



Town of Belmont

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BELMONT, MA

2016 DEC 20 AM 10:14

## APPLICATION FOR A SPECIAL PERMIT

Date: Nov. 20, 2016

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 64 Townsend 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 constructing a mudroom on the rear side of the house

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

TIAO XIE

Address

64 Townsend Rd.

Belmont, MA 02478

Daytime Telephone Number

617-678-4134



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

October 12, 2016

Tiao Xie  
64 Townsend Road  
Belmont, MA 02478

RE: Denial to Construct a One Story Rear Addition

Dear Mr. Xie,

The Office of Community Development is in receipt of your building permit application for your proposed One Story Rear addition at 64 Townsend Road, located in a Single Residence C (SRC) Zoning District.

Your application has been denied because it does not comply with the current Town of Belmont Zoning By-Laws. More specifically Section 4.2.2 of the Zoning By-Laws Dimensional Regulations. In SRC Zoning District:

1. The minimum required side setback is 10.0'. The existing and proposed side setbacks at your property are 6.5'.
2. The maximum allowed lot coverage 25%. The existing and proposed lot coverages at your property are 33%.

You may alter your plans to conform to the current Town of Belmont Zoning By-Laws and resubmit for a building permit, or you may request two (2) Special Permits from the Zoning Board of Appeals to construct the addition. 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

Tiao Xie and Jijun Dong  
64 Townsend Rd  
Belmont, MA 02478  
Nov. 20th, 2016

Members of the Belmont Zoning Board of Appeals  
Homer Municipal Building  
19 Moore Street  
Belmont, MA 02478

Dear Members of the Belmont Zoning Board of Appeals:

We are writing to seek the approval of the proposed construction of a mudroom on the back of our house at 64 Townsend Rd.

Our house is sitting on a unique lot situated in between two roads, Townsend Rd on the front and Cushing Ave on the back. With the garage facing Cushing Ave, the rear entrance of our house has been the primary entrance in our daily life. The rear door leads directly into our kitchen, and with no separate room that can be used as a changing area, we have been struggling with keep the inside of the house clean especially with two young boys. With the construction of a mudroom, we can make sure no muddy shoes, wet raincoats and umbrella stay out of the house.

Another main reason that we want a mud room is to improve the energy efficiency of our house. Our kitchen and dining room side of the house has a very open floor plan. However, because of all the kitchen cabinet, we have no baseboard in the kitchen, so kitchen heating relies on baseboards in the dining room and one piece of baseboard installed right next to the rear entrance. In the winter time, our kitchen is always the coldest part of the whole house. Having rear entrance being our primary entrance makes things even worse. Whenever the back door opens, the heat quickly escapes from the house and makes the kitchen area even colder. With the addition of a mudroom on the back, we would have another layer of door to prevent heat from escaping the house, making the kitchen warmer and saving energy at the same time.

We would really appreciate if you could consider our request!

Sincerely,

Tiao Xie and Jijun Dong

# PLAN OF LAND

LOCATED AT  
64 TOWNSEND ROAD  
BELMONT, MA

PREPARED FOR:  
JIJUN DONG

SCALE: 1 INCH = 20 FEET



# MASSACHUSETTS SURVEY CONSULTANTS

14 SUMNER ST  
GLOUCESTER, MA 01930  
617 899-0703  
WWW.MASSACHUSETTSSURVEY.COM



## REFERENCES

DEED: BOOK 58660, PAGE 54  
PLAN: PLAN BOOK 226, PLAN 26

I CERTIFY THAT THIS PLAN WAS MADE FROM AN INSTRUMENT SURVEY ON THE GROUND BETWEEN THE DATES OF JUNE 15 AND JUNE 25, 2015 AND ALL STRUCTURES ARE LOCATED AS SHOWN HEREON.

I HEREBY CERTIFY THAT THE PROPERTY LINES SHOWN ARE LINES DIVIDING EXISTING OWNERSHIPS, AND THE LINES OF STREETS AND WAY SHOWN ARE THOSE OF PUBLIC OR PRIVATE STREETS OR WAYS ALREADY ESTABLISHED, AND THAT NO NEW LINES FOR DIVISION OF EXISTING OWNERSHIPS OR FOR NEW WAYS ARE SHOWN.

I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED IN CONFORMITY WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS OF THE COMMONWEALTH OF MASSACHUSETTS.

THOMAS BERWALD P.L.S.

DATE:

## NOTES

SC	REQ.	EXIST.	PROP.
LOT AREA:	9000	4996	4996
LOT FRONTAGE:	75	60	60
LOT COVERAGE:	25	33	33
OPEN SPACE:	50	64	64
FRONT SETBACK:	20.7	13.7	13.7
SIDE SETBACKS:	10	5.7/9.9	5.7/9.9
REAR SETBACK:	20.7	17.6	26.6
AVG. LOT DEPTH = 82.7 X .30 = 24.8'			

## Zoning Compliance Check List (Registered Land Surveyor)

Property Address: 64 Townsend Rd.

