



Town of Belmont
Zoning Board of Appeals

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2017 FEB 14 AM 8:44

APPLICATION FOR A SPECIAL PERMIT

Date: 2/2/17

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 132 School 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 a third floor rear addition at 132 School Street located in a Single Residence C Zoning District

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 signatures of John Kovac and Saskia Kovac]

Print Name

John Kovac / Saskia Kovac

Address

132 School Street

Belmont MA 02478

Daytime Telephone Number

617-484-2980



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 20, 2017

John and Saskia Kovač
132 School Street
Belmont, MA 02478

RE: Denial to Construct a Third Floor Addition

Dear Mr. and Mrs. Kovač

The Office of Community Development is in receipt of your building permit application for your proposal to construct a third floor addition at 132 School Street 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 (64% 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

2 February 2017
Saskia and John Kovac
132 School Street
Belmont, MA 02478
617-484-2980

Cover Letter

Dear officials of Belmont's Community Development Department and Zoning Board of Appeals,

Enclosed please find our application for a special permit to construct a third floor rear addition at 132 School Street, with 11 copies of supporting documents which include:

1. Building Permit Denial Letter (1 page)
2. Application form (1 page)
3. Statement (1 page)
4. Certified Plot Plan (2 pages) *
5. Zoning Compliance Checklist (1 page)
6. Fees (paid at time of submission on 2 Feb 2017)
7. Elevations and Layout Plans from our architect (10 pages)
8. Additional supporting documents which include:
 - a. Neighborhood petition in support of our project (1 page)
 - b. Comparison data for neighboring houses (1 page)
 - c. Comparison photos for neighboring houses (1 page)
 - d. Photos showing views of rear of house (1 page)

(20 pages total, plus this cover letter)

We are grateful for your help in assembling the required documents so far and hope you may let us know if anything is incomplete. We look forward to consideration of our application.

Sincerely,



John Kovac and Saskia Kovac

* Note: The certified plot plan included with this special permit application lacks the stamp from our surveyor, Richard Nelson of Colonial Surveying—we have not yet been able to get him to respond to our requests to include this stamp. We will submit copies including the stamp as soon as we get this. He did stamp the zoning compliance checklist.

Saskia and John Kovac
132 School Street
Belmont, MA 02478

STATEMENT

We would like to add a 5-foot rear addition to our house, across its full width including the unfinished basement and two finished floors.

The reason for this is so we can add a second bathroom without giving up a bedroom upstairs, and to add a mudroom and expand the kitchen downstairs.

The topography of our lot is such that our house is on a downward slope, resulting in a walkout basement in the rear, even though the house is a modest two-story garrison colonial (1728 square feet living space)—consequently the second finished floor is counted as a third story. Although a much larger rear addition to the first finished floor would be allowed by right, this would substantially increase lot coverage and in our view would make our house look ugly. The goal of our proposed addition is to minimize the increase to lot coverage while preserving and improving the architectural look of our home. To achieve this, we will install a new and improved roof to span the entire home including the 5-foot rear extension, making the addition look like original, integral construction.

Our house is small compared to all the homes in our neighborhood, which includes a number of large Victorians and other attractive older houses built on similar lots. After the addition it will still be one of the smallest homes, and we are glad to keep it that way. We hope that the net effect of project, including architectural improvements to the roof etc., will be less detrimental to the neighborhood and more in harmony with it than the existing structure.

We've discussed the addition with our neighbors who support our desire to renovate and expand wholeheartedly. They agree it will look much better afterwards than it does now. We've lived in our home since June 2009 and plan to live in it for many years to come, which is why we want to remodel at this time.

Note: The certified plot plan included with this special permit application lacks the stamp from our surveyor, Richard Nelson of Colonial Surveying—we have not yet been able to get him to respond to our requests to include this stamp. We will submit copies including the stamp as soon as we get this. He did stamp the zoning compliance checklist.

Zoning Compliance Check List

(To Be Completed By Registered Land Surveyor)

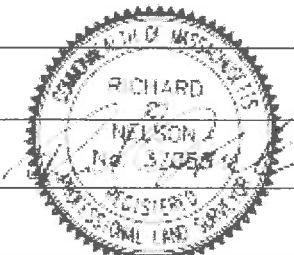
Property Address: 132 School Street

Zone: SC - Single Res. C Date: January 31, 2017

Surveyor Signature & Stamp: Colonial Surveying Co., Inc., Richard C. Nelson, PLS

	REQUIRED	EXISTING	PROPOSED
Lot Area	9,000 s.f.	8,599 3S.F.	8,599 s.f.
Lot Frontage	75'	66.03'	66.03'
FAR	N/A	-	-
Max. lot coverage	25%	12.4%	15.1%
Min. open space	50%	81.1%	79.3%
Front set back	25'	27.1'	27.1'
Side set back	10'	13.4'	13.0'
Side set back	10'	17.8'	17.8'
Rear set back	30'	67.9'	63.0'
Building Height	36	30'	32'-2 1/8"
No. of stories	2.5	2.5	3.5
1/2 Story			
Calculation	60% of Lower Level	459.58s.f./1016.61s.f.=45.2%	

NOTES:



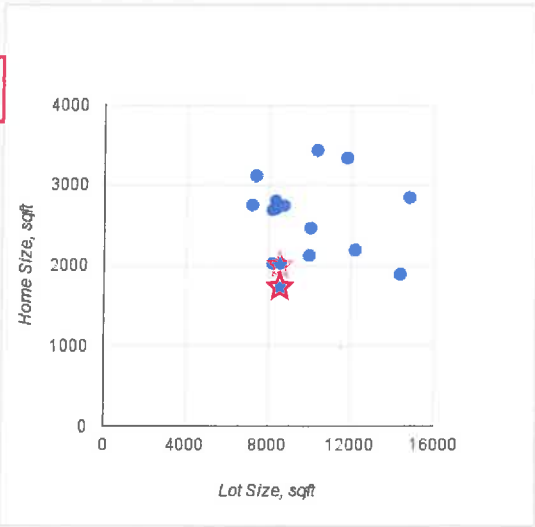
132 School Street

	A	B	C
1	John and Saskia Kovac		
2	132 School Street Renovation/ 5 ft Addition Support / 2017		
3			
4			
5	Address	Name	Signature
6	128 SCHOOL ST	VIRGINIA ERICK	<i>[Signature]</i>
7	139 School St	Theresa Fallon	<i>[Signature]</i>
8	123 School St	Lisa Brennan	<i>[Signature]</i>
9	55 Orchard St	Jess Hicks	<i>[Signature]</i>
10	47 OAK ST	Kate Shanley	<i>[Signature]</i>
11			
12			
13			
14	2 Feb. 2017 -	We've discussed our remodeling	
15		with a number of other	
16		neighbors who are also	
17		supportive but we did	
18		not catch them at home	
19		for their signature yet.	
20			
21		A final list of signatures	
22		will be provided later so	
23		we don't have to delay	
24		our special permit	
25		application for that reason.	
26			
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42			

132 School Street: comparison data for neighboring houses

(all data as reported on Zillow.com, as of Jan 2017)

	Living area (sqft)	Lot (sqft)	Bedrms	Baths	Built
128 School St	2987	9459	7	2	1911
132 School St	1728	8599	4	1.5	1972
132 School St (proposed)	2028	8599	4	2.5	
138 School St	2028	8200	4	2	1930
55 Orchard St	2460	10045	4	1.5	1910
59 Orchard St	3436	10354	8	2.5	1895
139 School St	2758	7233	4	3.5	1952
135 School St	2812	8362	6	3	1895
123 School St	2708	8380	5	1.5	1895
117 School St	3122	7405	6	3	1895
49 Orchard St	2124	9991	4	1.5	1915
45 Orchard St	1891	14374	3	1.5	1922
35 Orchard St	2846	14810	5	2.5	1920
31 Orchard St	2198	12196	4	1	1914
42 Oak St	3345	11761	5	3.5	1897
36 Oak St	2747	8788	4	2	1895
28 Oak St	2692	8190	4	2.5	1890



The image shows a screenshot of the Zillow website's map interface. The Zillow logo is in the top left. Navigation links include Buy, Rent, Sell, Mortgages, Agent finder, Advice, Home design, and More. A search bar contains the text "Address, Neighborhood, or ZIP". Below the search bar are filters for Listing Type, Any Price, 0+ Beds, Home Type, and More. The main map area shows an aerial view of a residential neighborhood with property boundaries and values. House numbers 117, 123, 128, 132, 135, 138, 139, 42, 36, 28, 31, 35, 45, 49, 55, and 59 are visible. Property values range from approximately \$853K to \$1.54M. The subject property at 132 School St is highlighted in green. The map includes standard navigation controls like zoom in (+), zoom out (-), and a map icon.

