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BELMONT, MA

CASE NO. 18-43

2018 OCT 16 PM 2:48

NOTICE OF PUBLIC HEARING BY THE
BELMONT ZONING BOARD OF APPEALS

ON APPLICATION FOR 2 SPECIAL PERMITS

Notice is hereby given that the Belmont Zoning Board of Appeals will hold a public hearing on Monday, November 5, 2018 at 7:00 PM in the Art Gallery, 3rd floor, Homer Municipal Building, 19 Moore St., to consider the application of Harri Kytomaa and Sirkuu Konttinen at 182-184 Concord Ave. located in a Single Residence C (SRC) Zoning District for Two Special Permits under Section 1.5 of the Zoning Bylaw to construct a Second Story Dormer addition. Special Permits –1. Maximum allowed lot coverage is 25%, the existing and proposed lot coverage is 25.2%. 2. Minimum required front setback is 23.35'. The existing front setback is 12.2' and the proposed is 17.2'.

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

August 20, 2018

Harri Kytomaa and Sirkku Konttinen
182-184 Concord Avenue
Belmont, MA 02478

RE: Denial to Construct a Second Story Dormer.

Dear Mr. Kytomaa and Mrs. Konttinen,

The Office of Community Development is in receipt of your building permit application for your proposal to construct a Second Story Dormer at 182-184 Concord Avenue 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 4.2.2 of the Zoning By-Law Dimensional Regulations allows a maximum lot coverage of 25% and requires a minimum front setback of $\{[(82.5+88.31)/2]*25\}=21.35'$ 23.35'.

1. The existing and proposed lot coverage is 25.2%.
2. The existing front setback to the principal structure is 12.2' and the proposed setback to the dormer is 17.2'.

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

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Town of Belmont
Zoning Board of Appeals

APPLICATION FOR A SPECIAL PERMIT

Date: 10/08/2018

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 182-184 CONCORD AVENUE 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 _____

construct second story dormer

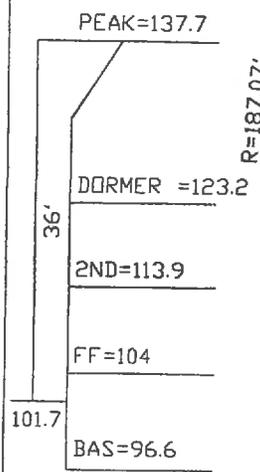
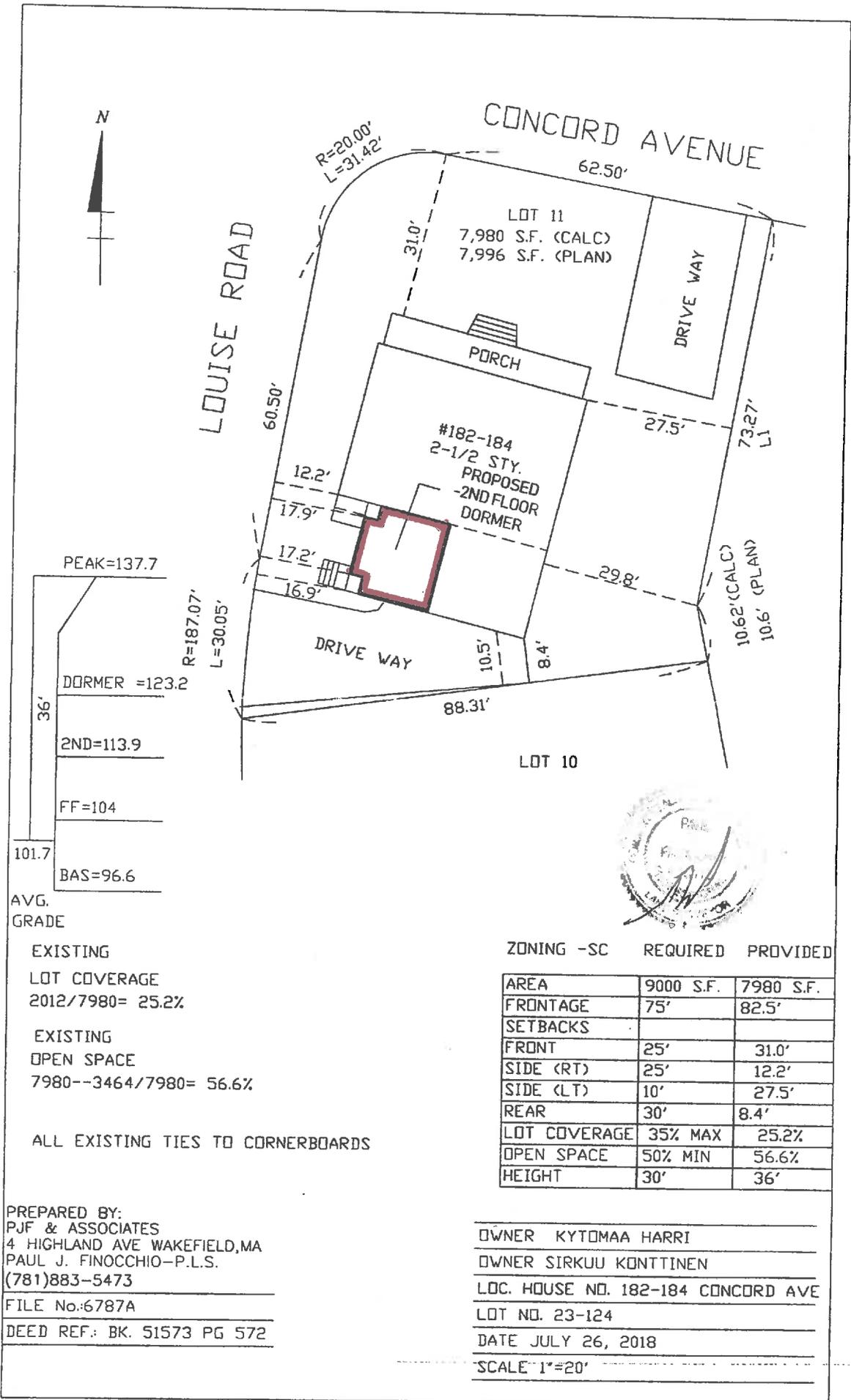
on the ground that the same will be in harmony with the general purpose and intent of said Zoning By-Law.

