



Town of Belmont

APPLICATION FOR A SPECIAL PERMIT

Date: 5/12/17

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 65/67 Pine St. 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 _____
a three story addition to provide
disabled access to # 67 - a 2nd/3rd floor
condominium, as well as an ADA
bathroom.

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

Signature of Petitioner

Eleanor H Ahlborn Hsu

Print Name

Eleanor H Ahlborn Hsu

Address

67 Pine St
Belmont MA 02478

Daytime Telephone Number

(617) 921-7843



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 29, 2017

Peter Frumhoff and Eleanor Ahlborn
65-67 Pine Street
Belmont, MA 02478

RE: Denial to Construct a Three Story Addition

Dear Mr. Frumhoff and Ms. Ahlborn,

The Office of Community Development is in receipt of your building permit application for your proposal to construct a three story addition at 65-67 Pine 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 of the Zoning Bylaws allows a maximum of 2-1/2 stories, maximum lot coverage of 25% and a minimum front setback of 25.0'.

1. The existing and proposed structure is three (3) stories (The maximum allowed area having 5.0' headroom or more in your third floor is 60% of your second floor area), the existing area with 5.0' headroom or more in you third floor is 61.9% and the proposed is 64.9% and is considered a full story. The proposed addition is a three (3) story addition.
2. Your existing lot coverage is 28.5% and the proposed is 29.2%.
3. The existing front setback is 18.4' and the proposed is 11.9'.

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 three (3) 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

Dear Zoning Board members,

Thank you in advance for your careful consideration our proposed project for 67 Pine Street.

This project is necessary to provide access to our 2nd and 3rd floor condo home for our 19-year-old son, Eli Workman, now paralyzed from the upper chest down due to a catastrophic skiing accident on January 12th.

Eli graduated from Belmont High School in 2015 and was studying at Carnegie Mellon University. His younger brother Dylan is currently a freshman at Belmont High School. While Eli is becoming more mobile in using a wheelchair, due to the extent of his spinal and lung injuries, he remains vulnerable to even a common cold. If (when) he gets sick, he will require home care, and we need to be ready to accommodate him.

We propose to remove an old porch and balcony at the front of the house and replace it with an enclosed structure which opens onto the second and third floors that contains a small elevator and an accessible/ADA bathroom with wheel-in shower on the third floor. This addition will be connected to an accessible walkway from the sidewalk.

We have made careful and costly decisions so that the project, as designed, will not be detrimental to the appearance of the house. Rather, it will be a significant improvement to the current porch, which is sagging due to lack of foundation. We love the Craftsman features of the building and the neighborhood—our last project, in 2010 (see pictures) received many compliments from neighbors about how it improved the building.

Therefore, we have striven to match the lines of the Spruce St structure in this proposed design. We have also made the addition as small as we can (note the proposed difference in lot area coverage, compared to adjacent properties) while adhering to the guidelines for wheelchair mobility/accessibility, and we have avoided the use of ramps—re-grading the property and installing retaining walls along the walkway instead. With the proposed landscaping, new fence and stone walls, the true purpose of the addition will not be apparent from the street. Our goal is to not only create a functional entrance for a wheelchair, but also to have the exterior appear as normalized as possible for Eli's and for the neighborhood's sake.

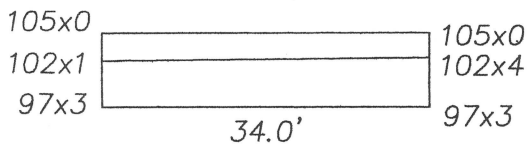
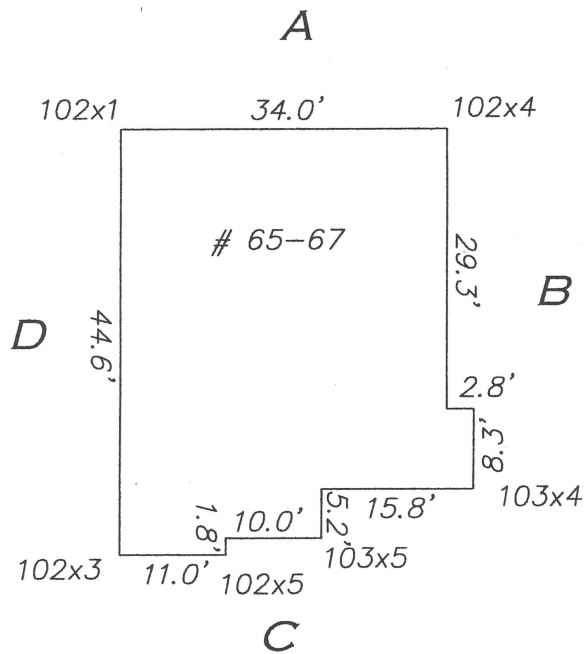
The topography of the lot, as well as the layout of the building (Philadelphia-style: our neighbor's unit takes up the entire first floor and ½ of the second) prohibits the location of the addition in the back of the property. Stair climbers were considered but the pitch of the staircases as well as the narrow landings make them unsafe for Eli to transfer onto. A lift was considered but they only rise a single story, and there is no accessible bathroom on the second floor, and nowhere to locate a bedroom sizeable enough for a wheelchair to roll next to a queen bed, which he requires.

With this proposed addition, we have made every effort to make the addition NOT detrimental to the neighborhood—we are trying to improve what exists and are not setting a precedent. Rather, we are having to accommodate a very unexpected need as quickly as we can. More than anything, we wish we did not have to make these changes.