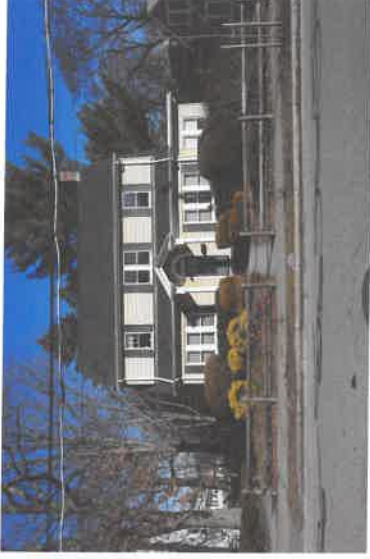
132 School Street: comparison photos with neighboring houses
(for accurate comparison, all photos taken w/ 28mm focal length lens, from opposite sidewalk)



128 School St.



132 School St.



138 School St.



139 School St.



135 School St.



123 School St.

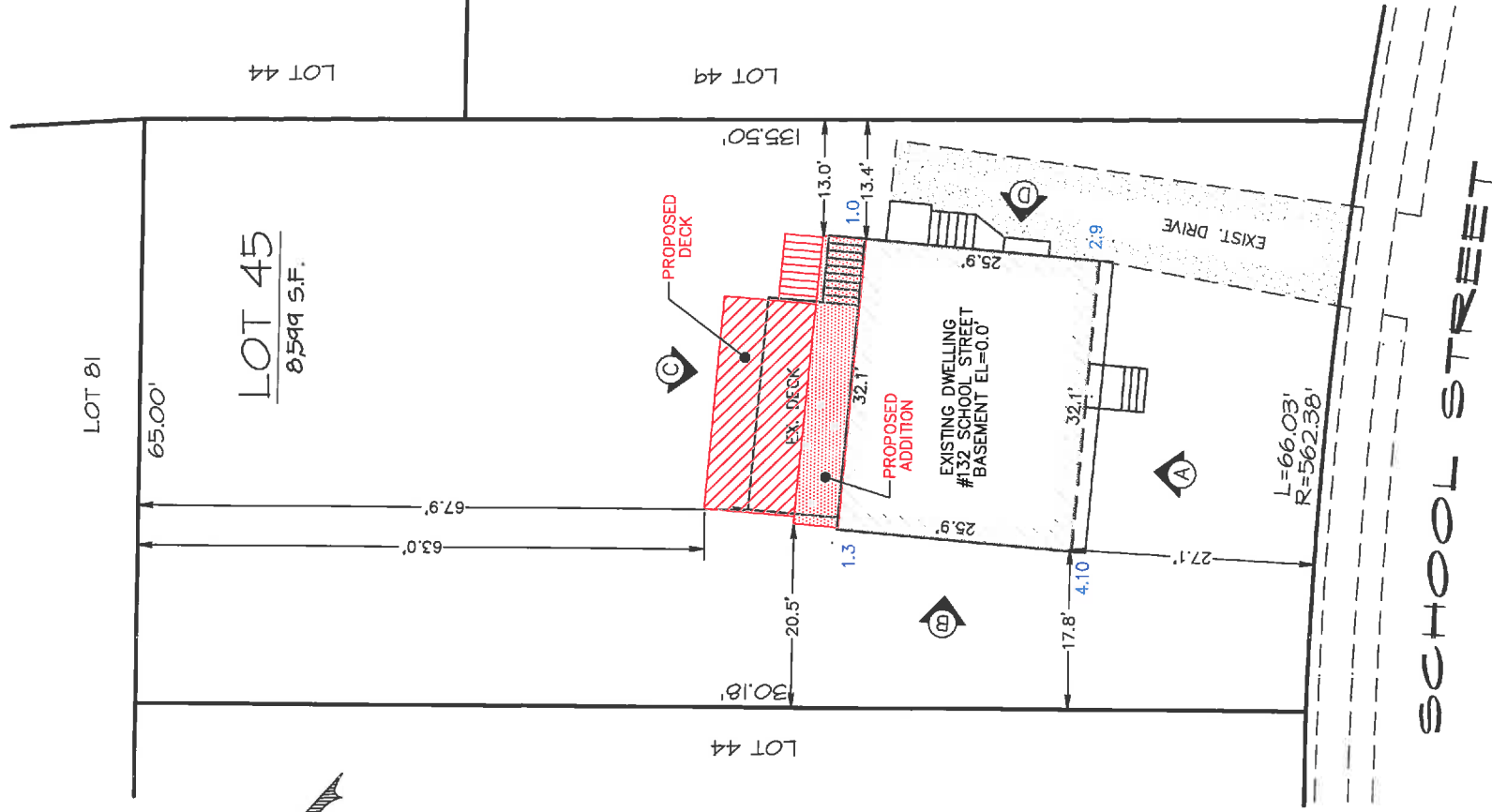
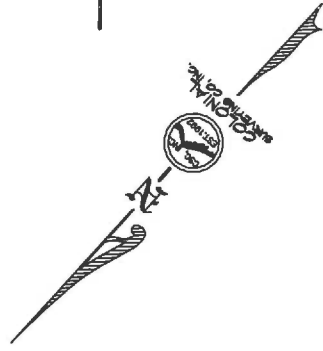
132 School Street: Views of rear of house
(proposed addition is 5' across full width of rear of house)



Rear view of 132 School St, taken from rear boundary of property (abutting 42 Oak).



View outward from the rear of 132 School St (i.e. taken from location of proposed addition) toward the abutting properties (left) 128 School, (middle) 42 Oak, and (right) 138 School.



ZONING DISTRICT SC (SINGLE RESIDENCE C)

FRONT SETBACK:	REQ. EXISTING	PROPOSED
SIDE SETBACK:	25'	27.1'
REAR SETBACK:	10'	13.4'/17.8'
MAXIMUM LOT COVERAGE:	30'	67.9'
MINIMUM OPEN SPACE:	25%	12.4%
	50%	81.1%
		79.3%

TOTAL LOT AREA: 8599 S.F.

FLOOD BOUNDARY ZONE: C

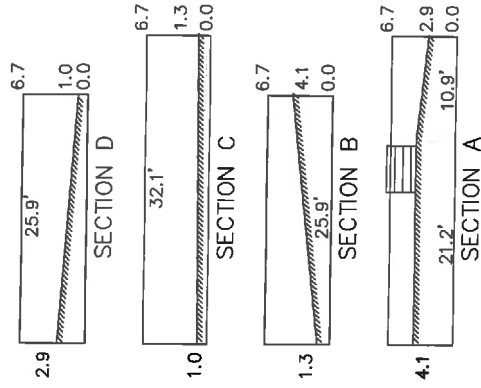


Colonial Surveying Co, Inc.

3 OXFORD AVE
 BELMONT, MA 02478
 (617) 489-0880
 www.colonialsurvey.com



Owner: John Kovac & Saskia Kovac
 Loc. House No. 132 School Street
 Lot No. 50
 App. No. _____
 Date Jan 31, 2017
 Scale 1" = 20'



AVERAGE GRADE:

Total house is 116.0' in length
 Length
 Side A1=0.094% of house
 Side A2=0.183% of house
 Side B=0.223% of house
 Side C=0.277% of house
 Side D=0.223% of house

Mean Grade for Side:

Side A1= 3.5 Average Grade
 Side A2= 4.1 Average Grade
 Side B= 2.7 Average Grade
 Side C= 1.2 Average Grade
 Side D= 2.0 Average Grade

Average grade = sum of
 (%Length of house*Mean Grade)
 for all sides or 2.43

PERCENT BELOW GRADE:

Wall Height
 Top of foundation=6.7
 Bottom of Foundation=0.0
 Wall height =6.7-0.0 or 6.7

Ground Height

Average grade=2.43
 Bottom of Foundation=0.0
 Ground Height=2.43

Foundation is (2.43/6.7)*100 or
 36% Below Average Grade

LOT COVERAGE:

Existing: (832 (House)+307 (deck+;side entry))/8599 (Lot Area) = 13.2%
 Existing Lot Cov: 832+307+483(pavement)/8599=81.9%

Proposed: (832+307+160.5(addition))/8599 (Lot Area) = 15.1%
 Proposed Lot Cov: 832+307+160.5+483(pavement)/8599=79.3%

PROPOSED AVERAGE GRADE:

Total house is 126.0' in length
 Length
 Side A1=0.087% of house
 Side A2=0.168% of house
 Side B=0.245% of house
 Side C=0.255% of house
 Side D=0.245% of house

Mean Grade for Side:

Side A1= 3.5 Average Grade
 Side A2= 4.1 Average Grade
 Side B= 2.7 Average Grade
 Side C= 1.2 Average Grade
 Side D= 2.0 Average Grade

Average grade = sum of
 (%Length of house*Mean Grade)
 for all sides or 2.43

PERCENT BELOW GRADE:

Wall Height
 Top of foundation=6.7
 Bottom of Foundation=0.0
 Wall height =6.7-0.0 or 6.7

Ground Height

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Foundation is (2.43/6.7)*100 or
 36% Below Average Grade



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 BELMONT, MA 02478
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Owner: John Kovac & Saskia Kovac

Loc. House No. 132 School Street

Lot No. 50

App. No. _____

Date Jan 31, 2017

Scale 1" = 20'

NOTES

Project description

Renovation to existing residence, including 5' 3 story addition along the rear of the house (basement, first and second floor) and a new roof structure to cover existing house and addition. New canopy above existing front steps and roof detail at bay window.

Replace all doors

Install new kitchen

Install two full baths and one half bath

Division 1 General Requirements

1. It is the responsibility of the General Contractor to inspect building site to familiarize him / herself with all existing site conditions.

Failure to do so will not be accepted as a basis for claims or related Change Orders during the progress of the work.

2. All work and materials shall conform to the current requirements of the

Massachusetts State Building Code, and all other applicable local, state and federal Codes and Ordinances – latest edition.

3. The Contractor shall provide all labor, materials, and incidentals necessary to provide the Owner with a 100% complete project except for work that is excluded as being by Owner and as indicated in these specifications.

4. The Contractor shall secure and pay for all permits, fees, and licenses necessary to do the work except as noted as otherwise.

5. The Contractor shall coordinate work of all trades except as noted otherwise.

6. The Contractor shall provide temporary facilities and utilities as necessary.

7. The Contractor is responsible for securing the site and for the costs of any on site vandalism or theft at all times during the construction contract.

8. The Contractor is responsible for verifying all dimensions in the field before ordering any materials or fabricating items.

9. The Contractor is responsible for obtaining approval from the owner and Architect for substitutions of equal products and/or deviations from drawings.

