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BELMONT, MA

2018 JUN -4 AM 10:32

CASE NO. 18-16

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 June 18, 2018 at 7:00 PM in the Art Gallery, 3rd floor, Homer Municipal Building, 19 Moore St., to consider the application of John and Tommasina Olson at 10 Bay State Road 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 addition. Special Permits –1. Maximum allowed lot coverage is 25%, the existing and proposed lot coverage is 25.9%. 2. Minimum required front setback is 25.0'. The existing front setback is 17.4' and the proposed is 23.1'.

ZONING BOARD OF APPEALS



Town of Belmont

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APPLICATION FOR A SPECIAL PERMIT

Date: 3/13/2018

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 10 Bay State Rd, Belmont 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 a second story over the existing side porch

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

Signature of Petitioner	<u>John F. Olson</u>
Print Name	<u>John F Olson</u> <u>Tommasina Olson</u>
Address	<u>10 Bay State Rd</u> <u>Belmont MA 02478</u>
Daytime Telephone Number	<u>617 489 2828</u>

10 Bay State Road
Belmont, MA 02478
March 29, 2018

Office of Community Development
Town of Belmont
Homer Building
19 Moore Street
Belmont MA 02478

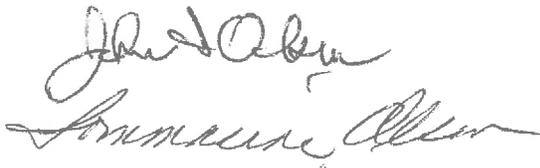
This application to the Zoning Board of Appeals is in response to the Building Permit letter attached.

We wish to add a second story over the existing side porch for a number of reasons. That porch has a flat roof, and we have had a number of ice dams in recent winters resulting in leaks into the sunroom below. The roofing material is lifted by wind with snow getting underneath and freezing resulting in water seepage despite having had the roof repaired several times.

Secondly, our single family, 4 bedroom home has only 1 full bath and 1 half bath. The new room over the sunroom will permit the addition of a needed second bath and laundry space. This will allow us to have the laundry nearer to the bedrooms where most of the laundry is created.

Finally, the proposed addition does not add to or alter the existing footprint of our home.

We appreciate your assistance in this matter.

The image shows two handwritten signatures in cursive. The top signature is 'John Olson' and the bottom signature is 'Tommasina Olson'. Both are written in dark ink.

John & Tommasina Olson



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

February 22, 2018

John and Tommasina Olson
10 Bay State Road
Belmont, MA 02478

RE: Denial to Construct a Second Story Addition

Dear Mr. and Mrs. Olson,

The Office of Community Development is in receipt of your building permit application for your proposal to construct a second story addition at 10 Bay State Road located in a Single Residence C Zoning District.

