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BELMONT, MA

2018 APR 19 PM 3:47

CASE NO. 18-14

NOTICE OF PUBLIC HEARING BY THE
BELMONT ZONING BOARD OF APPEALS

ON APPLICATION FOR 1 VARIANCE

Notice is hereby given that the Belmont Zoning Board of Appeals will hold a public hearing on Monday May 14, 2018 at 7:00 PM in the Art Gallery, 3rd floor, Homer Municipal Building, 19 Moore St., to consider the application of Yael Getz Schoen at 70 Hoitt Road located in a Single Residence C (SRC) Zoning District for One (1) Variance under Section 1.5 of the Zoning Bylaw to construct a Second Story and a Two and a Half (2.5) Story addition. Variance –1. Maximum allowed lot coverage is 25%, the existing lot coverage is 20.8% and the proposed is 27.4%.

ZONING BOARD OF APPEALS



Town of Belmont

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APPLICATION FOR A SPECIAL PERMIT

Date: 3/27/2018

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 70 Hoitt rd. 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 second floor and attic over existing house, and addition of garage with second story above it.

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

Signature of Petitioner Yael Schoen
Print Name Yael Getz-Schoen
Address 70 HOITT RD.
Daytime Telephone Number 617-669-2965



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

March 30, 2018

Yael Getz-Schoen
70 Hoitt Road
Belmont, MA 02478

RE: Denial to Construct a Second Story and a Two and a Half Story Addition.

Dear Mrs. Schoen:

The Office of Community Development is in receipt of your building permit application for the construction of a second story and a two and a half story additions at 70 Hoitt Road located in a Single Residence C (SRC) Zoning District.

Your application has been denied because it does not comply with the Zoning By-Law. More specifically Section 4.2 of the By-Law allows Maximum lot coverage of 25%, the gross floor area of your proposed addition exceeds the 30% of the gross floor area of the existing, the addition requires a Minimum front setback of 22.5' and a Minimum rear setback of 27.0'.

- a. The existing lot coverage is 20.8% and the proposed is 27.4%. Variance.
- b. §1.5.4 B(2)b of the By-Law allows increases of gross floor area by 30% to the existing by a Special Permit from the Planning Board.
- c. The existing and proposed front setbacks are 20.6'. Special Permit.
- d. The existing rear setback is 17.7' and proposed is 26.6'. Special Permit.

You may alter your plans to conform to the Zoning By-Law and resubmit for a building permit or you may request One (1) variance from the Zoning Board of Appeals and and Three (3) Special Permits from the Planning Board. If you choose this option, please call the Office of Community Development at (617)-993-2650 to schedule an appointment with Ara Yogurtian, Assistant Director in order to begin this process.

Sincerely,

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

To: Belmont zoning board

March 27 2018

Re: 70 Hoitt rd Belmont- request for variance and special permit for home expansion

Dear Board members,

We bought our house in the end of 2008 and have been happily living in it since. At that time we had two young kids (a 4 year old and a 1 year old baby), now we have three, ages 13, 10 and 6. We were attracted to the property because of its great location and because of the size of the house and options it presented for us, as a young family planning to expand. We love Belmont, our neighborhood and our beautiful street. We like the walkability of the neighborhood, the proximity to the town center and the easy access to the schools, as well as the convenient access to route 2, Cambridge and Boston.

Alsmot 10 years have passed since we bought our house, our family needs have grown, with more space required for each child, and therefore the house as is has become too small for us to live in comfortably. We've been looking to buy a new larger house in Belmont for a very long time, but between our needs, our financial situation and the very hot real estate market, we are not successful at finding another property that will fit. We've made several offers in the last few years, unsuccessfully, and are discouraged by the competition on a small supply of houses in Belmont, both with developers and foreign investors who have the ability to offer full cash purchases and waive contingencies (inspections as well as mortgage contingencies) and beat local residents to the sale properties.

In our house currently we have 3 small bedrooms upstairs, and one small bathroom which all five of us use. Two of the kids share one bedroom, with one tiny closet in it, which is not enough for their clothes. Our kids reached the ages when they each need their own bedroom, as well as sufficient space to store all their music instruments, desks, computers, school material, books, art projects and clothes. Downstairs, there are 2 rooms- one is used for Yael's home office (she works full time from home) and the other is a small play room. In order to make our house fit our family we mostly need another large bedroom (master) and 2 bathrooms upstairs. We've looked at doing just that, but with the cost estimates that we got from contractors, we know that without adding a garage this will be a wrong investment, as the value of the house will not rise enough to cover the expense of the addition, unless we add a garage.

The existing house which was constructed in the 50's is not well built. It has various settlement cracks in the foundation and in the floors above. We've consulted with 2 structural engineers who advised on ways to strengthen the existing foundations and deal with the cracks. If we are to address these problems, we would like at the same time to be able to enlarge the house.

The way the original house is located on the lot (in an angle relative to the street), makes additions on the lot more difficult. The lot itself is small, smaller than prescribed by the zone minimum for residence C zone and smaller than many of the other lots in the neighborhood. We've considered tearing the house down and building a new house on the lot that will fully conform with the zoning requirements, but there are a few reasons that make this less ideal for us: the lot is small and the house even if completely new will still be a small house and limited in value (will take longer for the value to cover the expense of full new construction), financially this will be a larger commitment for our family which will be difficult, and the construction time will be longer, which means we will be out of our house, and need a substitute residence for longer period of time.

Because of all these reasons we've come up with the proposal we have today. The proposed drawings are for an addition of a tandem garage on the ground floor, and a master suite above it. The proposed new construction addition conforms with all setbacks, and to do so, is positioned angled to the existing house. Turning the second floor into a full second floor, there are 2 corners of the existing house that are outside of the setbacks and we're asking for a relief to build on top of them. The proposed house will be a 2.5 story building as limited by the zone. The street facing facade will resemble the original house (gable end front) and the addition will attach to it with the main entry between the 2 parts. The first floor will remain mostly unchanged, and the second floor will have a master suite, a bedroom for each child, and a total of 3 bathrooms.