10. The Contractor shall, with the owner and Architect, conduct job meetings at the site, at regular intervals to include representatives of the sub contractors at such meetings whenever necessary.

Division 2 Site Work and Demolition

1. Gut existing kitchen and second floor bath.

2. Remove walls as indicated on the plan

3. Dispose of debris

Division 3 Concrete

Full basement walls including continuous footing to 4' below grade

Footings and sonotubes for deck

Division 4 Masonry

Counters and vanity tops to be provided by owner.

Division 5 Metals

joist hangers and ties as required

Division 6 Wood and Plastics

- Beams to replace rear wall as necessary. See structural drawings for details

- Rough framing for new walls

- primed cedar shingles on new addition

- Interior and exterior trim to match existing.

- Decking to be trex or eq. with matching rail.

- Canopy above front porch and bay window

Division 7 Thermal and Moisture Protection

1. Architectural shingles, Certainteed or eq, on new roof, front porch canopy and above bay window.

2. Insulate walls, floor and ceiling of new addition according to code.

Division 8 Doors and Windows

Furnish and install new doors and windows as listed in schedules- manufacturer to be determined. Give allowance for bid.

Door schedule: see page A1.2

Window schedule: see page A2.1

Division 9 Finishes

1. Blueboard and plaster: all new walls and ceilings.

2. Install floor tile and tub surround tile in master bath and new second floor bath- tile provided by owner. Wall tile to 6' in shower.

3. Install tile at backsplash in kitchen. Tile provided by owner.

4. Paint new interior and exterior surfaces.

5. Install tile floor throughout kitchen, mudroom and first floor half bath. Tile by owner.

6. Install hardwood floor to match existing in bedrooms and dining room.

7. smooth out all plaster ceilings, new and existing

Notes:

GWB: 1/2" thick and / or 5/8", Firecode 'Type X' per Bldg. Code, MR (Moisture Resistant) in areas without tile in full bathrooms.

Division 10 Specialties

n/a

Division 11 Equipment

n/a

Division 12 Furnishings

1. Vanities to be provided by owner, installed by contractor

2. Kitchen cabinets to be provided by owner installed by contractor

Division 13 Special Construction

N/A

Division 14 Conveying Equipment

N/A

Division 15A Plumbing

1. First floor half bath: Toilet, sink

2. Kitchen- Gas stove, sink with disposal, refrigerator with ice dispenser

3. Master bath: Toilet, sink in vanity, tub/shower

4. new second floor bath- toilet, sink, tub/shower

Division 15B Heating, Ventilation, and Cooling

1. existing baseboard heat to be replaced with slimmer baseboards in certain locations

2. air conditioning second floor only.

Division 16 Electrical

1. Wiring: including switches, outlets, GFCI's, receptacles as noted

2. Light fixtures according to plan

3. Upgrade service to 220

Notes:

1. Switches & outlets: Leviton, Eagle or equal, dedicated outlets for appliances.

2. Fixtures by owner, supply recessed lights.

GROSS FLOOR AREA CALCULATIONS

BASEMENT: 846.56 SQ. FT. EXISTING 1007.81 SQ.FT. PROPOSED

FIRST FLOOR: 846.56 SQ. FT. EXISTING 1007.81 SQ. FT. PROPOSED

SECOND FLOOR: 894.94 SQ. FT. EXISTING 1056.19 SQ. FT. PROPOSED

ATTIC: 78.15 SQ. FT ABOVE 6' EXISTING 369.53 SQ. FT. PROPOSED

TOTAL GROSS SQ. FT. EXISTING: 2666.21- 30% INCREASE ALLOWED (3466.07 SQ. FT.)

TOTAL GROSS SQ. FT. PROPOSED 3441.37 SQ. FT. < 3466.07 SQ. FT. ALLOWED

dEmios

42 Mt. Vernon Street, Arlington MA

Katharine White MacPhail 617 489 8535

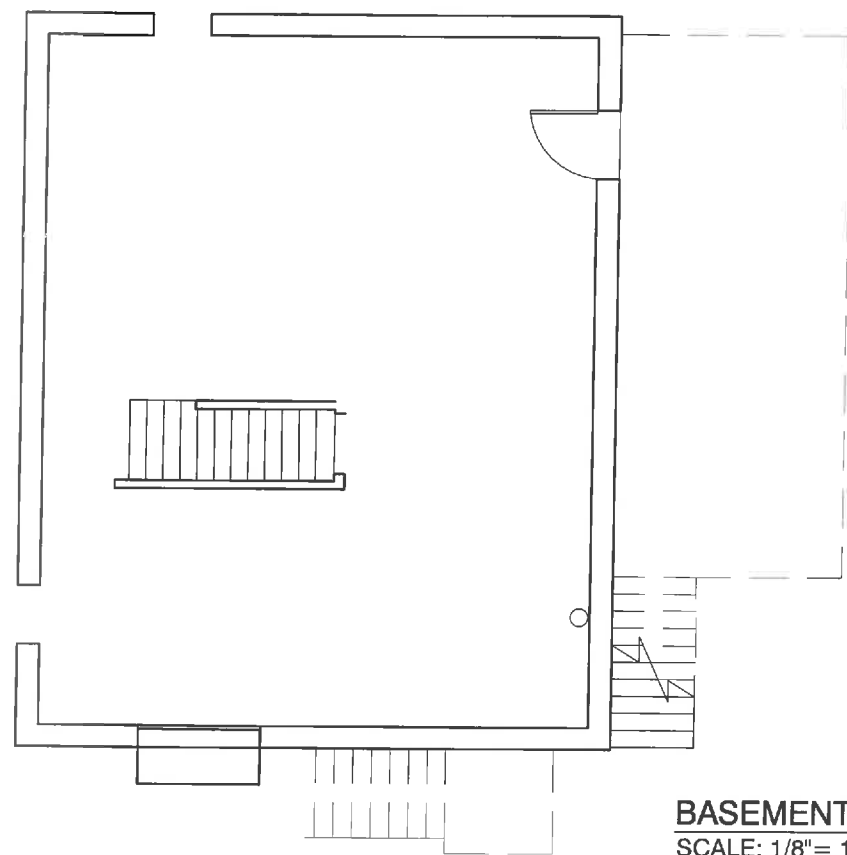
KOVAC RESIDENCE
132 SCHOOL STREET
BELMONT MA

NOTES

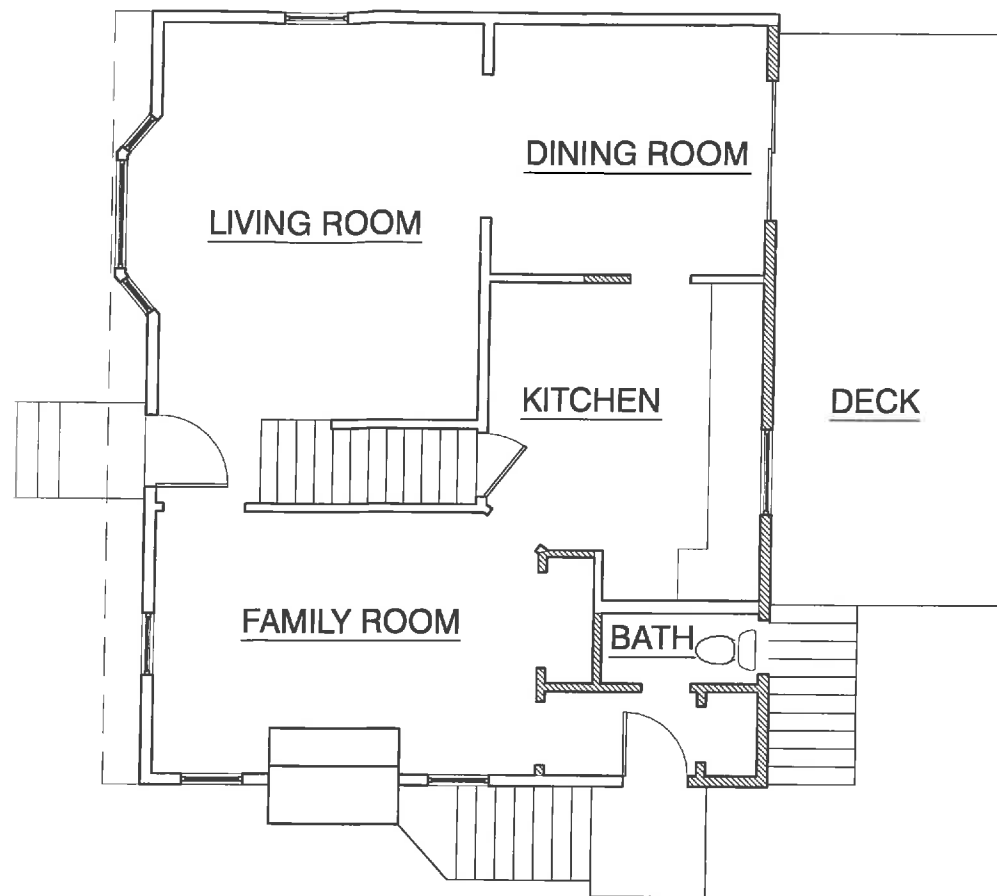
DATE:
2/1/17

SHEET OF

A0.0



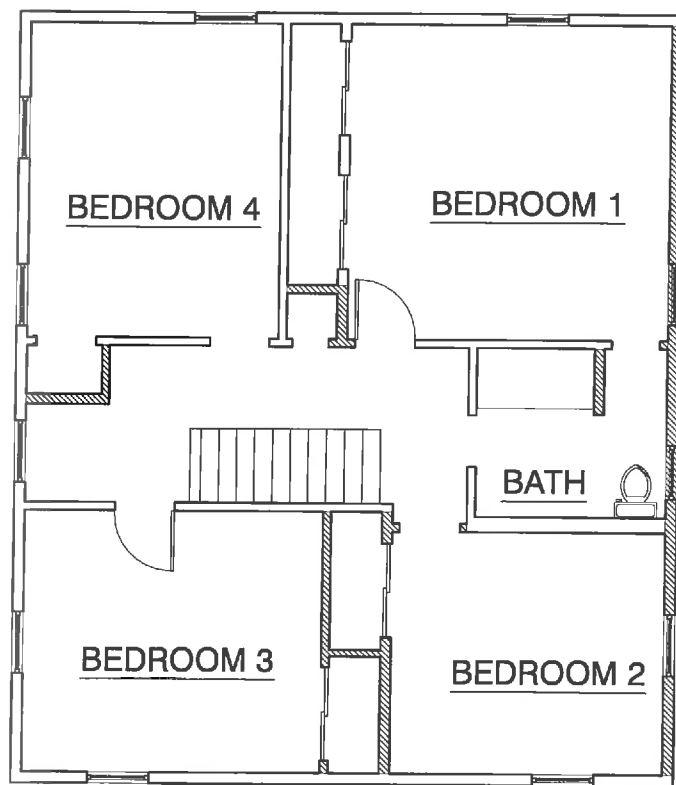
BASEMENT EXISTING
SCALE: 1/8" = 1'-0"



