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BELMONT, MA

2019 SEP 23 PM 1:44

CASE NO. 19-35

NOTICE OF PUBLIC HEARING BY THE
BELMONT ZONING BOARD OF APPEALS

ON APPLICATION FOR TWO SPECIAL PERMITS

1. Notice is hereby given that the Belmont Zoning Board of Appeals will hold a public hearing on Monday, October 7, 2019 at 7:00 PM in the Art Gallery, 3rd floor, Homer Municipal Building, 19 Moore St., to consider the application of Abhay & Aparna Mujumdar at 38 Cowdin Street located in a Single Residence C (SRC) Zoning District for Two Special Permits under §1.5 of the Zoning Bylaw to construct a third floor addition. Special Permits, 1 - Section 4.2 of the Zoning Bylaws Dimensional Regulations allows a maximum of 2-1/2 stories, the existing structure is three (3) stories, The lowest level of the dwelling is a basement (42.4% of the foundation walls are exposed) and is considered a story. The proposed addition is a three (3) story addition. 2 – The required minimum front setback on Middlecot Street is 25.0', the existing and proposed front setback on Middlecot Street is 20.6'.

ZONING BOARD OF APPEALS

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Town of Belmont
Zoning Board of Appeals

APPLICATION FOR A SPECIAL PERMIT

Date: 08/05/2019

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 38 COWDIN ST 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 _____

third story 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

Print Name

ABHAY MUJUMDAR

Address

38 COWDIN ST

BELMONT, MA 02478

Daytime Telephone Number

781-929-7404



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 20, 2018

Abhay & Aparna Mujumdar
38 Cowdin Street
Belmont, MA 02478

RE: Denial to Construct a Third Floor Addition

Dear Mr. and Mrs. Mujumdar,

The Office of Community Development is in receipt of your building permit application for your proposal to construct a third floor addition at 38 Cowdin 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 Bylaws. More specifically, Section 4.2 of the Zoning Bylaws Dimensional Regulations allows a maximum of 2-1/2 stories and requires a minimum front setback of 25.0' (On Middlecot Street).

1. The existing structure is three (3) stories. The lowest level of your dwelling is a basement (42.4% of the foundation walls are exposed) and is considered a story. The proposed addition is a three (3) story addition.
2. The existing and proposed front setback on Middlecot Street is 20.6'.

You may alter your plans to conform to the current Town of Belmont Zoning Bylaws 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

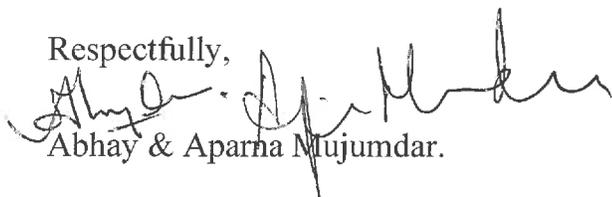
Request for Special Permit to Construct Third Story Addition
38 Cowdin Street, Belmont, MA

Four years ago, we bought our house because of the exceptional neighborhood, proximity to Joey's Park playground and field, and the Winn Brook Elementary School, which our son has attended since first grade. We love this house and are committed to maintaining and improving it. We are a family of three and our aging parents often visit us from another country. As a soon-to-be middle schooler, our son will need a home computer, a desk, a bookcase and play space. As it stands, our house has no usable closets, very little space in our son's room and no room for our visiting parents. **For these reasons, we propose to convert the top-most half story of our home into a full story to add useable living space.**

At present, **the topography around our house is such that the basement is regarded as the first floor, even though it is not fit for daily living.** It has no bathrooms or toilets and no windows. It also has low ceilings and lacks natural light. For all practical purposes, we are currently living in a one and a half story house. **The proposed modest expansion, to convert the existing top half-story into a full story, will technically make our house three stories. Though this violates the 2 ½ story limit in the Belmont Zoning Bylaw, it provides us with much needed space to live productive lives.**

Our application for a building permit for this design was denied because of the three story designation. We considered alternatives to this design, but, after discussions with our architect, **we concluded that the proposed design is most natural and fitting with the character of the house and its surroundings** and will not be detrimental to the neighborhood. Our neighbors are generally supportive of our plan. We therefore ask that the Zoning Board grant the special permit required for the construction of this addition.

Respectfully,



Abhay & Aparna Mujumdar.

View from Cowdin St



View from Middlecot St



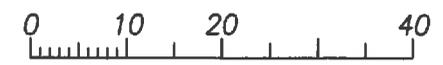
15847.DWG
APRIL 23, 2018

**PLOT PLAN
BELMONT, MASSACHUSETTS**

SNELLING & HAMEL ASSOCIATES, INC.
PROFESSIONAL LAND SURVEYORS
10 LEWIS STREET P.O. BOX 102
LINCOLN, MASSACHUSETTS 01773

(781) 259-0071

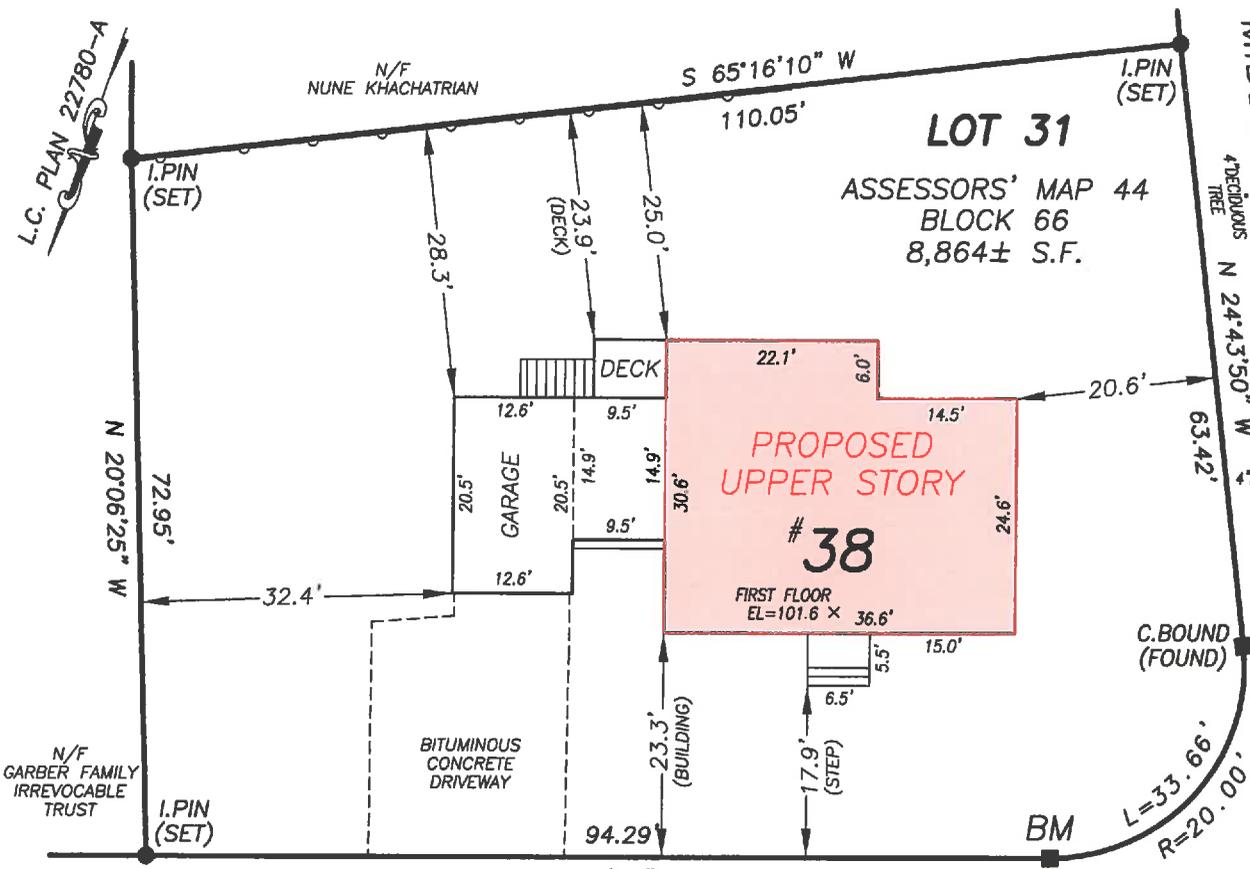
1 INCH = 20 FEET



"SR-C" DIMENSIONAL TABLE

	REQUIRED	EXISTING	PROPOSED
LOT AREA	9,000 SF	8,864± SF	8,864± SF
FRONTAGE	75'	111.12'	111.12'
LOT COVERAGE	25% (MAX.)	16.7%	16.7%
OPEN SPACE	50% (MIN.)	77.2%	77.2%
FRONT YARD "COWDIN"	19.8*	23.3'	23.3'
FRONT YARD "MIDDLECOT"	25'	20.6'	20.6'
SIDE YARD	10'	32.4'	55.0'
REAR YARD	25'	23.9'	25.0'
BUILDING HEIGHT	36' (MAX.)	18.54'	24.4'

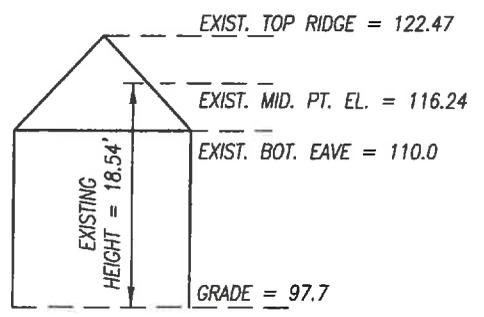
* SEE LOT DEPTH & AVERAGE SETBACK CALCULATIONS DATED APRIL 23, 2018



REFERENCE:
- LAND COURT PLAN 22780-A

BENCHMARK:
BM - HIGH POINT OF STONE BOUND AS SHOWN
ELEVATION = 100.00 (ASSUMED)

- NOTES:
- ZONING DISTRICT: "SR-C"
 - THE LOT IS NOT LOCATED WITHIN THE 100 YEAR FLOOD ZONE BASED ON FEDERAL FLOOD INSURANCE RATE MAP 25017C0418E, EFFECTIVE DATE JUNE 4, 2010.
 - THE LOT IS NOT IN A WETLAND AREA AS SHOWN ON THE TOWN OF BELMONT WETLANDS PLAN
 - SEE EXPOSED FOUNDATION CALCULATION DATED, APRIL 23, 2018, BY SNELLING & HAMEL ASSOCIATES FOR "BASEMENT" DETERMINATION.