We're asking the board for zoning relief in:

1. Allowing addition of more than 30% of existing SF. The existing house is very small, 30% of it will not be enough to accommodate a garage, and a master suite. The proposed house will still be modest in area, with less than 600SF per person. (closer to 500 SF per person without counting the garage)
2. Allowing the addition of the full second story to go on top of the existing first floor exterior walls, even in the 2 corners that protrude into the setbacks. (because of the original angled positioning of the house).
3. Allowing the lot coverage to be slightly larger (27.4%) than allowed (25%). The lot is small, and thus the prescribed limit is hard to keep, in particular since the limit was planned for a lot of 9000SF minimum size and our lot is only 6750SF. The addition on the lot is the minimum possible to barely accommodate 2 cars. The rest of the lot coverage is unchanged. Keeping the lot coverage 25% of 6750 SF lot means we can only build 1687 SF on the land, including the deck, entry steps, etc will not allow us to add a garage and retain the value of the total investment in the construction. We tried to minimize the nonconformity of the property and the new construction addition we propose fully conforms to the setbacks, but raises the lot coverage. Removing the exterior deck, will ruin the connection of the interior to the back yard. We use the deck for eating outside and for family time, and without it, the house will just not be quite as accommodating to our family.

The design we've suggested tries to retain the spirit of the existing neighborhood, and to enlarge the house but keep it within the allowed limitations as much as possible. We like the density of our street and don't want to create a house that is too large.

In the last few years several houses on our street have expanded. All were ranch houses with garages, so their expansions were easier to achieve, but still needed a special permit/variance for area that is over the limit and building outside of the setbacks. Our condition is similar to others, but we have a more difficult starting point because of a smaller lot and a rotated house on the lot.

Thank you for considering our request and looking forward to discussing it more in detail with the board.

Best wishes,

Yael Getz Schoen and Gaddy Getz
70 Hoitt rd
Belmont MA 02478

Zoning Compliance Check List

(Registered Land Surveyor)

Property Address: 70 HOITT RD.

Zone: SRC

Surveyor Signature and Stamp: *Neil R. [Signature]*

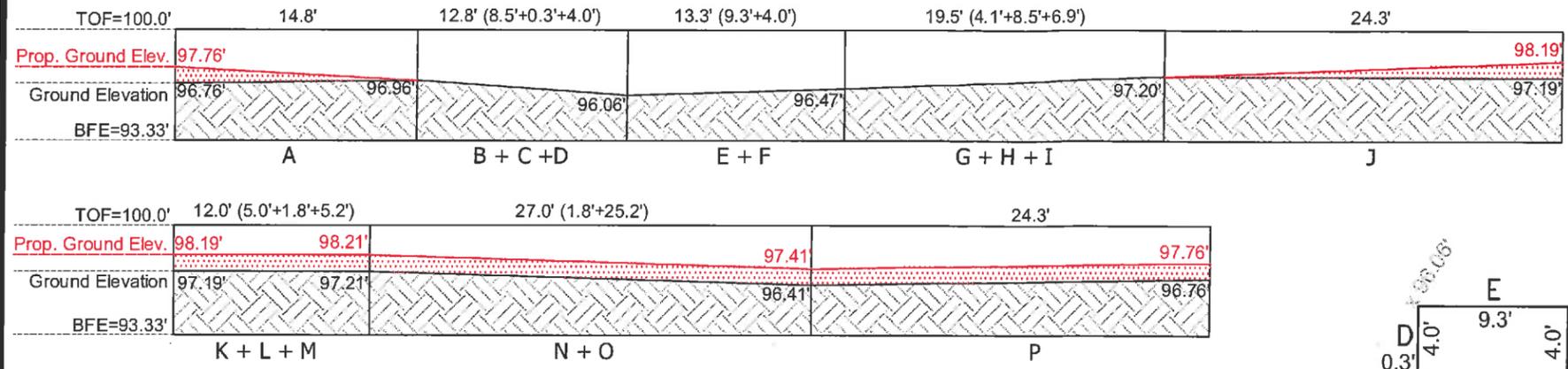
Date: 3/16/2018



	REQUIRED	EXISTING	PROPOSED
Lot Area	9,000 SQ.FT.	6,750 SQ.FT.	6,750 SQ.FT.
Lot Frontage	75'	75'	75'
Floor Area Ratio	---	---	---
Lot Coverage	max. 25 %	20.8 %	27.4 %
Open Space	min. 50%	71.0 %	56.2%
Front Setback	25'	20.6'	20.6'
Side Setback	10'	10.4'	10.4'
Side Setback	10'	19.7'	10.0'
Rear Setback	30'	17.7'	17.7'
Building Height	36'	17.8'	27.5'
Stories	2.5	1.5	2.5
½ Story Calculation			

NOTES:

FOUNDATION WALLS SKETCH
scale 1"=10'



**Proposed Foundations
Calculations**
70 Hoitt Road
Belmont, MA 02478



10 Andrew Square, Suite 201B
South Boston, MA 02127
Tel. 857-544-3061
www.land-mapping.com
Date: February 2, 2018

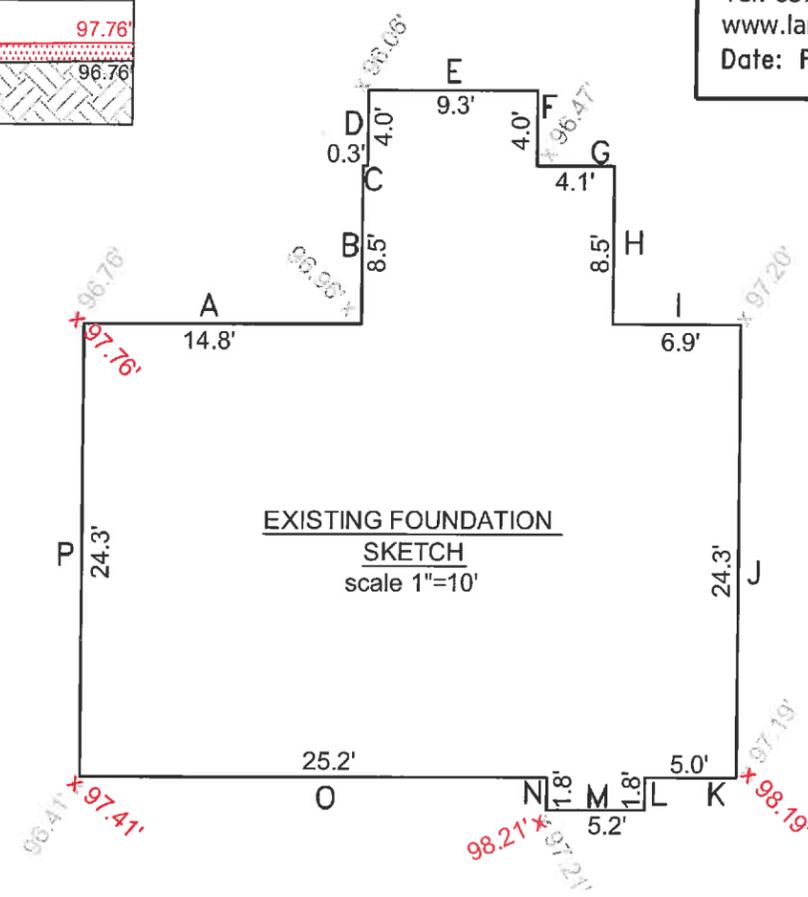
Basement perimeter = 148.00'
Total area of basement walls = 148.00' x (100.00' - 93.33') = 987.16 Sq. Ft.