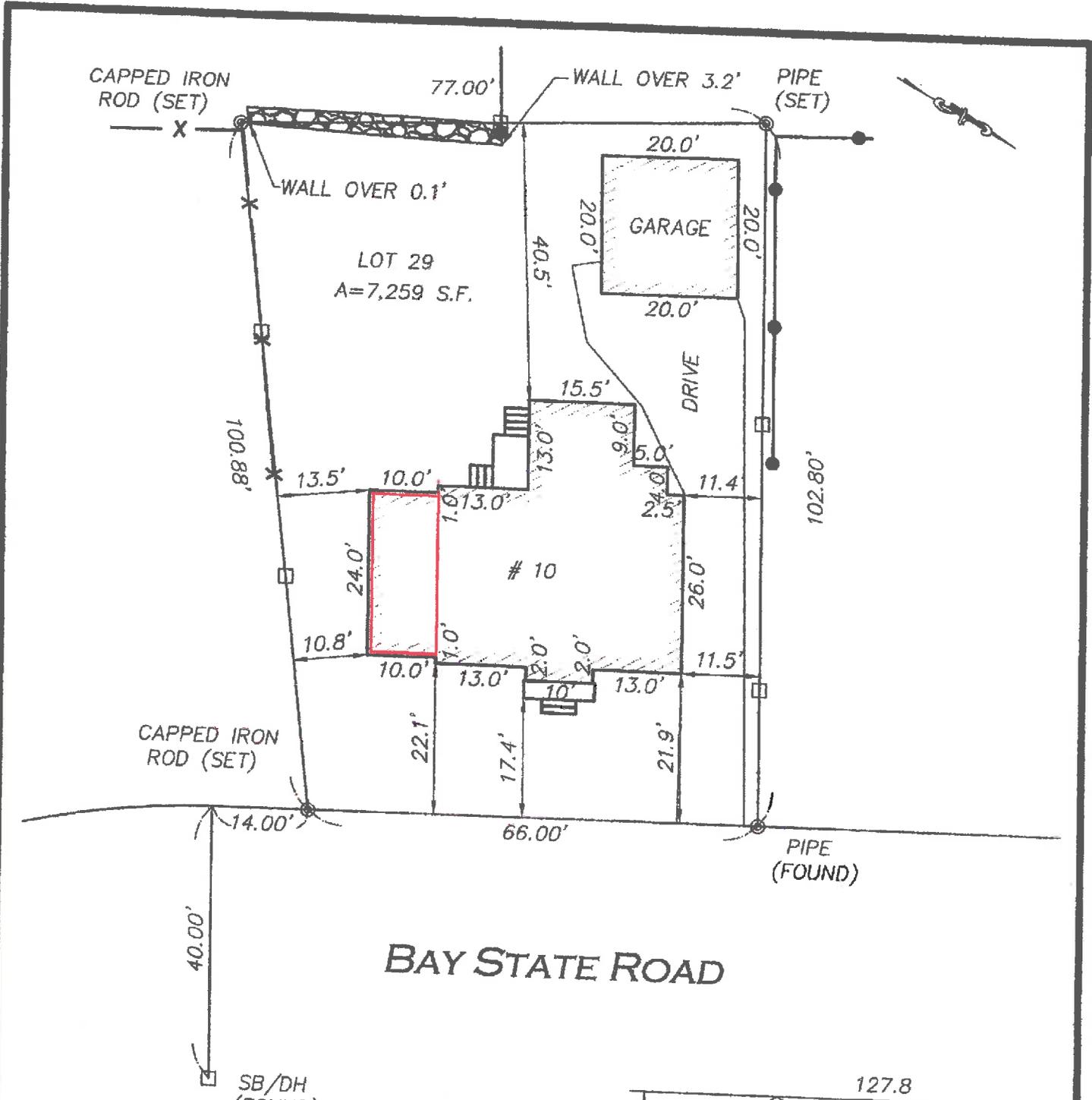
Your application has been denied because it does not comply with the current Town of Belmont Zoning By-Law. More specifically, Section 4.2 of the Zoning By-Laws Dimensional Regulations allow a maximum lot coverage of 25% and requires a minimum front setback of 25.0'.

1. The existing and proposed lot coverage is 25.9%
2. The existing front setback is 17.4' and the proposed is 23.1'.

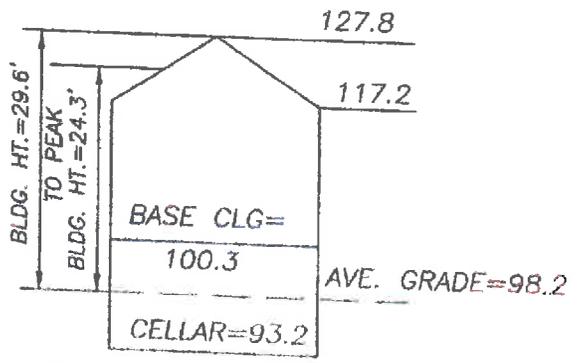
You may alter your plans to conform to the current Town of Belmont Zoning By-Law and resubmit a building permit application, or you may request two (2) Special Permits from the Zoning Board of Appeals. If you choose this option, please contact the Office of Community Development to schedule an appointment with Ara Yogurtian, Assistant Director, at (617) 993-2650 in order to begin the process.

Sincerely,

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



BAY STATE ROAD



OWNER: JOHN & TOMMASINA OLSON
 LOCUS HOUSE # - 10 BAY STATE ROAD

LOCUS DEED - BOOK 17991 PAGE 320
 LOCUS PLAN - PLAN # 389 OF 1929

SITE DOES NOT FALL WITHIN
 THE WETLAND ZONE.

