



Town of Belmont

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BELMONT, MA

2017 JAN 17 PM 12:31

APPLICATION FOR A SPECIAL PERMIT

Date: January 9, 2017

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 48 Cedar 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 Construct a third floor addition.

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

X Signature of Petitioner Meghan Hopkins
Print Name Meghan Hopkins
Address 48 Cedar Road
Belmont, MA 02478
Daytime Telephone Number 617 489 8717



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

January 13, 2017

Lawrence and Meghan Hopkins
48 Cedar Road
Belmont, MA 02478

RE: Denial to Construct a Third Floor Addition

Dear Mr. and Mrs. Hopkins,

The Office of Community Development is in receipt of your building permit application for your proposal to construct a third floor addition at 48 Cedar 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 Bylaws. More specifically, Section 4.2.2 of the Zoning Bylaws Dimensional Regulations allows a maximum of 2-1/2 stories.

1. The existing structure is three and a half (3-1/2) stories. The lowest level of your dwelling is a basement (58.61% of the foundation walls are exposed) and is considered a story. The proposed addition is a third (3rd) story addition.

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 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

January 9, 2017

To Whom it may concern:

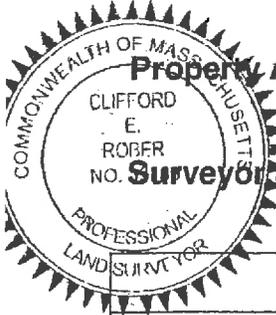
As homeowners of 48 Cedar Road in Belmont, we are writing to request your approval for a second floor addition to our home. While our current home is lovely it is just over 100 years old and in need of some updating and expansion to accommodate our modern family of five. We would like to add a master closet and bathroom both of which would afford us some much needed space and privacy. Currently we have a son in high school and two daughters in middle school and the five of us share one working bathroom, which you can imagine can be stressful at times with today's busy lifestyles. This home was built with very little closet space to hold and store our many clothes, coats, sheets, towels, shoes, toiletries and the like. A walk in closet would not only add to the value of our home but modernize it as well. The same can be said for adding a master bathroom as many of our friends and neighbors have recently done. We greatly appreciate your time and consideration in this matter.

Sincerely,

Laurence and Meghan Hopkins

Zoning Compliance Check List

Properties Located within the SR-C Districts
(To be Completed by a Registered Land Surveyor)



Property Address: 48 COOK ROAD 2000

Surveyor Signature and Stamp: *[Signature]*

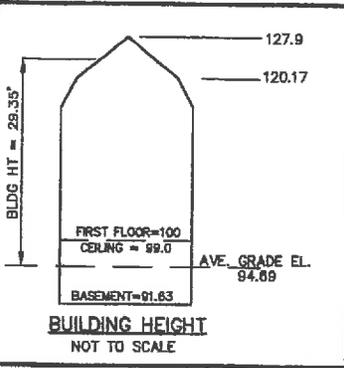
Date: 11/30/16

Per §4.2 of the Zoning By-Law

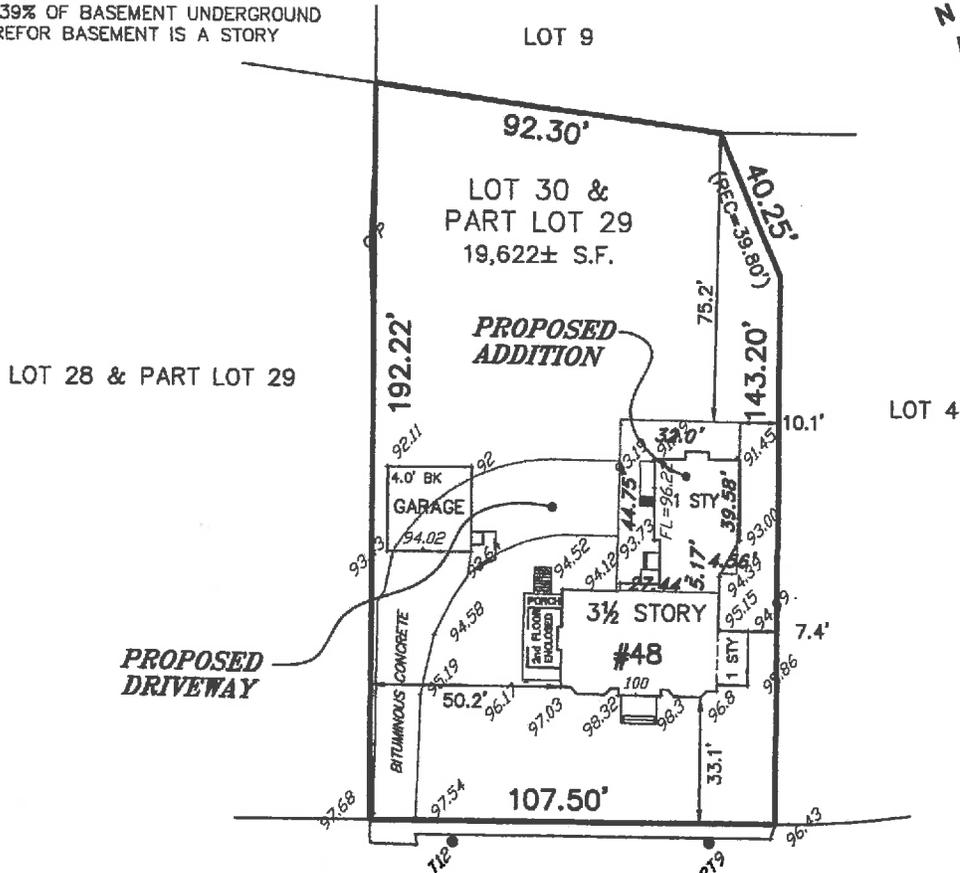
		REQUIRED	EXISTING	PROPOSED
Lot Area (sq. ft.)		9000	19,622	—
Lot Frontage (feet)		75'	107.50'	—
Lot Coverage (% of lot)		25%	13.7%	14.5%
Open Space (% of lot)		50%	80.8%	74.4%
Setbacks: (feet)	➤ Front ^(a)	25'	33.1'	* —
	➤ Side/Side	10' 10'	40.4 7.4'	— 10.1'
	➤ Rear	30'	83.1'	75.2'
Building Height:	➤ Midpoint (feet)	36'	29.35	LESS THAN 29.35
	➤ Ridge (feet)		33.21	LESS THAN 33.21
	➤ Stories	2 1/2	3 1/2	2 1/2
1/2 Story (feet) (Per §1.4)	➤ Perimeter (50%)			
	➤ Area (60%)			
	➤ Length (75%)			
HVAC:		Prohibited in Front Yard and Side and Rear Setbacks		

(a) Front setback is equal to the average front setbacks of the abutting properties on either side.

