



Town of Belmont

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2018 JAN 24 AM 11:45

APPLICATION FOR A SPECIAL PERMIT

Date: 12/9/17

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 47 Hillside Terrace 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~~ to replace and slightly enlarge an enclosed front 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 
Print Name RICHARD (Dick) Lehg
Address 47 Hillside Terrace
Belmont, MA. 02478
Daytime Telephone Number (c) 617-962-2093



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

November 22, 2017

Richard and Karin Lehr
47 Hillside Terrace
Belmont, MA 02478

RE: Denial to Construct an Extension to Enclosed Front Porch

Dear Mr. and Mrs. Lehr,

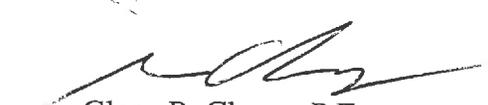
The Office of Community Development is in receipt of your building permit application for your proposal to construct an extension to your existing enclosed front porch at 47 Hillside Terrace located in a Single Residence C Zoning District.

Your application has been denied because it does not comply with the current Town of Belmont Zoning Bylaws. More specifically, Section 4.2.2 of the Zoning By-Laws Dimensional Regulations require a minimum of 25.0' front setback and allows maximum lot coverage of 25%.

1. The existing front setback to your enclosed porch is 24.7' and the proposed is 22.7'.
2. The existing lot coverage is 25.6% and the proposed is 25.9%.

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

To: Belmont Zoning Board of Appeals.

From: Karin and Dick Lehr

Property: 47 Hillside Terrace.

To the members of the ZBA,

We are seeking a special permit to replace our "enclosed front porch" with a safer and modestly larger one.

The existing porch has no foundation and rests on a concrete slab on the front side. On the two sides, the footings are pavers. It is structurally unsound.

We plan to re-build on a foundation so that it is structurally sound.

In so doing, we would like to slightly enlarge the enclosed porch to provide more room inside the entryway, as a mudroom of sorts, and as an entrance into the house.

The two zoning issues are front setback and lot coverage.

The proposed setback is 22.7', less than the bylaw's front yard setback of 25'.

I would like to point out that our neighbors front yard setbacks are already less than 25' (See plot plan). One neighbor's setback is 18.6', the other neighbor is 23.8', and further down, the next neighbor's setback is 19.5'. Our proposed setback would not radically depart from the neighborhood, and would still be further back than two neighbors.

The proposed lot coverage already exceeds the bylaw's 25%, but our proposed enclosed porch would further change only slightly the lot coverage -- by .3%. Lot coverage would change from 25.6% to 25.9%.

Thank you for your consideration,

Karin and Dick Lehr

Zoning Compliance Check List

(Registered Land Surveyor)



Property Address: 47 Hillside Ter

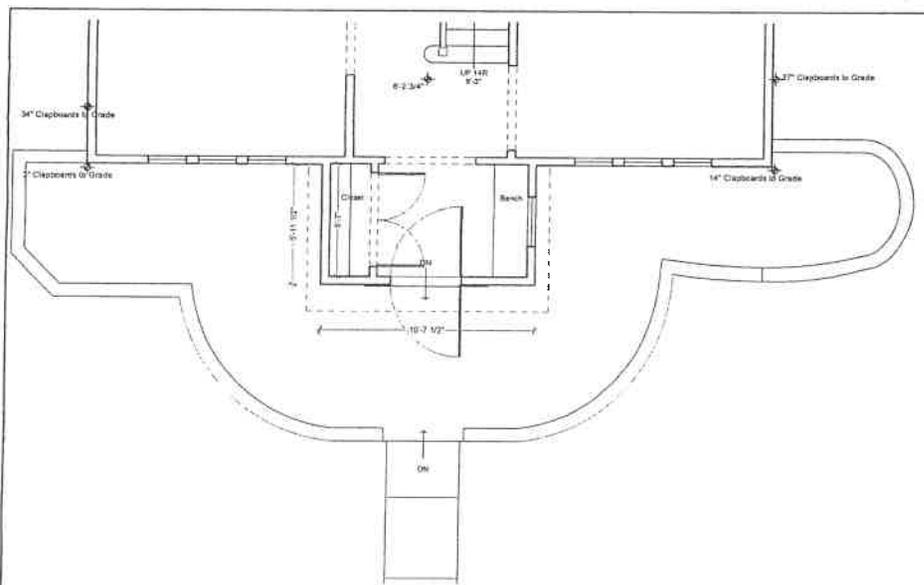
Zone: SRC

Surveyor Signature and Stamp: Dennis M. O'Brien

Date: 12/2/2017

	REQUIRED	EXISTING	PROPOSED
Lot Area	9,000 S.F.	11,895 S.F.	N/A
Lot Frontage	75'	65.06'	N/A
Floor Area Ratio			
Lot Coverage	25%	25.6%	25.9%
Open Space	50%	62.7%	62.5%
Front Setback	25'	24.7'	22.7'
Side Setback	10'	9.4'	21.1'
Side Setback			
Rear Setback	30'	53.8'	N/A
Building Height			
Stories		2.5	N/A
1/2 Story Calculation			

NOTES:



Proposed First Floor Plan Scheme B
1/4" = 1'-0" ①



Proposed Front Elevation - Scheme B
1/4" = 1'-0" ②

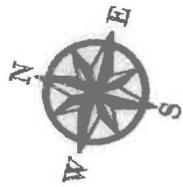


South Side Elev. - B
1/4" = 1'-0" ③

SMART ARCHITECTURE 625 North Avenue Street, Suite 208, Cambridge, MA 02138	
Lehr Residence 47 Hillside Terrace Belmont, MA	
Job number	1715
Scale	as noted
Date	10.17.17
Drawn by	sl
Checked by	msh

Scheme B

A-3.0b



65.01'

LOT AREA =
7,895 S.F.

CITY OF BELMONT ZONING
DIMENSIONAL REGULATIONS
ZONE: SRC

EXISTING LOT COVERAGE = (25.6%) 2,020 S.F.
EXISTING OPEN SPACE = (62.7%) 4,949 S.F.

PROPOSED LOT COVERAGE = (25.9%) 2,046 S.F.
PROPOSED OPEN SPACE = (62.5%) 4,938.1 S.F.

LOT AREA: 9,000 S.F.
LOT FRONTAGE: 75'
FRONT YARD SETBACK: 25'
SIDE YARD SETBACK: 10'
REAR YARD SETBACK: 30'

MINIMUM OPEN SPACE 50%
MAXIMUM LOT COVERAGE 25%

NOTES:

ALL OFFSETS & DIMENSIONS
ARE TO THE SIDING UNLESS
OTHERWISE NOTED.

⊙ = LAND COURT DISC - FOUND

120.19'

53.8'

EXISTING
GARAGE

DECK

122.00'

21.1'

49
EXISTING
BUILDING

47
2.5 STORY
WOOD FRAME
BUILDING

45
EXISTING
BUILDING

43
EXISTING
BUILDING

9.4'

21.1' PROPOSED
ENTRYWAY
10.6' X 6.0'

PORCH

CONC
WALKWAY

BITUMINOUS
DRIVEWAY

PORCH

L=6.06'
R=184.91'

59.00'



PROPOSED ENTRYWAY
47 HILLSIDE TERRACE
BELMONT, MA MIDDLESEX COUNTY

SCALE:
1:20

DATE:
5/31/2017

REVISED:
10/31/2017

DRAWN BY:
W.M.N.

CHECKED BY:
D.O.

HILLSIDE TERRACE

Dennis O'Brien P.L.S.