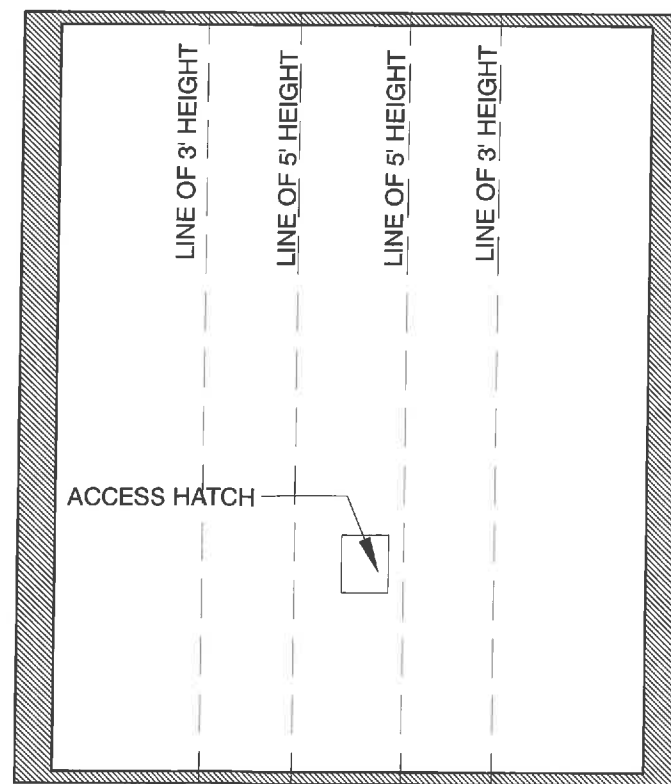
FIRST FLOOR EXISTING
SCALE: 1/8" = 1'-0"

GROSS FLOOR AREA, EXISTING
(SEE A0.00 FOR CALCULATIONS)
BASEMENT: 846.56 SQUARE FEET EXISTING
FIRST FLOOR: 846.56 SQUARE FEET EXISTING
SECOND FLOOR: 894.94 SQUARE FEET EXISTING
ATTIC: 78.15 SQUARE FEET ABOVE 6' EXISTING

HATCHING INDICATES
WALLS TO BE REMOVED



SECOND FLOOR EXISTING
SCALE: 1/8" = 1'-0"



ATTIC PLAN EXISTING
SCALE: 1/8" = 1'-0"

NOTE: THE ENTIRE EXISTING ROOF WILL BE
REMOVED AND REPLACED

HALF STORY CALCULATION- EXISTING ATTIC
AREA OF ATTIC WITH HEIGHT ABOVE 5'- 201.98 SQUARE FEET
AREA OF FLOOR BELOW- 894.94 SQUARE FEET
60% OF SQUARE FEET- 536.96 SQUARE FEET
201.98 SQ. FT. < 536.96 SQ. FT.

LENGTH OF WALL ABOVE 3' IN HEIGHT- 24' 8"
PERIMETER OF BUILDING- 130 FEET
50% OF PERIMETER- 65 FEET
41'6" > 65 FEET

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42 Mt. Vernon Street, Arlington MA
Katharine White MacPhail 617 489 8535

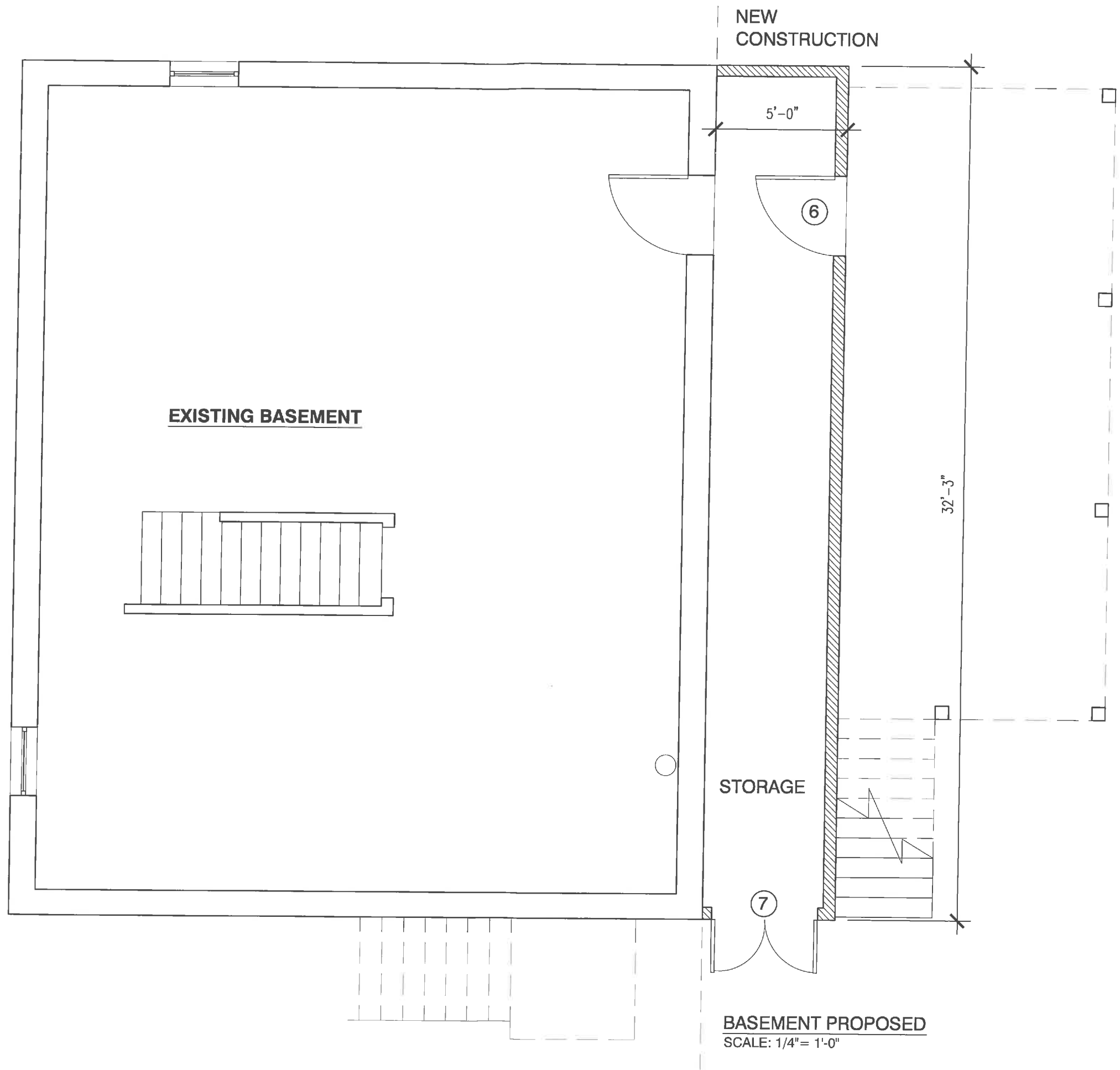
KOVAC RESIDENCE
132 SCHOOL STREET
BELMONT MA