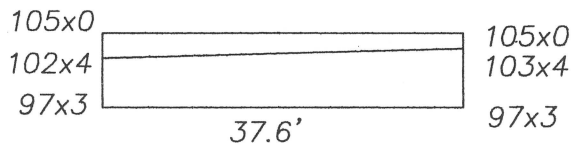
Thank you,

Tom and Eleanor Ahlborn-Hsu

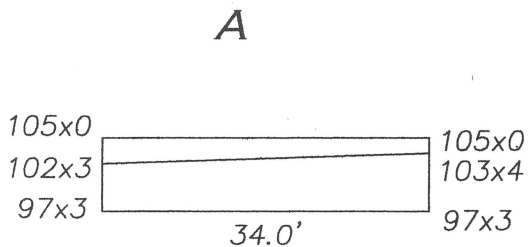
The image shows two handwritten signatures in black ink. The top signature is written in a cursive style and appears to read 'Eleanor Ahlborn-Hsu'. Below it is a shorter, more stylized signature that appears to read 'Tom'.



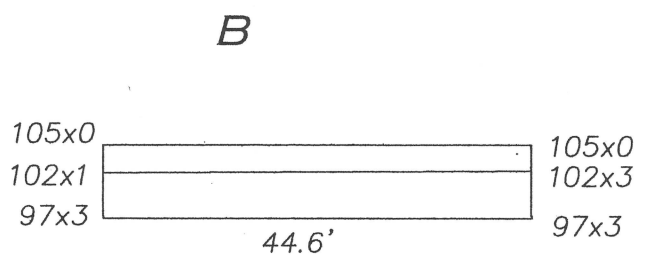
EXPOSED AREA=93.5 S.F.
TOTAL SEGMENT AREA=261.8 S.F.



EXPOSED AREA=79.0 S.F.
TOTAL SEGMENT AREA=289.5 S.F.



EXPOSED AREA=73 S.F.
TOTAL SEGMENT AREA=261.8 S.F.



EXPOSED AREA=124.9 S.F.
TOTAL SEGMENT AREA=343.4 S.F.

C D

$$\frac{\text{EXPOSED AREA}}{\text{TOTAL SEGMENT AREA}} \times 100 = \frac{370.4}{1156.5} \times 100 = 32\%$$

68% OF BASEMENT UNDERGROUND
THEREFOR BASEMENT IS NOT A STORY



PROPOSED ADDITIONS
65-67 PINE STREET
BELMONT MASS.
SCALE: 1" = 20' FEBRUARY 28, 2017
Prepared By
EDWARD J. FARRELL
PROFESSIONAL LAND SURVEYOR
110 WINN STREET ~ SUITE 203 ~ WOBURN,
MA.
(781)-933-9012

Zoning Compliance Check List (Registered Land Surveyor)

Property Address: 65-67 Pine Street Zone: SC
 Surveyor Signature and Stamp Edward J. Farrell Date: 5-10-17

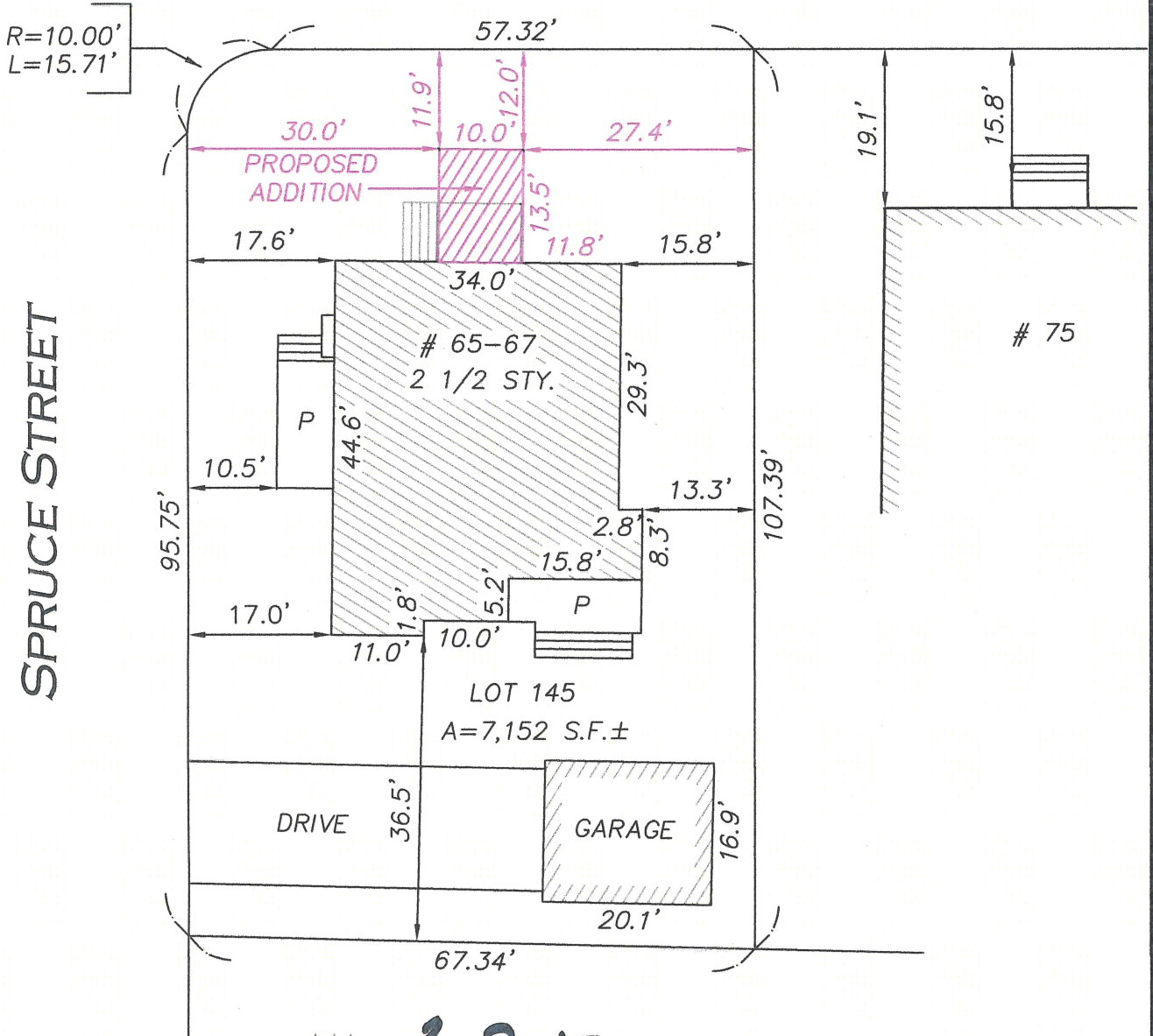
	REQUIRED	EXISTING	PROPOSED
Lot Area	9,000 S.F.	7,152 S.F.	7,152 S.F.
Lot Frontage	75'	153.05'	153.05'
Floor Area Ratio	N/A	N/A	N/A
Lot Coverage	25%	28.5%	29.2%
Open Space	50%	63.8%	61.8%
Front Setback	25'	18.4'	11.9'
Side Setback	10'	10.5'	10.5'
Side Setback	10'	13.3'	13.3'
Rear Setback	30'	36.5'	36.5'
Building Height	27.4'	27.4'	27.4'
Stories	2 1/2	3	3
1/2 Story Calculation	N/A		