LOT COVERAGE / OPEN SPACE CALCULATIONS:

- LOT AREA = 8,864 SF
- DWELLING & DECK = 1,477 SF
- DRIVEWAY = 545 SF

LOT COVERAGE = 1,477 / 8,864 = 0.167 OR 16.7%
OPEN SPACE = 100 - (((1,477 + 545) / 8,864) x 100) = 77.2%

I HEREBY STATE THAT THE LOCATION OF THE FEATURES SHOWN HEREON IS THE RESULT OF FIELD SURVEY PERFORMED AS OF OCTOBER 30, 2017, WITH THE USE OF A TOPCON TOTAL STATION

John R. Hamel

JOHN R. HAMEL
PROFESSIONAL
LAND SURVEYOR

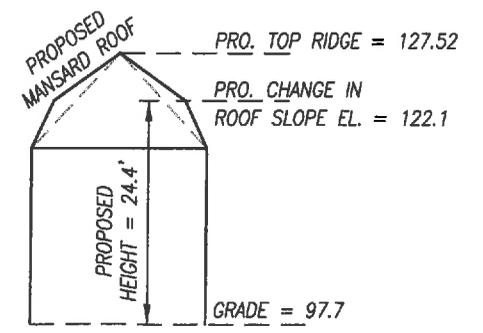
APRIL 23, 2018

DATE:



- WALL A = (98.8 + 96.5)/2 x 20.5 = 2001.8
- WALL B = (96.5 + 96.2)/2 x 22.1 = 2,129.3
- WALL C = (96.2 + 95.3)/2 x 6.0 = 574.5
- WALL D = (95.3 + 96.7)/2 x 22.1 = 2,121.6
- WALL E = (96.7 + 96.7)/2 x 6.0 = 580.2
- WALL F = (96.7 + 96.3)/2 x 14.5 = 1,399.3
- WALL G = (96.3 + 98.9)/2 x 24.6 = 2,401.0
- WALL H = (98.9 + 99.5)/2 x 36.6 = 3,630.7
- WALL I = (99.5 + 99.4)/2 x 9.7 = 964.7
- WALL J = (99.4 + 99.4)/2 x 9.5 = 944.3
- WALL K = (99.4 + 99.4)/2 x 5.6 = 556.5
- WALL L = (99.4 + 98.8)/2 x 12.6 = 1,248.7

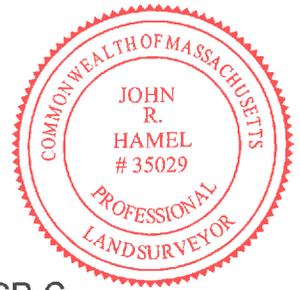
TOTAL = 18,552.7
BUILDING PERIMETER = 189.8
GRADE = 97.7



OWNERS ABHAY & APARNA MUJUMDAR
LOC. HOUSE NO. 38 COWDIN STREET
APP. NO. _____
DATE APRIL 23, 2018
SCALE 1 INCH = 20 FEET

Zoning Compliance Check List

(Registered Land Surveyor)



Property Address: 38 COWDIN STREET Zone: SR-C

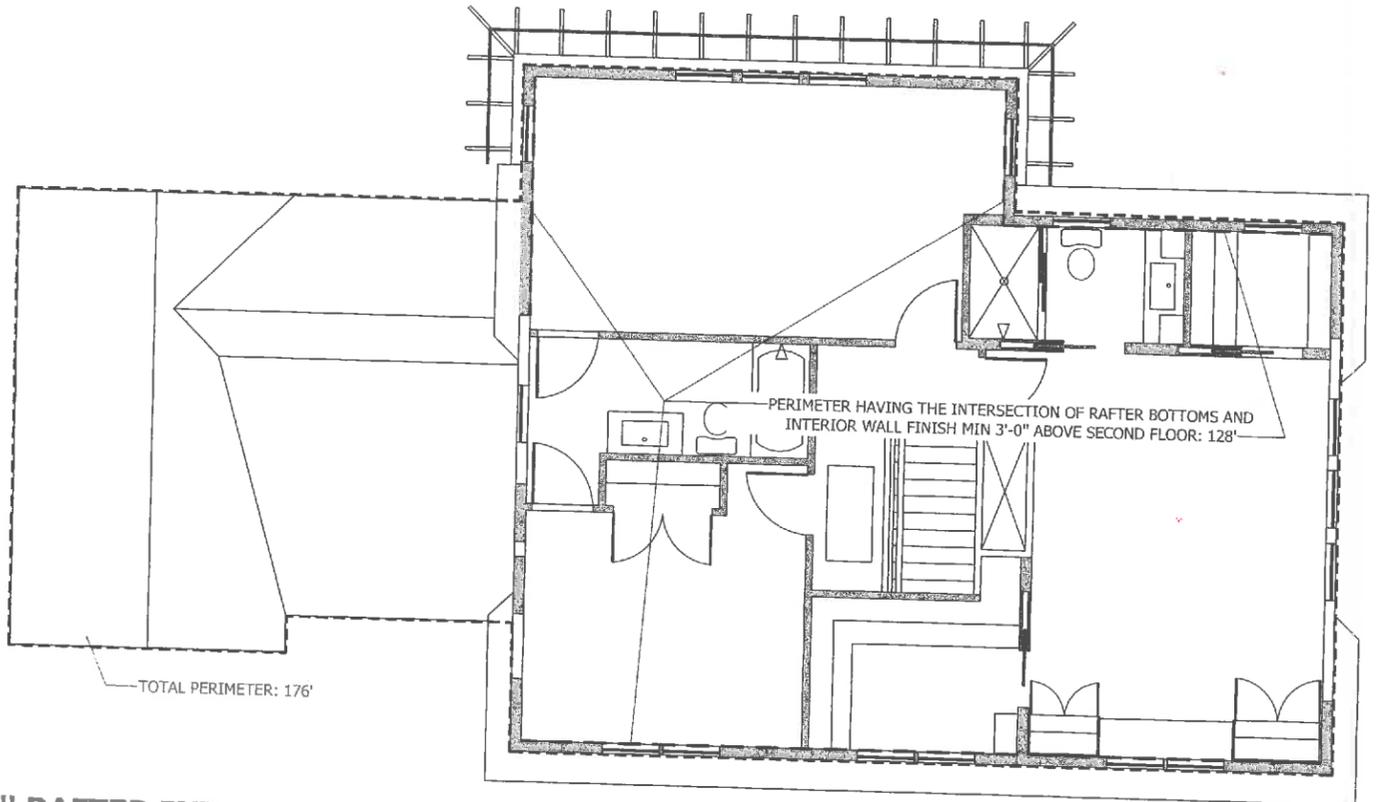
Surveyor Signature and Stamp: *John R. Hamel* Date: 5-24-2019

	REQUIRED	EXISTING	PROPOSED
Lot Area	9,000 S.F.	8,864+/- S.F.	8,864+/- S.F.
Lot Frontage	75'	111.12'	111.12'
* Floor Area Ratio	Not Applicable	33%	38%
Lot Coverage	25% (MAX.)	16.7%	16.7%
Open Space	50% (MIN.)	77.2%	77.2%
Front Setback (Cowdin)	19.8'	17.9'	17.9'
Front Setback (Middlecot)	25'	20.6'	20.6'
Side Setback	10'	32.4'	55.0'
Rear Setback	25'	23.9'	25.0'
Building Height	36' (MAX.)	18.54'	24.4'
* Stories	2 ¹ / ₂	2 ¹ / ₂	3
½ Story Calculation			

NOTES: * *Floor Area Ratio & Stories provided by Architect*

TOTAL PERIMETER = 176'
50% = 88'

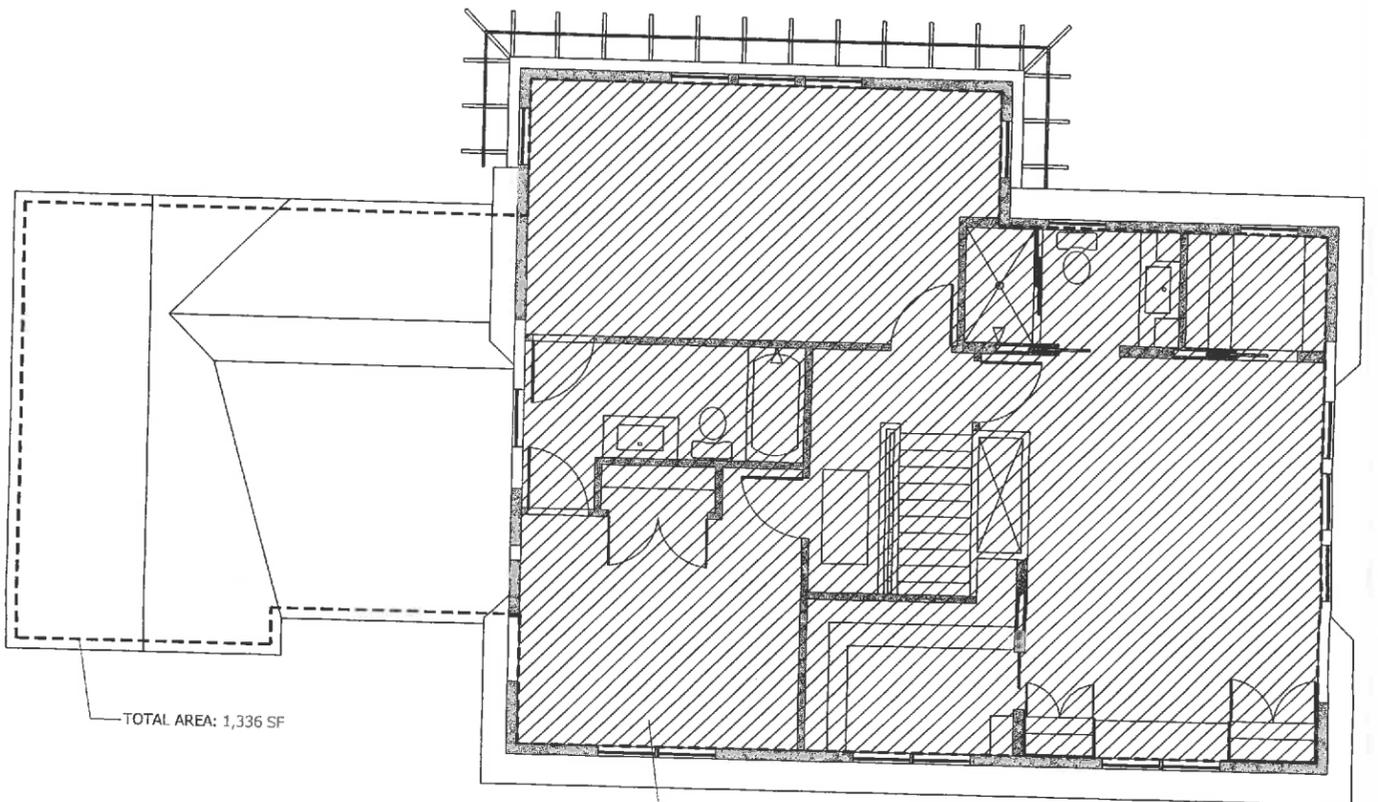
PROPOSED = 67'
OVERAGE = N/A



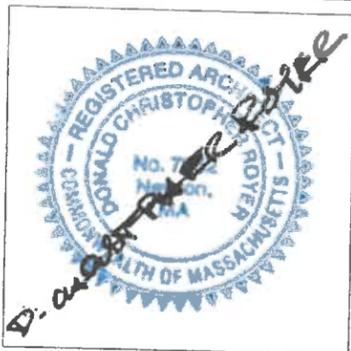
(A) 3'-0" RAFTER INTERSECTION CALCULATION

