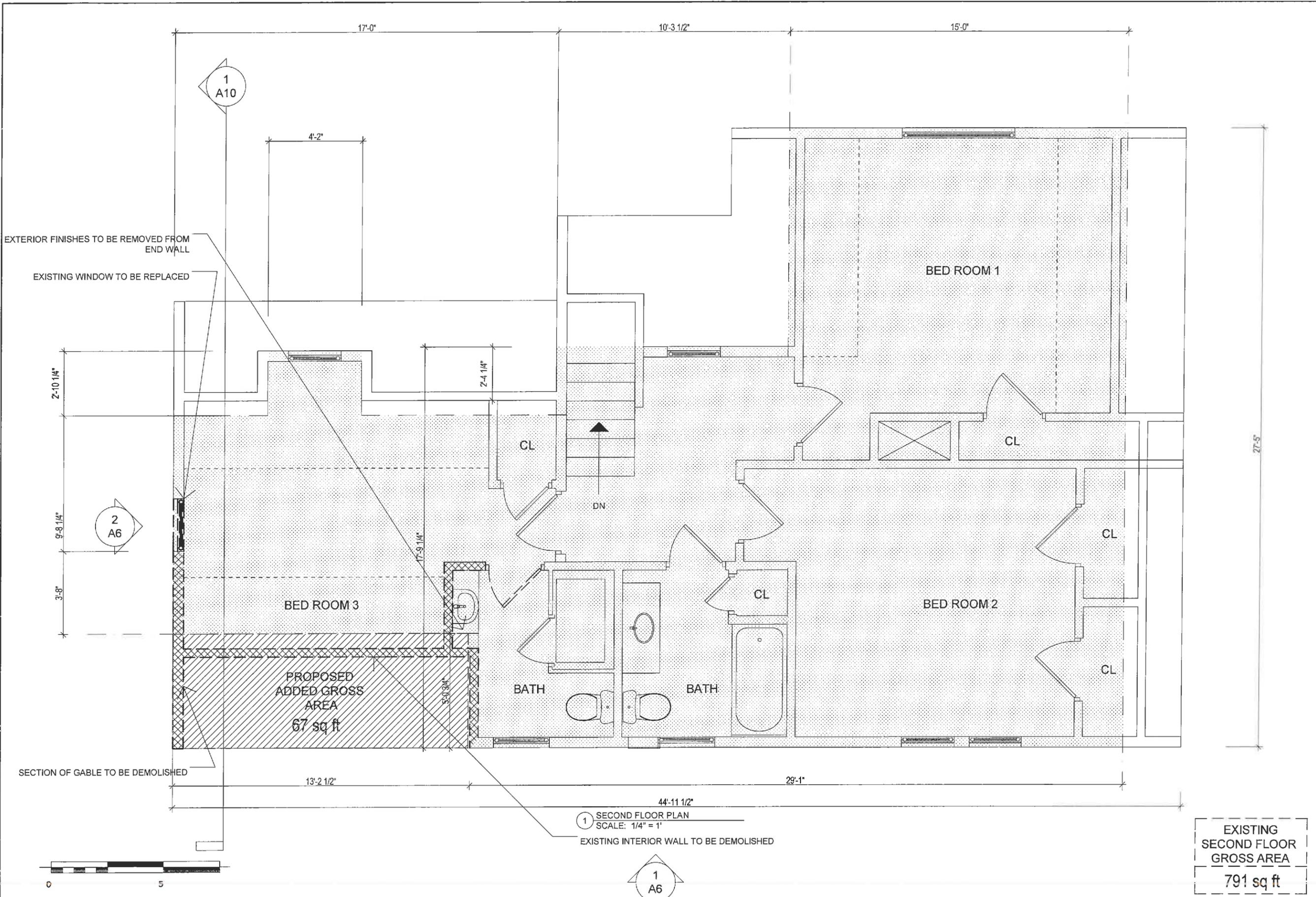
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04/27/20	ZBA REVIEW SET