Proposed Expose foundation walls area:
Wall A = $[(100.0' - 97.76') + (100.0' - 96.96')] / 2 \times 14.8' = 39.07$ Sq.Ft.
Walls B+C+D = $[(100.0' - 96.96') + (100.0' - 96.06')] / 2 \times (8.5' + 0.3' + 4.0') = 44.67$ Sq.Ft.
Walls E+F = $[(100.0' - 98.06') + (100.0' - 96.47')] / 2 \times (9.3' + 4.0') = 49.68$ Sq.Ft.
Walls G+H+I = $[(100.0' - 96.47') + (100.0' - 97.20')] / 2 \times (4.1' + 8.5' + 6.9') = 61.72$ Sq.Ft.
Wall J = $[(100.0' - 97.20') + (100.0' - 98.19')] / 2 \times (24.3') = 56.01$ Sq.Ft.
Walls K+L+M = $[(100.0' - 98.19') + (100.0' - 98.21')] / 2 \times (5.0' + 1.8' + 5.2') = 21.60$ Sq.Ft.
Walls N+O = $[(100.0' - 98.21') + (100.0' - 97.41')] / 2 \times (1.8' + 25.2') = 59.13$ Sq.Ft.
Wall P = $[(100.0' - 97.41') + (100.0' - 97.76')] / 2 \times (24.3') = 58.68$ Sq.Ft.

Total area of exposed foundation wall =
39.07 Sq.Ft + 44.67 Sq.Ft + 49.68 Sq.Ft + 61.72 Sq.Ft + 56.01 Sq.Ft + 21.60 Sq.Ft
+ 59.13 Sq.Ft + 58.68 Sq.Ft. = 390.56 Sq.Ft.

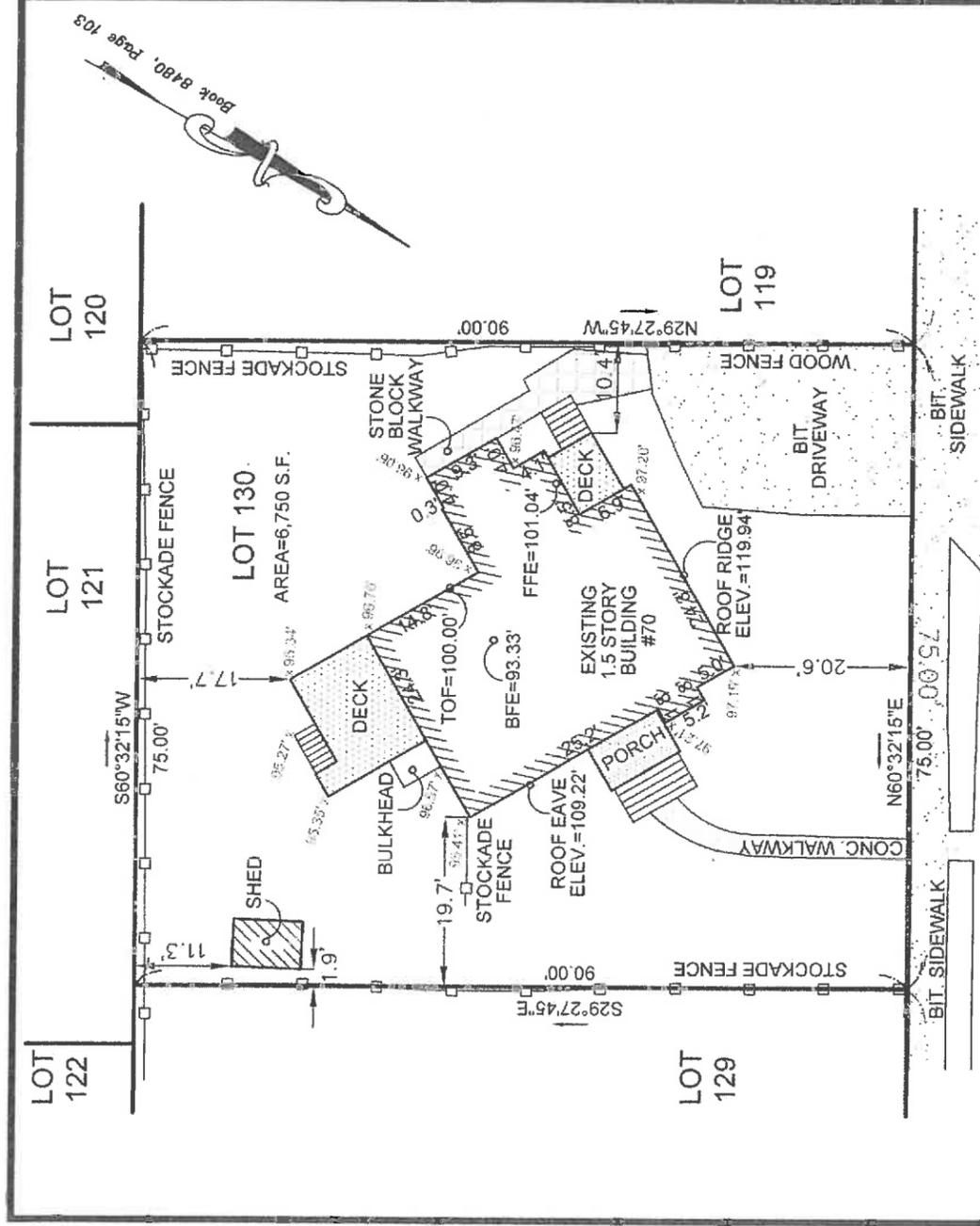
Exposed Foundation Walls Area/ Total Foundation Walls Area = 3 9.6 %
Covered Foundation Walls Area/ Total Foundation Walls Area = 6 0.4 %