SUBMIT CALCULATIONS for all of the requirements listed above on a separate piece of paper(s) to verify how they were calculated



41.39% OF BASEMENT UNDERGROUND
THEREFOR BASEMENT IS A STORY



THE PROPERTY IS NOT LOCATED
WITHIN WETLANDS AS SHOWN
ON THE TOWN OF BELMONT
WETLANDS ATLAS.

CEDAR ROAD

ZONING DISTRICT: SC (SINGLE RESIDENCE C)

	REQ.	EXISTING	PROP.
FRONT SETBACK:	25'	33.1'	-
SIDE SETBACK:	10'	7.4'	10.2'
REAR SETBACK:	30'	83.1'	75.2'
MAXIMUM LOT COVERAGE:	25%	13.7%	14.5%
MINIMUM OPEN SPACE:	50%	80.8%	74.4%
LOT FRONTAGE:	107.50'		

OWNER: LAURENCE & MEGHAN HOPKINS
54694/297
ASSESSORS MAP 18 - PARCEL 67

TOTAL LOT AREA: 19,622± S.F.

**PROPOSED PLOT PLAN
#48 CEDAR ROAD
IN
BELMONT, MA
(MIDDLESEX COUNTY)**

SCALE: 1" = 40' DATE: 12/16/2014

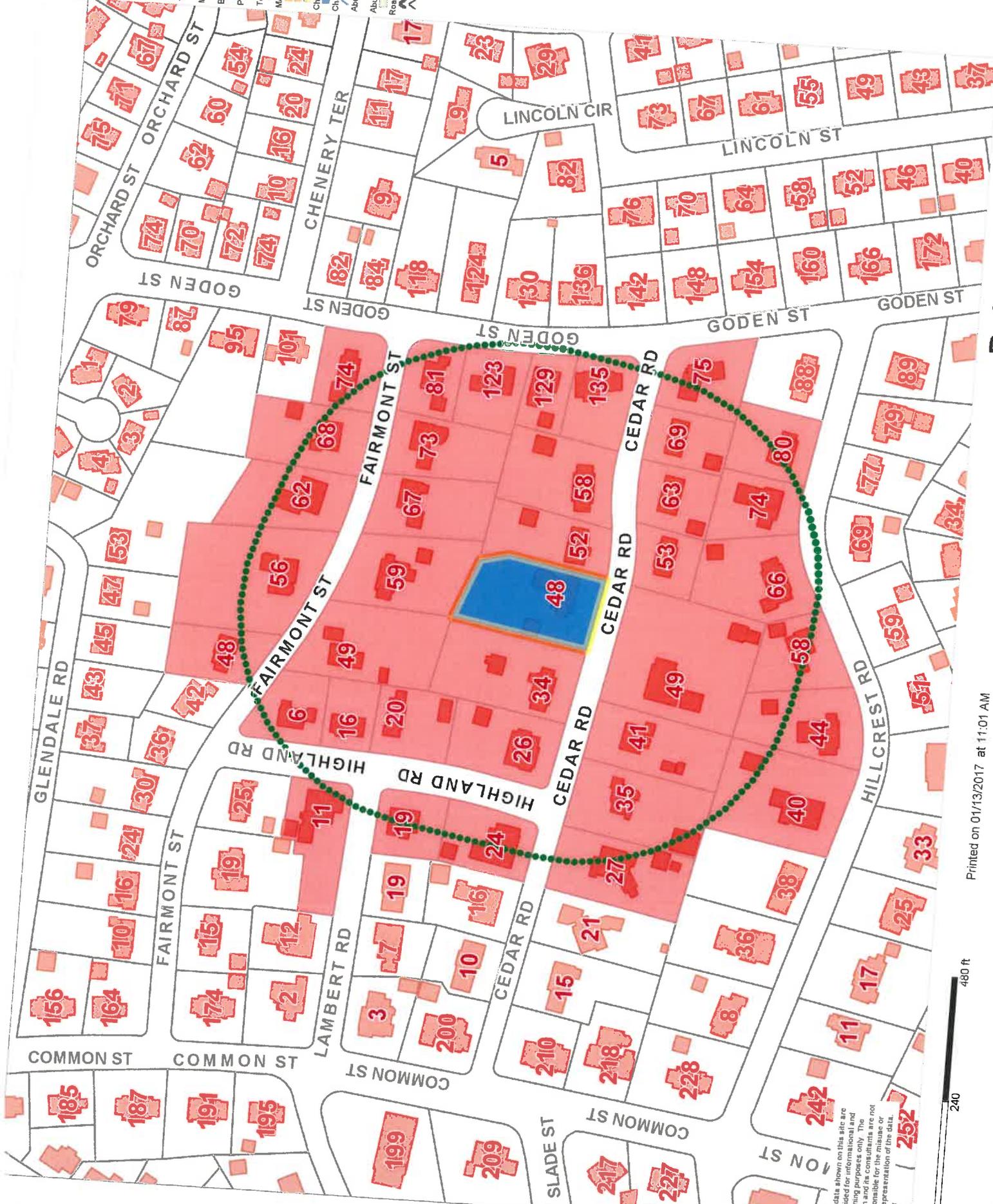


ROBER SURVEY
1072 MASSACHUSETTS AVENUE
ARLINGTON, MA 02476
(781) 648-5533
DWG. NO. 4435PP1.DWG

CLIFFORD E. ROBER, PLS DATE

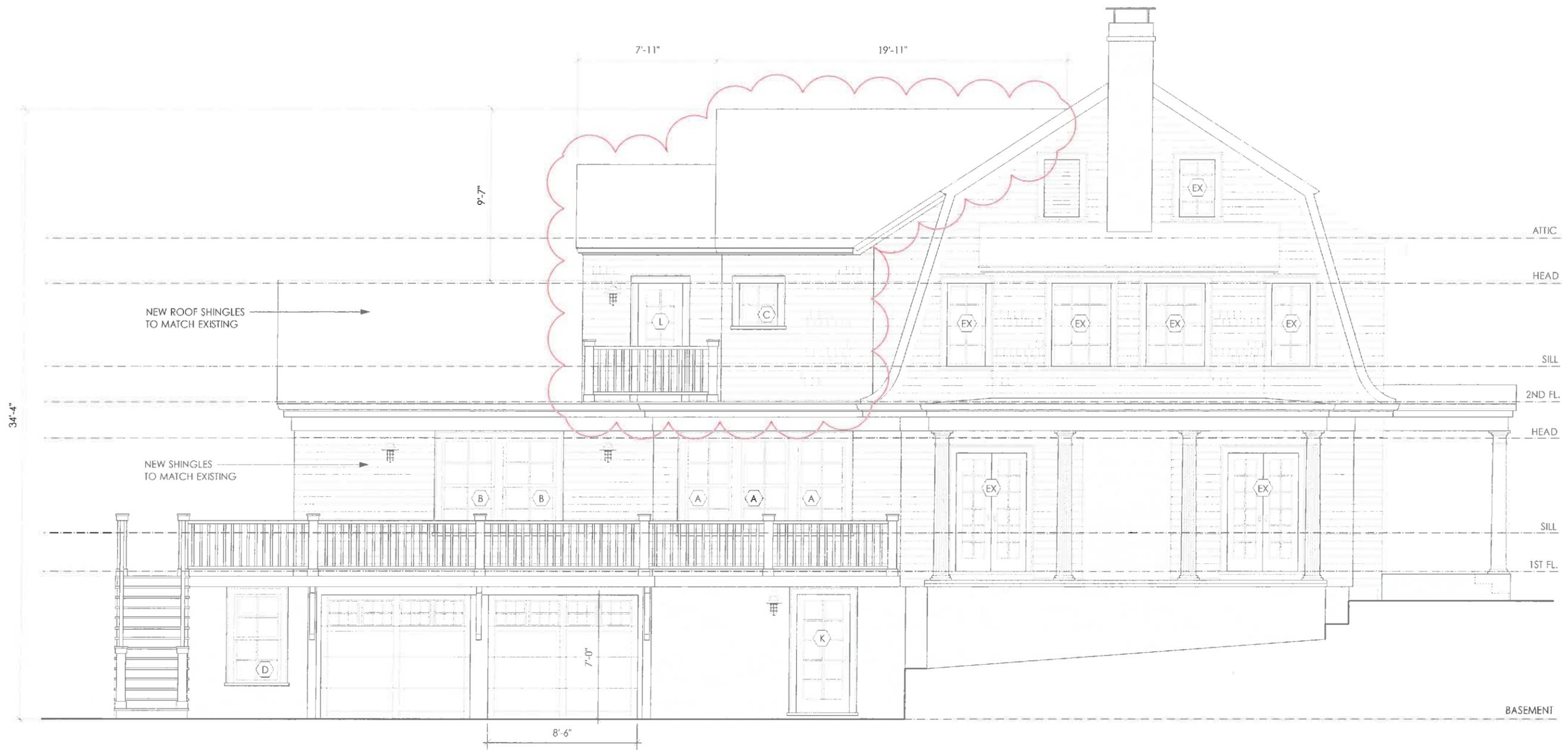


- Town-Owned Buildings
- McLean Buildings
- Buildings
- Parcels
- Town Boundary
- MA Highways
- Interstate
- US Highway
- Numbered Routes
- Charles's poly
- Charles_arc
- Abutting Town Labels
- Abutting Towns
- Roads
- Major Road, Collector
- Minor Road, Arterial



The data shown on this site are provided for informational and planning purposes only. The user and its consultants are not responsible for the misuse or misrepresentation of the data.