NOTES:



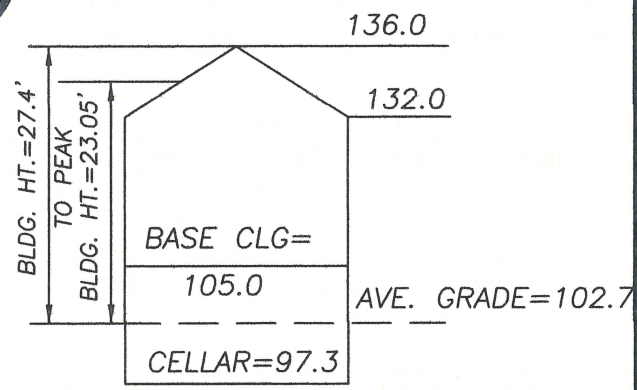
(Handwritten signature of Edward J. Farrell)

PINE STREET



3-9-17

[Handwritten signature]



BUILDING HEIGHT

68% OF BASEMENT UNDERGROUND
THEREFOR BASEMENT IS NOT A STORY

OWNER: PETER FRUMHOFF
 OWNER: ELEANOR AHLBORN
 LOCUS HOUSE # - 65-67 PINE ST.
 BELMONT, MA.
 LOCUS DEED - BOOK 55778 PAGE 538
 LOCUS DEED - BOOK 51481 PAGE 281
 LOCUS PLAN - BOOK 3839 PAGE END
 APP. # -

SCALE: 1"=20'

ZONING DISTRICT= SC
 PROPOSED LOT COVERAGE = 29.2%
 EXISTING LOT COVERAGE = 28.5%
 PROPOSED OPEN SPACE= 61.8%
 SITE DOES NOT FALL WITHIN
 THE WETLAND ZONE.

PLOT PLAN 65-67 PINE STREET BELMONT MASS.

SCALE: 1" = 20' FEBRUARY 28, 2017

Prepared By
EDWARD J. FARRELL
 PROFESSIONAL LAND SURVEYOR
 110 WINN STREET ~ SUITE 203 ~ WOBURN,
 MA.
 (781)-933-9012

May 4, 2017

Zoning Board of Appeals
Town of Belmont
Homer Building
19 Moore Street
Belmont, MA 02478

To Whom It May Concern:

We are writing in reference to the request for three special permits by our neighbors Tom and Eleanor Ahlborn-Hsu of 67 Pine Street, Belmont. We have been owners of the property at 73-75 Pine Street in Belmont since 1996 and next-door neighbors of Tom and Eleanor and their family since 2010.

During that time period, Tom and Eleanor have made a number of updates to their property, many of which face our property. We have been delighted to be able to view these exceptional designs and to see daily the elegant features that fit so beautifully with the age and history of both our homes and the surrounding neighborhood.

We have reviewed the proposed changes to the current building at 65-67 Pine Street and are very pleased with the way the design incorporates into the existing building and the neighborhood. We are totally in support of this addition and look forward to its completion.

We would be happy to speak to the Board and to answer any questions or provide any additional information required to move this necessary and attractive project forward.









Sincerely,

Janet Boodro
Irene Bocella

To the Belmont Zoning Board of Appeals:

We are neighbors of Tom and Eleanor Ahlborn-Hsu/Peter Frumhoff at 65-67 Pine Street, Belmont. We support their proposed project which will require three special permits. We feel that the proposed addition, besides being necessary for disabled access, will improve the appearance of the building and the neighborhood. The previous Spruce St porch renovation created attractive lines, which will be repeated in this design.

Name	Address	Signature	Date
Leslie Nilsen	85 Pine St		5/6/17
Celeste H. O'Connor	60 Pine St.	Celeste H. O'Connor	5/6/17
Rohit Rana	42 Pine St		5/6/17
 (D. KIM)	68 Dudley Rd.		5/6/17
Mary Heale	32 Oak Ave	Mary	5/7/17
KATHRYN RODRIGUEZ-CLARK	28 OAK AVE		5/7/17
Lauren Meier	39 OAK AVE		5/7/17
DeAnn Burrows	25 Spruce St	DeAnn Burrows	5/10/17
Alyse Jones	70 Oakley	ALYSE JONES	5/10/17
Suzanne Marcus	55 Pine St		5/11/17
Stephen K. Bauer	55 Pine St.		5/11/17

May 7, 2017
Zoning Board of Appeals
Town of Belmont
Homer Building
19 Moore Street
Belmont, MA 02478

To Whom It May Concern:

I am writing in reference to the request for three special permits submitted by my neighbors Tom and Eleanor Ahlborn-Hsu of 67 Pine Street, Belmont.