TOTAL AREA = 1,336 SF
60% = 802 SF ALLOWED

PROPOSED = 934 SF
OVERAGE = 132 SF



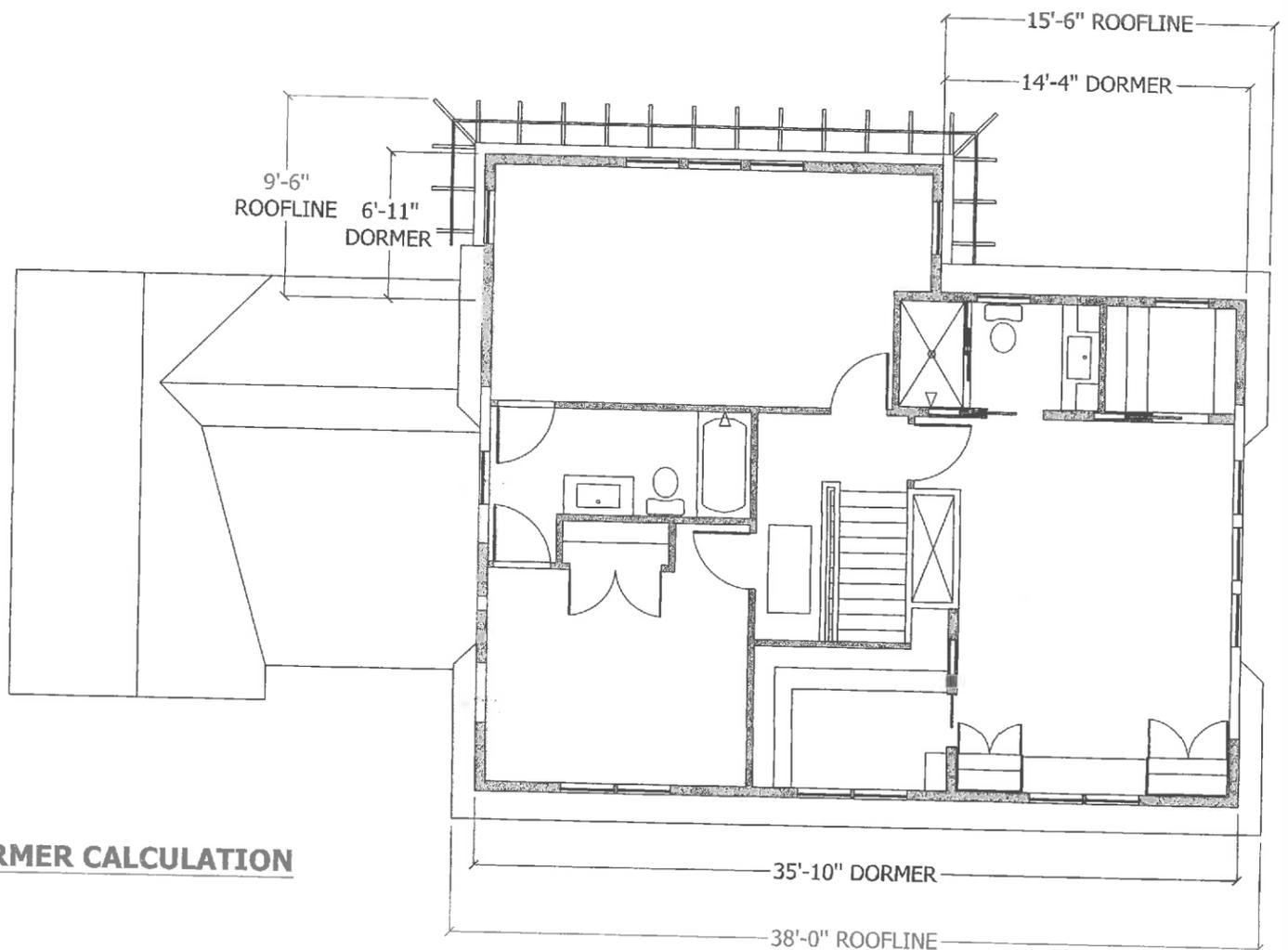
(B) 5'-0" HEADROOM CALCULATION



ROOFLINE = 38'-0"
75% ALLOWED = 28'-6"
PROPOSED = 35'-10"
OVERAGE = 7'-4"

ROOFLINE = 15'-6"
75% ALLOWED = 11'-7"
PROPOSED = 14'-4"
OVERAGE = 2'-9"