MARTIN RESIDENCE
91 BROOKSIDE AVE
BELMONT, MA 02487

DEMOLITION PLANS

Sheet
Number:
A3

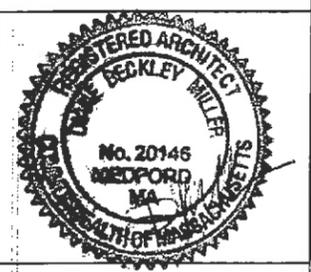


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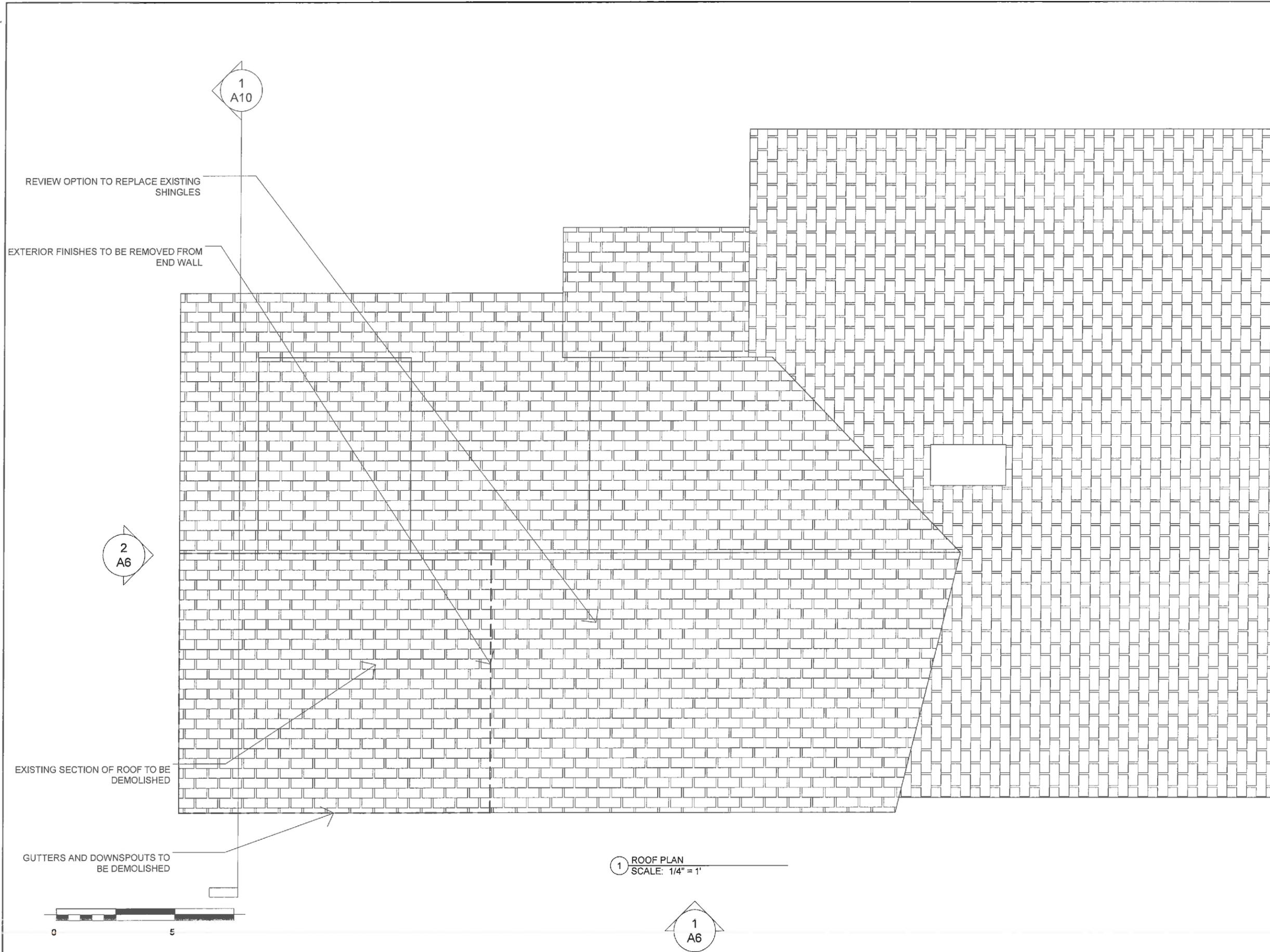
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04/23/20	SCHEMATIC DRAWINGS
04/27/20	ZBA REVIEW SET



MARTIN RESIDENCE
91 BROOKSIDE AVE
BELMONT, MA 02487

DEMOLITION PLANS

Sheet Number:
A4

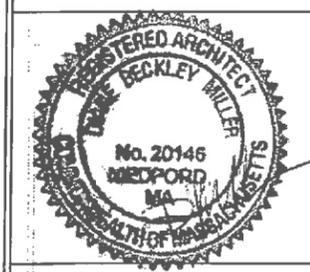


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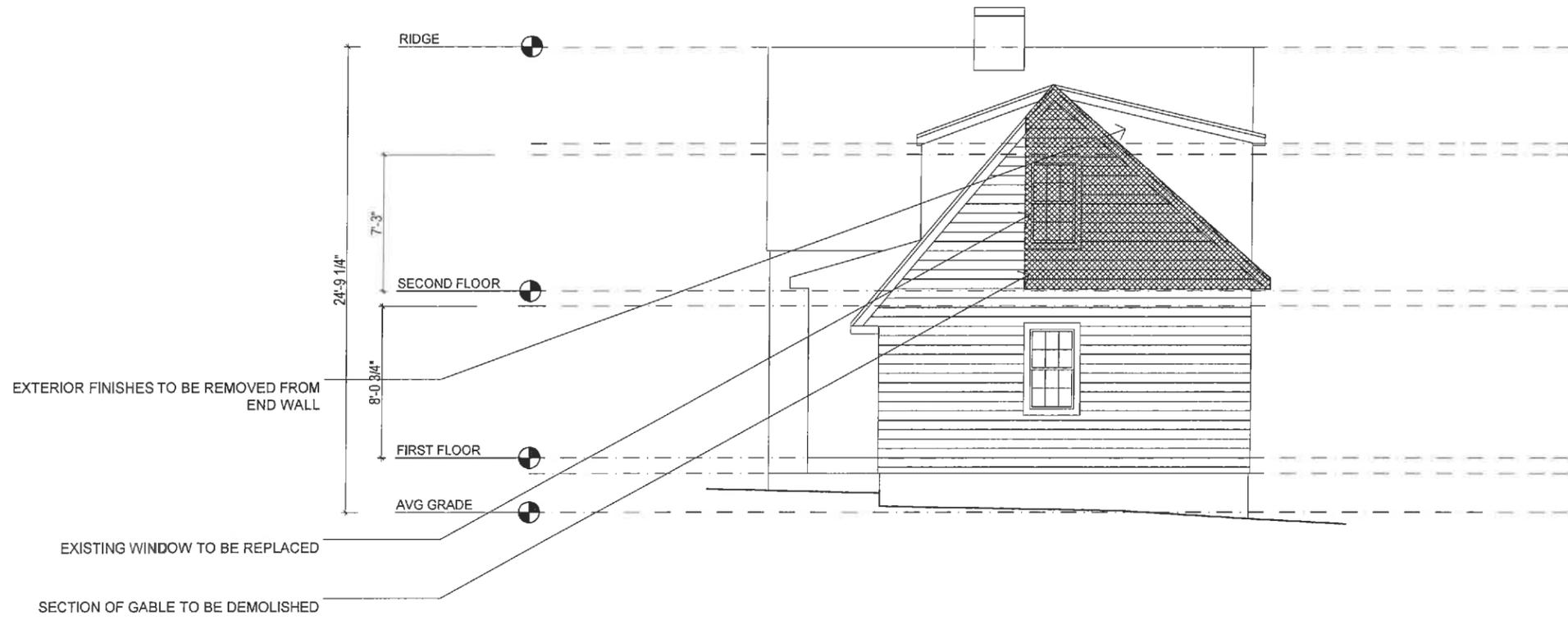
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04/23/20	SCHEMATIC DRAWINGS
04/27/20	ZBA REVIEW SET