Signature of Petitioner [Handwritten Signature]

Print Name HARI KYTOMAA SIRKKU KONTINEN

Address 182 CONCORD AVENUE
BELMONT, MA 02478

Daytime Telephone Number 617-8033249



AVG. GRADE

EXISTING LOT COVERAGE
 2012/7980= 25.2%

EXISTING OPEN SPACE
 7980--3464/7980= 56.6%

ALL EXISTING TIES TO CORNERBOARDS

PREPARED BY:
 PJF & ASSOCIATES
 4 HIGHLAND AVE WAKEFIELD, MA
 PAUL J. FINOCCHIO-P.L.S.
 (781)883-5473

FILE No.:6787A

DEED REF.: BK. 51573 PG 572

ZONING -SC REQUIRED PROVIDED

AREA	9000 S.F.	7980 S.F.
FRONTAGE	75'	82.5'
SETBACKS		
FRONT	25'	31.0'
SIDE (RT)	25'	12.2'
SIDE (LT)	10'	27.5'
REAR	30'	8.4'
LOT COVERAGE	35% MAX	25.2%
OPEN SPACE	50% MIN	56.6%
HEIGHT	30'	36'

OWNER KYTOMAA HARRI

OWNER SIRKUU KONTTINEN

LOC. HOUSE NO. 182-184 CONCORD AVE

LOT NO. 23-124

DATE JULY 26, 2018

SCALE 1"=20'

Zoning Compliance Check List

(Registered Land Surveyor)

Property Address: 182-184 Concord Avenue, Belmont, MA 02148 Zone: SC

Surveyor Signature and Stamp: Paul J Finocchio, PLS Date: July 26, 2018

	REQUIRED	EXISTING	PROPOSED
Lot Area	9000 S.F.	7980 S.F.	7980 S.F.
Lot Frontage	75'	82.5'	82.5'
Floor Area Ratio			
Lot Coverage	35% MAX	25.2%	25.2%
Open Space	50% MIN	56.6%	56.6%
Front Setback	25'	31'	31'
Side Setback (RT)	25'	12.2'	12.2'
Side Setback (LT)	10'	27.5'	27.5'
Rear Setback	30'	8.4'	8.4'
Building Height	30'	36'	36'
Stories		3	3
½ Story Calculation			

NOTES:

AVG. GRADE

$$101.5 + 101.4 \times 41 = 4159.4$$

$$101.4 + 102.1 \times 46 = 4680.5$$

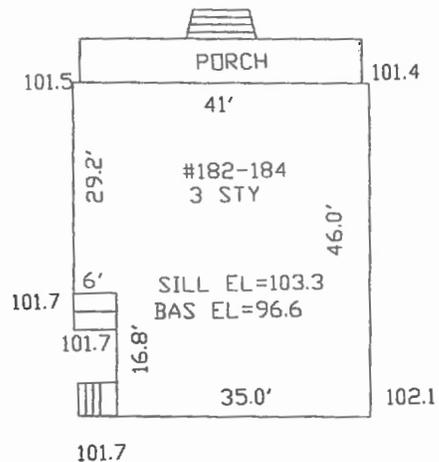
$$102.1 + 101.7 \times 35 = 3566.5$$

$$101.7 + 101.7 \times 16.8 = 1708.5$$

$$101.7 + 101.7 \times 6 = 610.2$$

$$101.7 + 101.5 \times 29.2 = 2966.7$$

$$\frac{17691.1}{174} = 101.7 \text{ Avg grade}$$



Story

$$103.3 - 101.5 + 103.3 - 101.4$$

$$1.8 + 1.9 \times 41 = 151.7$$

$$103.3 - 101.7 + 103.3 - 101.5$$

$$1.6 + 1.8 \times 29.2 = 99.3$$

$$103.3 - 101.4 + 103.3 - 102.1$$

$$1.9 + 1.2 \times 46 = 142.6$$

$$151.7 + 142.6 + 98 + 53.8 + 19.2 + 99.3$$

$$6.7 \times 174$$

$$103.3 - 102.1 + 103.3 - 101.7 =$$

$$1.2 + 1.6 \times 35 = 98$$

$$\frac{564.6}{2905.8} = 19.4\%$$

∴ 80.6 BASEMENT below grade.

$$103.3 - 101.7 + 103.3 - 101.7$$

$$1.6 + 1.6 \times 16.8 = 53.8$$

BASEMENT NOT A STORY

$$103.3 - 101.7 + 103.3 - 101.7$$

$$1.6 + 1.6 \times 6 = 19.2$$

Dormer Enlargement Project

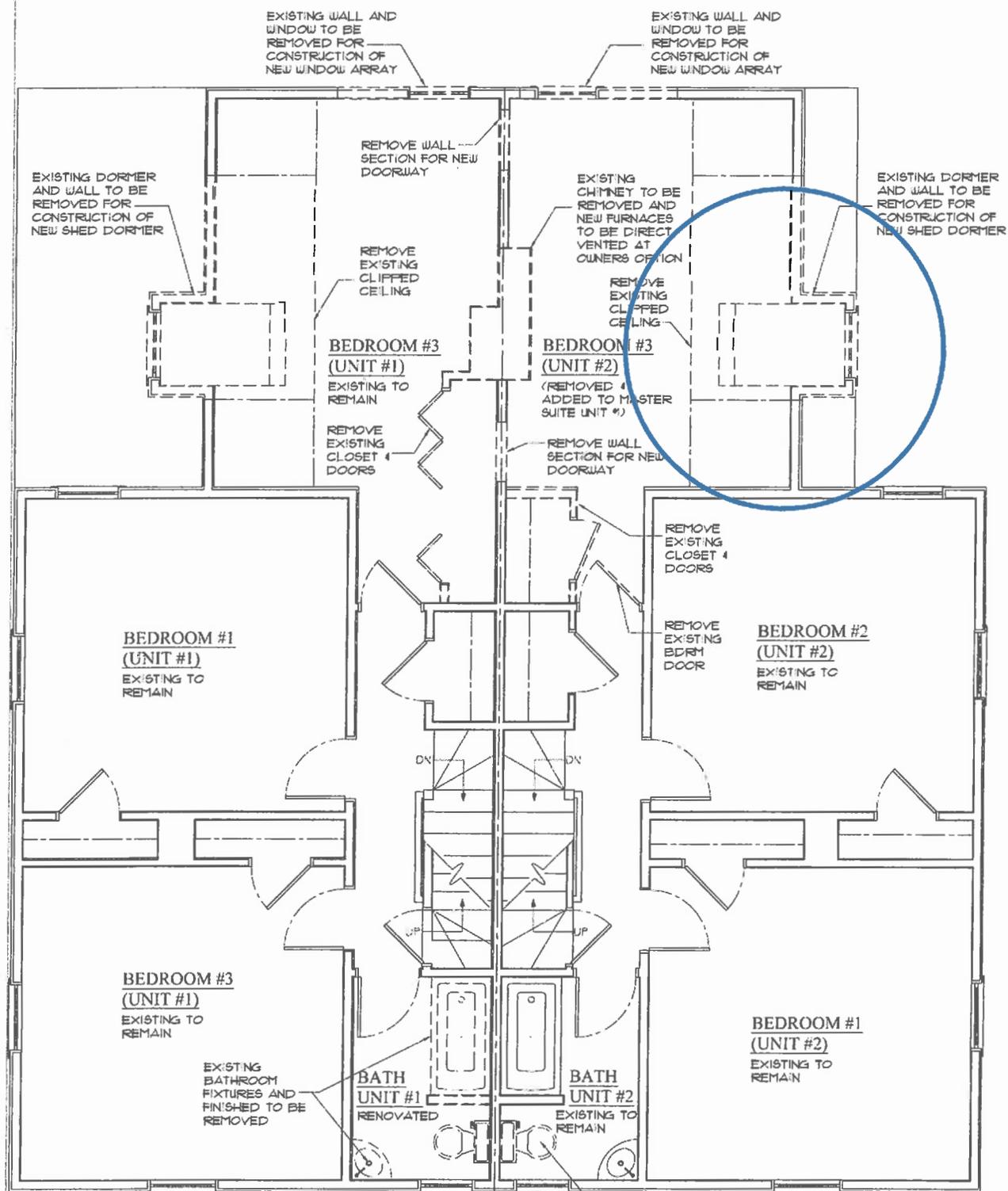
Property Address: 182-184 Concord Avenue, Belmont, MA 02478