ROOFLINE = 9'-6"
75% ALLOWED = 7'-2"
PROPOSED = 6'-11"
OVERAGE = N/A

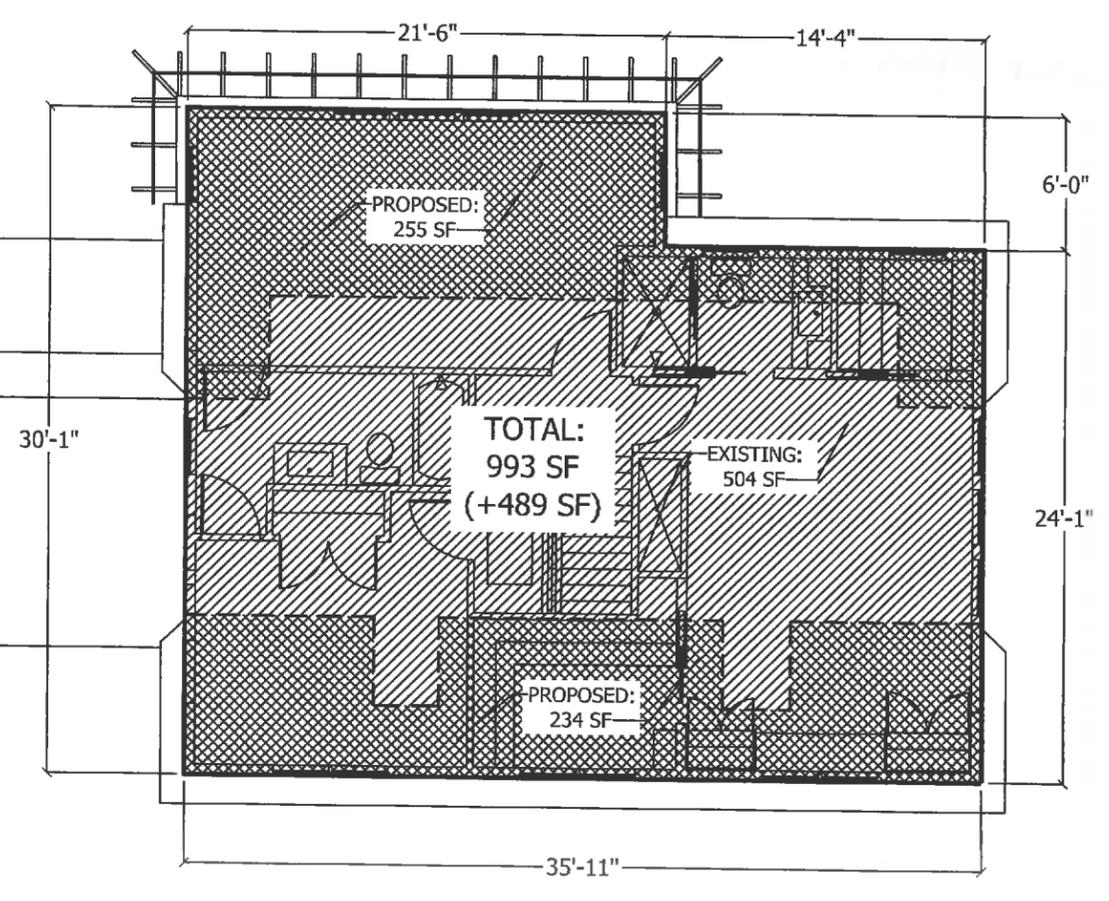


(C) DORMER CALCULATION

BASEMENT: 1,005 SF
 FIRST FLOOR: 1,374 SF
 SECOND FLOOR: 993 SF
 TOTAL: 3,372 SF
PROPOSED GROSS FLOOR AREA

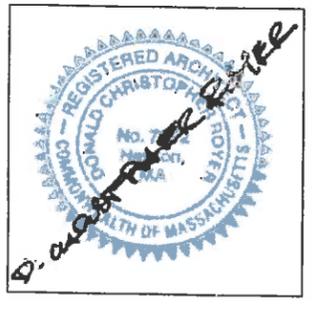
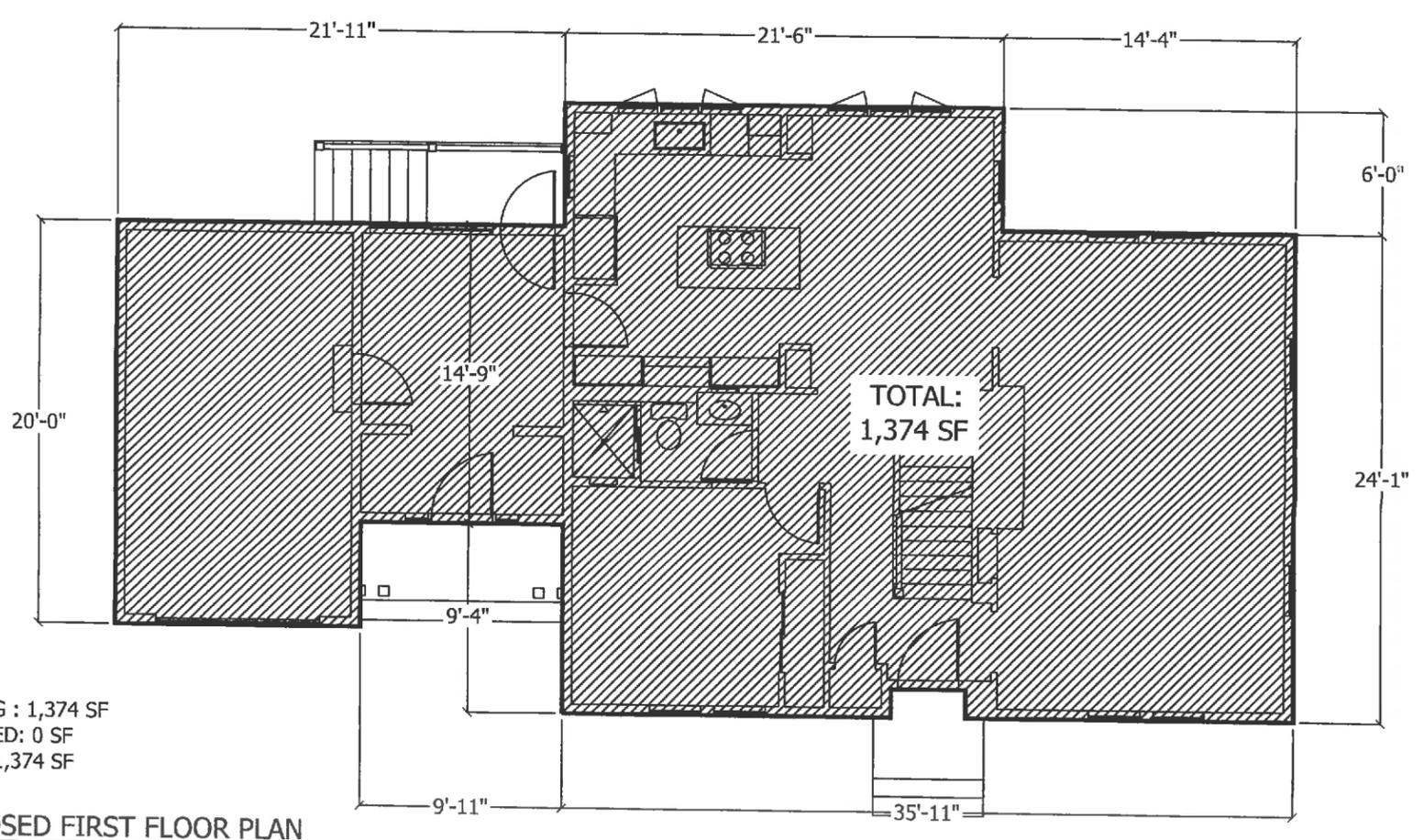
EXISTING : 504 SF
 PROPOSED: 489 SF
 TOTAL: 993 SF

PROPOSED SECOND FLOOR PLAN



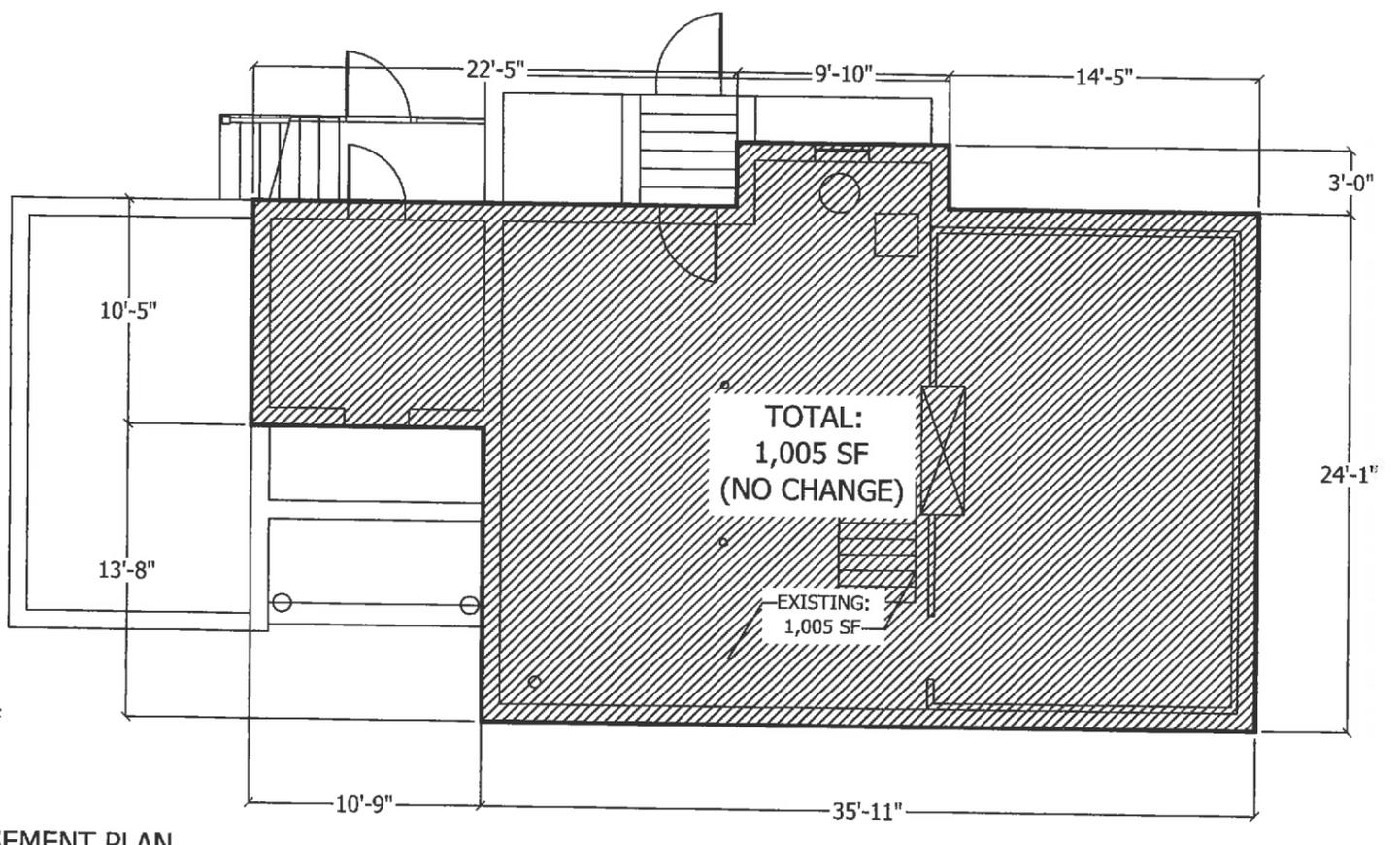
EXISTING : 1,374 SF
 PROPOSED: 0 SF
 TOTAL: 1,374 SF

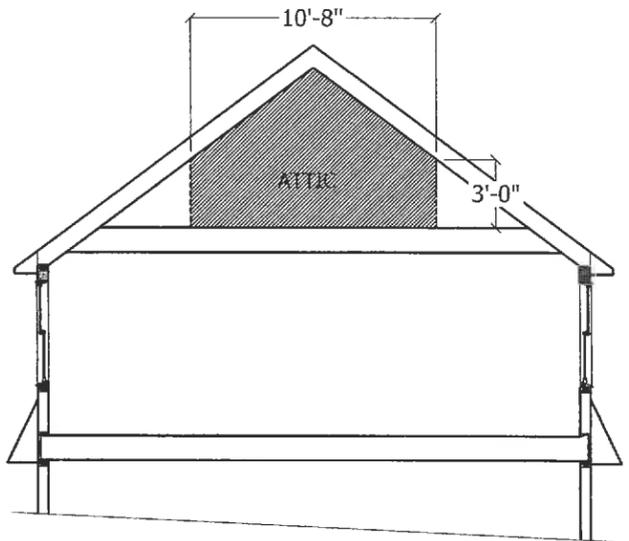
PROPOSED FIRST FLOOR PLAN



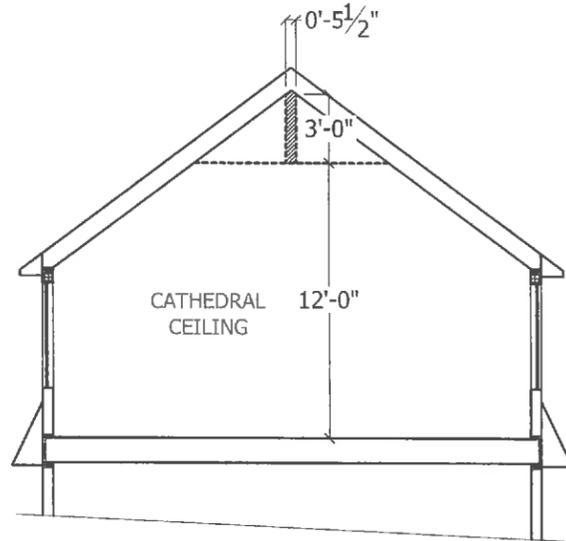
EXISTING : 1,005 SF
 PROPOSED: 0 SF
 TOTAL: 1,005 SF