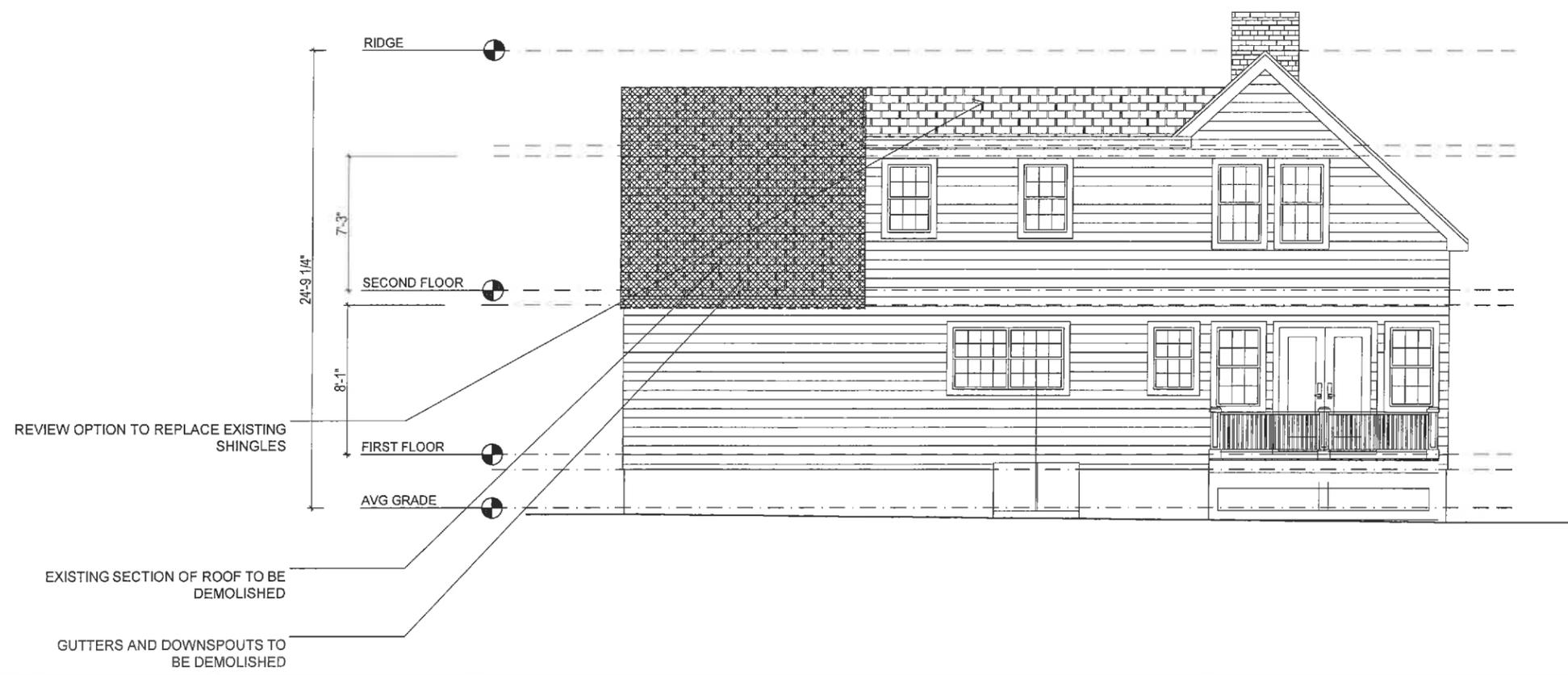
MARTIN RESIDENCE
91 BROOKSIDE AVE
BELMONT, MA 02487

DEMOLITION PLANS

Sheet Number:
A5



② NORTH ELEVATION
SCALE: 1/8" = 1'



① EAST ELEVATION
SCALE: 1/8" = 1'



**MILLER
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80 CLARK STREET
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TEL: 617.993.3157