I am the owner of the 65 Pine Street condominium and have been so since 2003. I have reviewed in detail the proposed changes to the current building at 65-67 Pine Street and strongly support the addition to the building as proposed. The design is both appropriate for the neighborhood and essential to meet the legitimate needs identified by Tom and Eleanor.

I look forward to your timely positive approval of these requests and to the project's completion.

I would be pleased to speak to the Board and to answer any questions or provide any additional information required to move this important project forward.

Sincerely,

A handwritten signature in black ink, appearing to read 'Peter C. Frumhoff', with a long, sweeping horizontal line extending to the right.

Peter C. Frumhoff

Proposed 3 Story Addition to 65-67 Pine St.

Eleanor Ahlborn-Hsu
Thomas Ahlborn-Hsu

Purpose

The proposed addition is necessary to provide wheelchair access and a wheel-chair accessible bathroom and bedroom to our 2nd-3rd floor unit due to a tragic accident that has left our son a permanent paraplegic.



Previous work

We are very committed to Belmont and have made substantial improvements to our home in past years that have greatly enhanced the appearance of our neighborhood.



2010 - dilapidated rear entry and dangerous winder stair.



In 2010 we redesigned the delapidated rear entry to both units with a new foundation, porch, and staircase that meets current building code. We added the oval window and used double-hung windows to match the style of the house.



2012 - Eyesore of Spruce St. porch had rotted wood foundation.



In 2012 we removed and redesigned the Spruce St. porch with an attractive second story and third floor open deck on a new foundation.



Proposed North Elevation



Proposed West Elevation - Pine St.



Proposed South Elevation - Spruce St.



Existing North Elevation



Existing West Elevation - Pine St.



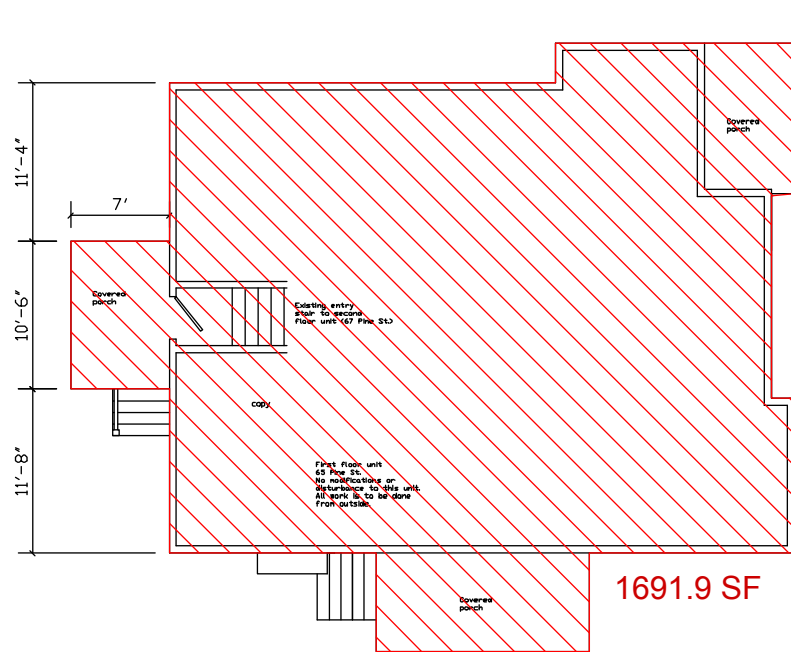
Existing South Elevation - Spruce St.



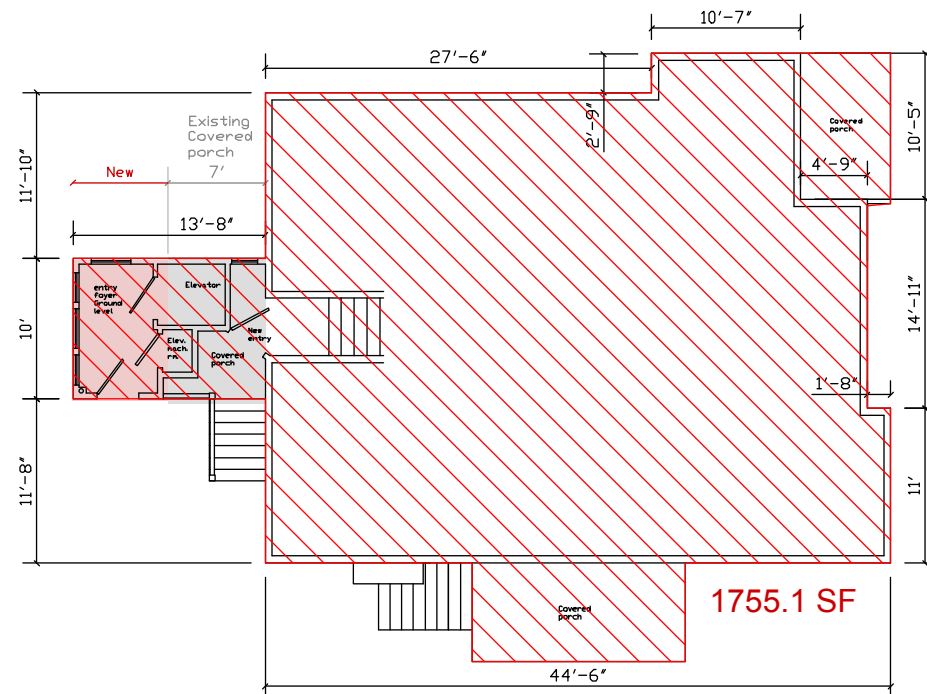
Proposed new elevations for #67 - 65 Pine St.

- Our goal was to maintain the character of the neighborhood.
- Addition width limited to 10' by 1st and 2nd floor windows on west elevation.
- Proposed pent roof at each floor keeps the character of the house.
- Traditional ganged double-hung windows keep character of the house.
- Retaining walls around the walk and plantings will improve the look of the property.
- A fence (not shown) will conceal HVAC from street.