ZONING DISTRICT= SC

	REQ.	EXIST.
MAX. LOT COVERAGE	25%	25.9% *
MIN. OPEN SPACE	50%	61% **
FRONT SETBACK	25'	17.4'
SIDE SETBACK	10'	10.8'
REAR SETBACK	30'	40.5'
HEIGHT	36'	24.3'

* HOUSE (1418 S.F. + 26 S.F. FRT. STOOP + 40 S.F. DECK + 400 S.F. GARAGE) = 1884/7259=25.9%

** HOUSE (1418 S.F. + 26 S.F. FRT. STOOP + 40 S.F. DECK + 400 S.F. GARAGE + 960 S.F. DRIVE) = 2844/7259=39% OR 61%

BUILDING HEIGHT
 71.5% OF BASEMENT UNDERGROUND
 THEREFOR BASEMENT IS NOT A STORY



[Handwritten Signature]

PLOT PLAN
 10 BAY STATE ROAD
 BELMONT MASS.
 SCALE: 1" = 20' SEPT. 30, 2017
 Prepared By
EDWARD J. FARRELL
 PROFESSIONAL LAND SURVEYOR
 110 WINN STREET ~ SUITE 203 ~ WOBURN,
 MA.
 (781)-933-9012

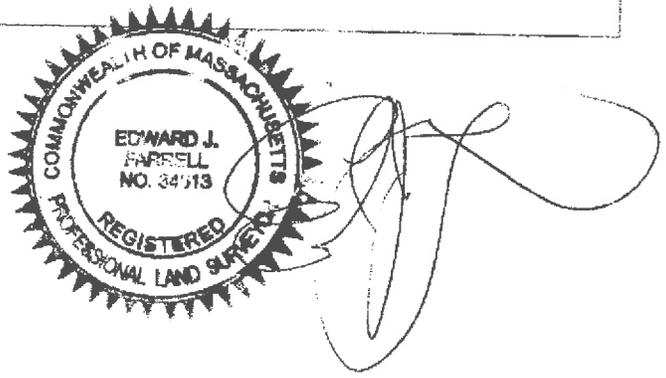
Zoning Compliance Check List (Registered Land Surveyor)

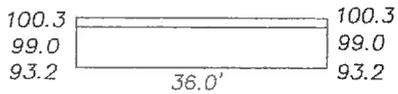
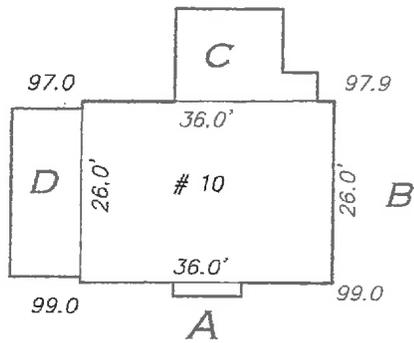
Property Address: 10 BAY STATE ROAD Zone: SC

Surveyor Signature and Stamp: EDWARD J. FARRELL Date: 2-28-18

	REQUIRED	EXISTING	PROPOSED
Lot Area	9,000	7,259	7,259
Lot Frontage	75'	66.00'	66.00'
Floor Area Ratio	N/A	N/A	N/A
Lot Coverage	25%	25.9%	25.9%
Open Space	50%	61%	61%
Front Setback	25'	17.4'	17.4'
Side Setback	10'	10.8'	10.8'
Side Setback	10'	11.4'	11.4'
Rear Setback	30'	40.5'	40.5'
Building Height	36'	24.3'	24.3'
Stories	2 1/2	2 1/2	2 1/2
1/2 Story Calculation			

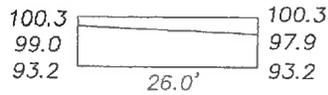
NOTES:





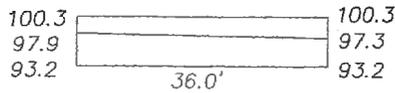
A

EXPOSED AREA=47 S.F.
TOTAL SEGMENT AREA=256 S.F.



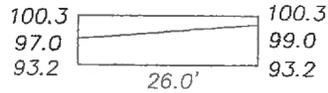
B

EXPOSED AREA=48 S.F.
TOTAL SEGMENT AREA=185 S.F.



C

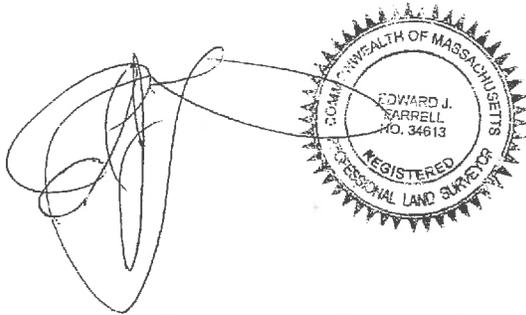
EXPOSED AREA=97 S.F.
TOTAL SEGMENT AREA=256 S.F.