PROPOSED BASEMENT PLAN

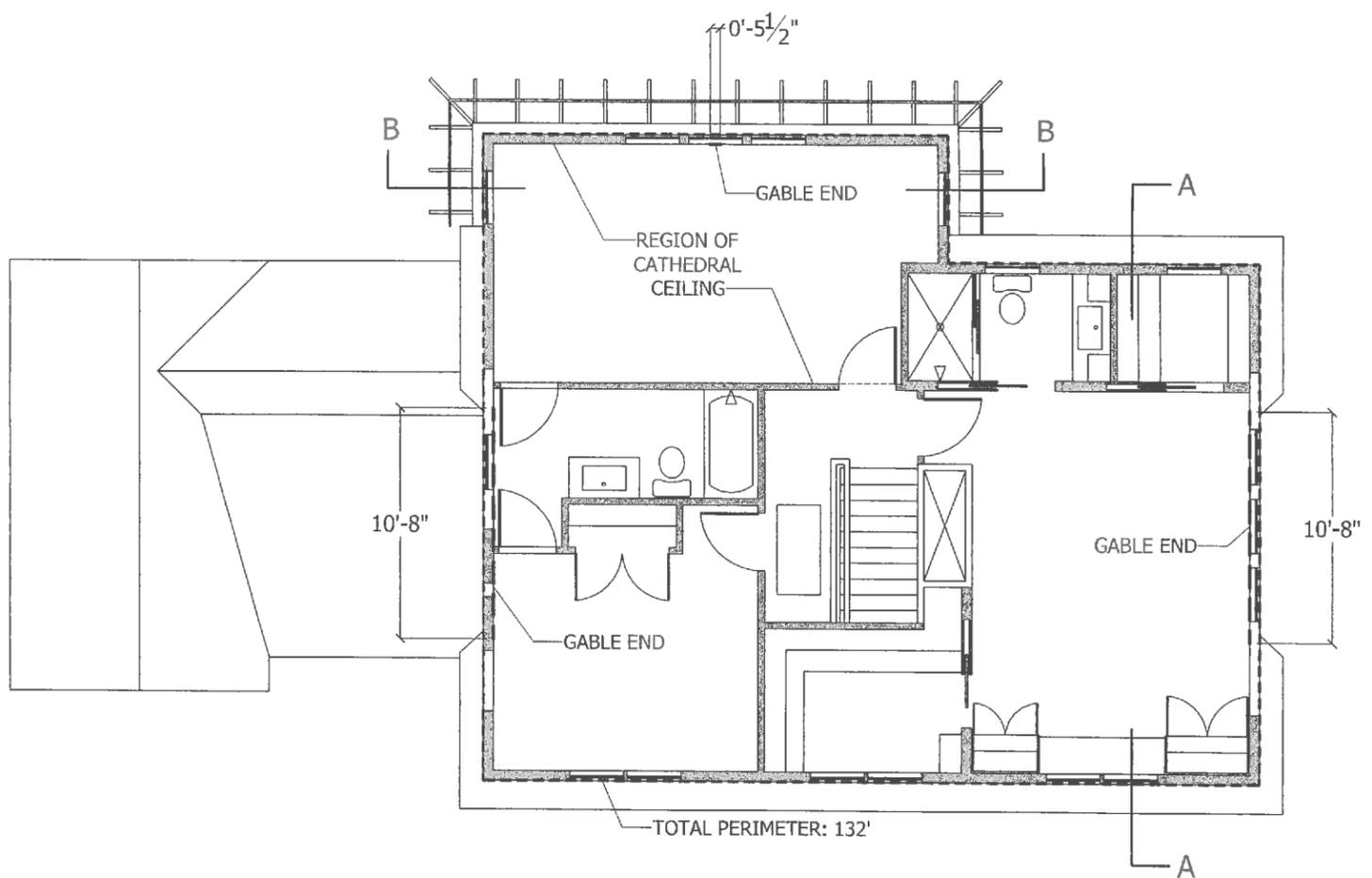




SECTION A-A



SECTION B-B

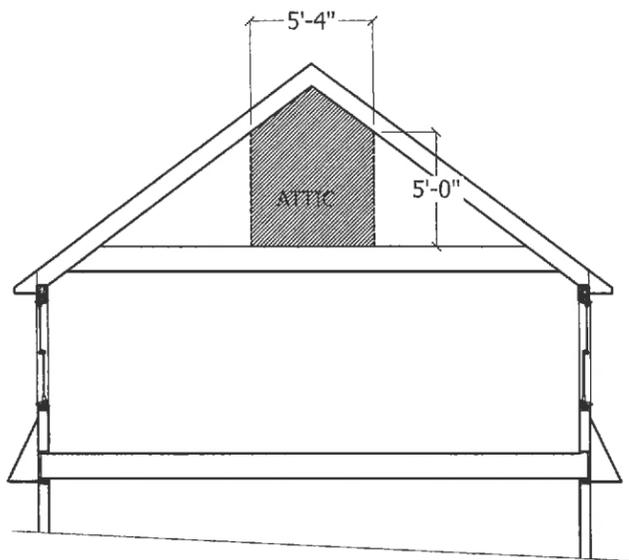
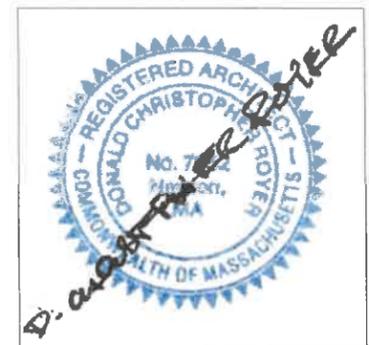


TOTAL PERIMETER = 132'
50% = 66' ALLOWED

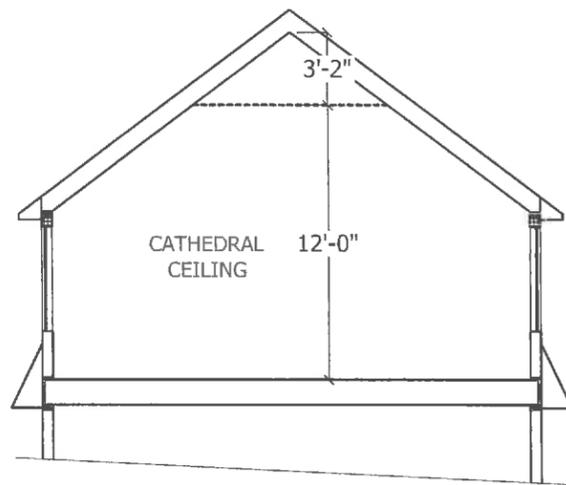
PROPOSED = 10'-8" + 10'-8" + 0'-5 1/2"
TOTAL = 21'-9 1/2"

(A) 3'-0" RAFTER INTERSECTION CALCULATION

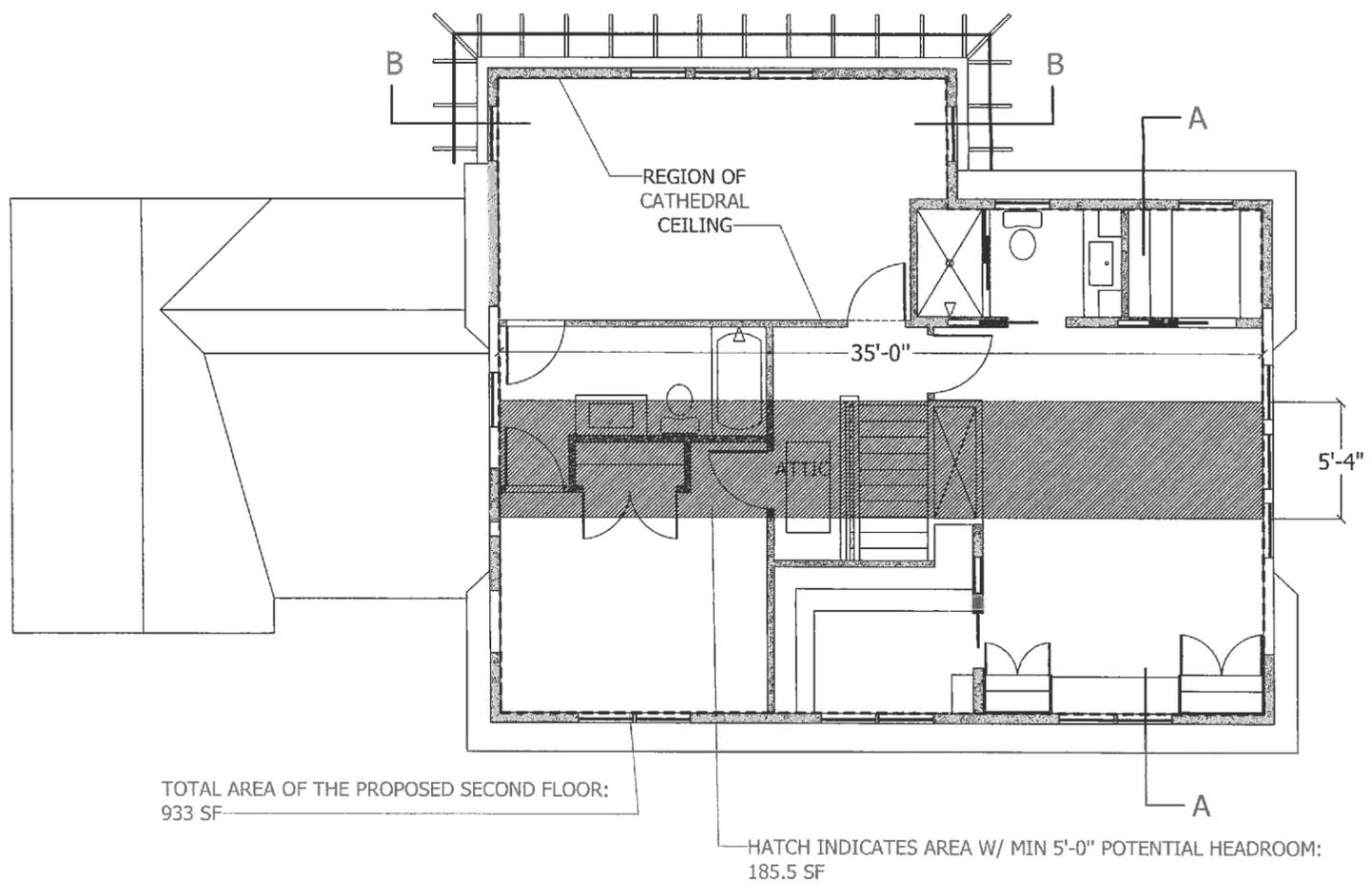
<p>RA</p>	<p>ATTIC CALCULATIONS 06-14-2018</p>	<p>MUJUMDAR RESIDENCE 38 COWDIN STREET, BELMONT, MA</p>	<p>ROYER ARCHITECTS 100 GARDEN STREET, CAMBRIDGE, MA</p>	<p>1 OF 4</p>
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SECTION A-A