Owners: Harri Kytomaa, Sirkku Konttinen

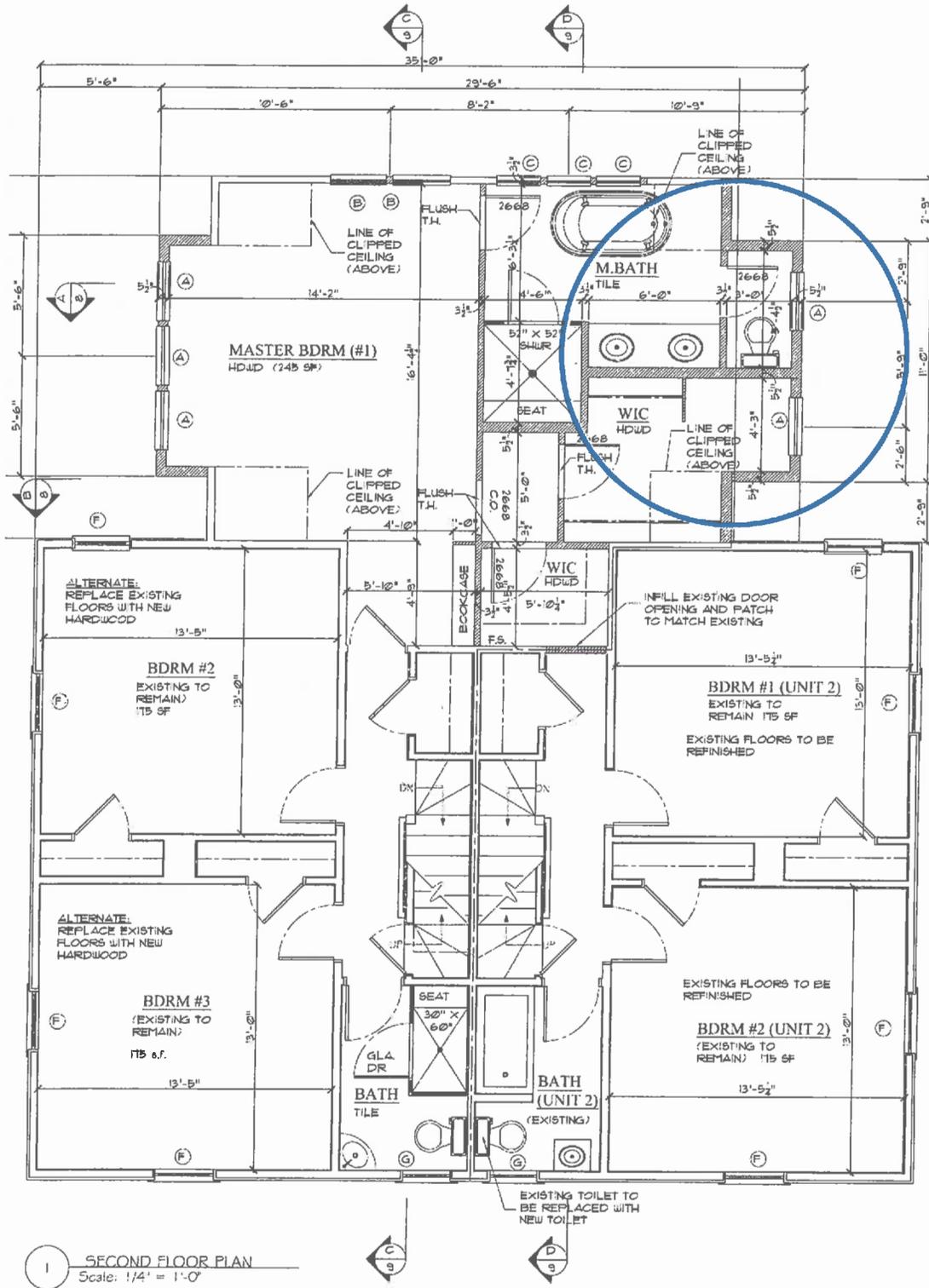
We live at 182 Concord Avenue in a two-family house that is split in two down the middle along a North-South line. The house is over one hundred years old. We have lived in this house for 15 years, since 2003. Our three children, Lauri, Sonja and Markus all attended Belmont High School, across the street. They have since left to college and onto their own careers and return regularly. Our daughter Sonja is currently living with us. We love this location and want to stay here. The house has not been updated for some time. We plan to improve its energy efficiency by installing a modern heating system, energy efficient windows and insulating the house.