D

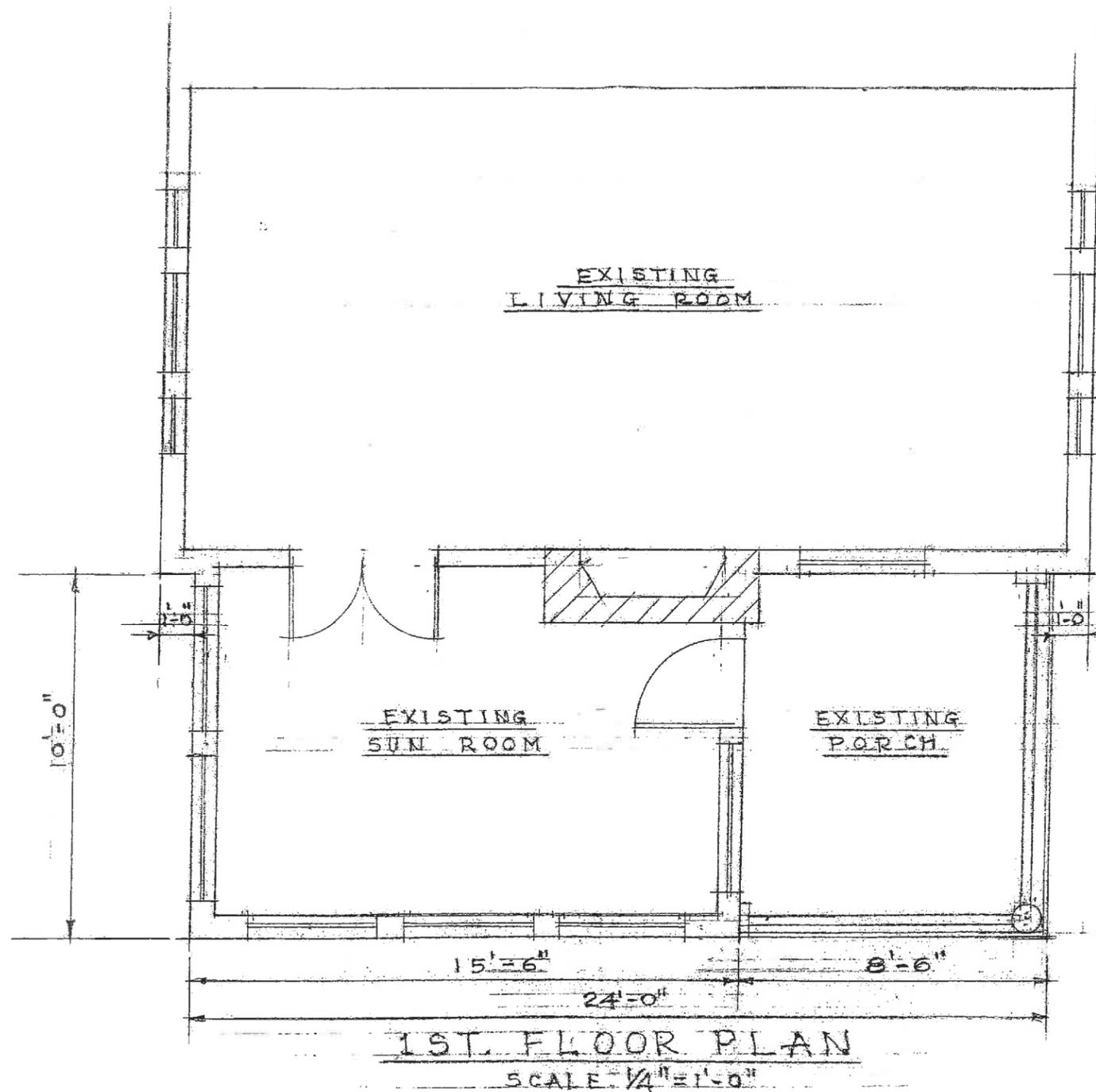
EXPOSED AREA=60 S.F.
TOTAL SEGMENT AREA=185 S.F.

$$\frac{\text{EXPOSED AREA}}{\text{TOTAL SEGMENT AREA}} \times 100 = \frac{252}{882} \times 100 = 28.5\%$$