Building perimeter = 148.00'
Proposed Average Grade = $[(97.76' + 96.96') / 2 \times 14.8' + (96.96' + 96.06') / 2 \times 12.8' + (96.06' + 96.47') / 2 \times 13.3' + (96.47' + 97.20') / 2 \times 19.5' + (97.20' + 98.19') / 2 \times 24.3' + (98.19' + 97.21') / 2 \times 12.0' + (97.21' + 97.41') / 2 \times 27.0' + (97.41' + 97.76') / 2 \times 24.3'] / 148.0' = 97.3'$

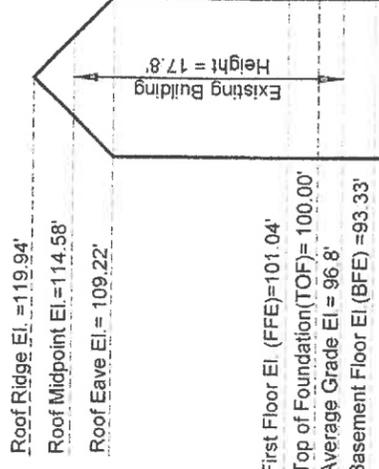


PROPOSED EXPOSED FOUNDATION CALCULATION

EXISTING PLOT PLAN



HOITT (40' WIDE) ROAD



	Setbacks		Lot Coverage	Open Space	Building Height	Stories
	Front	Rear				
Required	min. 25'	min. 30'	max. 25%	min. 50%	max 36'	max 2.5
Existing	20.6'	19.7', 10.4'	20.8%	71.0%	17.8'	1.5

NOTES:

- * Assessors Ref.: Map 37, Lot 130
- * Deed Ref.: Book 51639, Page 320
- * Plan Ref.: End of Book 7573
 End of Book 8469
 Book 8480, Page 103
 End of Book 9895
 End of Book 8955
 Plan No. 21089-D
 Plan No. 148 of 1935
 Book 8418, Page 193
 Book 8044, Page 422
- * Zone: Single Residence C
- * Property is outside of flood zone based on Flood Insurance Rate Map for the town of Belmont #25017C 0418E, effective date June 4, 2010.
- * Locus lot is not within the wetlands or wetland buffer zone.
- * No other public shade trees are located within the limits of the property frontage of the subject property.
- * Distances shown were measured from building clapboard.
- * Elevations based on assumed datum.

BUILDING HEIGHT CALCULATION (NTS)

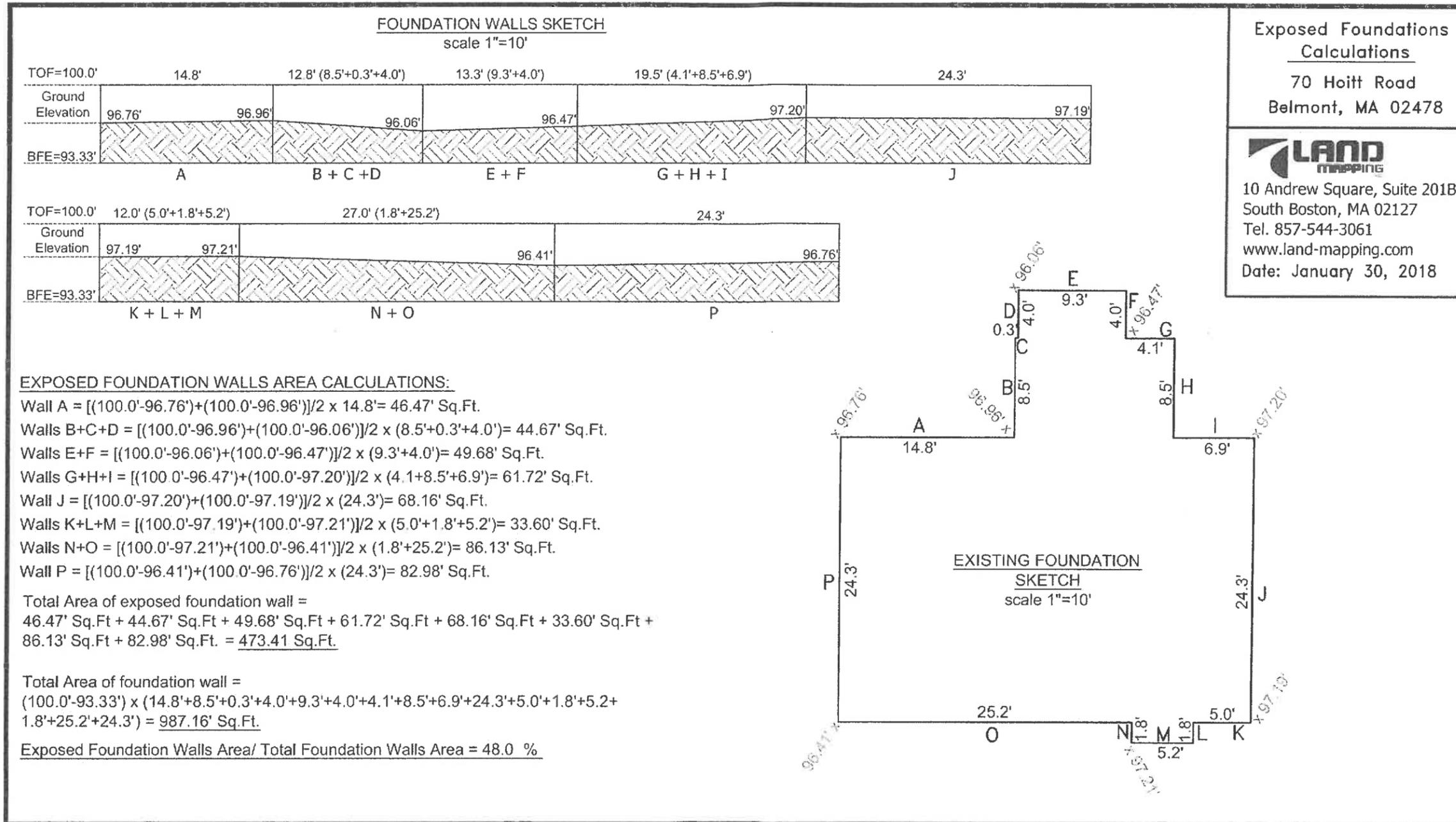
Plot Plan
70 Hoitt Road
Belmont, MA 02478

Owner: Yael Schoen Getz & Gad Getz
 House No. 70
 Lot No. 130
 App. No. n/a
 Date January 30, 2018
 Scale 1 inch = 20 feet