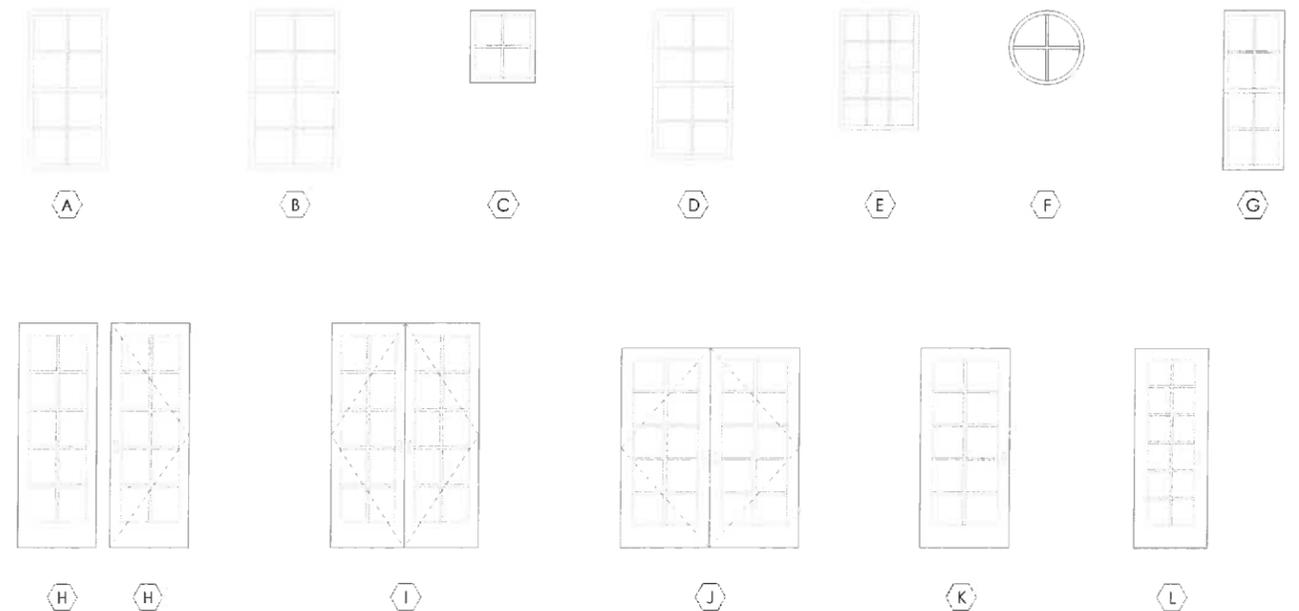
ID	OWNER	MAILING ADDRESS	TOWN	STATE	ZIP	PROPERTY
18-177	TERRY MAUDE D	75 CEDAR RD	BELMONT	MA	02478	75 CEDAR RD
18-179	BARRY TE DANIEL P	129 GODEN ST	BELMONT	MA	02478	129 GODEN ST
18-180	ULIN JENNIFER H	123 GODEN ST	BELMONT	MA	02478	123 GODEN ST
18-181	PIRANI TE KEVIN A	81 FAIRMONT ST	BELMONT	MA	02478	81 FAIRMONT ST
18-182	KENDALL SANDRA J	74 FAIRMONT ST	BELMONT	MA	02478	74 FAIRMONT ST
18-36	NOTOPOULOS PHILIP J	48 FAIRMONT ST	BELMONT	MA	02478	48 FAIRMONT ST
18-37	BAUGH TE CHRISTOPHER	56 FAIRMONT ST	BELMONT	MA	02478	56 FAIRMONT ST
18-38	DOYLE ETAL TRS JEREMIAH T AND MELISSA	62 FAIRMONT ST	BELMONT	MA	02478	62 FAIRMONT ST
18-39	LIND A KATHERINE	68 FAIRMONT ST	BELMONT	MA	02478	68 FAIRMONT ST
18-40	WAGNER TE AUDREY S	73 FAIRMONT ST	BELMONT	MA	02478	73 FAIRMONT ST
18-41	FRENCH TE MICHAEL B	67 FAIRMONT ST	BELMONT	MA	02478	67 FAIRMONT ST
18-42	AMREIN TE PHILIP C	59 FAIRMONT ST	BELMONT	MA	02478	59 FAIRMONT ST
18-43	GENNA TRS SEBASTIAN & JOAN GENNA	49 FAIRMONT ST	BELMONT	MA	02478	49 FAIRMONT ST
18-44	SARIANIDES JR TE JOHN	6 HIGHLAND RD	BELMONT	MA	02478	6 HIGHLAND RD
18-52	MAIER TE MARTIN A	11 HIGHLAND RD	BELMONT	MA	02478	11 HIGHLAND RD
18-53	WENTZELL JANE C	16 HIGHLAND RD	BELMONT	MA	02478	16 HIGHLAND RD
18-54	MCFARLAND TE RICHARD C	20 HIGHLAND RD	BELMONT	MA	02478	20 HIGHLAND RD
18-57	GAFFEY TE DANIEL JAMES	19 HIGHLAND RD	BELMONT	MA	02478	19 HIGHLAND RD
18-64	ROSENBLUM TC LOUIS	24 CEDAR RD	BELMONT	MA	02478	24 CEDAR RD
18-65	HORLING TE BRYAN C	26 CEDAR RD	BELMONT	MA	02478	26 CEDAR RD
18-66	RIFE JOE M	34 CEDAR RD	BELMONT	MA	02478	34 CEDAR RD
18-67	HOPKINS TE LAURENCE	48 CEDAR RD	BELMONT	MA	02478	48 CEDAR RD
18-68	PADERA TE TIMOTHY P	52 CEDAR RD	BELMONT	MA	02478	52 CEDAR RD
18-69	SCORDINO TE ROBERT	58 CEDAR RD	BELMONT	MA	02478	58 CEDAR RD
18-71	MCLAUGHLIN TE DOUGLAS B	135 GODEN ST	BELMONT	MA	02478	135 GODEN ST
18-72	BROWN TE MICHAEL F	69 CEDAR RD	BELMONT	MA	02478	69 CEDAR RD
18-73	LANDA TE PHILIP A	63 CEDAR RD	BELMONT	MA	02478	63 CEDAR RD
18-74	VANDER HEIDEN TE MATTHEW G	53 CEDAR RD	BELMONT	MA	02478	53 CEDAR RD
18-75	CARBONNEAU TR DANIEL P	49 CEDAR RD	BELMONT	MA	02478	49 CEDAR RD
18-76	MILLER LAURA C	41 CEDAR RD	BELMONT	MA	02478	41 CEDAR RD
18-77	ABOUZEID TE CHRISTIAN A	35 CEDAR RD	BELMONT	MA	02478	35 CEDAR RD
18-78	SCHOFIELD TR SALLY A	27 CEDAR RD	BELMONT	MA	02478	27 CEDAR RD
18-87	JAROCH JT TIMOTHY D	40 HILLCREST RD	BELMONT	MA	02478	40 HILLCREST RD
18-88	RUSSELL JR TE PETER R	44 HILLCREST RD	BELMONT	MA	02478	44 HILLCREST RD
18-89	OREILLY TE PAUL D	58 HILLCREST RD	BELMONT	MA	02478	58 HILLCREST RD
18-90	ATAMIAN SETA C	66 HILLCREST RD	BELMONT	MA	02478	66 HILLCREST RD
18-91	LIBENSON TE MICHAEL D	74 HILLCREST RD	BELMONT	MA	02478	74 HILLCREST RD
18-92	BESTER LEON	4 SWAN RD	WORCESTER	MA	01890	80 HILLCREST RD