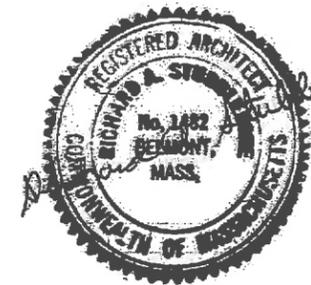


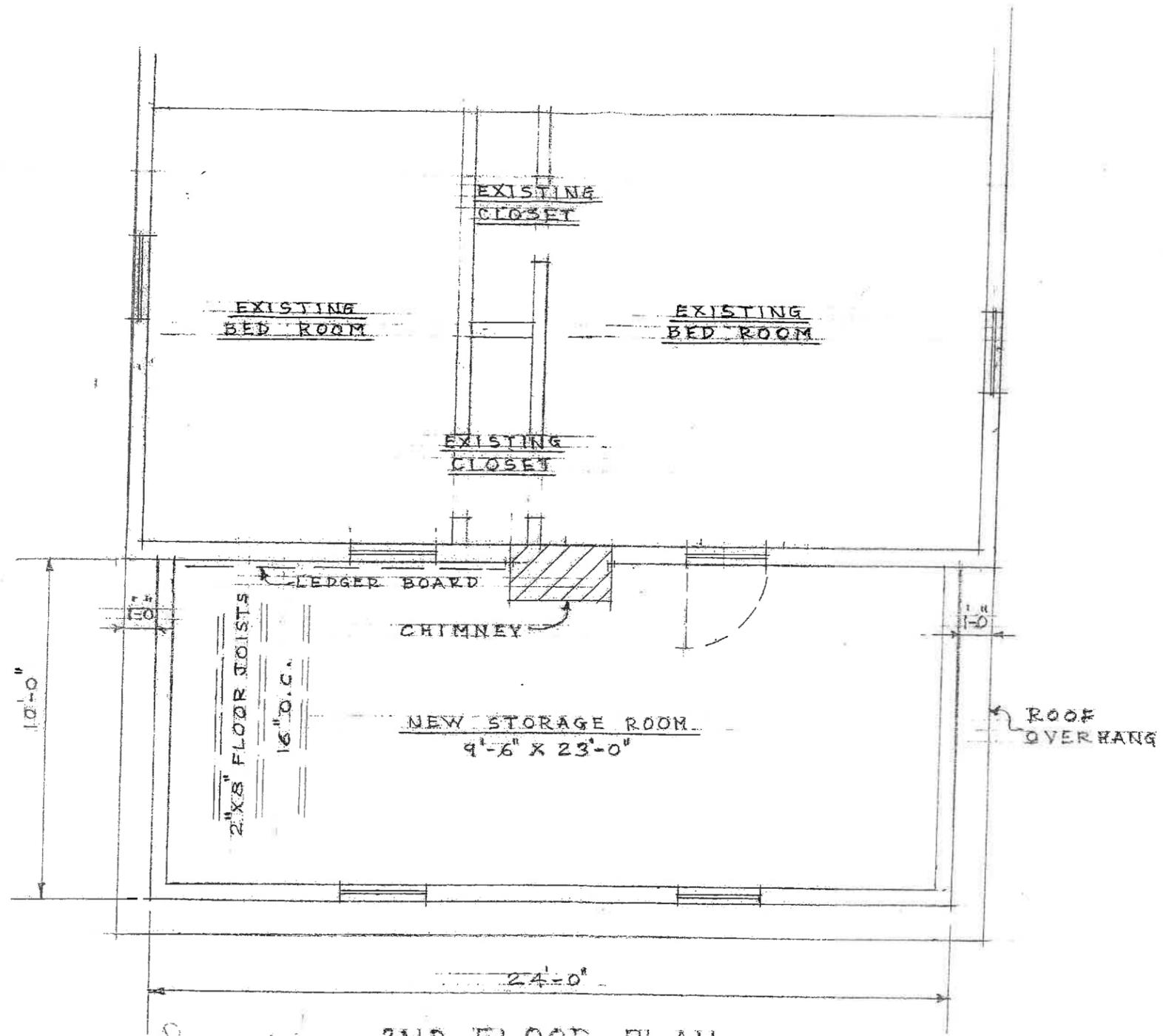
71.5% OF BASEMENT UNDERGROUND
THEREFOR BASEMENT IS NOT A STORY

BASEMENT GRADE CALCULATIONS
10 BAY STATE ROAD
BELMONT MASS.
SCALE: 1" = 20' SEPT. 30, 2017