Zone: # SC

Surveyor Signature and Stamp: *[Signature]*

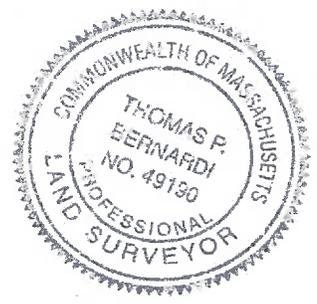
Date: 11/10/2016

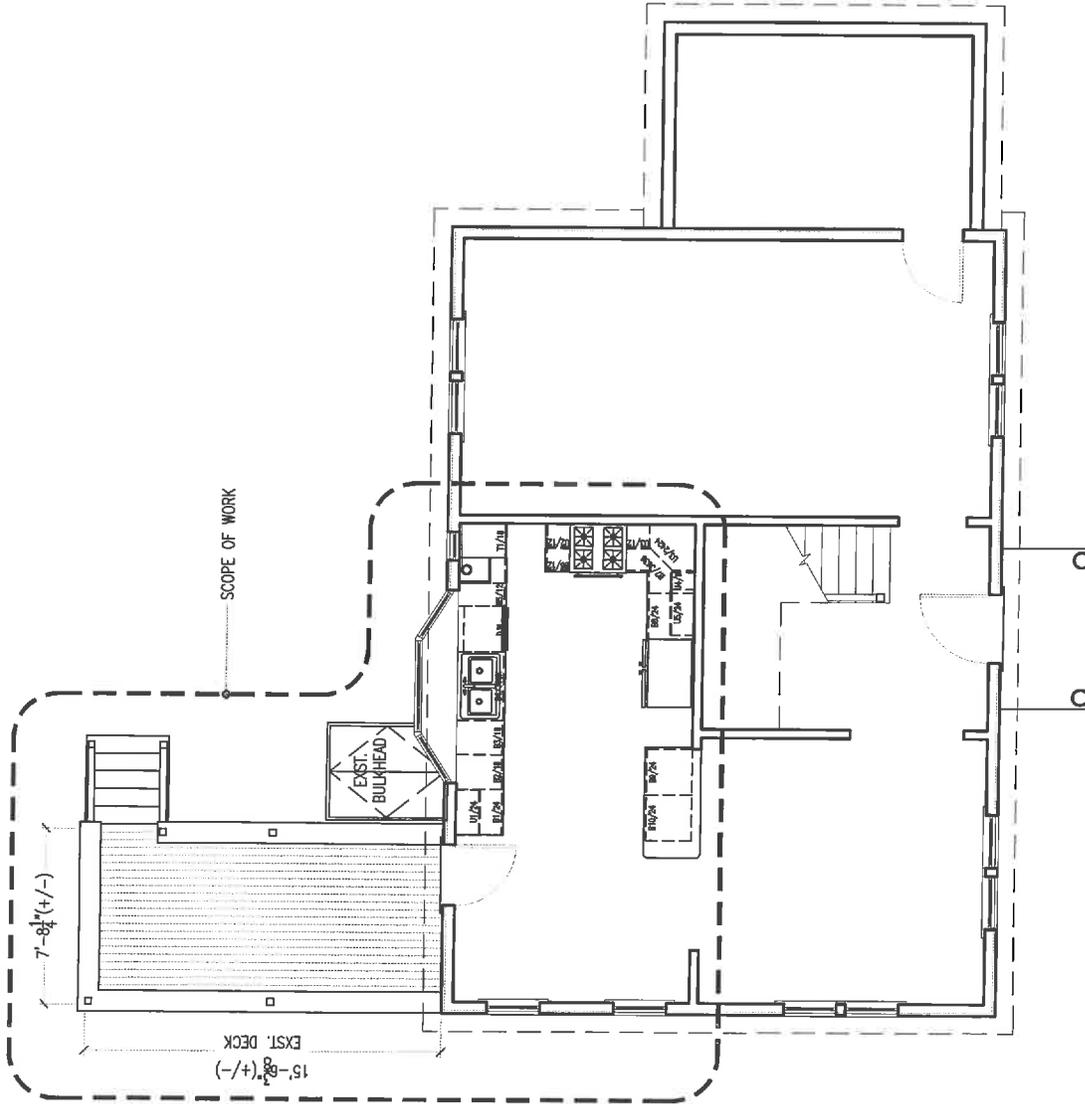
	REQUIRED	EXISTING	PROPOSED
Lot Area	9,000	4,996	N/A
Lot Frontage	75	60 & 64.33	N/A
Floor Area Ratio	N/A	N/A	N/A
Lot Coverage	25%	33%	33%
Open Space	50%	64%	64%
Front Setback	20.7	13.7	13.7
Side Setback	10	5.7	6.5
Side Setback	10	9.9	> 10
Rear Setback	20.7	17.6	26.6
Building Height	30 36.0	30 25.0	12
Stories	2 1/2	2 1/2	1
1/2 Story Calculation			

Townsend

Front Cushing

**NOTES:** No rear setback  
 Required front setback is 25% of average lot depth  
 $(\frac{94.26 + 71.21}{2}) \times 25\% = 20.7'$