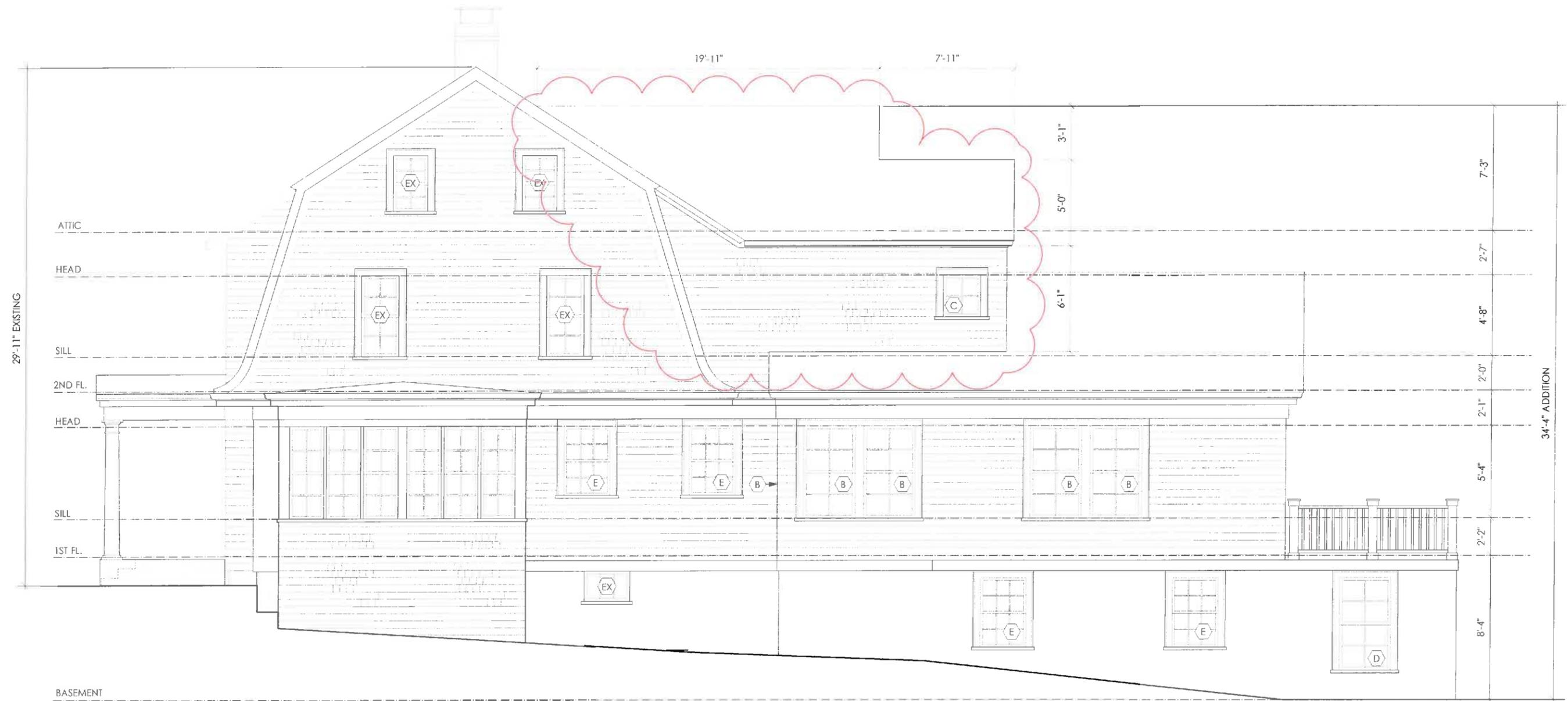


1 West Side Elevation
Scale: 1/4" = 1'-0"

WINDOW & DOOR SCHEDULE				
ITEM	NUMBER	ROUGH OPENING	TYPE	REMARKS
A	3	2'-8 1/2" X 5'-4 1/4"	DOUBLE HUNG	ITDH3264
B	7	3'-0 1/2" X 5'-4 1/4"	DOUBLE HUNG	ITDH3664E
C	4	2'-1" X 2'-3 5/8"	AWNING	IAWN2527
D	4	2'-8 1/2" X 5'-0 1/4"	DOUBLE HUNG	IDTH3260
E	4	2'-8 1/2" X 5'-0 1/4"	DOUBLE HUNG	ITDH3248
F	1	2'-6 1/2" X 2'-6 1/2"	CIRCLE	ANDERSEN CIRCULAR WINDOW
G	12	1'-10 1/2" X 5'-4 1/4"	DOUBLE HUNG	ITDH2264 (UNITS MULLED TOGETHER)
H	1	6'-0 5/8" X 7'-2 1/2"	INSWING FRENCH DOOR	INSWING FRENCH DOOR W/ SIDE FIXED PANEL (VERIFY R.O.) IIFD2870O & IIFD2870XR
I	2	5'-0" X 7'-2 1/2"	INSWING FRENCH DOOR	IIFD5070XX
J	1	6'-0" X 6'-8"	INSWING FRENCH DOOR	IIFD6065XX
K	1	3'-0 15/16" X 6'-8"	INSWING FRENCH DOOR	IIFD3065XL
L	1	2'-7 5/16" X 6'-8"	INSWING FRENCH DOOR	IIFD2665XL

*ALL WINDOWS AND DOORS ARE TO BE MARVIN INTEGRITY SERIES OR APPROVED EQUAL
 *CONTRACTOR TO VERIFY COUNT AND SPECIFICATIONS WITH OWNER
 *WINDOWS AT STAIRS, BATHROOMS, WINDOW SEATS AND ALL DOORS ARE TO BE TEMPERED