Prepared By
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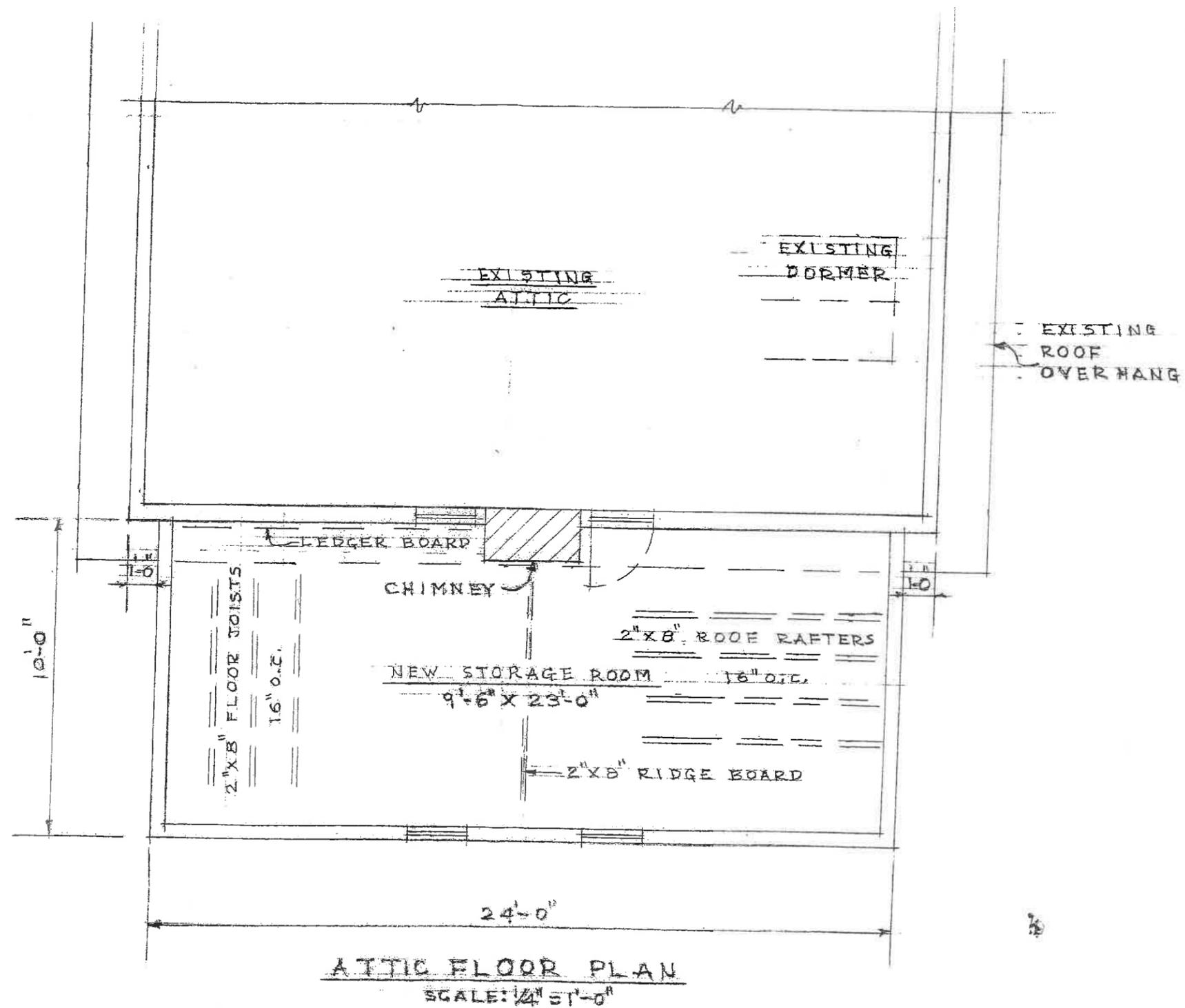
ADDITION TO RESIDENCE OF TOMI OLSON
 10 BAY STATE RD., BELMONT, MASS.
 JAN. 31, 2000 RICHARD A. STUBBLEBINE-ARCHITECT