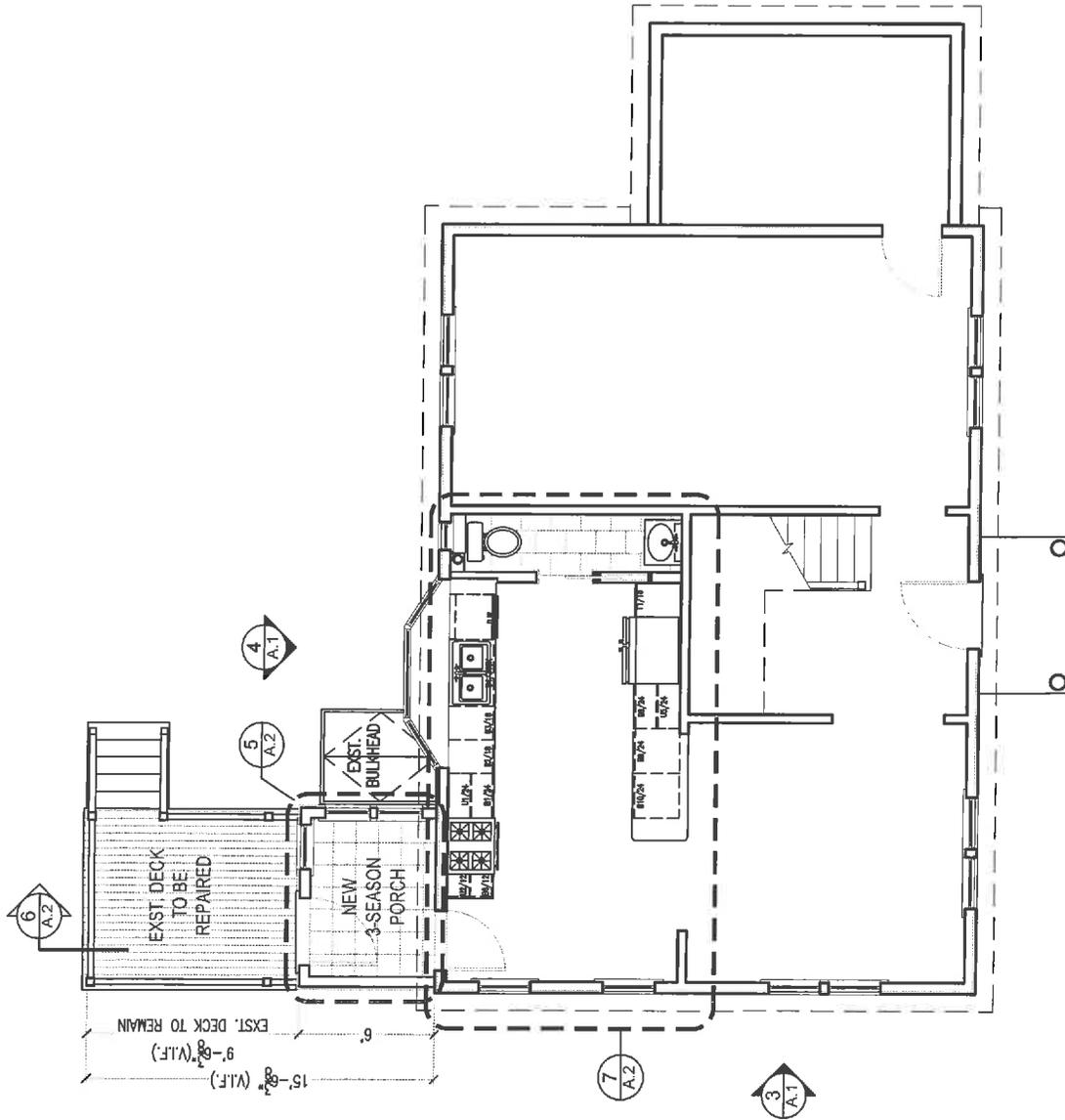


**EXISTING FIRST FLOOR PLAN**  
**A.1**

**XIE RESIDENCE**  
 64 Townsend Road, Belmont, Massachusetts 02478

Scale: 1/8"=1'-0" November 11, 2016

**OoDD Architects** Limited Liability Company  
 T: 617.953.9428 F: 617.467.4661 E: info@oodd.us  
 P.O. Box 66001, Auburndale, MA 02466

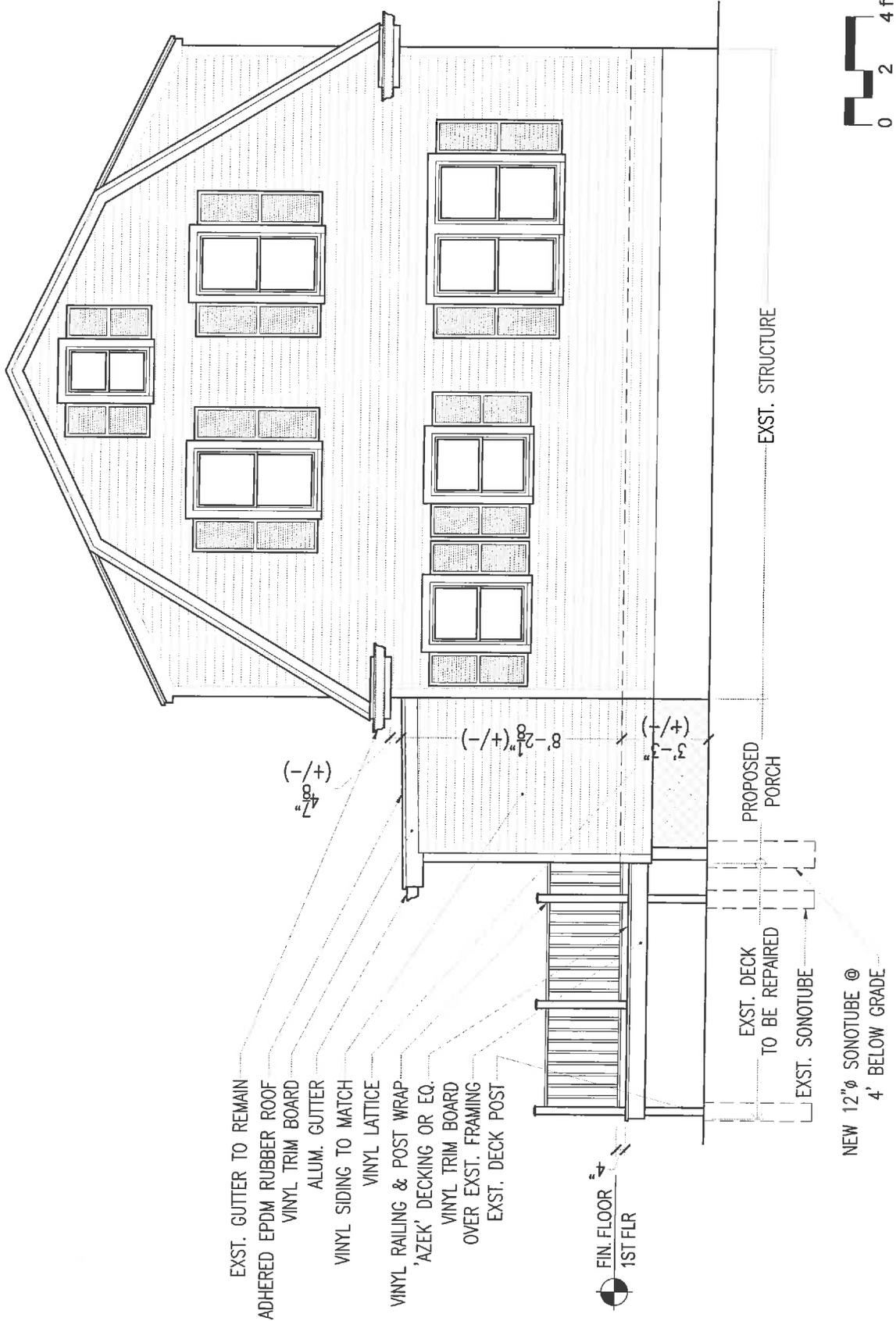


**PROPOSED FIRST FLOOR PLAN**  
**A.2**

**XIE RESIDENCE**  
 64 Townsend Road, Belmont, Massachusetts 02478

Scale: 1/8"=1'-0" November 11, 2016

**OoDD Architects** Limited Liability Company  
 T: 617.953.9428 F: 617.487.4661 E: info@oodd.us  
 P. O. Box 66001, Auburndale, MA 02466