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

Date:	Issued for:
04/23/18	SCHEMATIC DRAWINGS
04/27/20	ZBA REVIEW SET

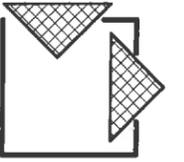
MARTIN RESIDENCE
91 BROOKSIDE AVE
BELMONT, MA 02487

**EXTERIOR
ELEVATIONS**

Sheet
Number:

A6

MILLER
DESIGN LLC



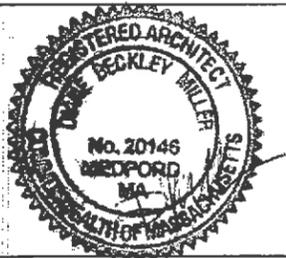
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Belmont MA 02478
617-993-3157

Date: Issued for:

04/23/20 SCHEMATIC DRAWINGS

04/27/20 ZBA REVIEW SET



MARTIN RESIDENCE
91 BROOKSIDE AVE
BELMONT, MA 02487

LAYOUT PLANS

Sheet
Number:

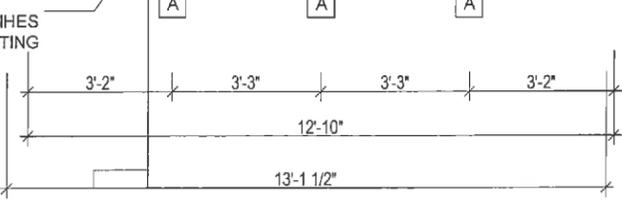
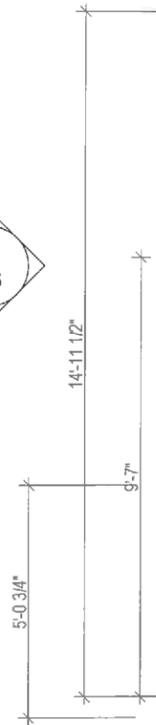
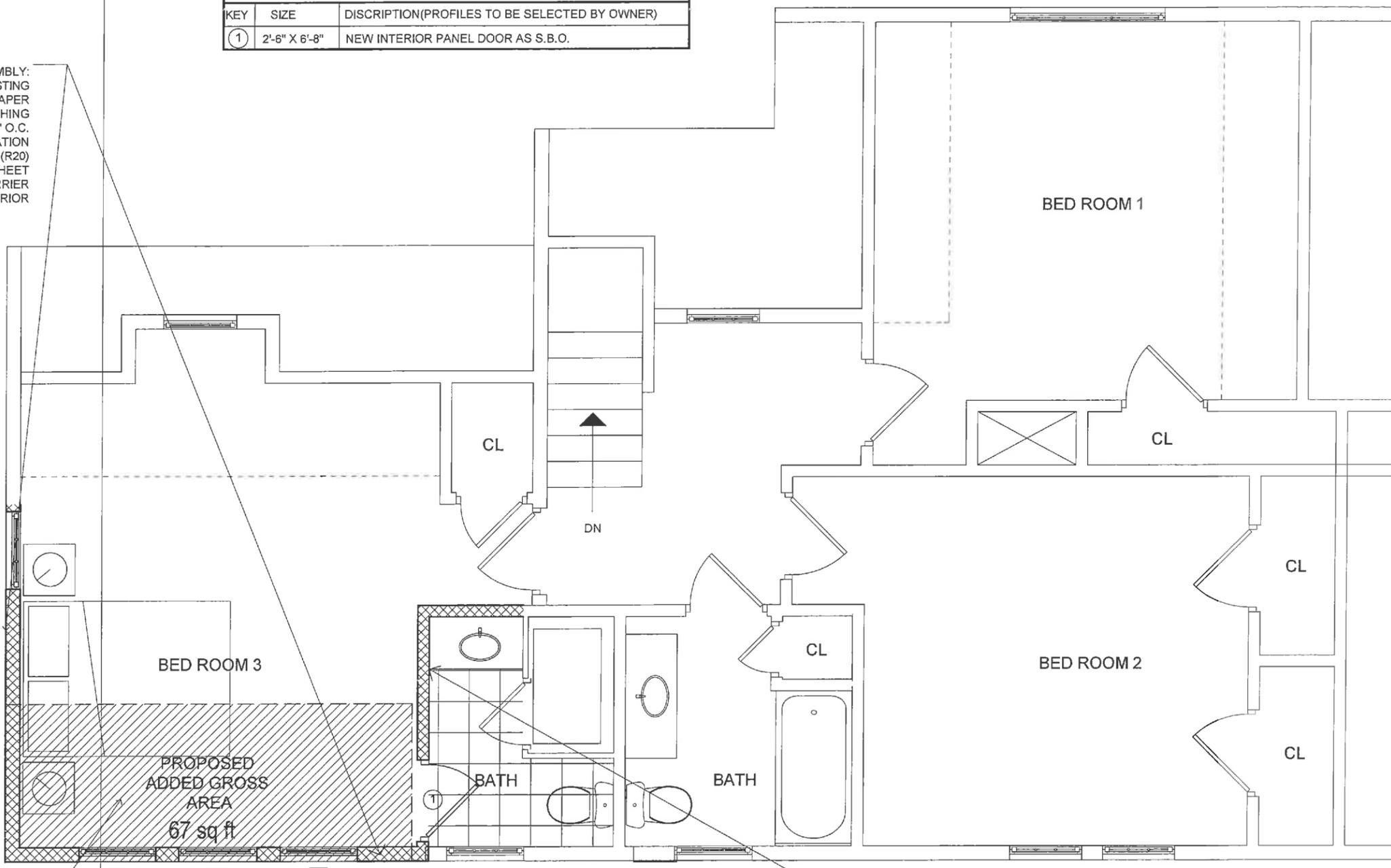
A7

DOOR SCHEDULE		
DOORS TO BE SOLID WOOD DOORS TO MATCH PRIMARY EXISTING INTERIOR DOORS		
KEY	SIZE	DISCRIPTION (PROFILES TO BE SELECTED BY OWNER)
1	2'-6" X 6'-8"	NEW INTERIOR PANEL DOOR AS S.B.O.