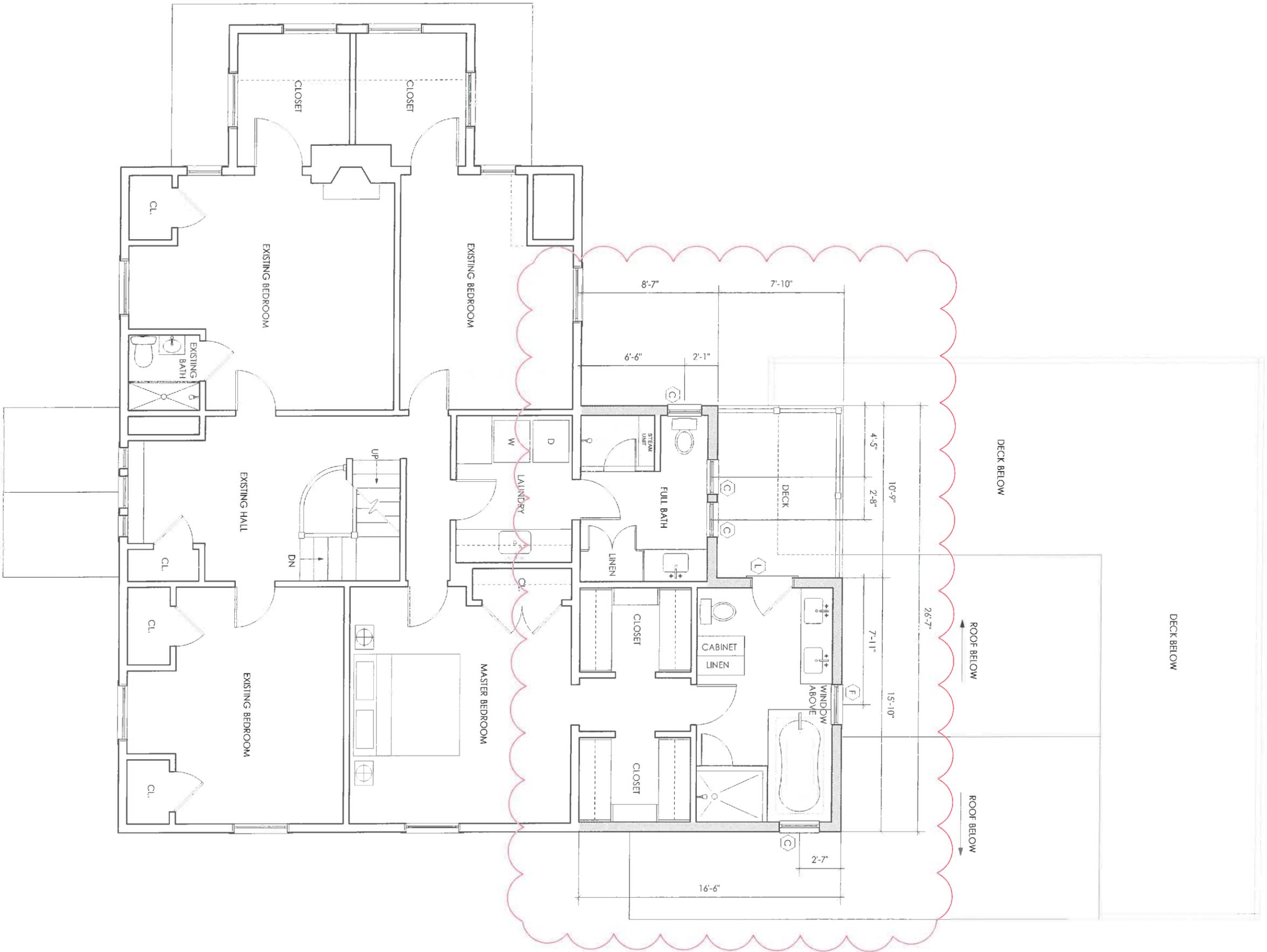




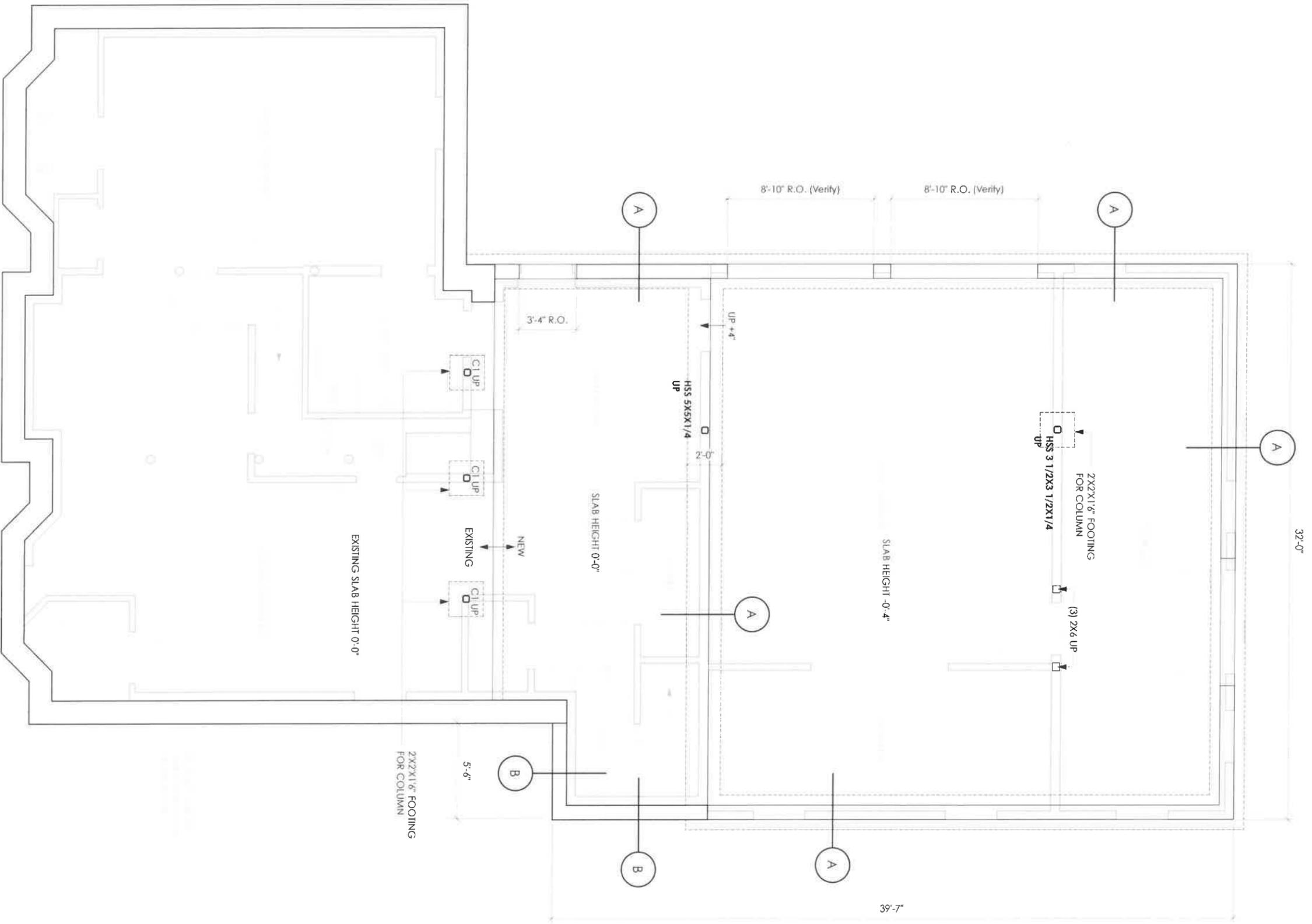
1 East Side Elevation
Scale: 1/4" = 1'-0"