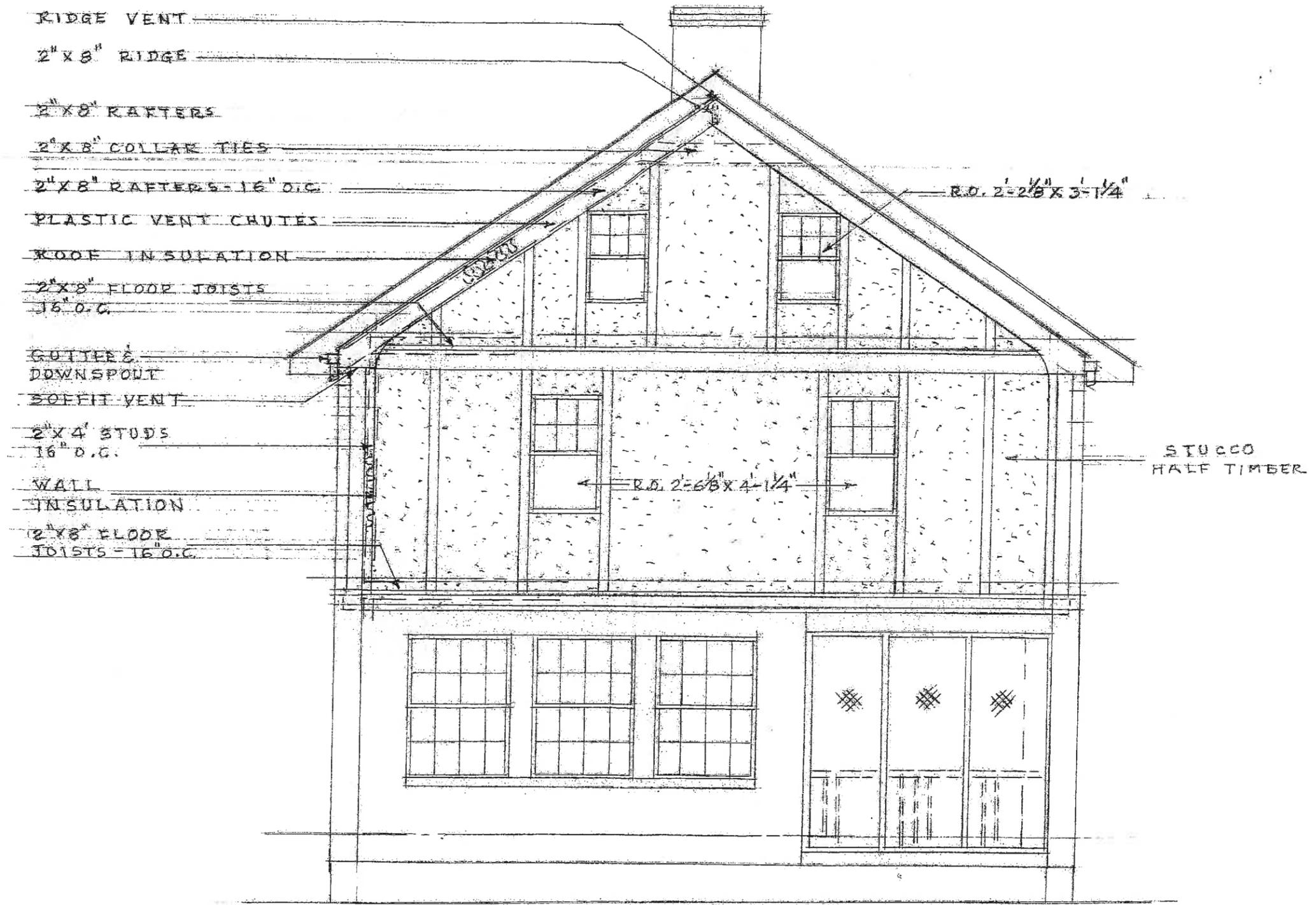
Proposed 2ND FLOOR PLAN
SCALE: 1/4" = 1'-0"