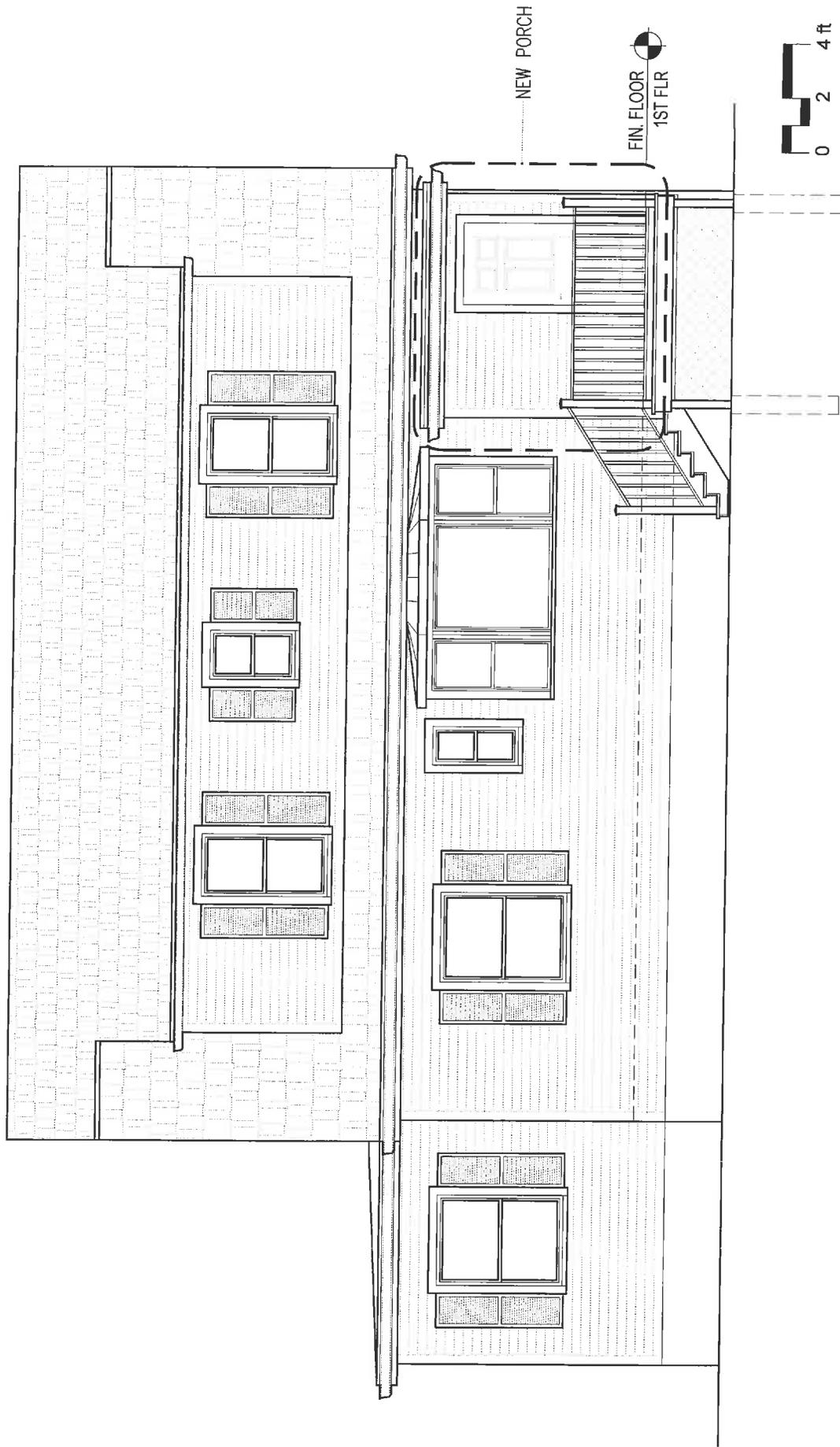


**PROPOSED WEST ELEVATION**  
**A.3**

**XIE RESIDENCE**  
 64 Townsend Road, Belmont, Massachusetts 02478

Scale: 3/16"=1'-0" November 11, 2016

**OoDd Architects** Limited Liability Company  
 T: 617.953.9428 F: 617.467.4661 E: info@oodd.us  
 P: P. O. Box 66001, Auburndale, MA 02466