67 Pine St. Belmont, MA	Proposed three-story addition	May 2017
Eleanor H. Ahlborn-Hsu Thomas C. Ahlborn-Hsu	Elevations	



Existing Building Lot Coverage



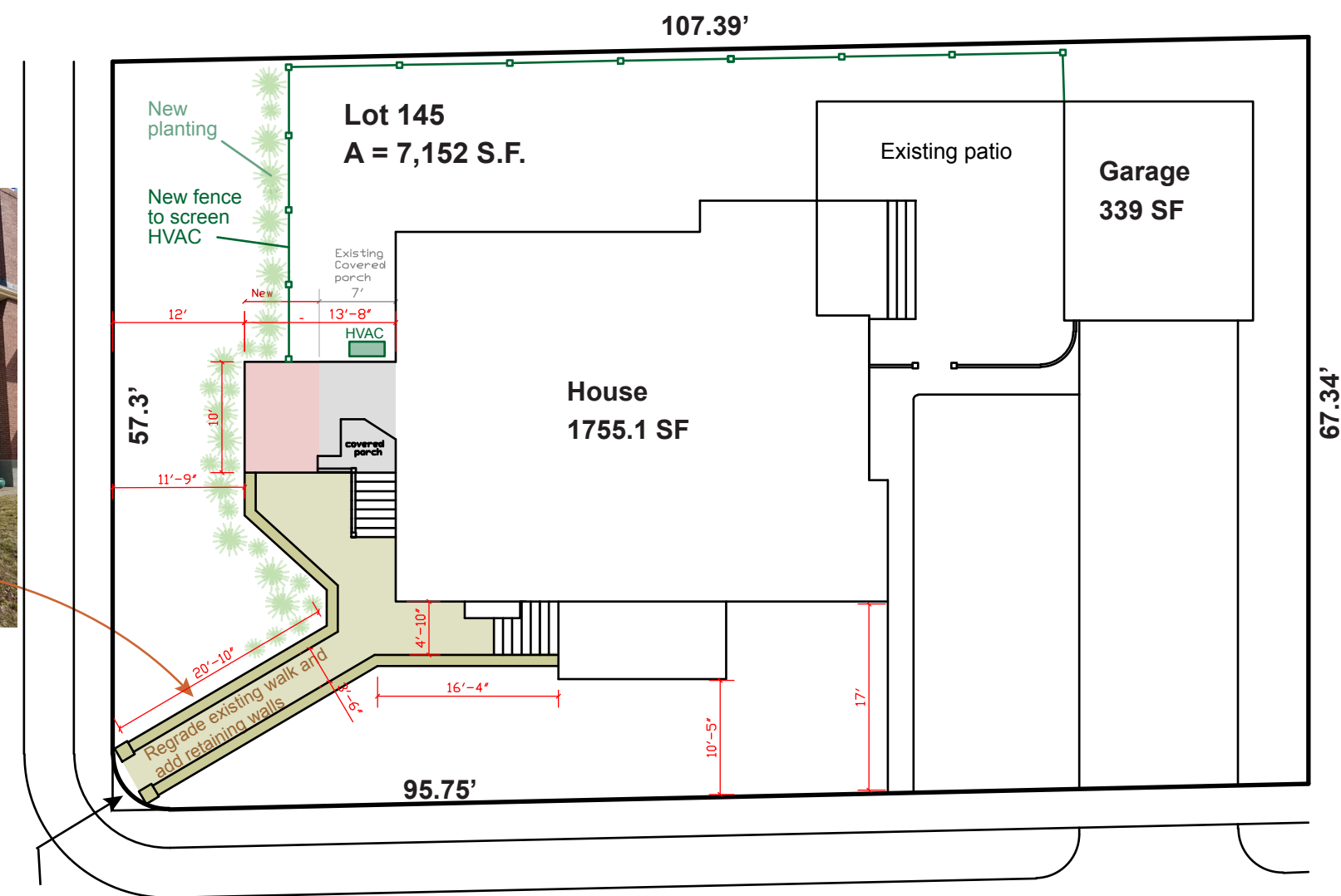
Proposed Building Lot Coverage



Lot Coverage for Adjacent Homes



Existing walkway at the corner of Pine St. and Spruce St. has two steps and a slope exceeding the ADA guidelines for wheelchair access. We propose to lower and regrade the walkway and build small retaining walls to maintain the existing grade of the yard.



R=10.00,
L=15.71'

	existing	proposed
Building footprint (SF)	1691.9	1755.1
Garage (SF)	339.0	339.0
Total lot coverage (SF)	2030.9	2094.1
Lot area (SF)	7152.0	7152.0
Coverage Ratio	28.4%	29.3%