WALL ASSEMBLY:
SIDING TO MATCH EXISTING
#15 ASPHALT IMPREGNATED FELT PAPER
TAPED GREENBOARD SHEATHING
2X6 WOOD STUDS @ 16" O.C.
ICYNENE INSULATION
SPRAYED IN ALL CAVITIES (R20)
SEE GENERAL NOTES ON COVERSHEET
6 MIL. POLY VAPOR BARRIER
1/2" GWB ON INTERIOR

2
A6

1
A10



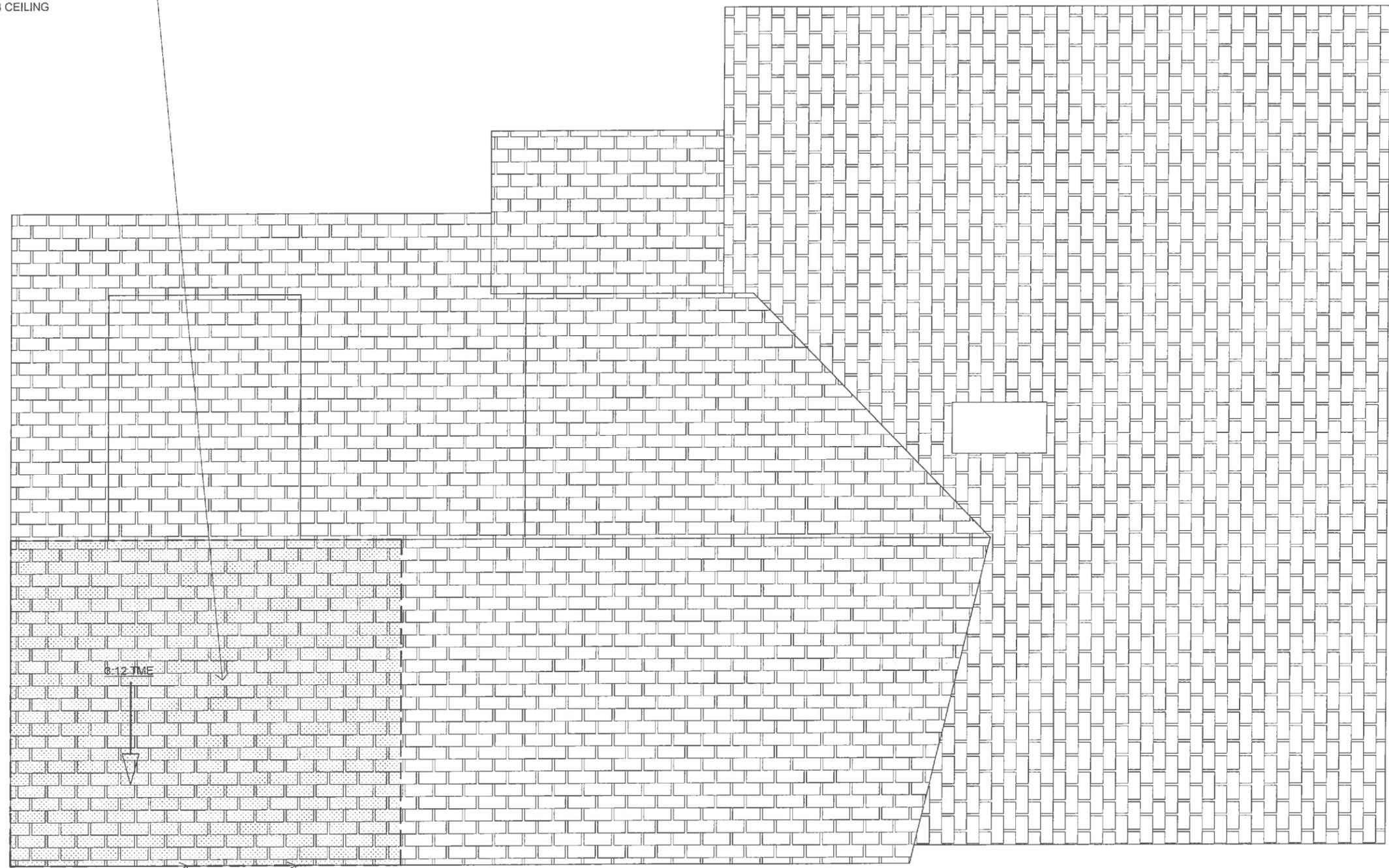
1 SECOND FLOOR PLAN
SCALE: 1/4" = 1'

1
A6

RELOCATE DOOR AND SINK IN
EXISTING BATHROOM ALL FINISHES
TO MATCH EXISTING



ROOF ASSEMBLY:
 50 YEAR ASPHALT ROOF SHINGLES
 NO. 15 BUILDING PAPER
 BITUTHENE ICE AND WATER BARRIER
 5/8" ZIP SYSTEM SHEATHING PANELS
 W/ TAPE AT ALL SEAMS PER MFGR SPEC
 SEE FRAMING PLAN FOR STRUCTURE
 R49ICYNENE INSULATION
 1" STRAPPING AT 16" OC
 3/8" GWB CEILING