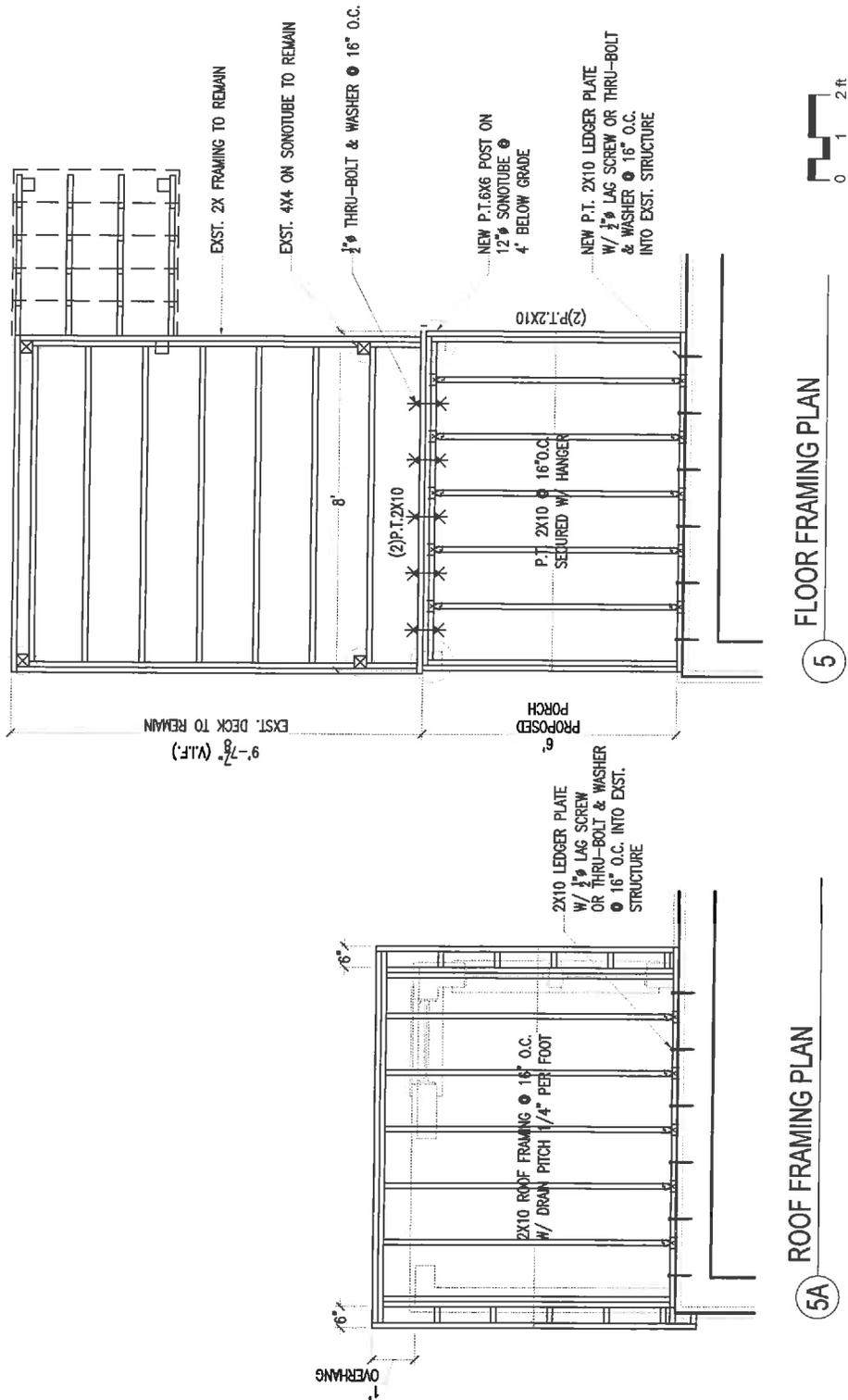


**PROPOSED NORTH ELEVATION**  
**A.4**

**XIE RESIDENCE**  
 64 Townsend Road, Belmont, Massachusetts 02478

Scale: 3/16"=1'-0" November 11, 2016

**OoDD Architects** Limited Liability Company  
 T: 617.953.9428 F: 617.467.4661 E: info@oodd.us  
 P. O. Box 66001, Auburndale, MA 02466



5A ROOF FRAMING PLAN

5 FLOOR FRAMING PLAN

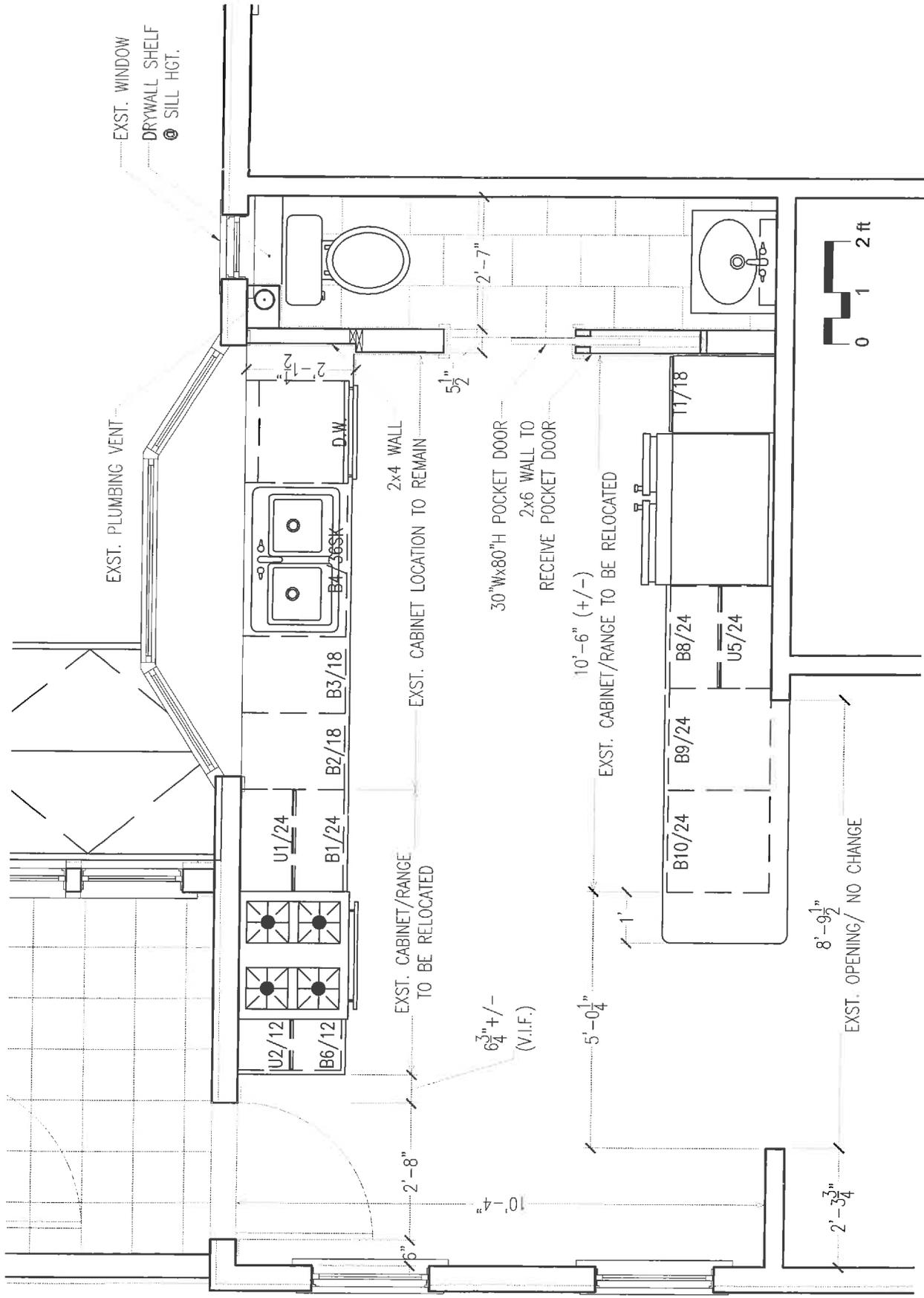


**PROPOSED FRAMING PLANS**  
A.5

**XIE RESIDENCE**  
64 Townsend Road, Belmont, Massachusetts 02478

**OoDD Architects** Limited Liability Company  
T: 617.553.9428 F: 617.467.4661 E: info@oodd.us  
P. O. Box 66001, Auburndale, MA 02466