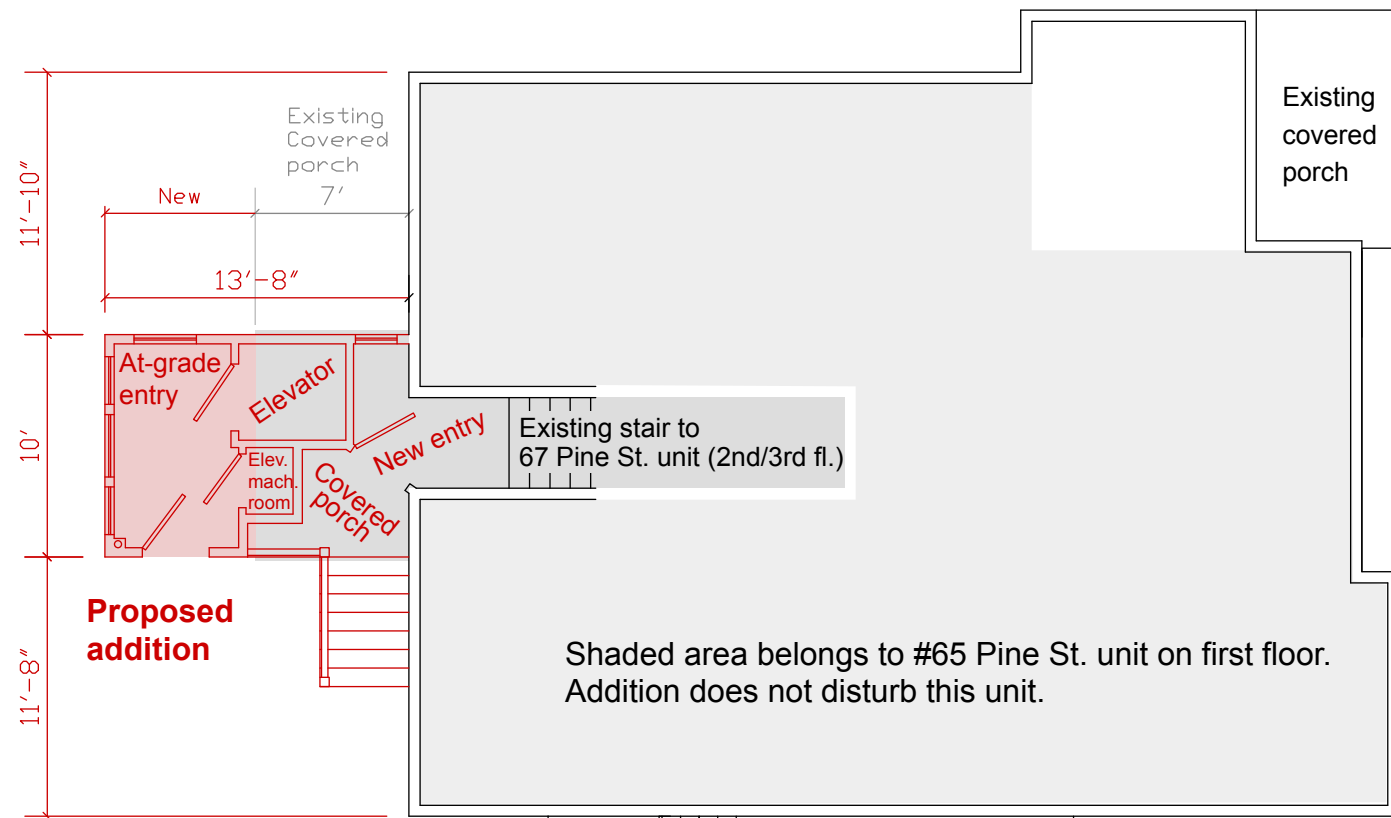
The existing, 65-67 Pine St. home (28.4%) exceeds the current Maximum Lot Coverage (25%) and is therefore nonconforming.

The proposed addition will slightly increase the nonconformance to 29.3%.

However, we believe the proposed addition will not have a negative impact on the neighborhood because four of the abutting homes already exceed the 25% Lot Coverage dimensional requirement and two are over 30%.

73-75 Pine St. has a Lot Coverage of 31.8%.
54-56 Pine St. has a Lot Coverage of 31.4%.
61 Pine St. has a Lot Coverage of 26.4%.
9 Spruce St. has a Lot Coverage of 29.6%.

67 Pine St. Belmont, MA	Proposed three-story addition	May 2017
Eleanor H. Ahlborn-Hsu Thomas C. Ahlborn-Hsu	Lot coverage and setback requirements	



Proposed new entry and first floor plan for 67 Pine St.

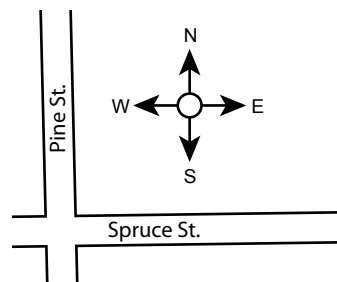
Need an elevator with an at-grade entry door.

At-grade entry allows 60" clearance for wheel chair maneuvering.