EXISTING

DATE:
2/1/17

SHEET OF

A0.1

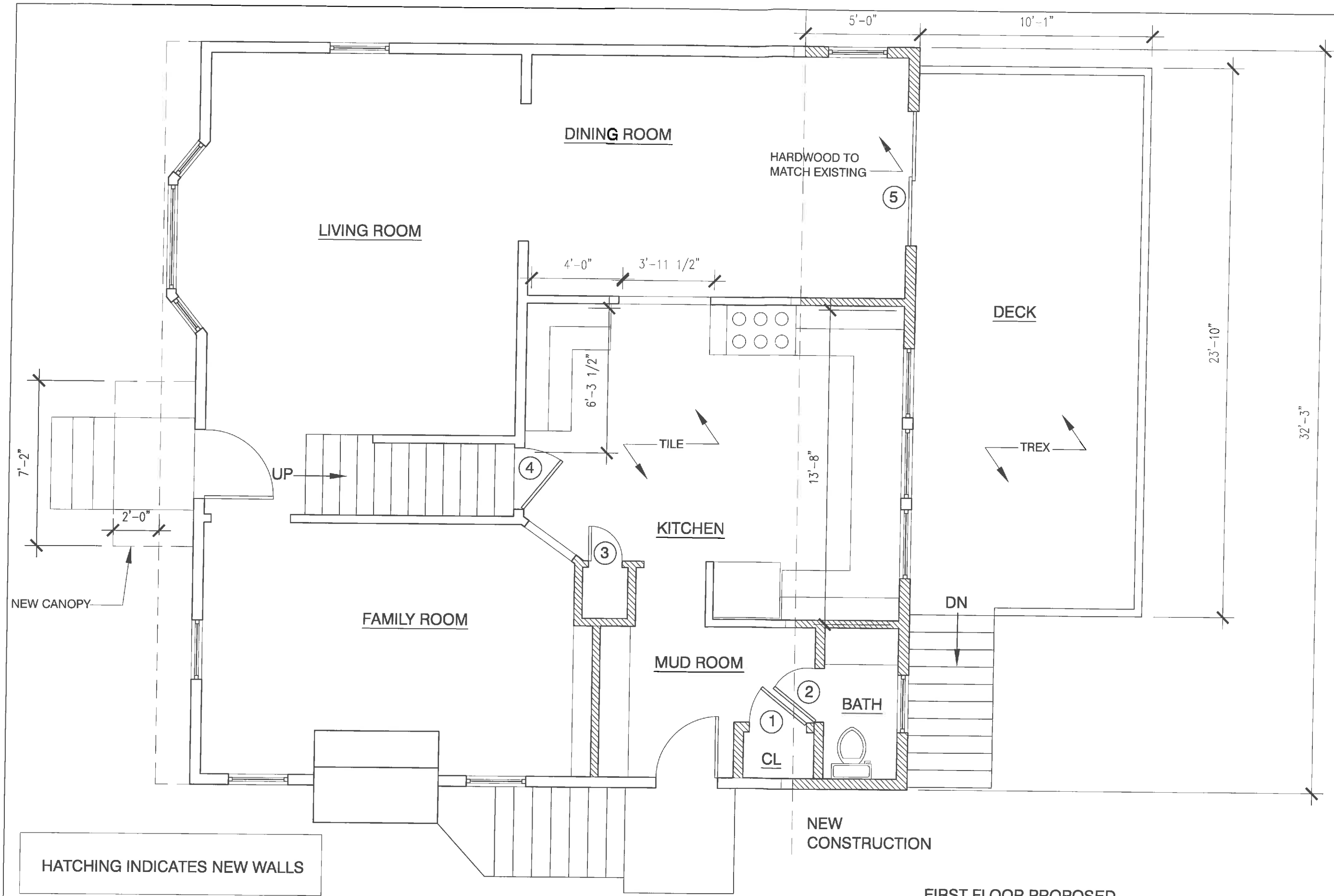


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 42 Mt. Vernon Street, Arlington MA
 Katharine White MacPhail 617 489 8535

KOVAC RESIDENCE
132 SCHOOL STREET
BELMONT MA

PLAN
 DATE:
 2/1/17

SHEET OF
A1.0



NEW CANOPY

HATCHING INDICATES NEW WALLS

FIRST FLOOR PROPOSED
SCALE: 1/4" = 1'-0"

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KOVAC RESIDENCE
132 SCHOOL STREET
BELMONT MA

PLAN
DATE:
2/1/17

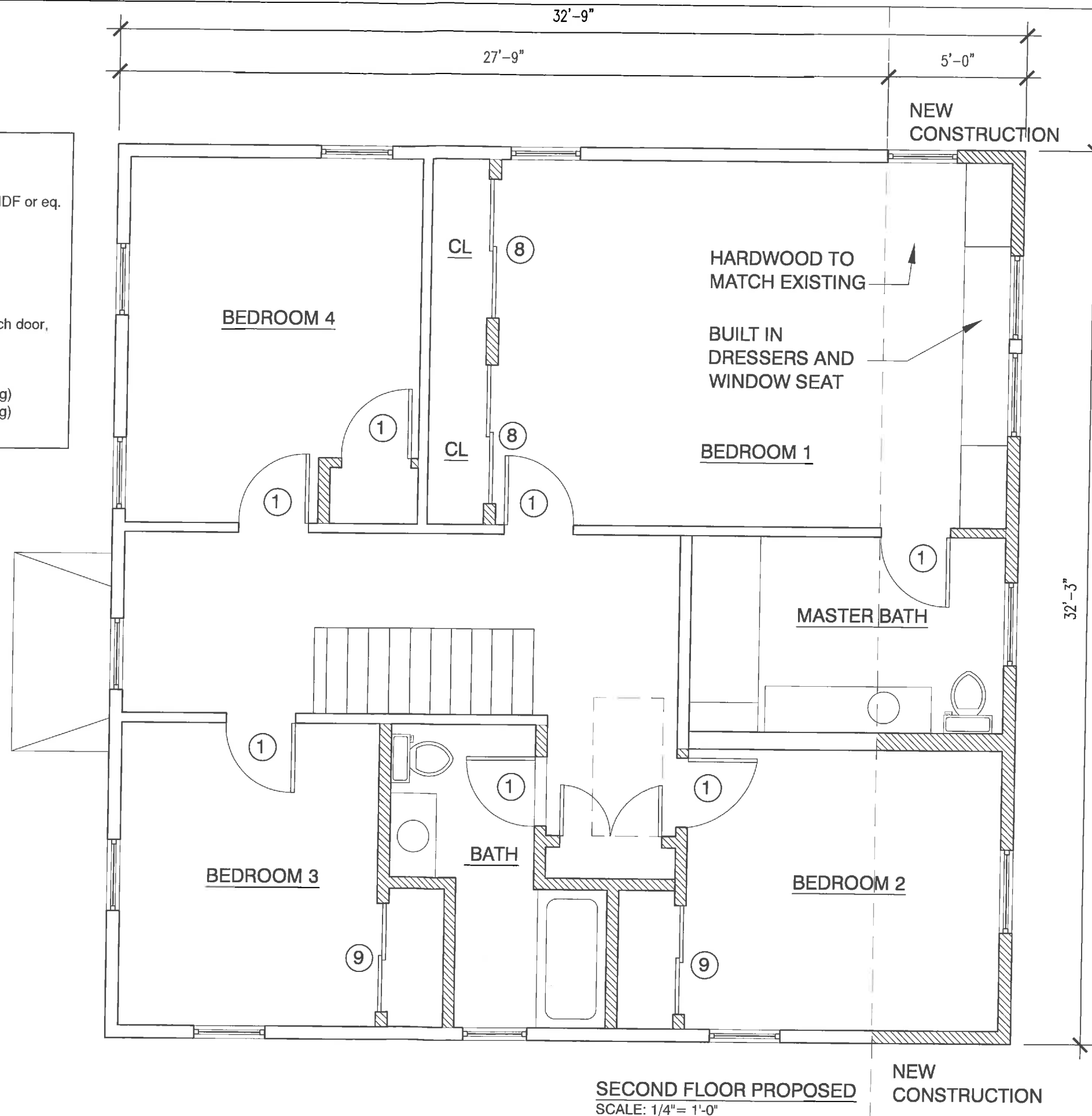
SHEET OF

A1.1

DOOR SCHEDULE

notes:
 All interior doors to be replaced. Verify dimensions in field. TruStile MDF or eq.
 Please give allowances.

#	size	Quantity	Notes
1	2-6x6-8	8	interior door
2	2-4 x 6-8	1	interior door
3	1-6x6-8	1	interior door
4	2-8x6-8	1	interior door
5	5-10 x 6-8	1	sliding exterior door with 12 lights each door, Pella or eq.
6	3-0x6-8	1	steel xterior door, thermatru or eq.
7	(2) 2-0x5-8	1	double custom wood exterior doors
8	(2)2-8x6-8	2	double sliding closet doors (5' opening)
9	(2)2-2x6-8	2	double sliding closet doors (4' opening)



SECOND FLOOR PROPOSED
 SCALE: 1/4" = 1'-0"