Scale: 1/4"=1'-0" November 11, 2016

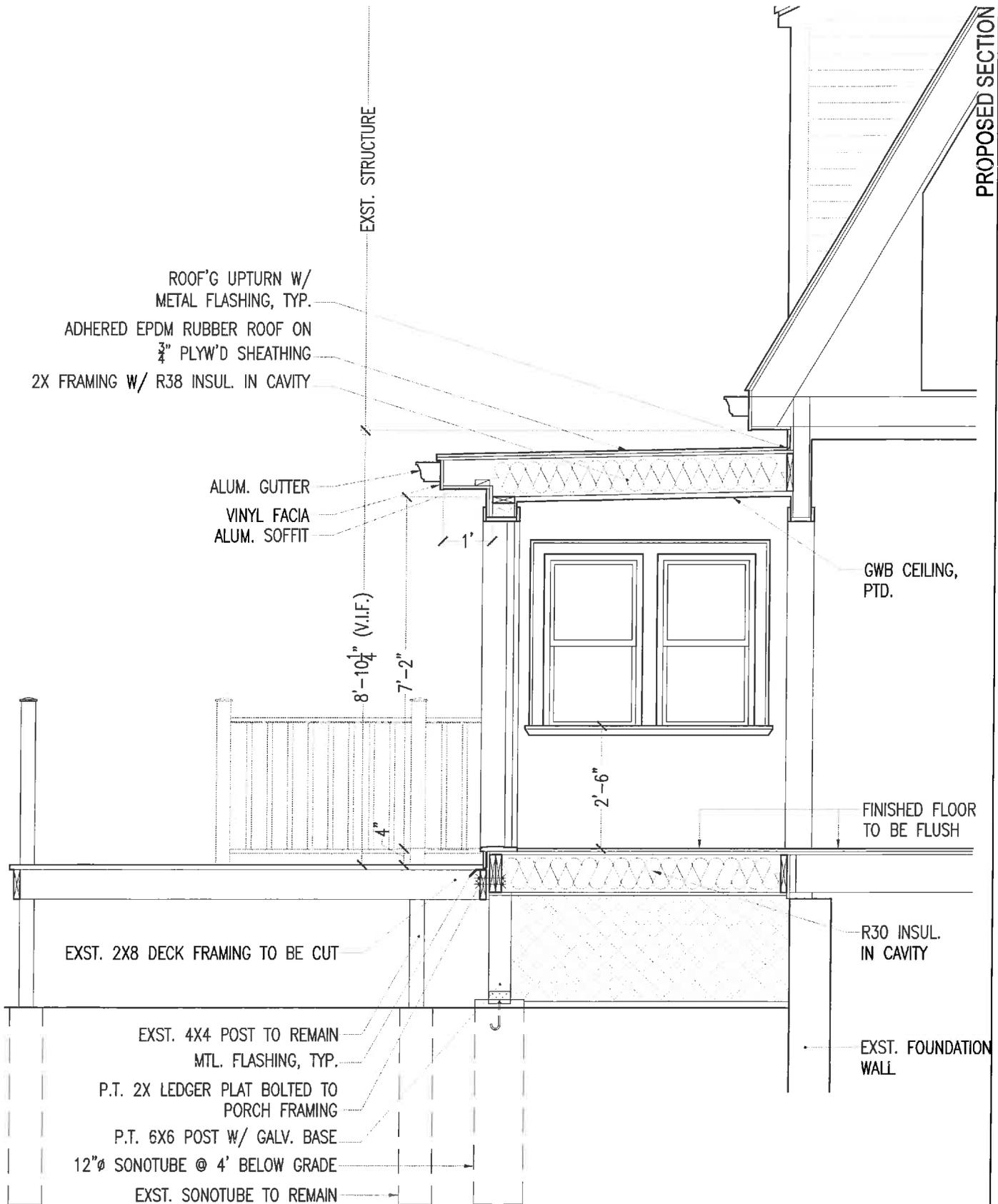


**ENLARGER PARTIAL PLAN**  
**A.6**

**XIE RESIDENCE**  
 64 Townsend Road, Belmont, Massachusetts 02478

Scale: 3/8"=1'-0" November 11, 2016

**OoDD Architects** Limited Liability Company  
 T: 617.953.9428 F: 617.457.4861 E: info@ooodd.us  
 P. O. Box 66001, Auburndale, MA 02466

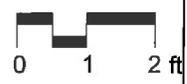


PROPOSED SECTION  
A.7

Scale: 3/8"=1'-0" November 11, 2016

XIE RESIDENCE  
64 Townsend Road, Belmont, Massachusetts 02478

CoDD Architects Limited Liability Company  
T: 617.953.3428 F: 617.467.4661 E: info@codd.us  
P. O. Box 66001, Auburndale, MA 02466