Plan Prepared By:

 10 Andrew Square,
 South Boston, MA 02127
 Tel. 857-544-3061

Neil J. Murphy
 Professional Surveyor



EXISTING EXPOSED FOUNDATION CALCULATION



70 HOITT RD. BELMONT MA
 EXPANSION AND RENOVATION
 VARIANCE APPLICATION MARCH 2018

YGS
 DESIGN &
 DEVELOPMENT
 LLC

ARCHITECTURAL DESIGN &
 REAL ESTATE DEVELOPMENT
 70 HOITT RD
 BELMONT MA 02478
 617-669-2965
 WWW.YGSDD.COM

YGS
 Design &
 Development

CONSULTANT



REV.	DESCRIPTION	DATE

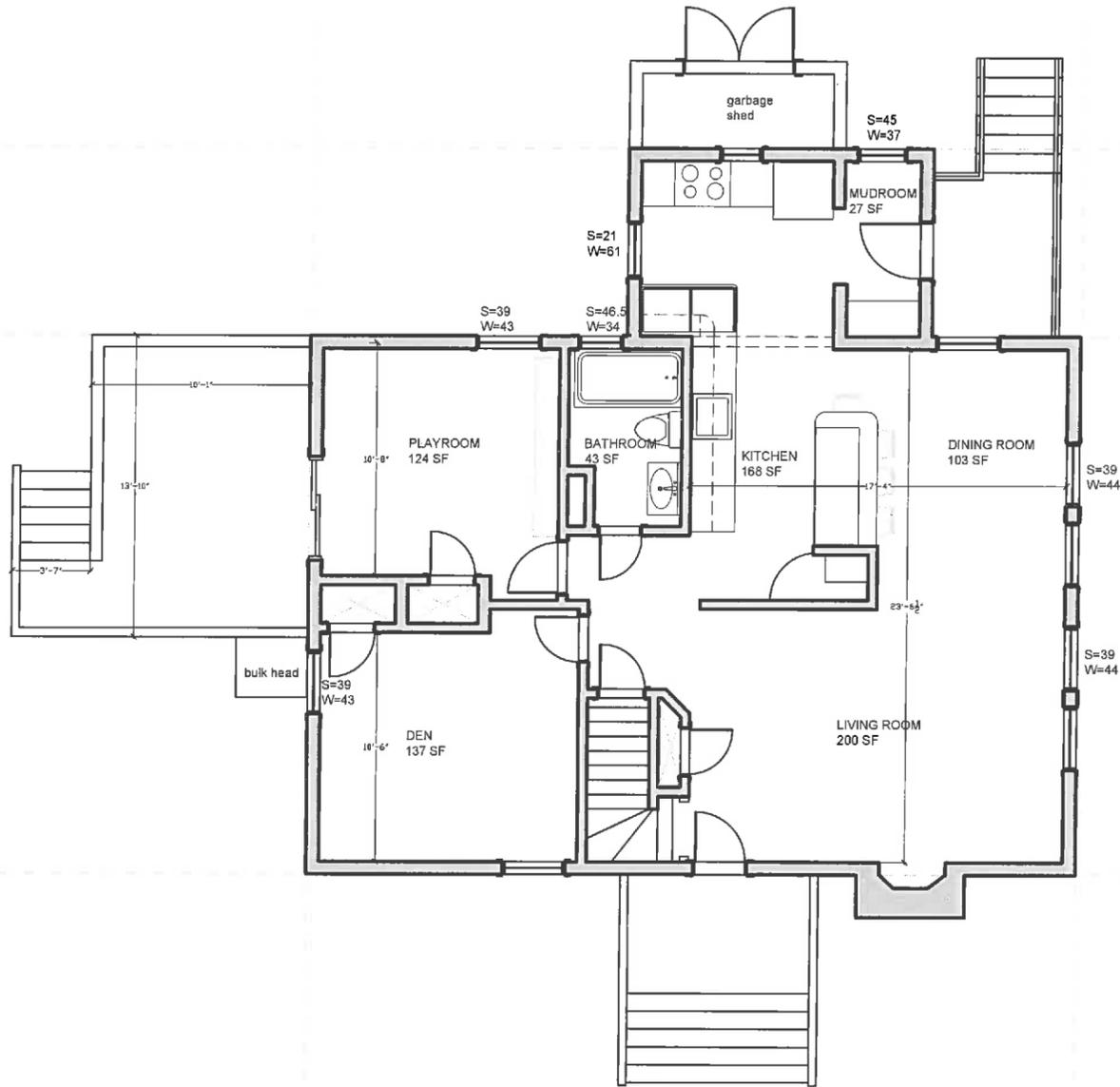
GETZ RESIDENCE

70 HOITT RD
 BELMONT MA

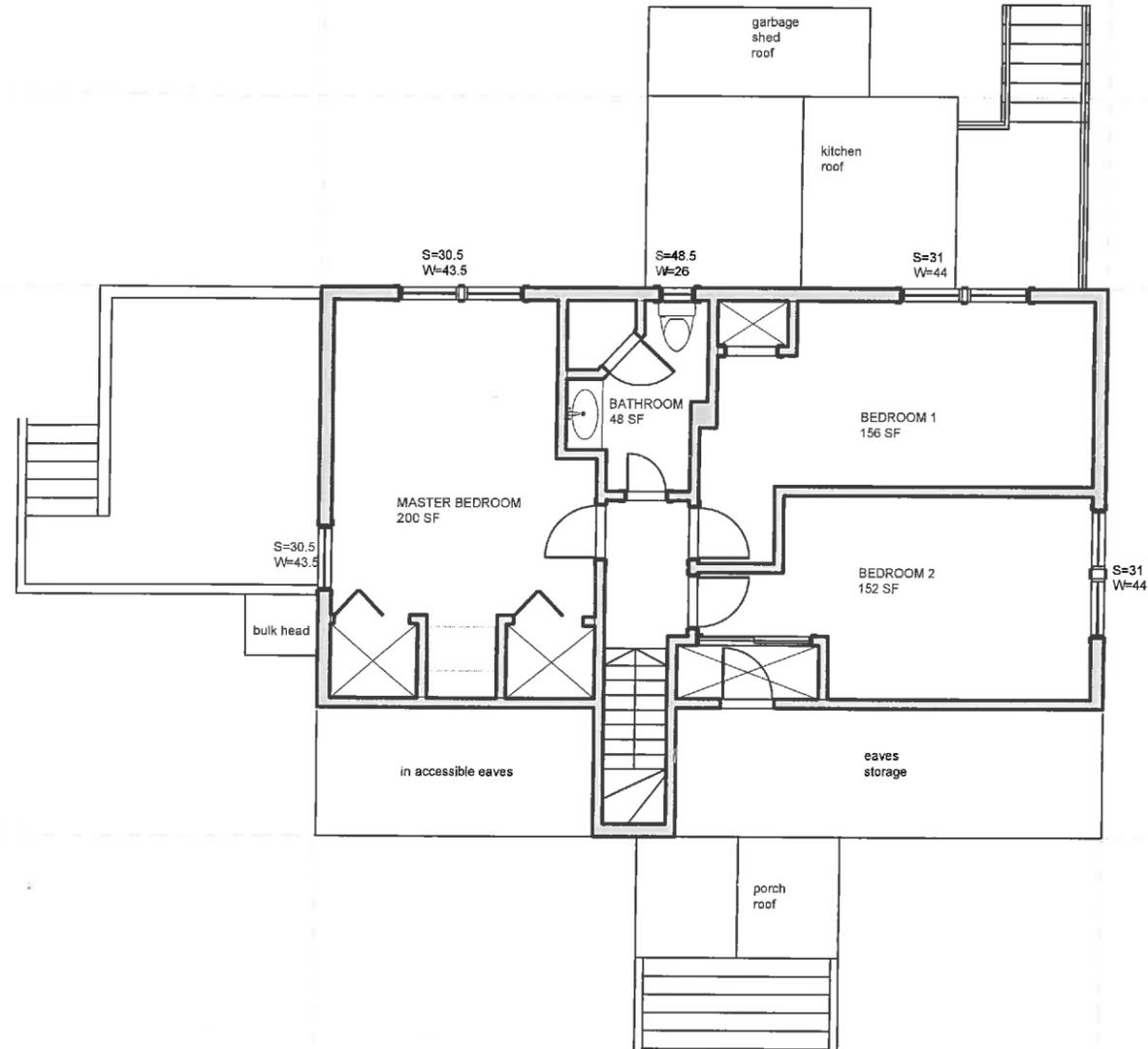
YGS

MAR 27, 2018

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1 EXISTING FIRST FLOOR PLAN
E-101 SCALE: 1/8" = 1'-0"



2 EXISTING SECOND FLOOR PLAN
E-101 SCALE: 1/8" = 1'-0"

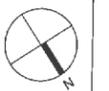


REV.	DESCRIPTION	DATE

GETZ RESIDENCE

70 HOITT RD
BELMONT MA

EXISTING FLOOR
PLANS



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DATE: 3/27/18
TIME: 10:00 AM
SCALE: 1/8" = 1'-0"



2 EXISTING NORTH WEST ELEVATION
E-103 SCALE: 1/8" = 1'-0"



1 EXISTING SOUTH EAST ELEVATION
E-103 SCALE: 1/8" = 1'-0"



REV.	DESCRIPTION	DATE

GETZ RESIDENCE	
OWNER	70 HOITT RD BELMONT MA
PROJECT	EXISTING ELEVATIONS 1
DESIGNER	YGS
SCALE	1/8" = 1' 0" MAR 27, 2018

E-103

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2 EXISTING NORTH EAST ELEVATION
E-104 SCALE: 1/8" = 1'-0"