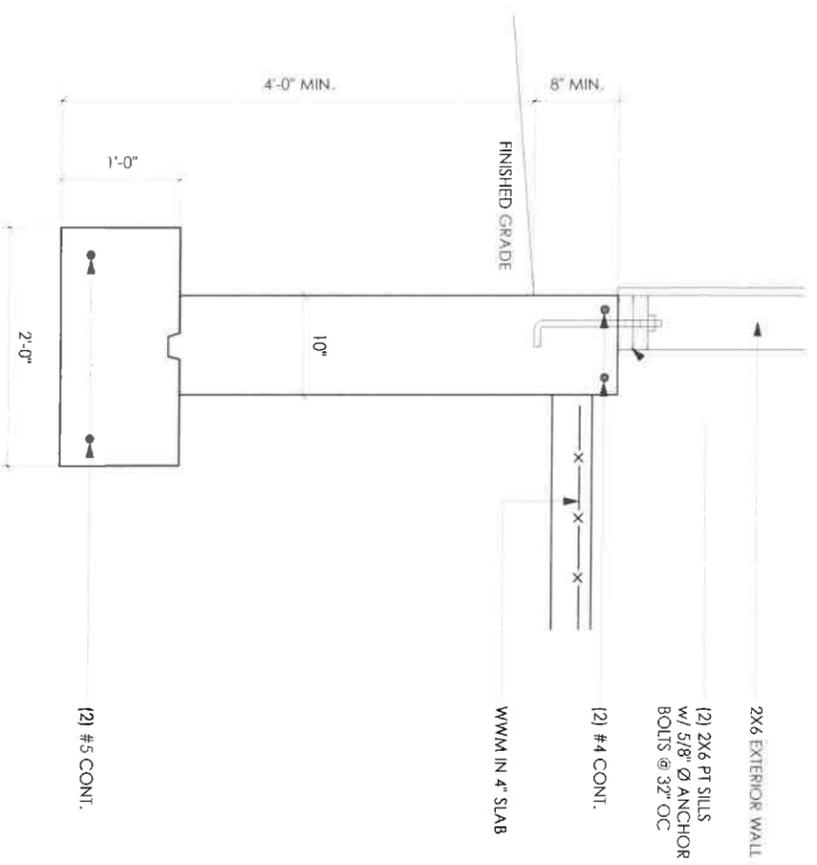


2 North Rear Elevation
 Scale: 1/4" = 1'-0"

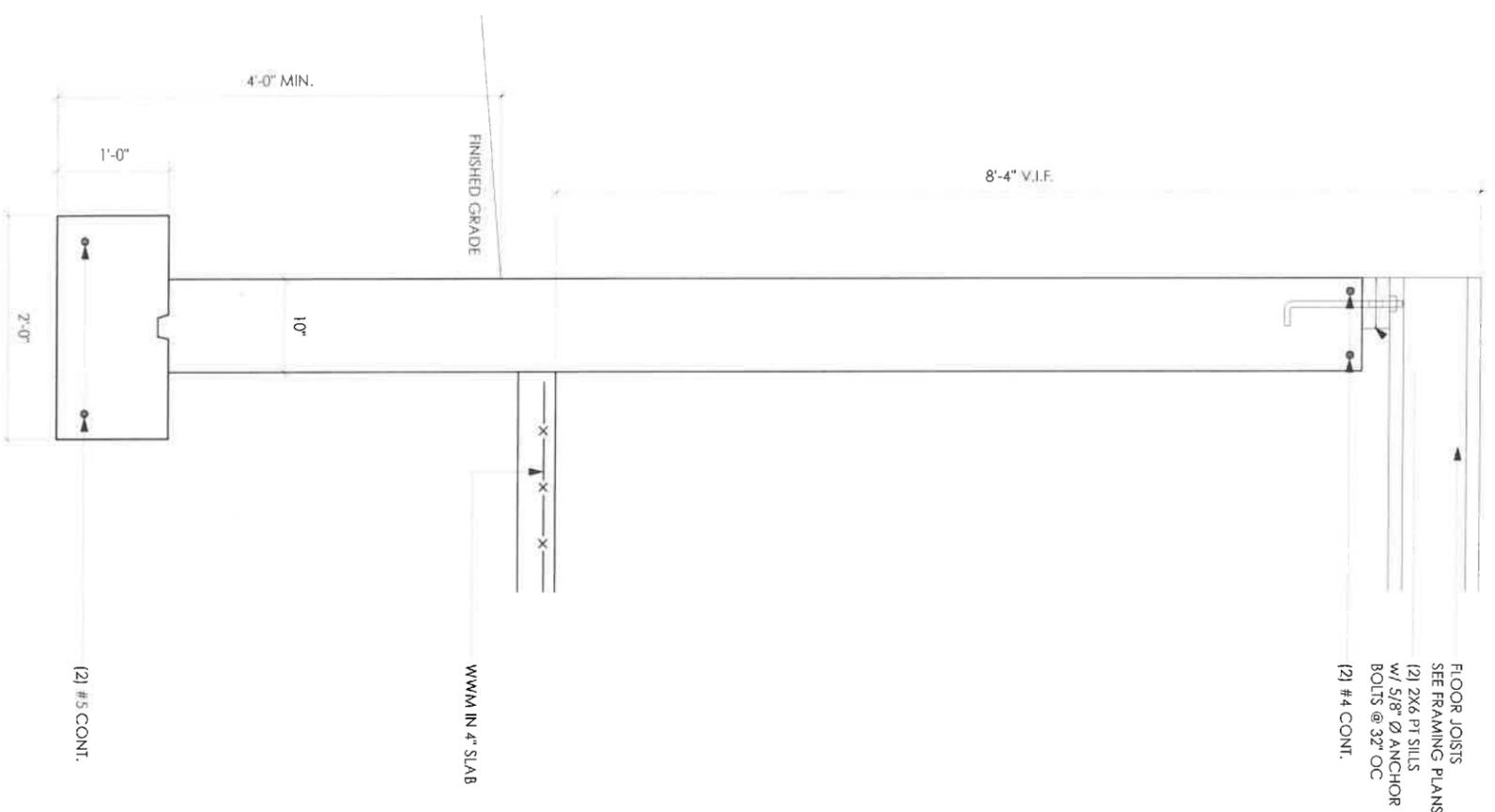


2nd Floor Plan
 Scale: 1/4" = 1'-0"