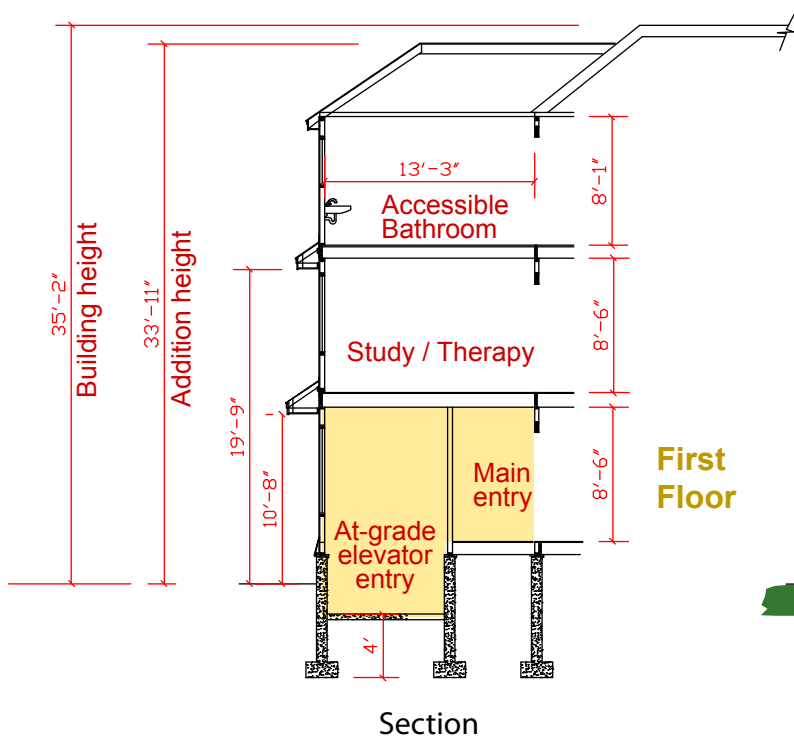
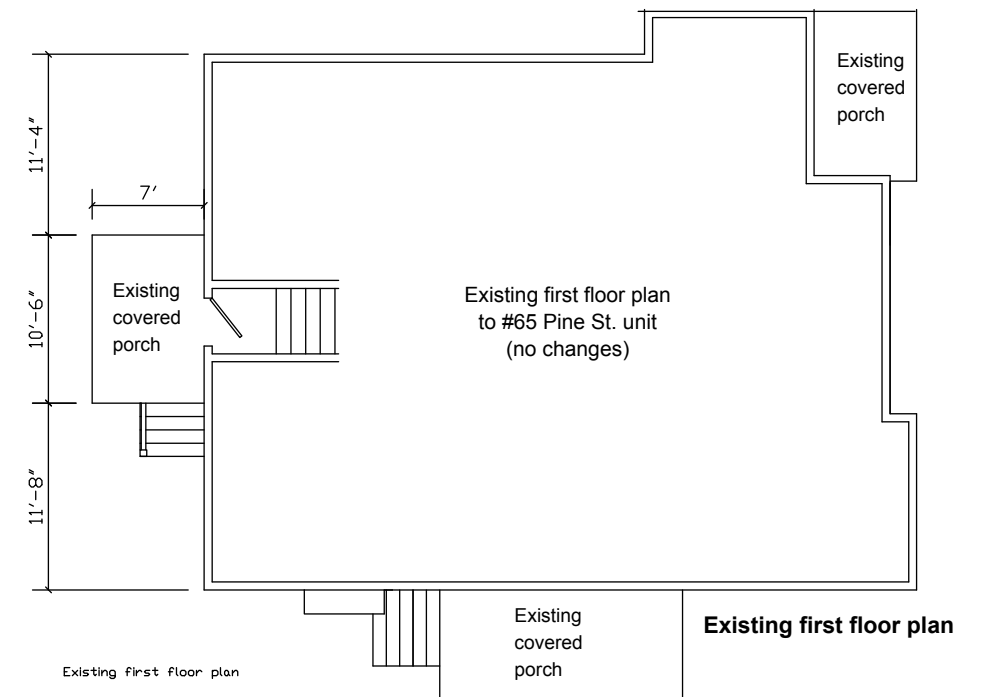
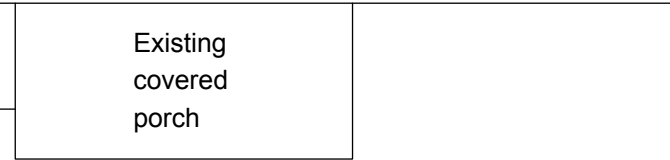
Covered porch breaks the facade facing Spruce St. making better visual match to the existing house.

Addition width is limited to 10' by existing windows on 1st and 2nd floor

Minimum possible floor plan that allows elevator clearances and a window pattern in keeping with the exterior of the current house.