1 EXISTING SOUTH WEST ELEVATION
E-104 SCALE: 1/8" = 1'-0"



REV. DESCRIPTION DATE



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GETZ RESIDENCE

70 HOITT RD
BELMONT MA

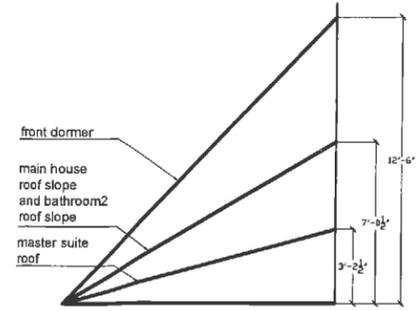
EXISTING
ELEVATIONS 2

YGS

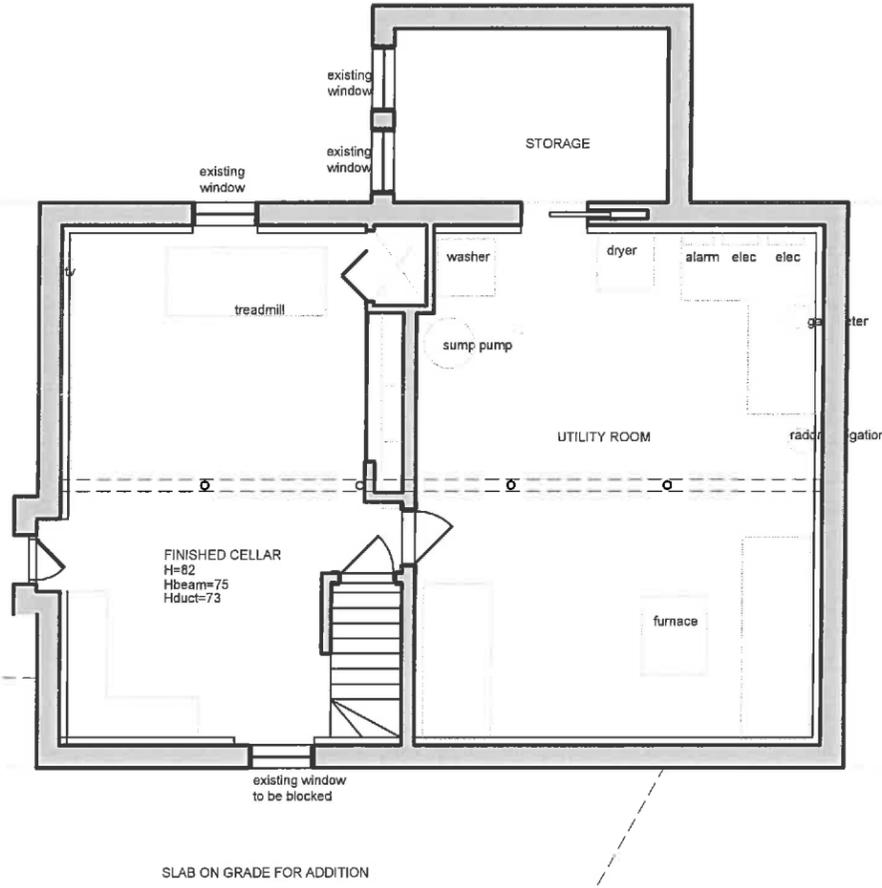
1/8" = 1' 0" MAR 27, 2018

E-104

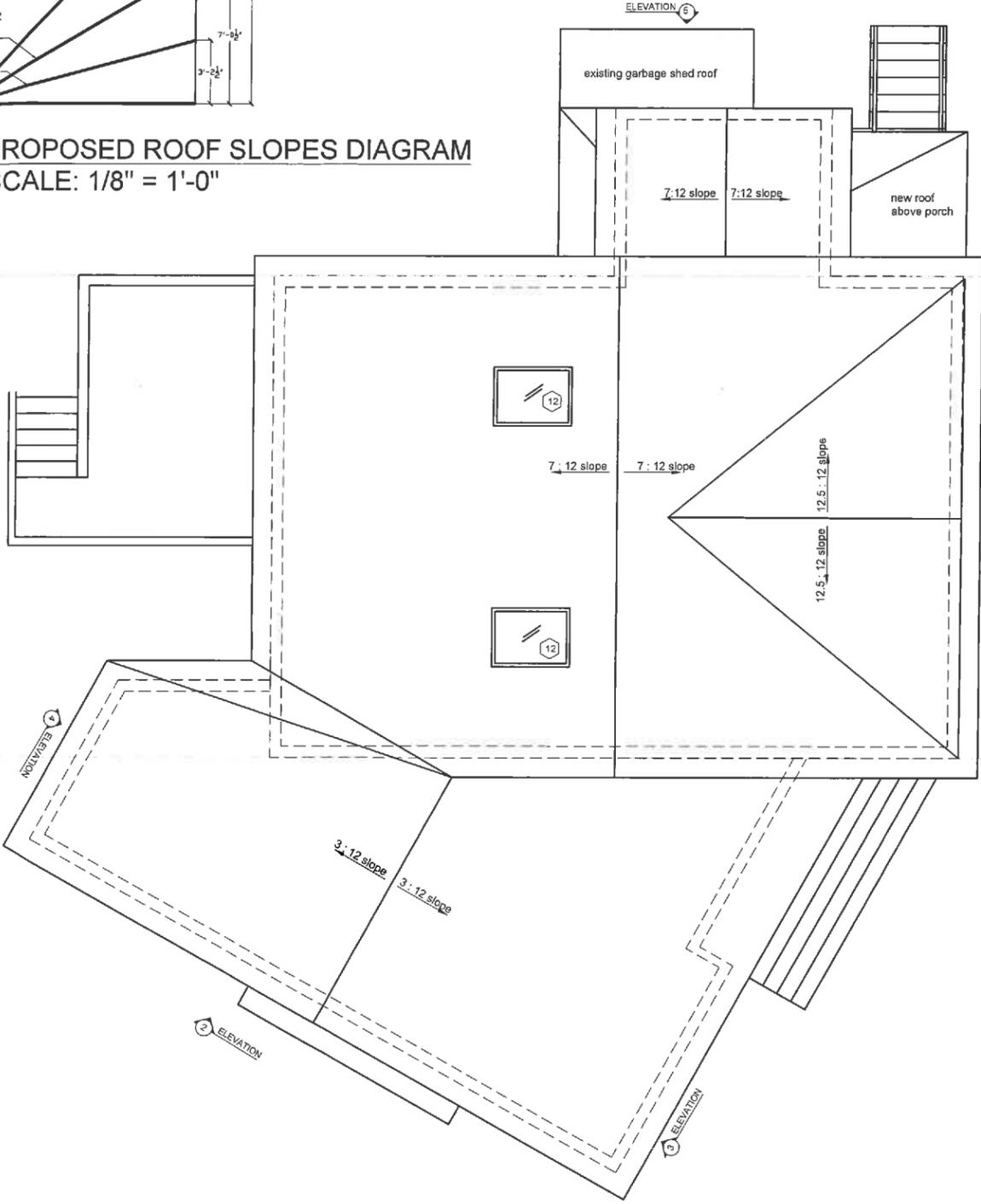
- existing wall to remain
- new wall
- existing door to demolish
- existing door to remain
- new door
- window mark- see window schedule
- door mark- see door schedule
- interior elevations mark