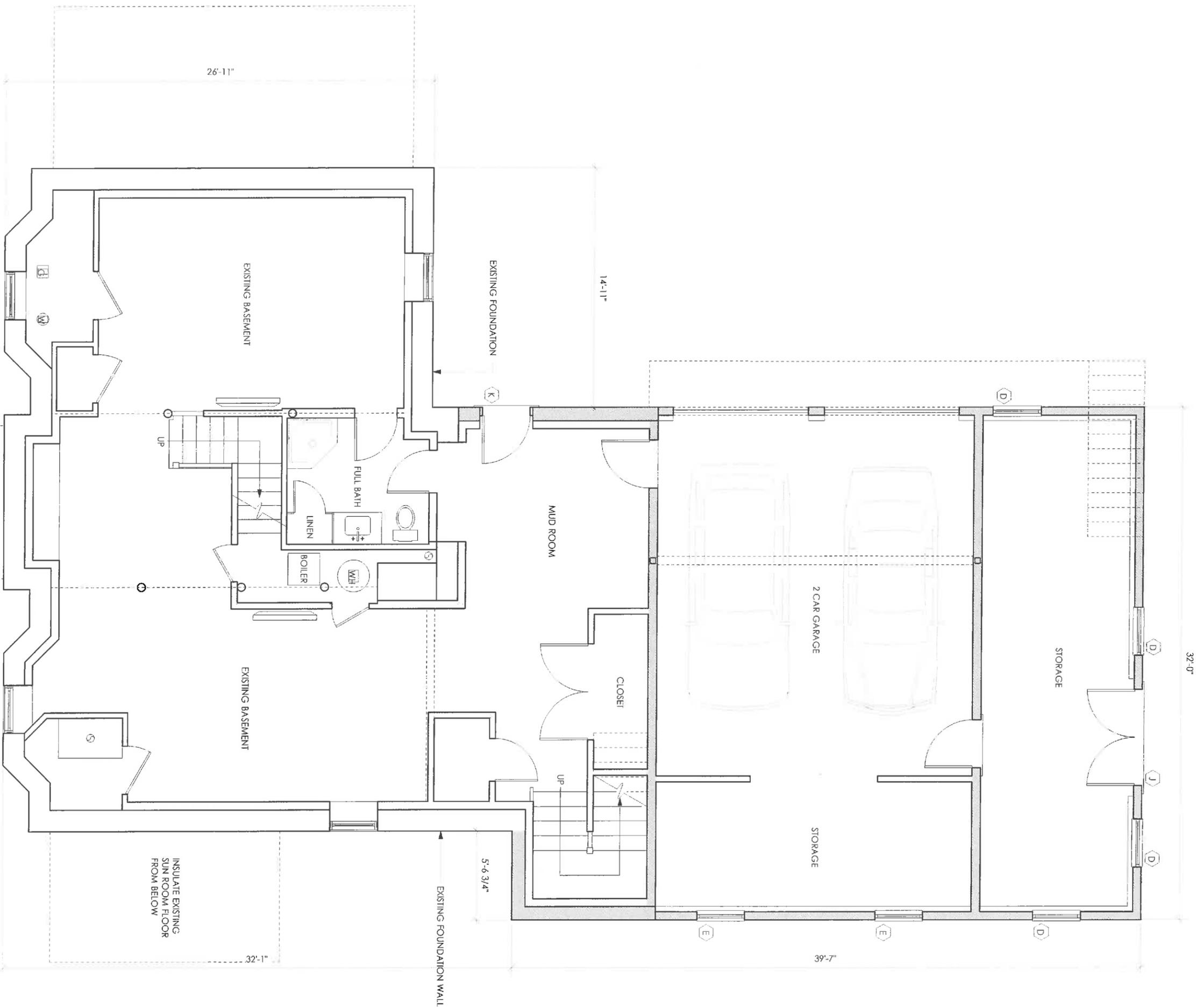




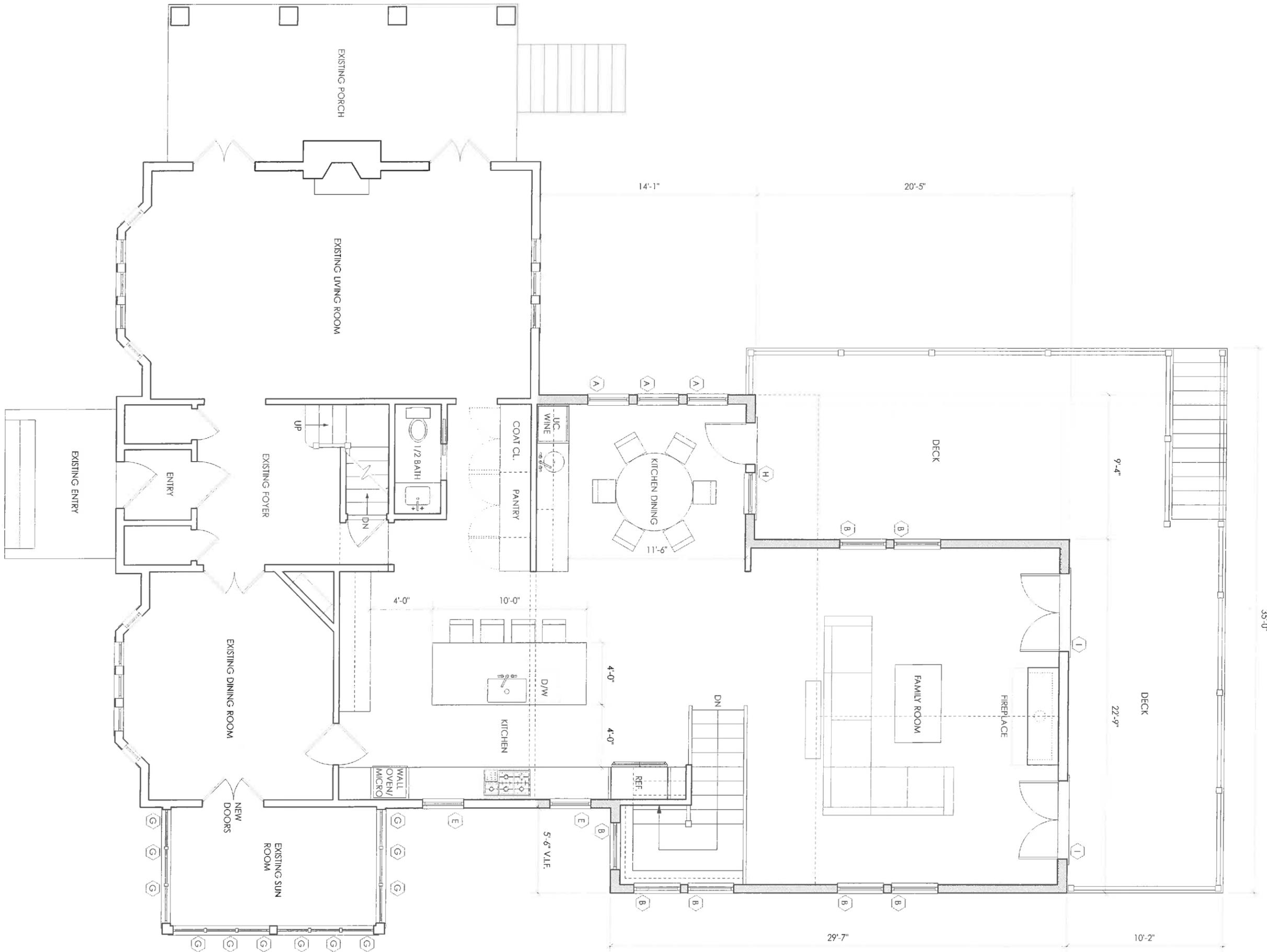
A Foundation Detail @ Frost Wall
Scale: 1" = 1'-0"



B Foundation Detail @ Full Wall
Scale: 1" = 1'-0"



Basement Floor Plan
 Scale: 1/4" = 1'-0"



1st Floor Plan
 Scale: 1/4" = 1'-0"