SECTION B-B

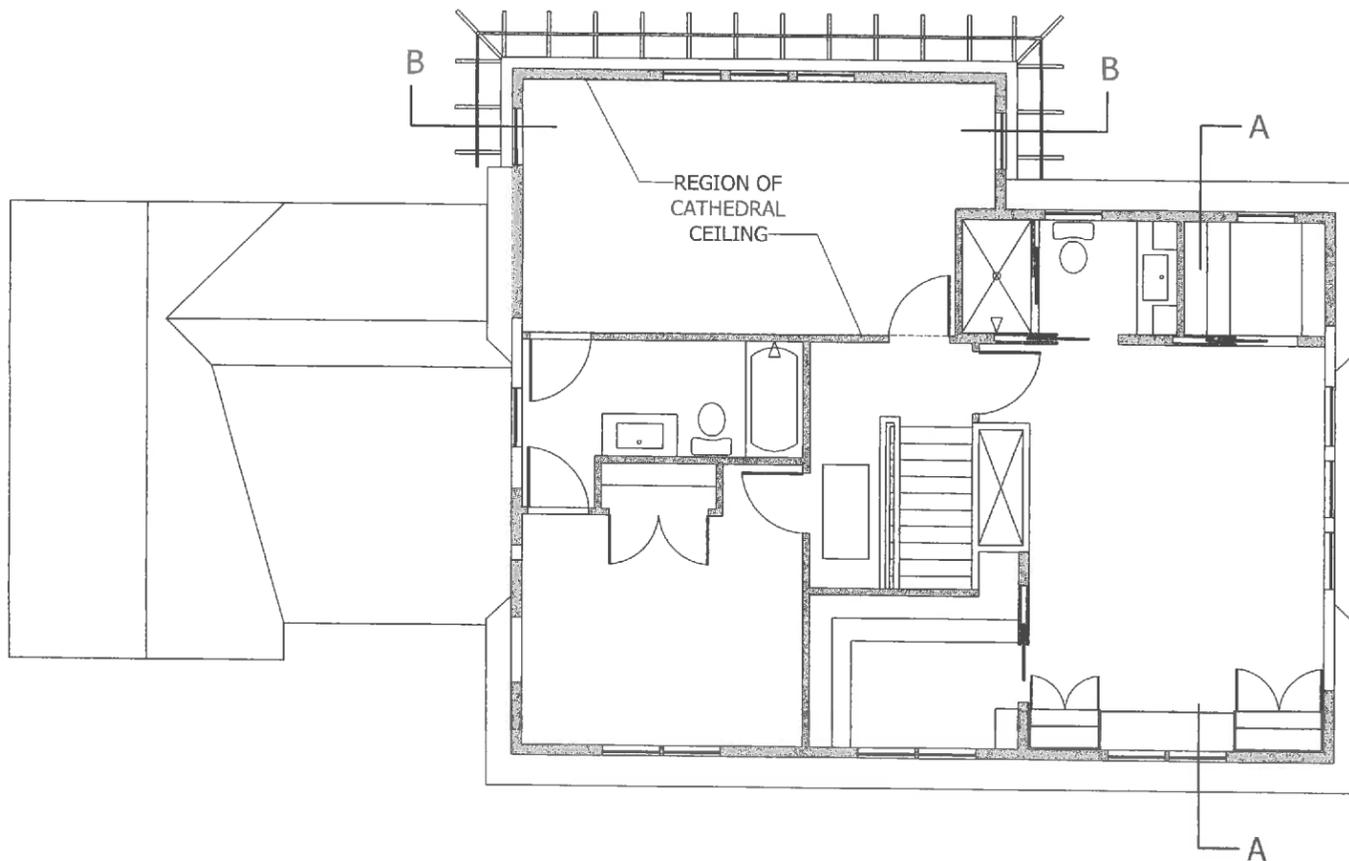
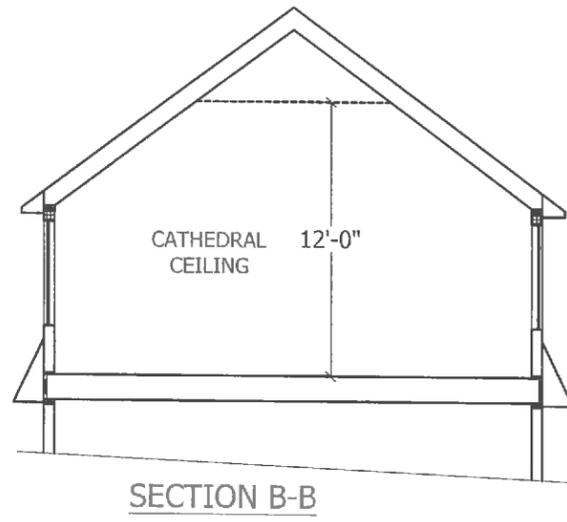
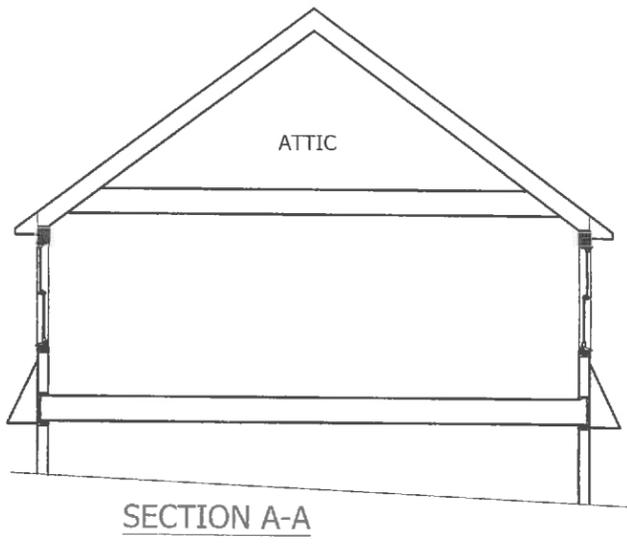
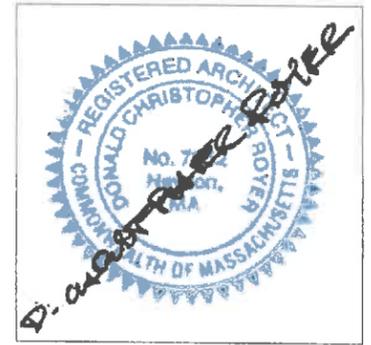


TOTAL AREA = 933 SF
60% = 559 SF ALLOWED

PROPOSED = 5'-4" X 35'-0"
TOTAL = 185'-6"

(B) 5'-0" HEADROOM CALCULATION

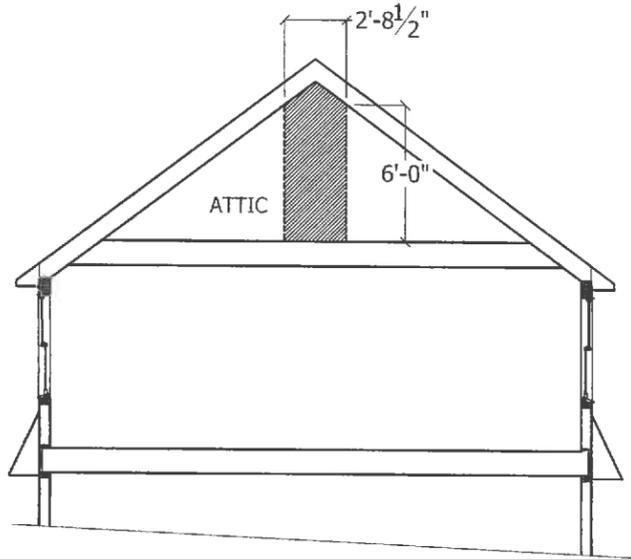
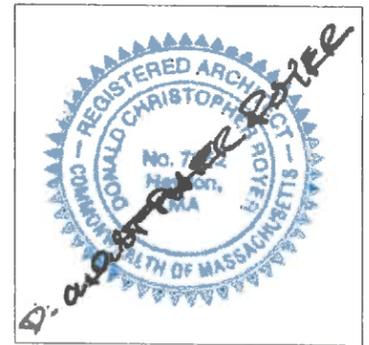
<p>RA</p>	<p>ATTIC CALCULATIONS 06-14-2018</p>	<p>MUJUMDAR RESIDENCE 38 COWDIN STREET, BELMONT, MA</p>	<p>ROYER ARCHITECTS 100 GARDEN STREET, CAMBRIDGE, MA</p>	<p>2 OF 4</p>
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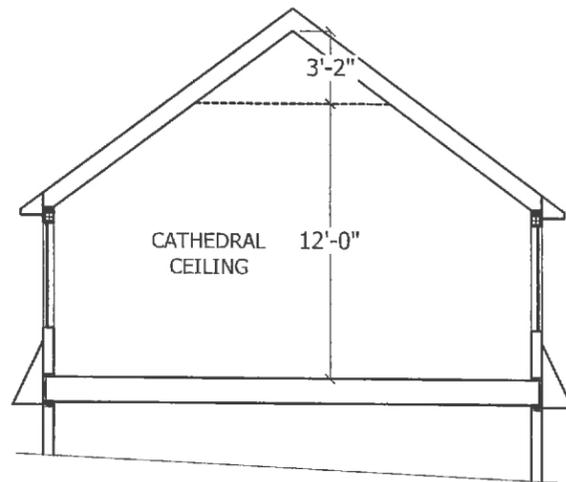
NO ATTIC DORMERS PROPOSED
TOTAL = 0'-0"