We are making a new bathroom for ourselves to give us more privacy and to allow us to make more room for our adult children. We are placing the new bathroom in a room that originally was a bedroom on the Louise Road side of the house (184 Concord Avenue). The original dormer is small, and we need the proposed wider dormer to make room for the new bathroom to accommodate a toilet and a bath tub. The proposed dormer will be the same as the one on the other side and it will make the house look symmetrical. Widening the dormer does not change any of the setbacks. For those reasons, we truly believe that this dormer is not more detrimental to the neighborhood than what already exists.

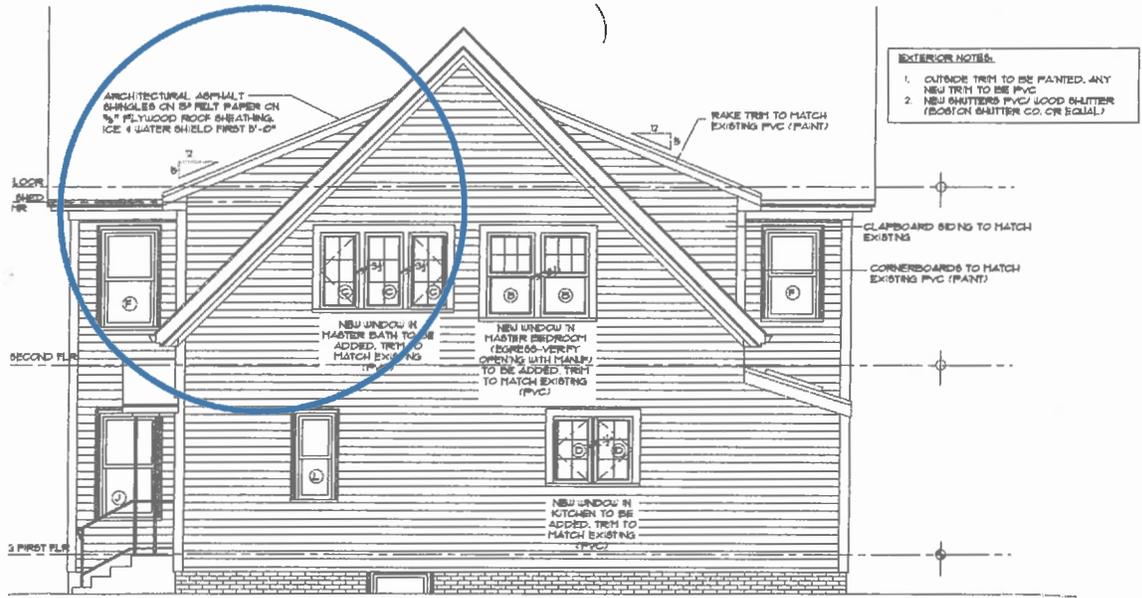
To the contrary, the renovation of the house will also contribute to improving the esthetic appearance of our neighborhood. After the renovation, the 184 side will go back to the rental market as it has been in the past.