FASCIA AND SOFFIT TRIM
 TO MATCH EXISTING

GUTTERS AND DOWNSPOUTS TO
 MATCH EXISTING



1 ROOF PLAN
 SCALE: 1/4" = 1'

MILLER
 DESIGN LLC



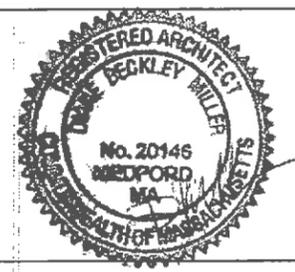
80 CLARK STREET
 BELMONT, MA 02478
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Architect:
 Miller Design LLC
 80 Clark Street
 Belmont MA 02478
 617-993-3157

Date: Issued for:

04/23/20 SCHEMATIC DRAWINGS

04/27/20 ZBA REVIEW SET



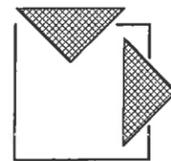
MARTIN RESIDENCE
 91 BROOKSIDE AVE
 BELMONT, MA 02487

DEMOLITION PLANS

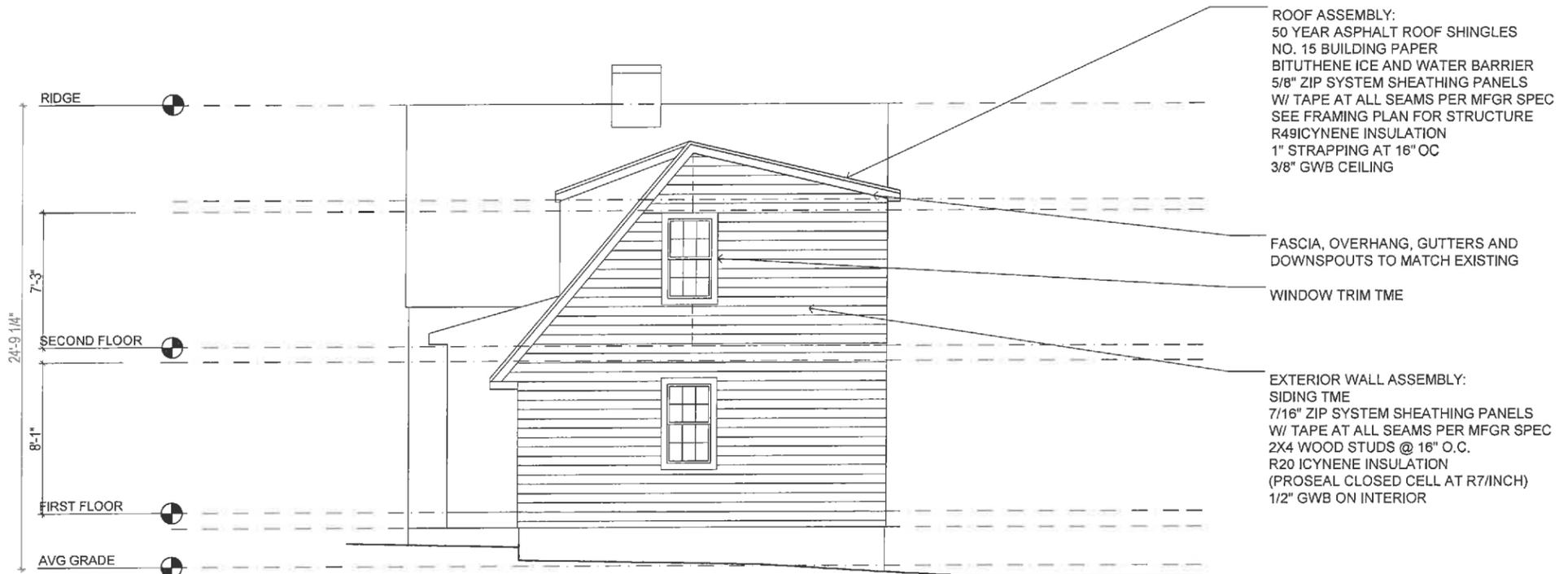
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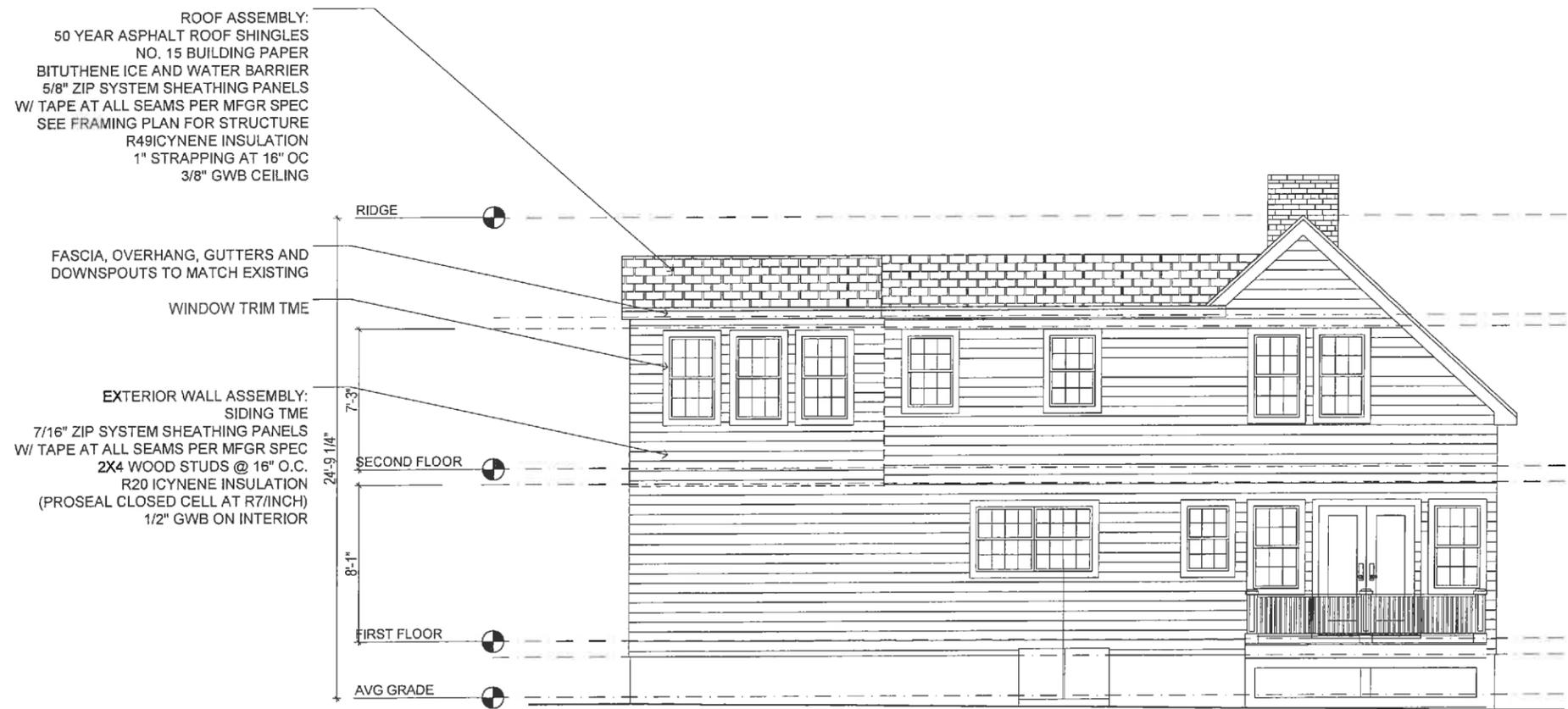
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2 NORTH ELEVATION
SCALE: 1/8" = 1'