NEW CONSTRUCTION

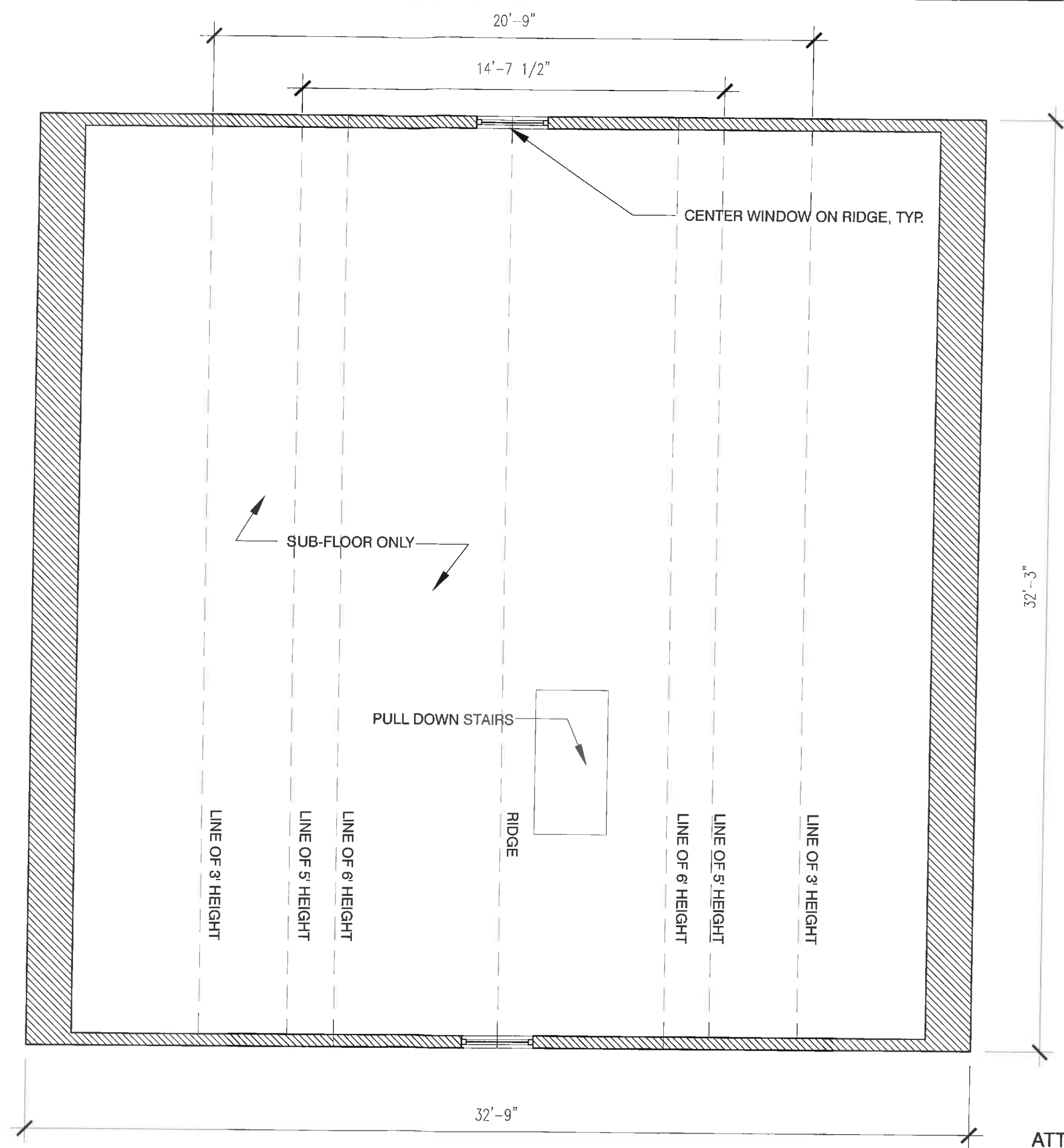
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 42 Mt. Vernon Street, Arlington MA
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KOVAC RESIDENCE
132 SCHOOL STREET
BELMONT MA

PLAN
 DATE:
 2/1/17

SHEET OF

A1.2



ROOF SYSTEM TO BE ENTIRELY NEW. 2X12 RAFTERS WITH COLLAR TIES
 INSULATE RAFTERS
 SUBFLOOR ONLY

GROSS FLOOR AREA, ATTIC (SEE A0.0 FOR CALCULATIONS)
 524.06 SQUARE FEET PROPOSED

HALF STORY CALCULATION
 AREA OF ATTIC WITH HEIGHT ABOVE 5'- 459.58 SQUARE FEET
 AREA OF FLOOR BELOW- 1016.61 SQUARE FEET
 60% OF 1016.61 SQUARE FEET- 609.97 SQUARE FEET
 459.58 SQ. FT. < 609.97 SQ. FT.

LENGTH OF WALL ABOVE 3' IN HEIGHT- 41'6"
 PERIMETER OF BUILDING- 130 FEET
 50% OF PERIMETER- 65 FEET
 41'6" > 65 FEET

ATTIC PLAN
 SCALE: 1/4" = 1'-0"

dEmios
 42 Mt. Vernon Street, Arlington MA
 Katharine White MacPhail 617 489 8535

**KOVAC RESIDENCE
 132 SCHOOL STREET
 BELMONT MA**

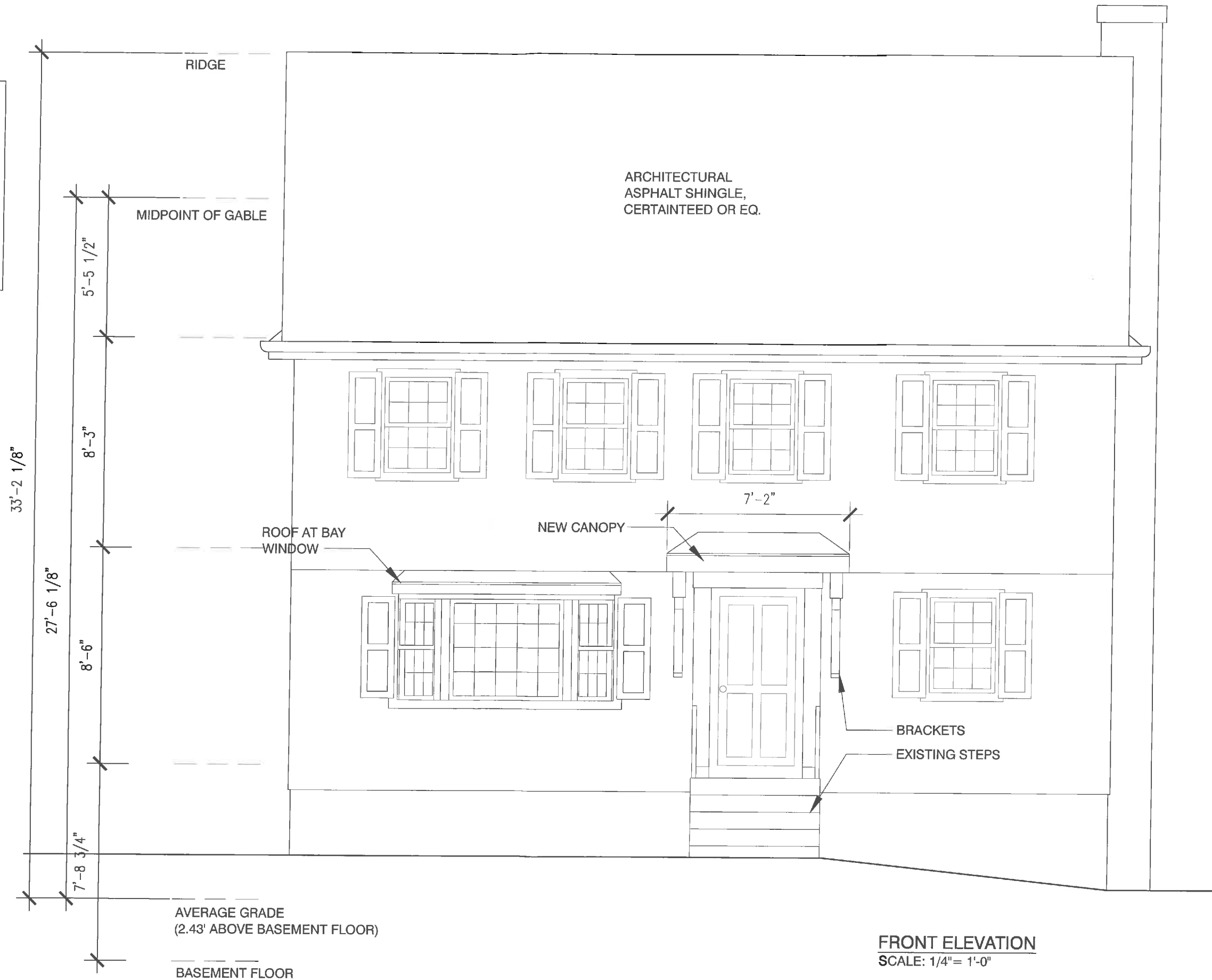
PLAN
 DATE:
 2/1/17

SHEET OF
A1.3

WINDOW SCHEDULE:

#	Size	Notes
A (6)	2'6"X3'9"	double hung, 6/6
B (3)	3'2"X5'0"	double hung, 6/6
C (1)	3'0"X4'8"	double hung, 6/6

Note: manufacturer possibly Pella. Sizes given are approximate finished size. Verify dimensions of existing windows