**Neighbors supporting the construction of a mud room on the back of  
house at 64 Townsend Rd**

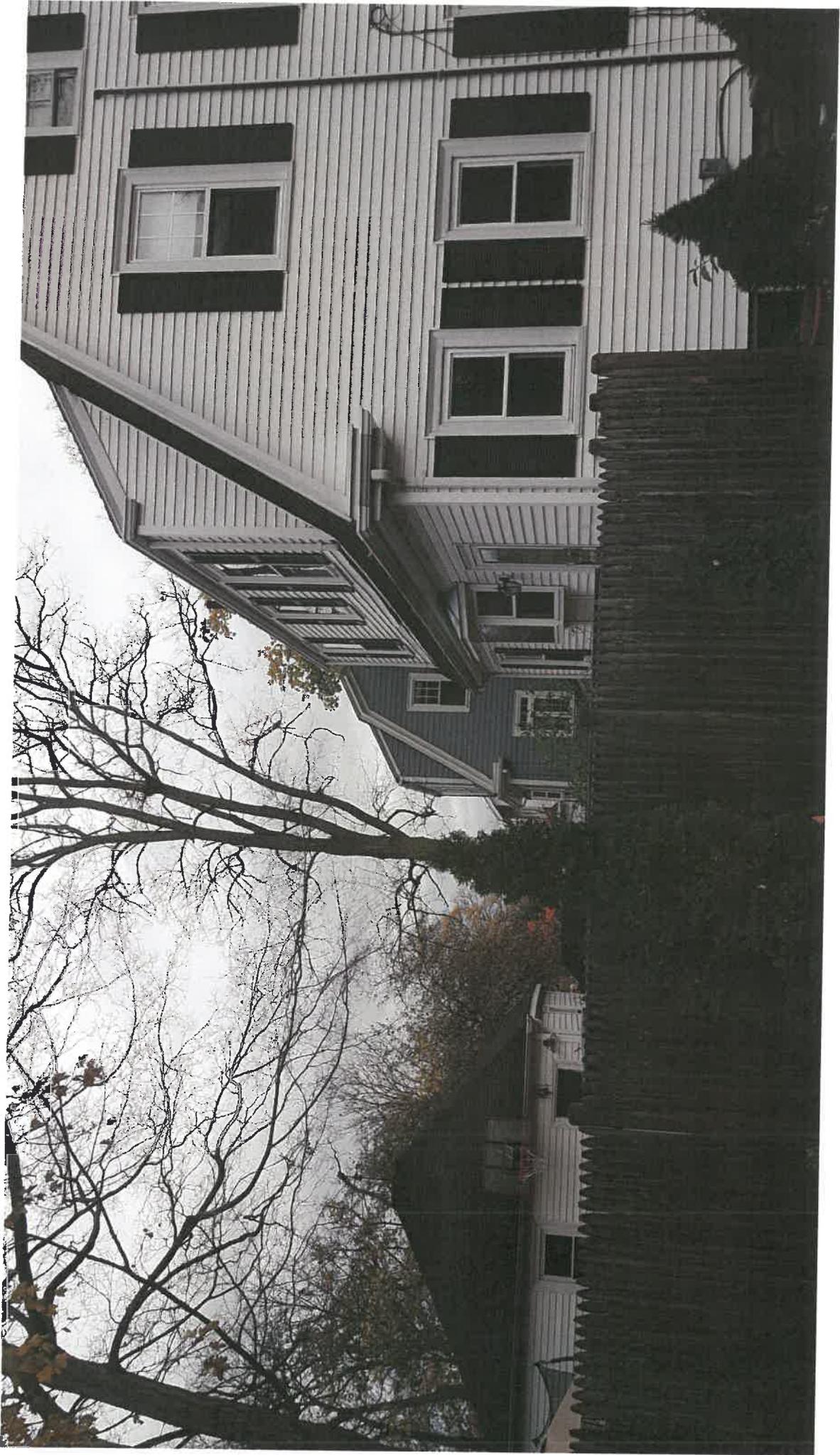
Address	Name	Signature
72 Townsend Rd.	MARK PITT	Mark P. Pitt
76 Townsend Rd	Nancy Reed	Nancy Reed
41 Townsomb Rd.	Dan Cotton	Dan Cotton
44 Townsend Rd.	Katherine Poulin-Kerstien	K. Kerstien
60 Townsend Rd.	Martin Guentert	M. Guentert
11 Townsend Rd	Shawn Zhang	Shawn Zhang





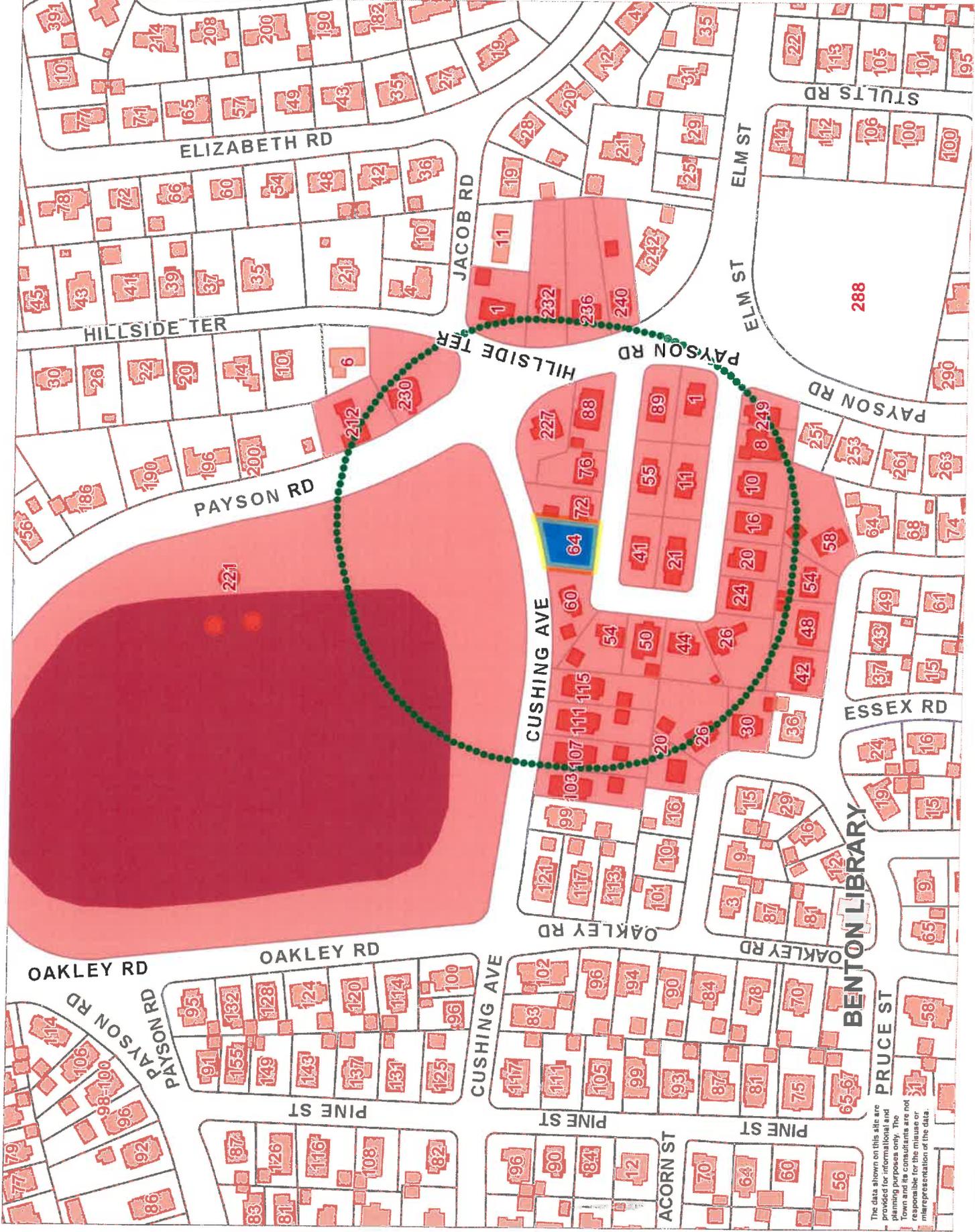








- Town-Owned Buildings
- McLean Buildings
- Buildings
- Parcels
- Town Boundary
- MA Highways
- Interstate
- US Highway
- Numbered Routes
- Cherry, etc
- Abutting Town Labels
- Abutting Towns
- Roads
- Major Road, Collector
- Minor Road, Arterial