Original Dormer



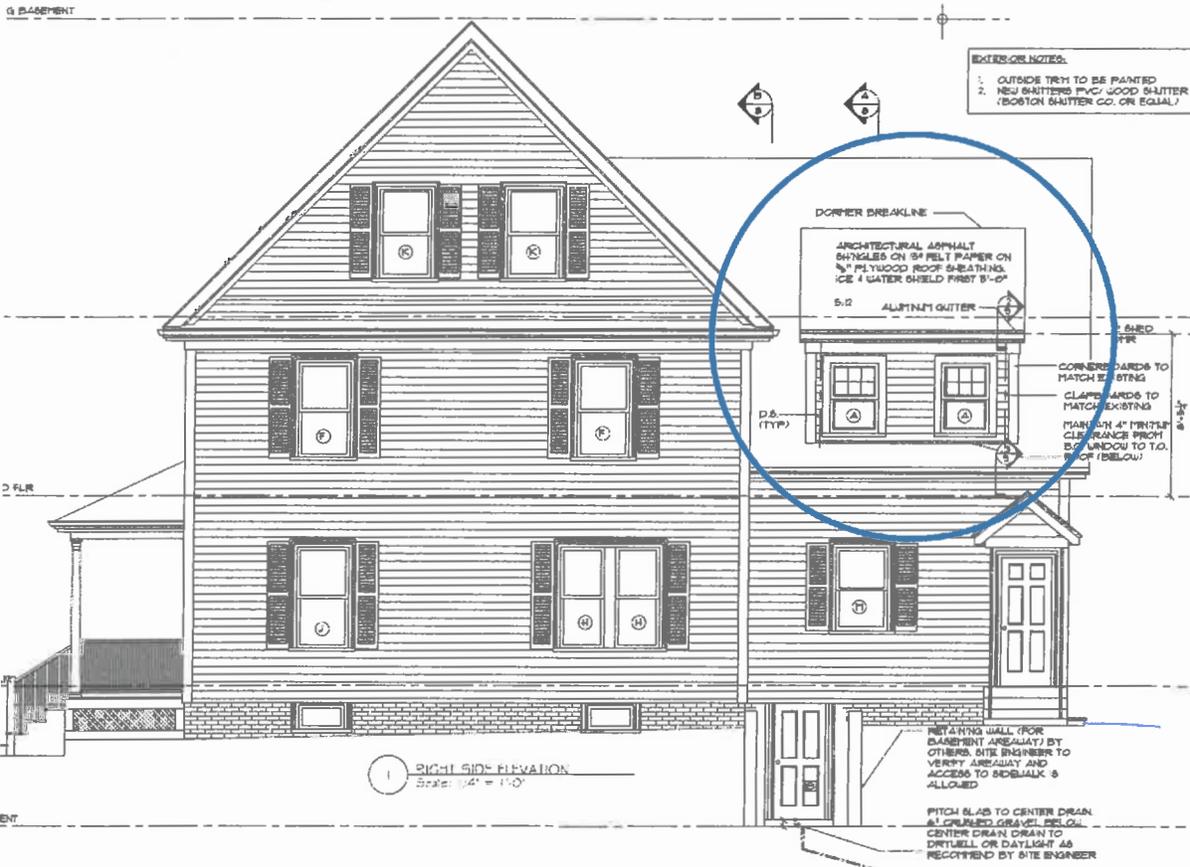
Proposed Dormer



EXTERIOR NOTES:

1. OUTSIDE TRIM TO BE PAINTED. ANY NEW TRIM TO BE PVC
2. NEW SHUTTERS PVC/ WOOD SHUTTER (BOSTON SHUTTER CO. OR EQUAL)

REAR ELEVATION
Scale: 1/4" = 1'-0"



EXTERIOR NOTES:

1. OUTSIDE TRIM TO BE PAINTED
2. NEW SHUTTERS PVC/ WOOD SHUTTER (BOSTON SHUTTER CO. OR EQUAL)

RIGHT SIDE ELEVATION
Scale: 1/4" = 1'-0"

RETAINING WALL (FOR BASEMENT AREAS) BY OTHERS. SITE ENGINEER TO VERIFY AREAWAY AND ACCESS TO SIDEWALK & ALLOWED

PITCH SLAB TO CENTER DRAIN. ALL CURBED GRAVEL BELOW CENTER DRAIN DRAIN TO DIRTWELL OR DAYLIGHT AS RECOMMEND BY SITE ENGINEER

Proposed Dormer



Current Dormer