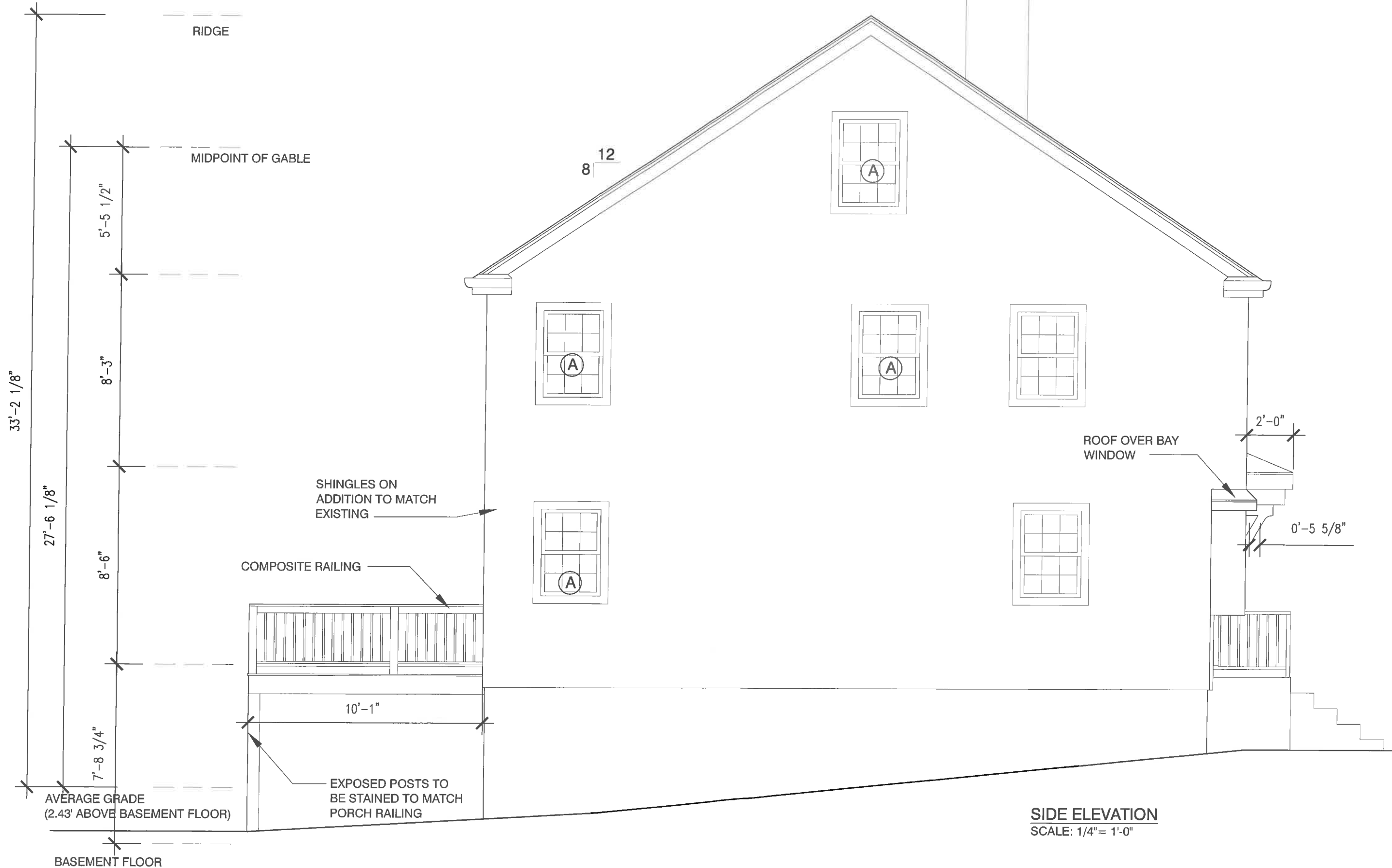
FRONT ELEVATION
SCALE: 1/4" = 1'-0"

dEmios
42 Mt. Vernon Street, Arlington MA
Katharine White MacPhail 617 489 8535

KOVAC RESIDENCE
132 SCHOOL STREET
BELMONT MA

PLAN
DATE:
2/1/17

SHEET OF
A2.1



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

dEmios
42 Mt. Vernon Street, Arlington MA
Katharine White MacPhail 617 489 8535

KOVAC RESIDENCE
132 SCHOOL STREET
BELMONT MA

ELEVATION
DATE:
2/1/17

SHEET OF
A2.2

33'-2 1/8"

27'-6 1/8"

7'-8 3/4"

8'-6"

8'-3"

5'-5 1/2"

RIDGE

MIDPOINT OF GABLE

AVERAGE GRADE
(2.43' ABOVE BASEMENT FLOOR)

BASEMENT FLOOR



ARCHITECTURAL
ASPHALT SHINGLE,
CERTAINTED OR EQ.

SHINGLES ON
ADDITION TO MATCH
EXISTING

COMPOSITE RAILING

EXPOSED POSTS TO
BE STAINED TO MATCH
PORCH RAILING

OPEN UNDER DECK

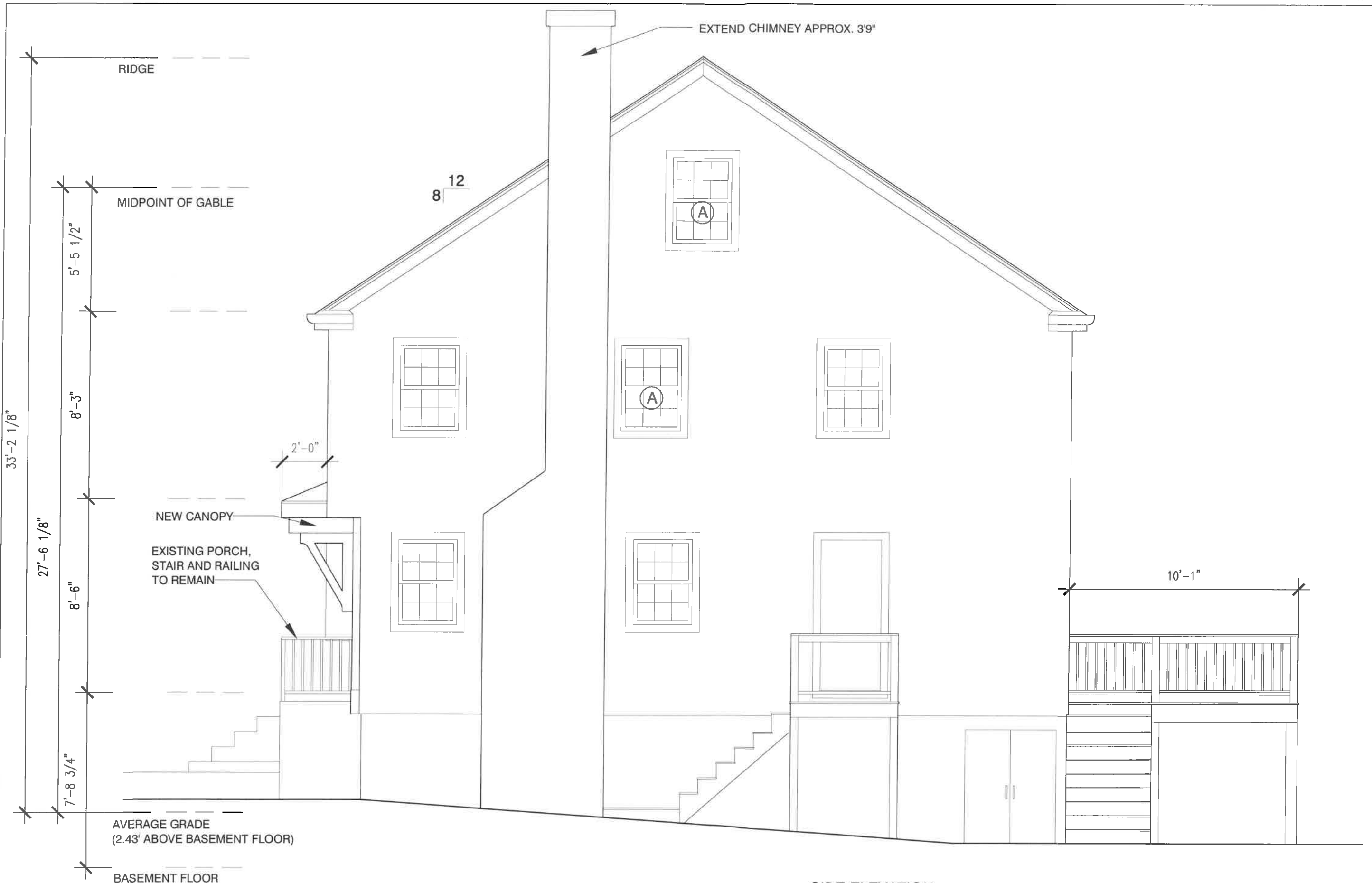
REAR ELEVATION
SCALE: 1/4" = 1'-0"

KOVAC RESIDENCE
132 SCHOOL STREET
BELMONT MA

ELEVATION
DATE:
2/1/17

SHEET OF

A2.3



EXTEND CHIMNEY APPROX. 3'9"

RIDGE

MIDPOINT OF GABLE

8/12

NEW CANOPY

EXISTING PORCH,
STAIR AND RAILING
TO REMAIN

AVERAGE GRADE
(2.43' ABOVE BASEMENT FLOOR)

BASEMENT FLOOR

33'-2 1/8"

27'-6 1/8"

5'-5 1/2"

8'-3"

8'-6"

7'-8 3/4"

2'-0"

10'-1"

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

dEmios
42 Mt. Vernon Street, Arlington MA
Katharine White MacPhail 617 489 8535

KOVAC RESIDENCE
132 SCHOOL STREET
BELMONT MA

ELEVATION
DATE:
2/1/17

SHEET OF
A2.4

Revised Documents

submitted

2/14/2017

Saskia and John Kovac
132 School Street
Belmont, MA 02478

STATEMENT

We would like to add a 5-foot rear addition to our house, across its full width including the unfinished basement and two finished floors.

The reason for this is so we can add a second bathroom without giving up a bedroom upstairs, and to add a mudroom and expand the kitchen downstairs.

The topography of our lot is such that our house is on a downward slope, resulting in a walkout basement in the rear, even though the house is a modest two-story garrison colonial (1728 square feet living space)—consequently the second finished floor is counted as a third story. Although a much larger rear addition to the first finished floor would be allowed by right, this would substantially increase lot coverage and in our view would make our house look ugly. The goal of our proposed addition is to minimize the increase to lot coverage while preserving and improving the architectural look of our home. To achieve this, we will install a new and improved roof to span the entire home including the 5-foot rear extension, making the addition look like original, integral construction.

Our house is small compared to all the homes in our neighborhood, which includes a number of large Victorians and other attractive older houses built on similar lots. After the addition it will still be one of the smallest homes, and we are glad to keep it that way. We hope that the net effect of project, including architectural improvements to the roof etc., will be less detrimental to the neighborhood and more in harmony with it than the existing structure.

We've discussed the addition with our neighbors who support our desire to renovate and expand wholeheartedly. They agree it will look much better afterwards than it does now. We've lived in our home since June 2009 and plan to live in it for many years to come, which is why we want to remodel at this time.