ADDITION TO RESIDENCE OF TOMI OLSON
10 BAY STATE RD., BELMONT, MASS.
JAN. 31, 2000 RICHARD A. STUBBLEBINE-ARCHITECT



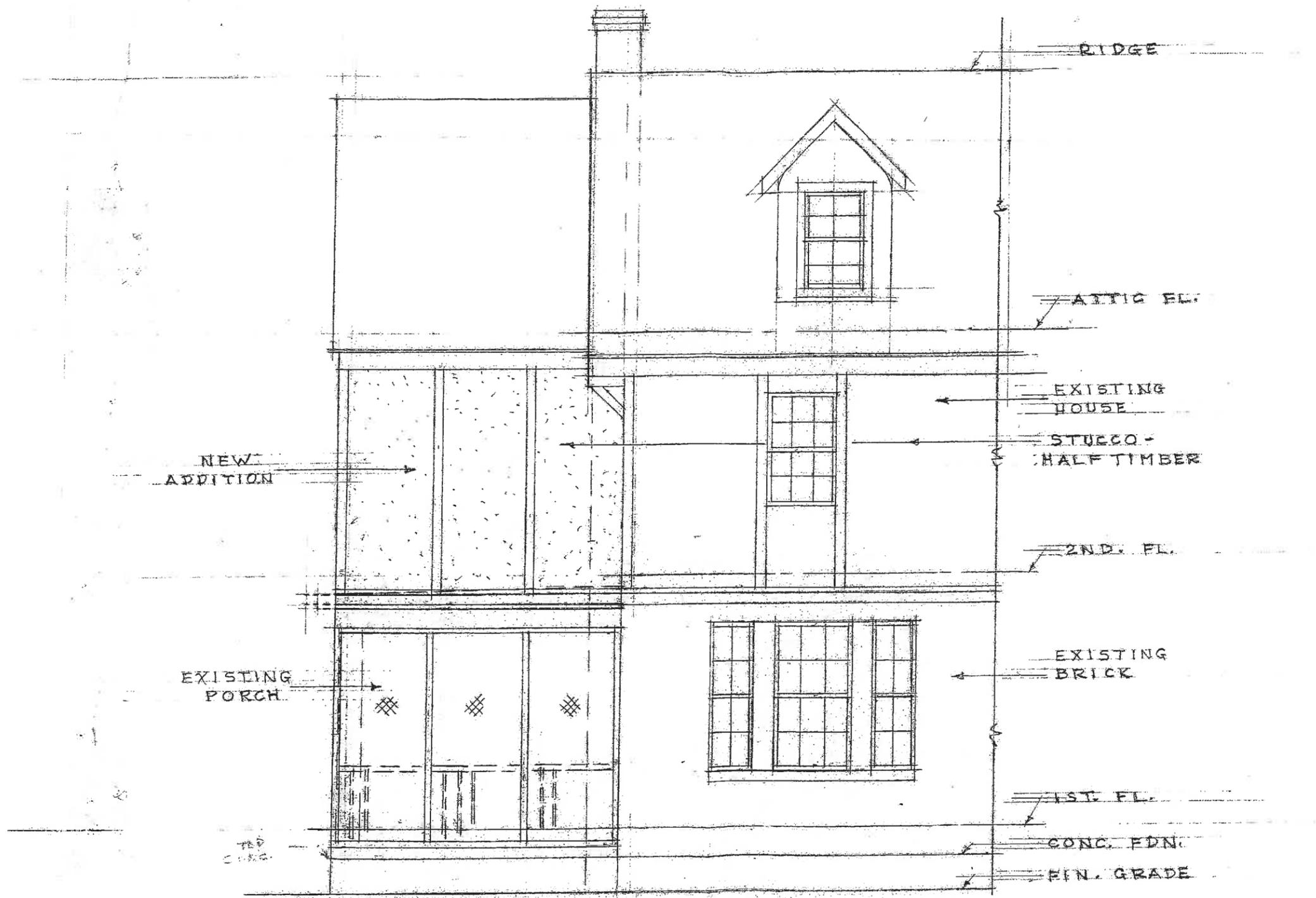
ADDITION TO RESIDENCE OF TOMI OLSON
10 BAY STATE RD., BELMONT, MASS.

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REAR ELEVATION
 SCALE 1/4" = 1'-0"

ADDITION TO RESIDENCE OF TOMI OLSON
10 BAY STATE RD., BELMONT, MASS.
JAN. 31, 2000 RICHARD A. STUBBLEBINE-ARCHITECT



SIDE ELEVATION SCALE 1/4" = 1'-0"

ADDITION TO RESIDENCE OF TOMI OLSON
 10 BAY STATE RD., BELMONT, MASS.

JAN. 31, 2000 RICHARD A. STUBBLEBINE - ARCHITECT