(C) DORMER CALCULATION

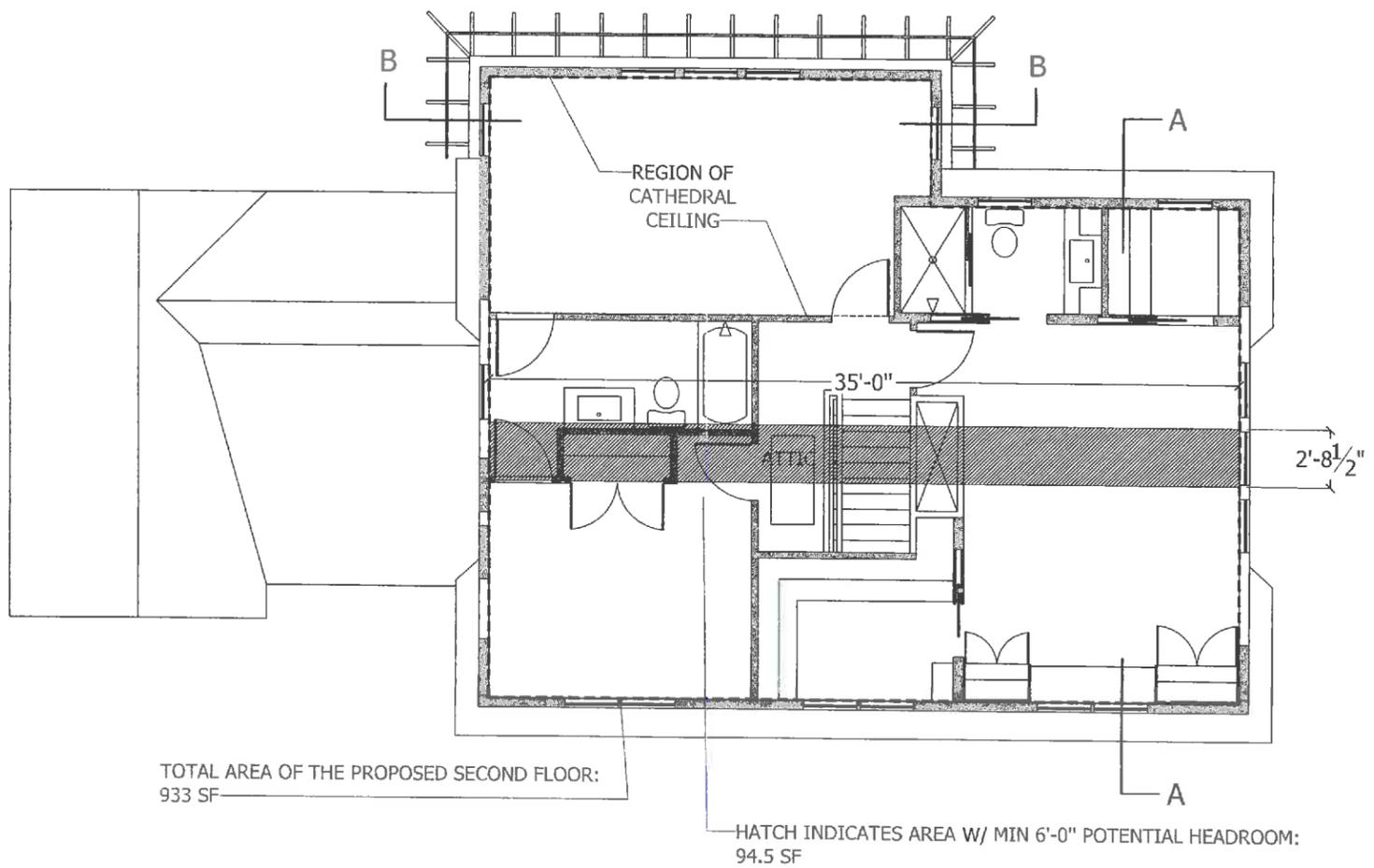
<p>RA</p>	<p>ATTIC CALCULATIONS 06-14-2018</p>	<p>MUJUMDAR RESIDENCE 38 COWDIN STREET, BELMONT, MA</p>	<p>ROYER ARCHITECTS 100 GARDEN STREET, CAMBRIDGE, MA</p>	<p>3 OF 4</p>
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SECTION A-A



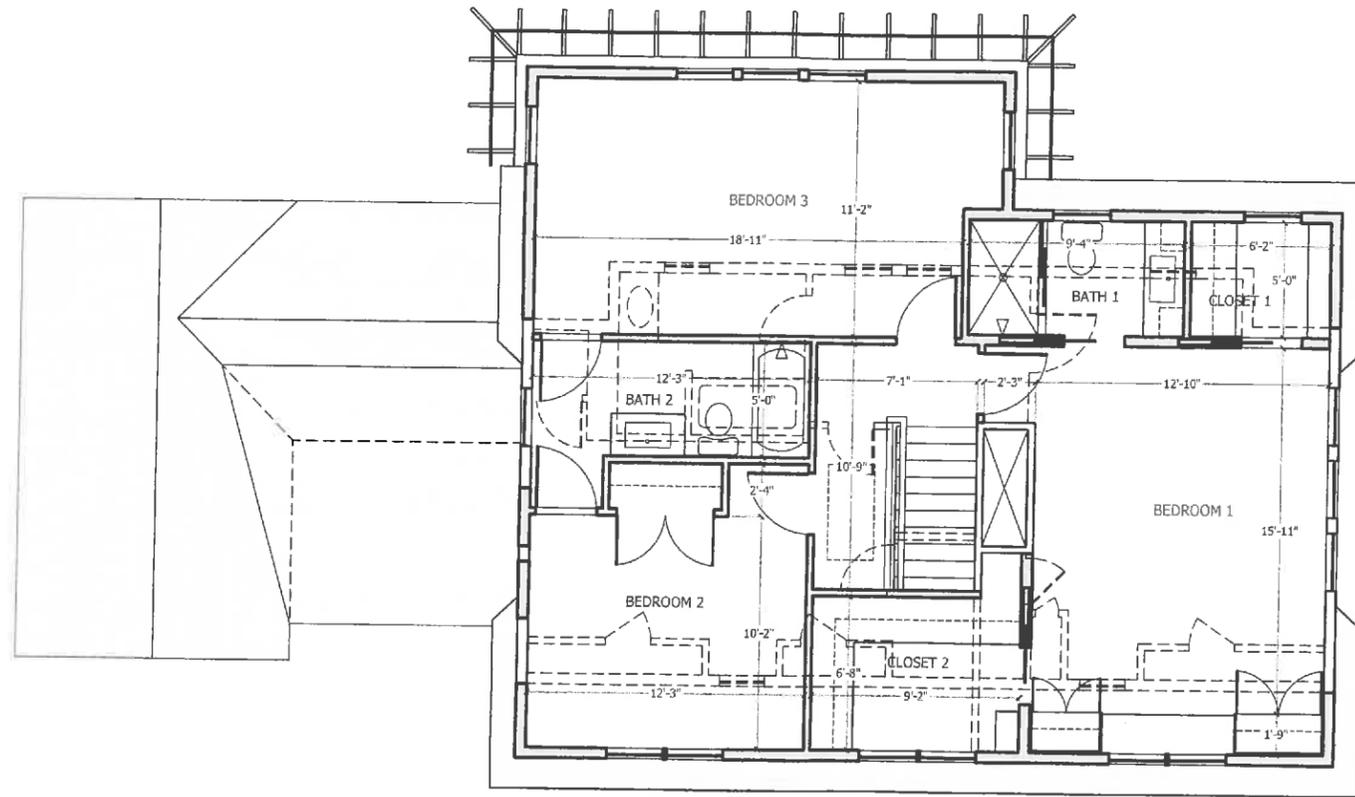
SECTION B-B



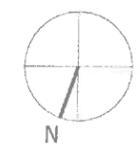
PROPOSED = 2'-8 1/2" X 35'-0"
TOTAL = 94'-6"

(D) 6'-0" HEADROOM CALCULATION

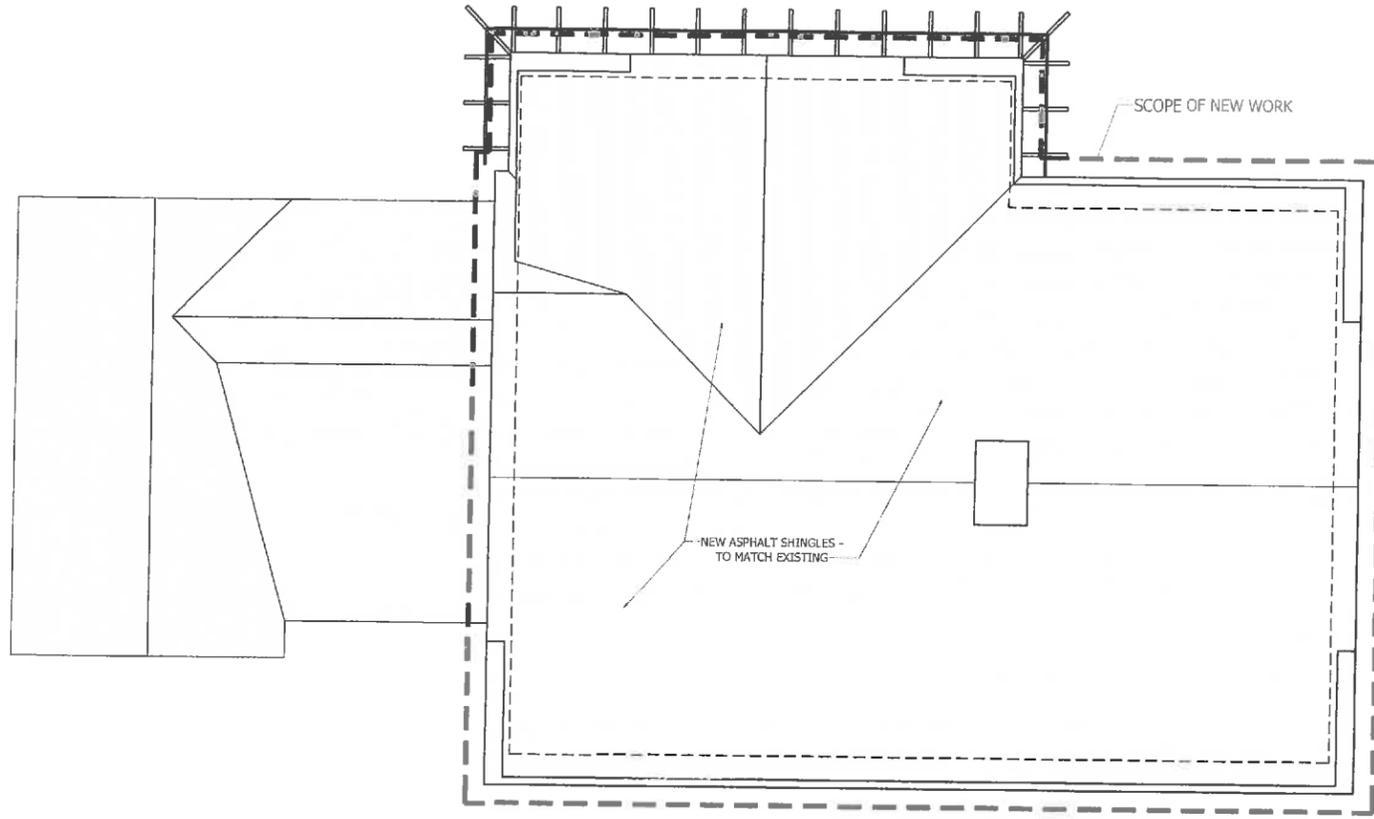
<p>RA</p>	<p>ATTIC CALCULATIONS 06-14-2018</p>	<p>MUJUMDAR RESIDENCE 38 COWDIN STREET, BELMONT, MA</p>	<p>ROYER ARCHITECTS 100 GARDEN STREET, CAMBRIDGE, MA</p>	<p>4 OF 4</p>
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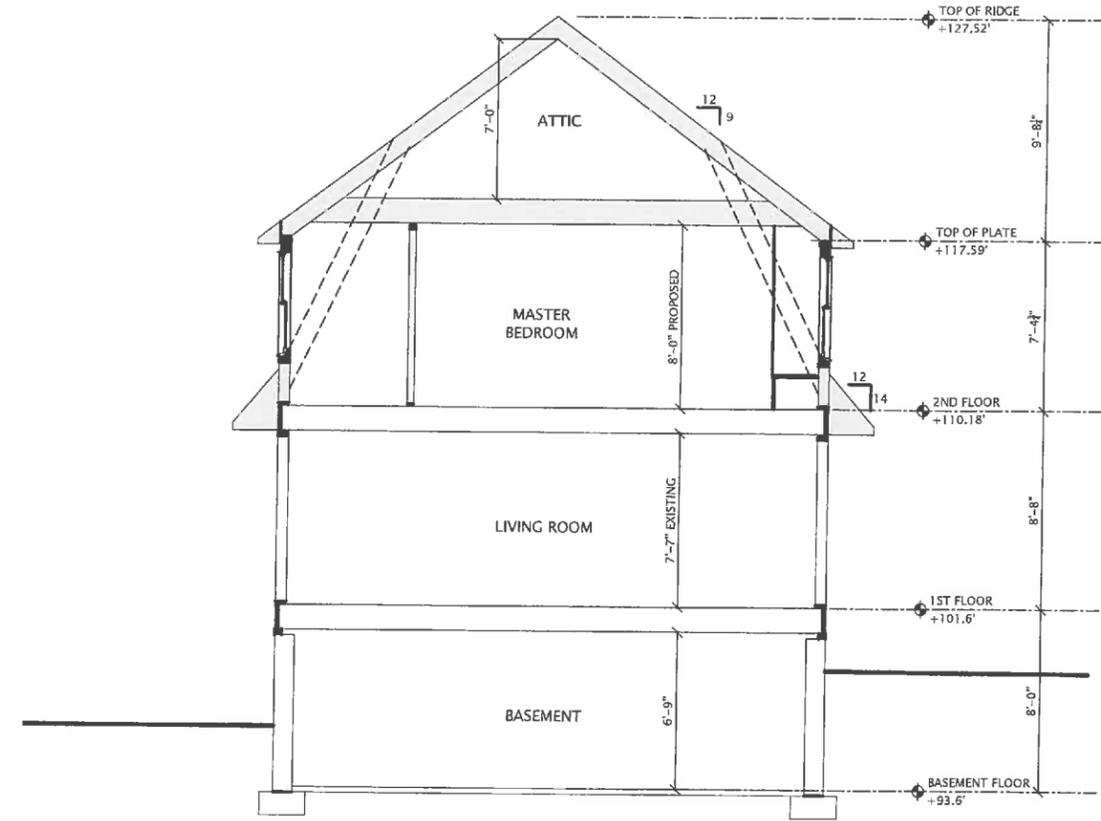
1 PROPOSED SECOND FLOOR PLAN
 1/8" = 1'-0"