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



PARCEL	OWNER	ADDRESS	TOWN	STATE	ZIP	PROPERTY
4-10	WALL TE THOMAS J	4 LAURICELLA LN	WALTHAM	MA	02452	14-16 TOWNSEND RD
4-11	GUENTERT JT MARTIN H	18-20 TOWNSEND RD	BELMONT	MA	02478	18-20 TOWNSEND RD
4-12	ANDERSON MAIRGRID	22-24 TOWNSEND RD	BELMONT	MA	02478	22-24 TOWNSEND RD
4-13	GUENTERT TE MARTIN	18 TOWNSEND RD	BELMONT	MA	02478	26 TOWNSEND RD
4-14	POULIN-KERSTIEN TE ADAM	44 TOWNSEND RD	BELMONT	MA	02478	44 TOWNSEND RD
4-15	MARINI TE ROBERT P	220 DAMONS POINT	MARSHFIELD	MA	02050	48-50 TOWNSEND RD
4-16	EBERT TRS JOHN H	54 TOWNSEND RD	BELMONT	MA	02478	54 TOWNSEND RD
4-17	GUENTERT TRS MARTIN H	60 TOWNSEND RD	BELMONT	MA	02478	60 TOWNSEND RD
4-18	DONG TC JIJUN	64 TOWNSEND RD	BELMONT	MA	02478	64 TOWNSEND RD
4-19	PITTS YAKATERINA A	72 TOWNSEND RD	BELMONT	MA	02478	72 TOWNSEND RD
4-20	RICH TE SHARON L	76 TOWNSEND RD	BELMONT	MA	02478	76 TOWNSEND RD
4-21	YAZIJIAN TE MISSAK	235 PAYSON RD	BELMONT	MA	02178	88 TOWNSEND RD
4-22	LIPSON TE IAN G	89 TOWNSEND RD	BELMONT	MA	02478	89 TOWNSEND RD
4-23	VOLDMAN JT JOEL	55 TOWNSEND RD	BELMONT	MA	02478	55 TOWNSEND RD
4-24	COTTAM TE DANIEL L	41 TOWNSEND ROAD	BELMONT	MA	02478	41 TOWNSEND RD
4-25	ZEDROS JOHN	21 TOWNSEND RD	BELMONT	MA	02478	21 TOWNSEND RD
4-26	ZHANG TE SHAWN	11 TOWNSEND RD	BELMONT	MA	02478	11 TOWNSEND RD
4-27	KREIGER TE ARTHUR P	1 TOWNSEND RD	BELMONT	MA	02478	1 TOWNSEND RD
4-28	BURKE ALEXANDRA J & WARREN G DIBBLE	227 PAYSON RD	BELMONT	MA	02478	227 PAYSON RD
4-30	CORAPI TE LOUIS R	#31105314 PO BOX 311	MENDHAM	NJ	07945	113-115 CUSHING AVE
4-31	TRIPOLI TRS ELAINE & GEORGIA BITSIKAS	109 CUSHING AVE	BELMONT	MA	02478	109-111 CUSHING AVE
4-32	GUZZETTI TRS PASQUALE A & ROSEMARIE	105 CUSHING AVE	BELMONT	MA	02478	105-107 CUSHING AVE
4-33	WESTERMARK TE GARY R	101 CUSHING AVE	BELMONT	MA	02478	101-103 CUSHING AVE
4-41	PEARSON TRS ANN LIVING TRUST &	20 PREBLE GARDENS RD	BELMONT	MA	02478	20 PREBLE GARDENS RD
4-42	COLLINS TE MARIAH RICH	26 PREBLE GARDENS RD	BELMONT	MA	02478	26 PREBLE GARDENS RD
4-43	COMEAU TE RAYMOND F	30 PREBLE GARDENS RD	BELMONT	MA	02478	30 PREBLE GARDENS RD
4-45	TAKVORIAN TRS GRACE	42 OLD MIDDLESEX RD	BELMONT	MA	02478	42 OLD MIDDLESEX RD
4-46	JERISON TC DAVID S	48 OLD MIDDLESEX RD	BELMONT	MA	02478	48 OLD MIDDLESEX RD
4-47	MOSCA TE STEPHEN	54 OLD MIDDLESEX RD	BELMONT	MA	02478	54 OLD MIDDLESEX RD
4-48	ONUFRECHUK TE CHAD	58 OLD MIDDLESEX RD	BELMONT	MA	02478	58 OLD MIDDLESEX RD
4-7	KUTSMAN TE VLADIMIR	249 PAYSON RD	BELMONT	MA	02478	249 PAYSON RD
4-8	COLOTTI JT VICTORIA M	8 TOWNSEND RD	BELMONT	MA	02178	6-8 TOWNSEND RD
4-9	SHELZI ANTONIA	10 TOWNSEND ROAD	BELMONT	MA	02478	10 TOWNSEND RD
7-109	CAMBRIDGE CITY OF	250 FRESH POND PARKWAY	CAMBRIDGE	MA	02138	221 PAYSON RD
7-96	STRASSMANN LE FREDERICK P	212 PAYSON RD	BELMONT	MA	02478	210-212 PAYSON RD
7-97	GREENBERG WILLIAM L & ARLYN ROFFMAN	230 PAYSON RD	BELMONT	MA	02478	230 PAYSON RD
8-47	MARTIN ALISON W	1 HILLSIDE TERR	BELMONT	MA	02478	1 HILLSIDE TERR
8-48	STARK TE STEVEN D	232 PAYSON RD	BELMONT	MA	02478	232 PAYSON RD
8-49	DUKAS TE THEODORE	236 PAYSON RD	BELMONT	MA	02478	236 PAYSON RD
8-50	JACOBS PATRICIA	240 PAYSON RD	BELMONT	MA	02478	240 PAYSON RD