Zoning Compliance Check List
(To Be Completed By Registered Land Surveyor)

Property Address: 132 School Street

Zone: SC - Single Res. C

Date: February 2, 2017

Surveyor Signature & Stamp: Colonial Surveying Co., Inc., Richard C. Nelson, PLS

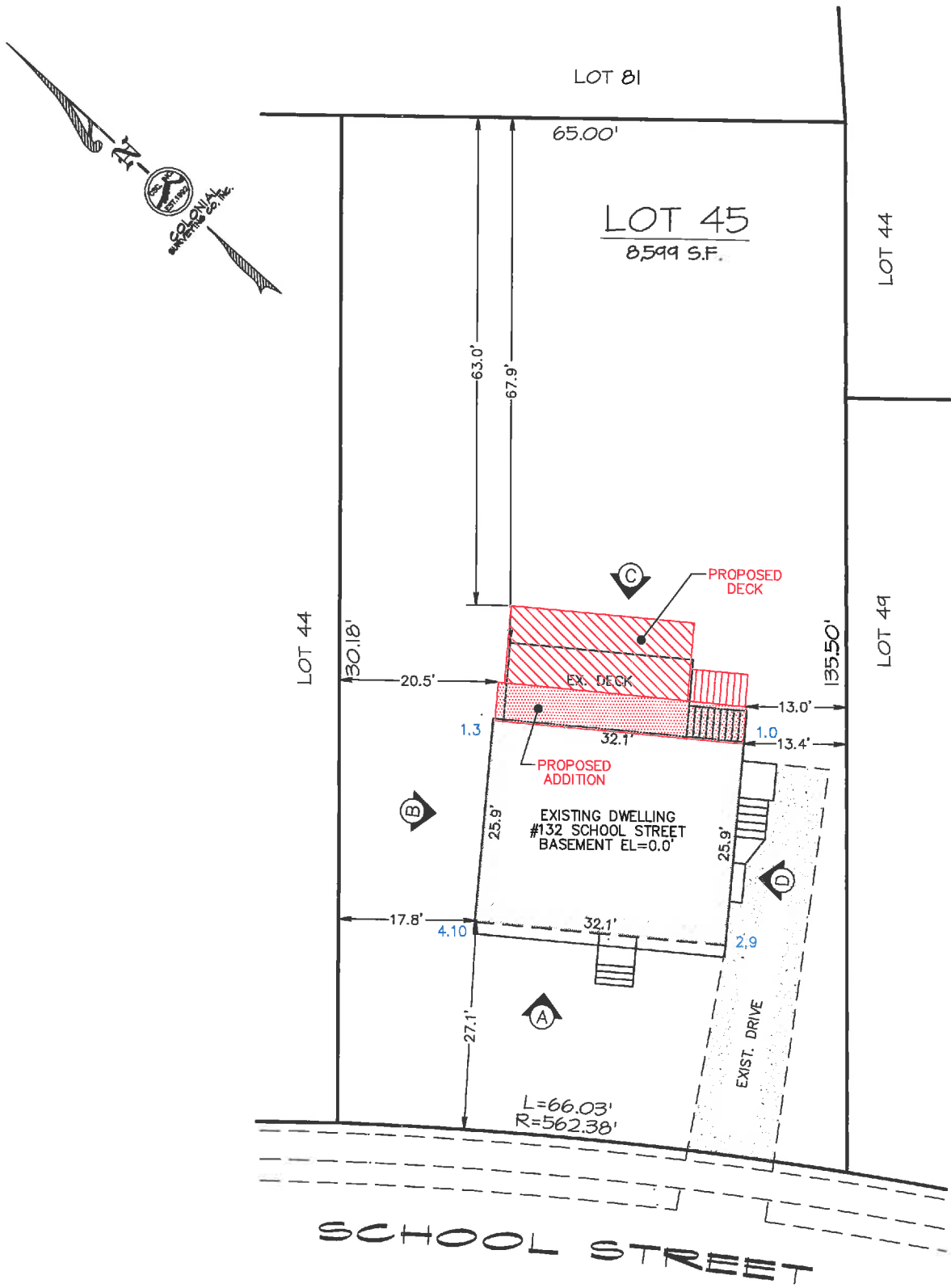
	REQUIRED	EXISTING	PROPOSED
Lot Area	9,000 s.f.	8,599 3S.F.	8,599 s.f.
Lot Frontage	75'	66.03'	66.03'
FAR	N/A	-	-
Max. lot coverage	25%	13.2%	15.1%
Min. open space	50%	81.9%	79.3%
Front set back	25'	27.1'	27.1'
Side set back	10'	13.4'	13.0'
Side set back	10'	17.8'	17.8'
Rear set back	30'	67.9'	63.0'
Building Height	36	30'	32'-2 1/8"
No. of stories	2.5	2.5	3.5
1/2 Story			
Calculation	60% of Lower Level		

NOTES:

Richard C. Nelson

132 School Street

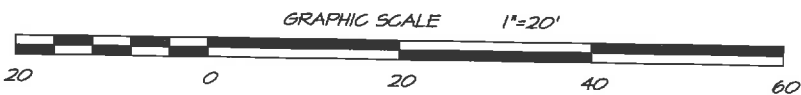
	A	B	C
1	John and Saskia Kovac		
2	132 School Street Renovation/ 5 ft Addition Support / 2017		
3			
4			
5	Address	Name	Signature
6	128 SCHOOL ST	VIRGINIA ERICD	Virginia Ericd
7	137 School St	Tracey Fallon	Tracey Fallon
8	133 School St	Lisa Brannan	Lisa Brannan
9	55 Orchard St	Jess Hicks	Jess Hicks
10	42 OAK ST	Kate Swan	Kate Swan
11	135 School St	Nancy Bridges	Nancy Bridges
12	49 ORCHARD ST	LARRY LINK	Larry Link
13			
14	ADDED SINCE 2/2/2017		
15			
16	45 Orchard Street	Philippa Stoddart	Philippa Stoddart
17			
18	138 School St	Jeffrey North	Jeffrey North
19	138 School St	Mary Anne North	Mary Anne North
20			
21			
22			
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41			
42			



ZONING DISTRICT SC (SINGLE RESIDENCE C)

	REQ.	EXISTING	PROPOSED
FRONT SETBACK:	25'	27.1'	27.1'
SIDE SETBACK:	10'	13.4'/17.8'	13.0'/17.8'
REAR SETBACK:	30'	67.9'	63.0'
MAXIMUM LOT COVERAGE:	25%	13.2%	15.1%
MINIMUM OPEN SPACE:	50%	81.9%	79.3%

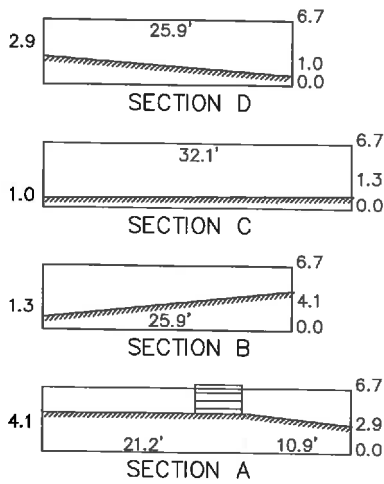
TOTAL LOT AREA: 8599 S.F.
FLOOD BOUNDARY ZONE: C



Colonial Surveying Co, Inc.
3 OXFORD AVE
BELMONT, MA 02478
(617) 489-0880
www.colonialsurvey.com



Owner: John Kovac & Saskla Kovac
 Loc. House No. 132 School Street
 Lot No. 50
 App. No. _____
 Date Feb 2, 2017
 Scale 1" = 20'



AVERAGE GRADE:
 Total house is 116.0' in length
 Length
 Side A1=9.4% of house
 Side A2=18.3% of house
 Side B=22.3% of house
 Side C=27.7% of house
 Side D=22.3% of house

PROPOSED AVERAGE GRADE:
 Total house is 126.0' in length
 Length
 Side A1=8.7% of house
 Side A2=6.8% of house
 Side B=24.5% of house
 Side C=25.5% of house
 Side D=24.5% of house

Mean Grade for Side:
 Side A1= 3.5 Average Grade
 Side A2= 4.1 Average Grade
 Side B= 2.7 Average Grade
 Side C= 1.2 Average Grade
 Side D= 2.0 Average Grade

Mean Grade for Side:
 Side A1= 3.5 Average Grade
 Side A2= 4.1 Average Grade
 Side B= 2.7 Average Grade
 Side C= 1.2 Average Grade
 Side D= 2.0 Average Grade

Average grade = sum of
 (%Length of house*Mean Grade)
 for all sides or 2.43'

Average grade = sum of
 (%Length of house*Mean Grade)
 for all sides or 2.43'

PERCENT BELOW GRADE:
 Wall Height
 Top of foundation=6.7
 Bottom of Foundation=0.0
 Wall height =6.7-0.0 or 6.7'

PERCENT BELOW GRADE:
 Wall Height
 Top of foundation=6.7
 Bottom of Foundation=0.0
 Wall height =6.7-0.0 or 6.7'

Ground Height
 Average grade=2.43
 Bottom of Foundation=0.0
 Ground Height=2.43

Ground Height
 Average grade=2.43
 Bottom of Foundation=0.0
 Ground Height=2.43

Foundaton is $(2.43/6.7)*100$ or
 36% Below Average Grade

Foundaton is $(2.43/6.7)*100$ or
 36% Below Average Grade

LOT COVERAGE:

Existing: $(832 \text{ (House)}+307 \text{ (deck+;side entry)})/8599 \text{ (Lot Area)} = 13.2\%$
 Existing Lot Cov: $832+307+483 \text{ (pavement)}/8599=81.9\%$

Proposed: $(832+307+160.5 \text{ (addition)})/8599 \text{ (Lot Area)} = 15.1\%$
 Proposed Lot Cov: $832+307+160.5+483 \text{ (pavement)}/8599=79.3\%$



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