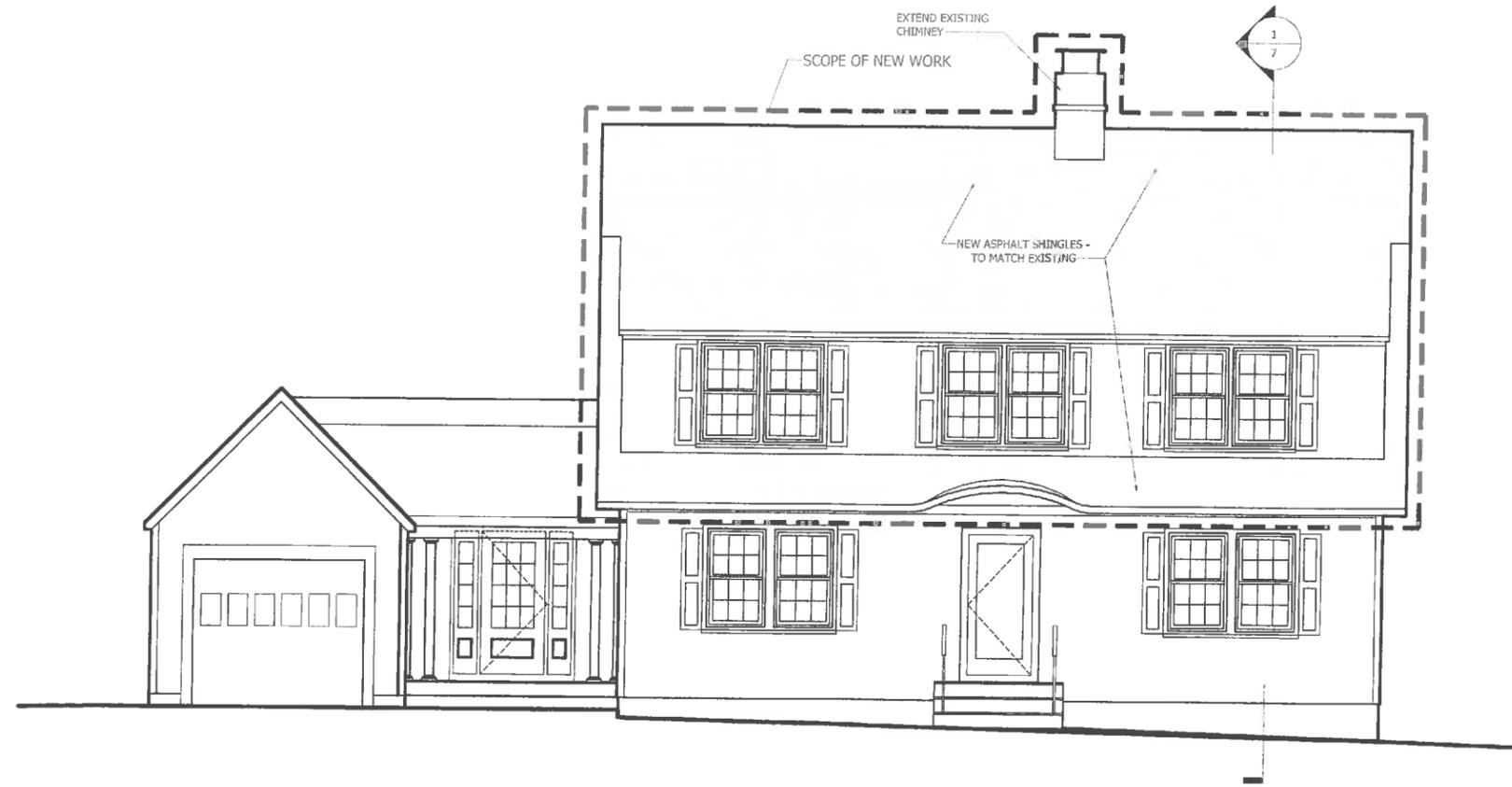
- LEGEND**
- NEW WALL
 - EXISTING WALL
 - DEMOLITION
 - HIDDEN LINE



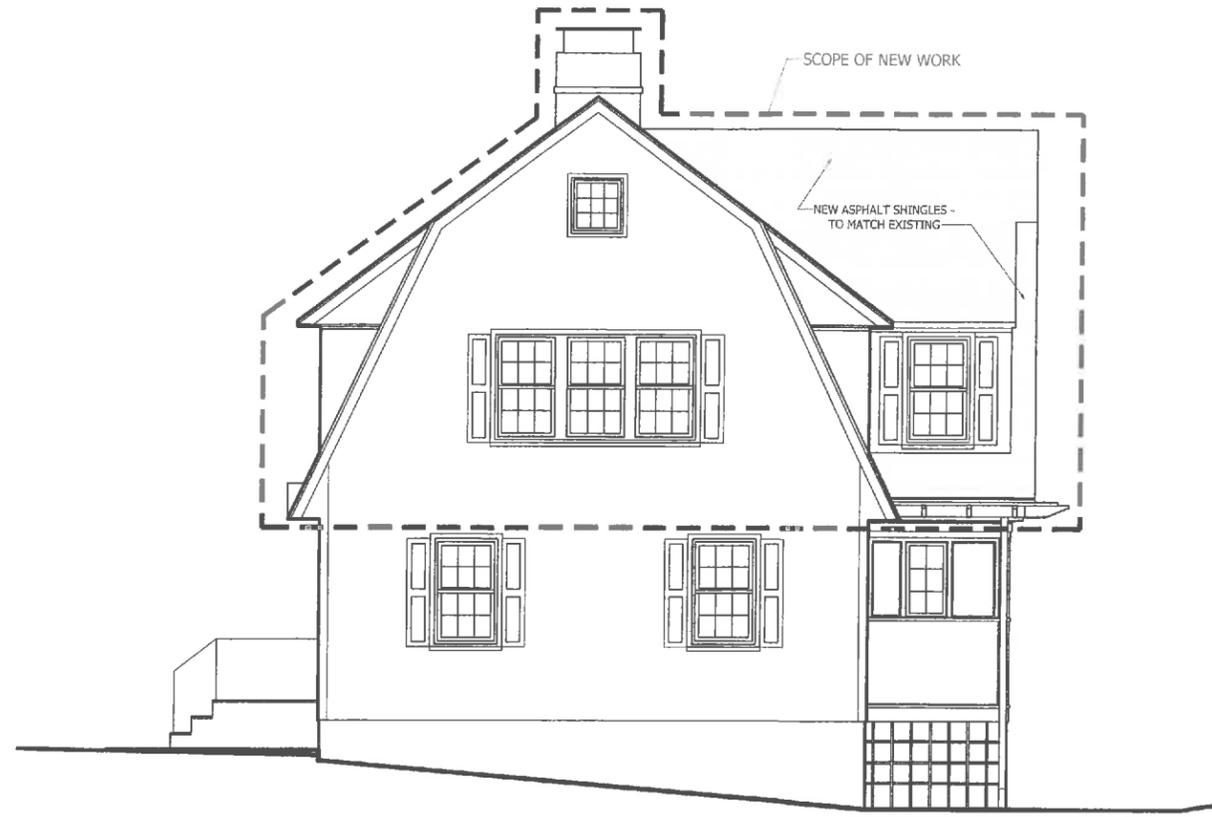
1 PROPOSED ROOF PLAN
1/8" = 1'-0"



2 PROPOSED SECTION
1/8" = 1'-0"



1 PROPOSED NORTH ELEVATION
 1/8" = 1'-0"



1 PROPOSED WEST ELEVATION
1/8" = 1'-0"



1 PROPOSED SOUTH ELEVATION
 1/8" = 1'-0"