1 EAST ELEVATION
SCALE: 1/8" = 1'

WINDOW SCHEDULE		
KEY	SIZE	DISRIPTION
A	2'-6" X 4'-6"	NEW DOUBLE HUNG WINDOW (TOP TO ALIGN W/EXISTING)



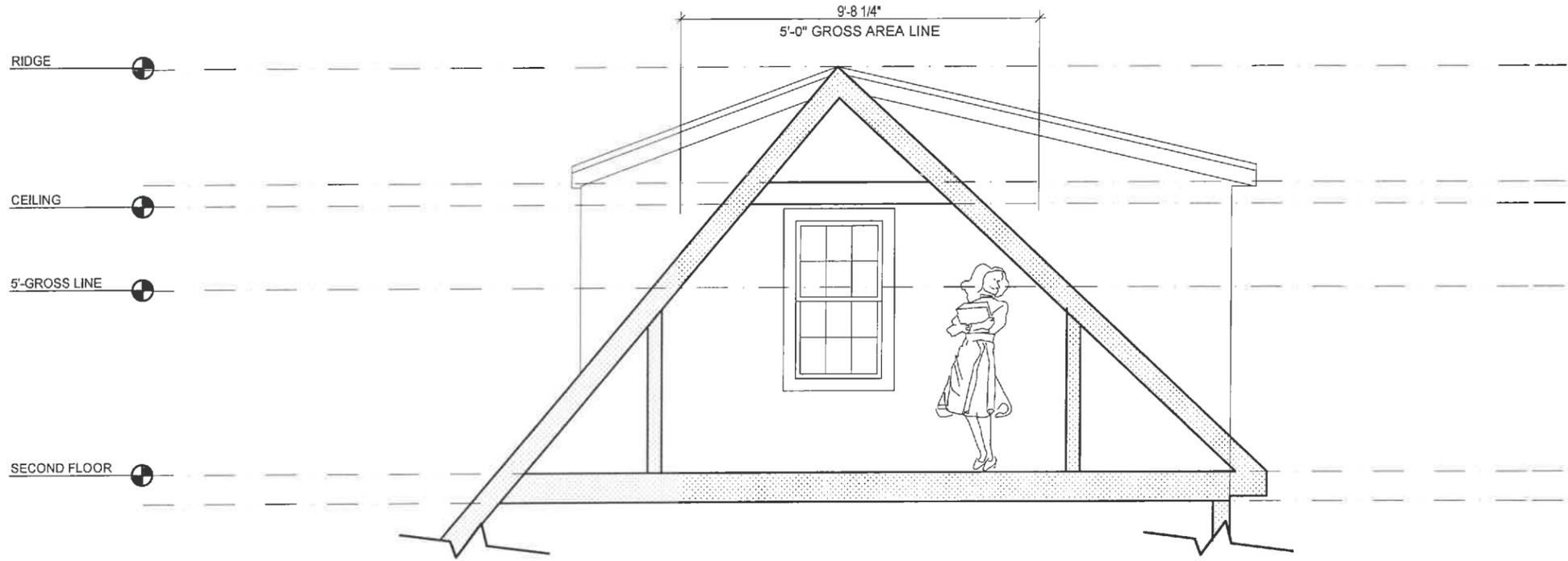
Architect:
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MARTIN RESIDENCE
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BELMONT, MA 02487