3 PROPOSED ROOF SLOPES DIAGRAM
SCALE: 1/8" = 1'-0"



1 PROPOSED CELLAR FLOOR PLAN
SCALE: 1/8" = 1'-0"



2 PROPOSED ROOF PLAN
SCALE: 1/8" = 1'-0"



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DEVELOPMENT
LLC**

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BELMONT MA

PROPOSED CELLAR AND
ROOF

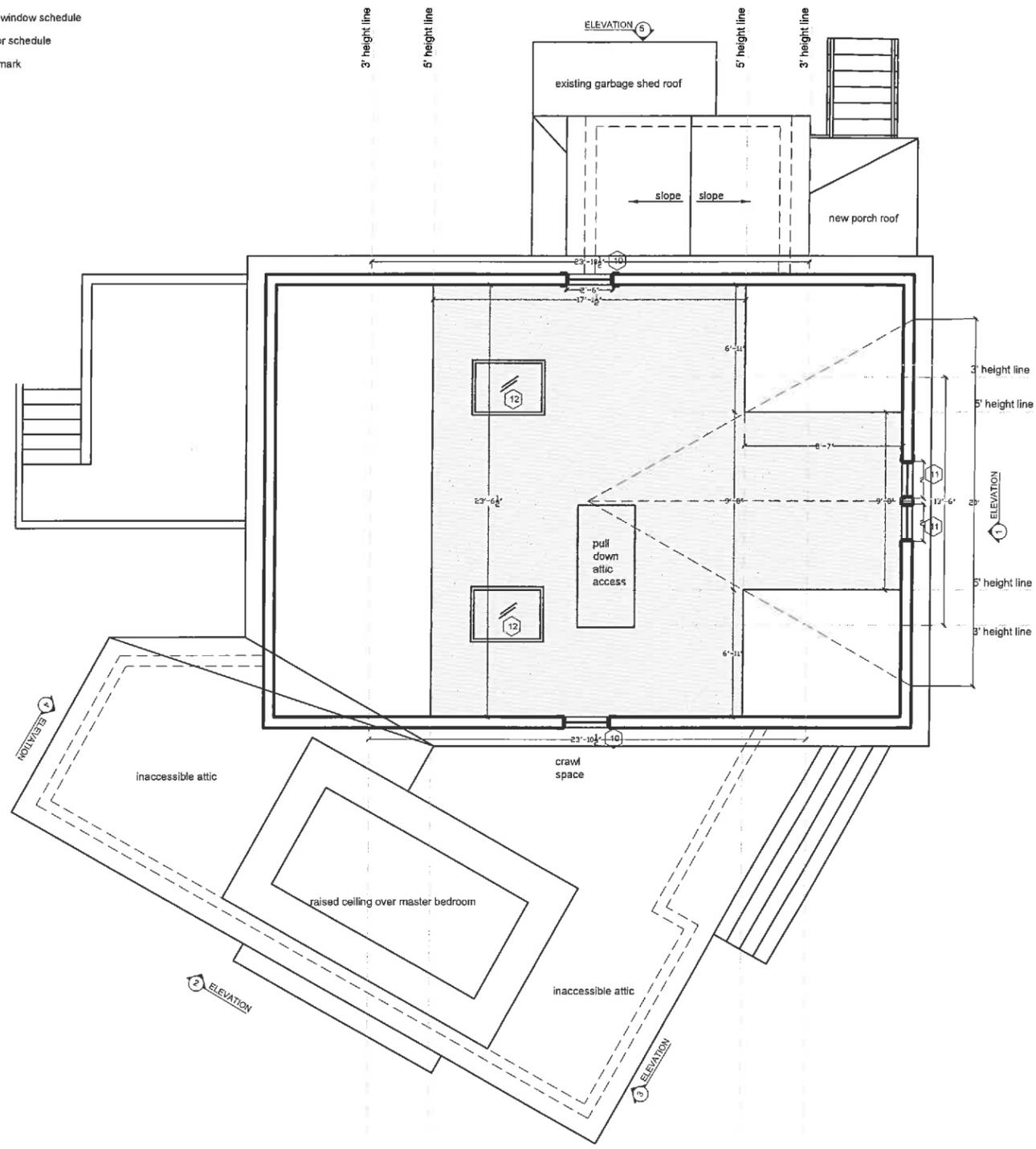


YGS
1/8" = 1' 0"
MAR 27, 2018

A-102

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- existing wall to remain
- new wall
- existing door to demolish
- existing door to remain
- new door
- window mark- see window schedule
- door mark- see door schedule
- interior elevations mark



2 PROPOSED ATTIC PLAN
A-103 SCALE: 1/8" = 1'-0"

	ZONING	ACTUAL	PROPOSED
ZONE	SRC	SRC	SRC
MIN LOT SIZE	9,000	6750 SF	6750 SF
LOT COVERAGE	25%	20.8 %	27.4%
OPEN SPACE	50%	71%	56.2%
FRONT SETBACK	20.1'	20' 3.5"	20' 3.5"
SIDE SETBACK	10'	10' 4" 19" 8"	10' 4" 10"
REAR SETBACK	27'	26' 8.5" to house 17' 10.5" to deck	26' 8.5" to house 17' 10.5" to deck
MAX BUILDING HEIGHT	30'	19' 4.5"	27' 4.5"
STORIES	2 1/2	1 1/2	2 1/2
BUILT AREA		1700 SF	2969 SF (with garage)

4 ZONING ANALYSIS
A-103

	EXISTING GROSS FLOOR AREA	PROPOSED GROSS FLOOR AREA
CELLAR AREA	998 SF not counted to GFA	998 SF not counted to GFA
FIRST FLOOR AREA	1007 SF	1099 SF without garage (1520 SF with garage)
SECOND FLOOR AREA	693 SF	1449 SF
ATTIC ABOVE 6'	0 SF	403 SF not counted to GFA
TOTAL	1700 SF	2969 SF (with garage) 2548 SF (without garage)

3 BUILDING AREA CALCULATIONS
A-103

ALLOWED	PROPOSED
RIDGE LENGTH roof length of side of dormer 26' 8.25" max dormer length allowed (75% of ridge): $0.75 \times 26' 8.25" = 20'$	RIDGE LENGTH front dormer length 20'
HALF STORY CALCULATION / ABOVE 3' PERIMETER: second floor perimeter = $11' 2.5" + 8' 7" + 6' 10" + 24' 8.5" + 7' 9.5" + 11' 2.5" + 2' + 12' 1" + 34' 11"$ $+ 94" + 7' 10" + 20' 9" + 17' 5.5" + 8' 7.5" = 183' 4.5"$ attic finished ceiling 3' above floor length allowed (50% of second floor): $0.5 \times 183' 4.5" = 91' 8.25"$	HALF STORY CALCULATION / ABOVE 3' PERIMETER: $2' (23' 10.5") + 13' 6" = 61' 3"$
HALF STORY CALCULATION / ABOVE 5' AERA: second floor area = 1495 SF max attic area at 5' above floor allowed (60% of second floor): $0.6 \times 1495 = 897$ SF	HALF STORY CALCULATION / ABOVE 5' AERA: attic proposed area = 486 SF

2 HALF STORY CALCULATION
A-103



YGS DESIGN & DEVELOPMENT LLC

ARCHITECTURAL DESIGN & REAL ESTATE DEVELOPMENT
70 HOITT RD
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WWW.YGSDO.COM

YGS Design & Development

GETZ RESIDENCE

70 HOITT RD
BELMONT MA

PROPOSED ATTIC AND CALCULATIONS



YGS
1/8" = 1' 0"
MAR 27, 2018

A-103

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DATE: 03/27/2018



2 PROPOSED SECTION A-A
SCALE: 1/8" = 1'-0"



1 PROPOSED ELEVATION 3
SCALE: 1/8" = 1'-0"



REV.	DESCRIPTION	DATE

PROJECT: GETZ RESIDENCE
 ADDRESS: 70 HOITT RD BELMONT MA
 SUBJECT: PROPOSED SECTION A-A AND ELEVATION
 DRAWING TITLE: A-104
 DRAWING NUMBER: YGS
 SCALE: 1/8" = 1'-0" DATE: MAR 27, 2018

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A-104

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LLC**

ARCHITECTURAL DESIGN &
REAL ESTATE DEVELOPMENT
70 HOITT RD
BELMONT MA 02478
617-669-2865
WWW.YGSDO.COM



REV	DESCRIPTION	DATE

GETZ RESIDENCE

70 HOITT RD
BELMONT MA

**PROPOSED
3D IMAGES**

YGS

MAR 27, 2018

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A-107