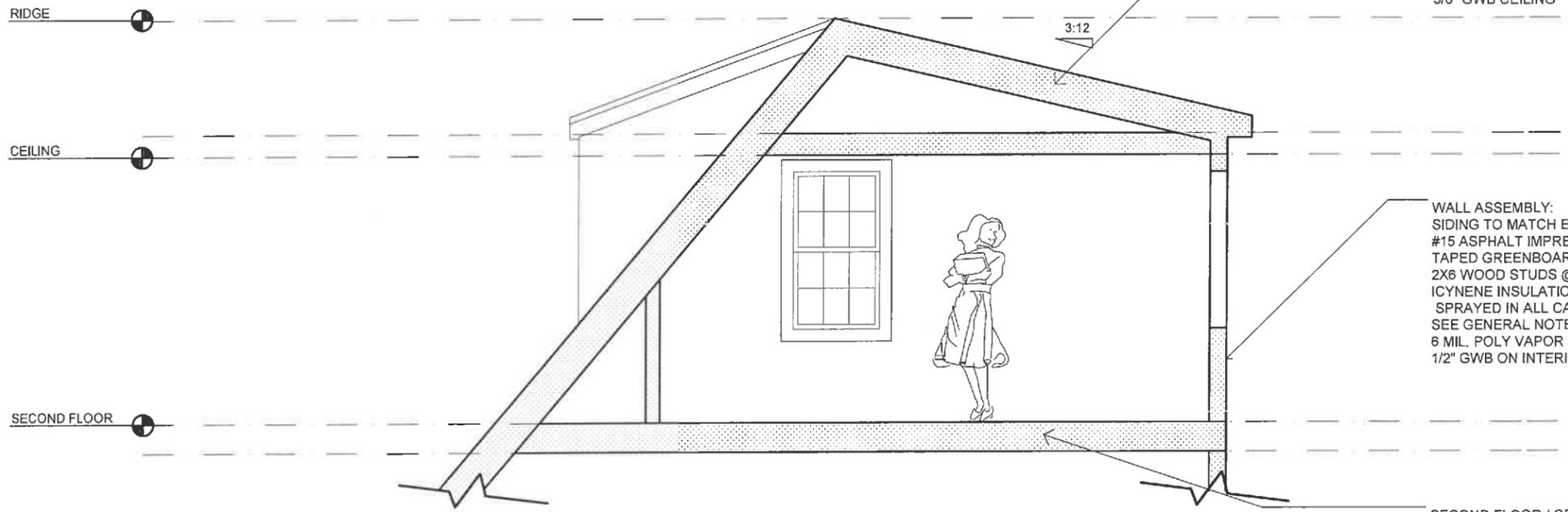
EXTERIOR ELEVATIONS

Sheet Number:
A9



2 EXISTING SECOND FLOOR SECTION
SCALE: 1/4" = 1'

ROOF ASSEMBLY:
50 YEAR ASPHALT ROOF SHINGLES
NO. 15 BUILDING PAPER
BITUTHENE ICE AND WATER BARRIER
5/8" ZIP SYSTEM SHEATHING PANELS
W/ TAPE AT ALL SEAMS PER MFGR SPEC
SEE FRAMING PLAN FOR STRUCTURE
2X10 RAFTERS
R49 ICYNENE INSULATION
1" STRAPPING AT 16" OC
3/8" GWB CEILING



1 PROPOSED SECOND FLOOR SECTION
SCALE: 1/4" = 1'

WALL ASSEMBLY:
SIDING TO MATCH EXISTING
#15 ASPHALT IMPREGNATED FELT PAPER
TAPED GREENBOARD SHEATHING
2X6 WOOD STUDS @ 16" O.C.
ICYNENE INSULATION
SPRAYED IN ALL CAVITIES (R20)
SEE GENERAL NOTES ON COVERSHEET
6 MIL. POLY VAPOR BARRIER
1/2" GWB ON INTERIOR

SECOND FLOOR / CEILING ASSEMBLY:
(FOR FLOOR AND PATCHING AS NEEDED)
FINISH FLOOR: TO BE SELECTED BY OWNER
TILE FLOOR: SELECTED BY OWNER (THINSET & GROUT)
CEMENT BOARD
WOOD FLOOR: 3/4" TONGUE & GROOVE SUBFLOOR
WOOD FLOOR AND FINISH TO BE SELECTED BY OWNER
SEE FRAMING DRAWINGS FOR
FLOOR JOISTS AND BRIDGING
REVIEW OPTION FOR STC 20 SOUND BLANKET

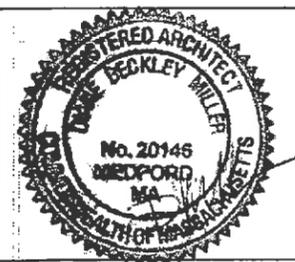


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SECTIONS

Sheet
Number:

A10