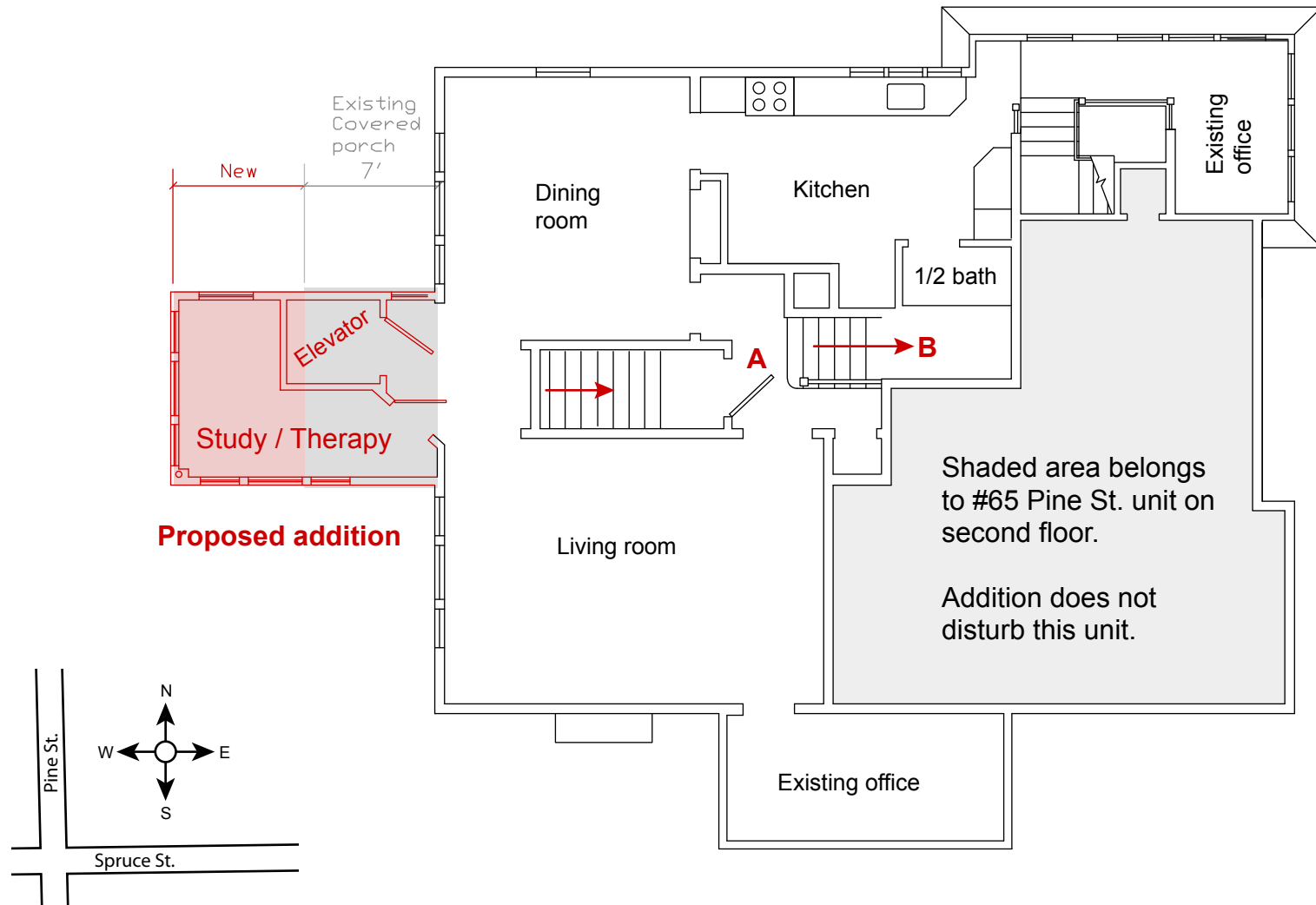


Existing stair to #65 Pine St. rebuilt to add three steps to new walkway grade



South Elevation (Spruce St.)

67 Pine St. Belmont, MA	Proposed three-story addition	May 2017
Eleanor H. Ahlborn-Hsu Thomas C. Ahlborn-Hsu	Existing and Proposed First Floor Plans	



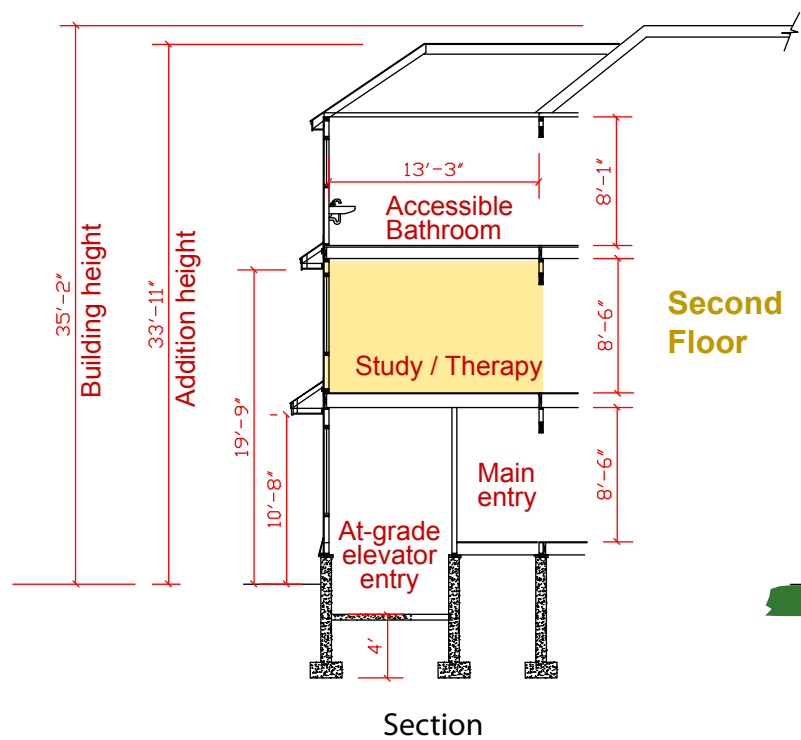
Proposed new second floor plan for #67 Pine St.

The dimensions of the landing at (A) prevent wheel chair from maneuvering. This made a stair-lift impractical without interfering with #65 Pine St. unit.

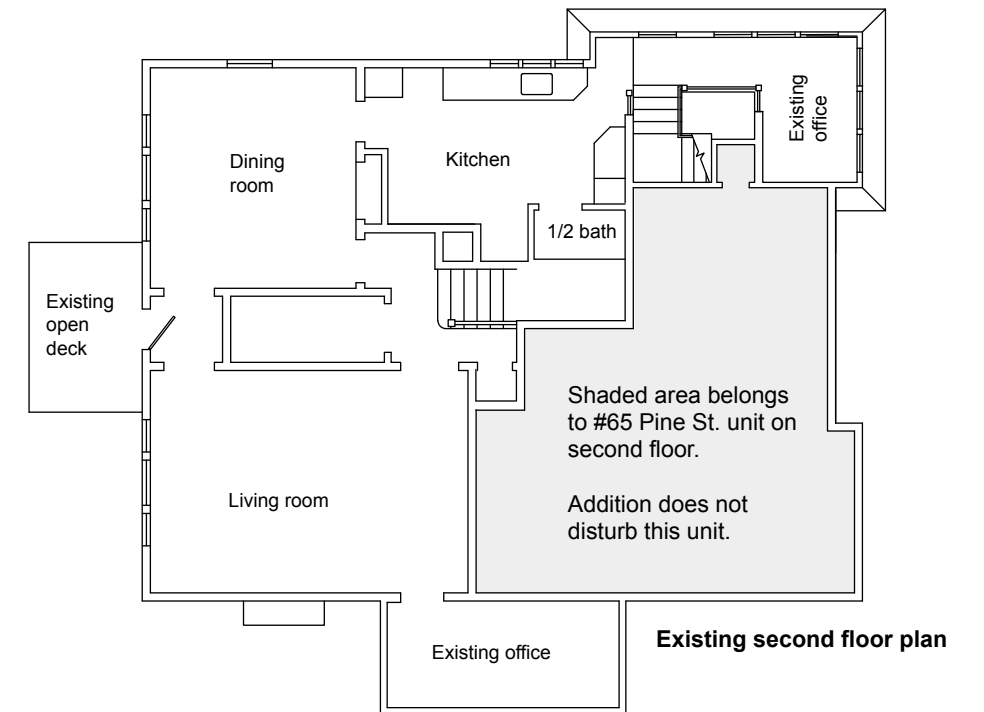
The landing at the top of stair (B) similarly prevent wheel chair access to 3rd floor.

New elevator allows wheel chair access to all living spaces on the 2nd floor.

No room for ADA accessible bathroom on 2nd floor.



Second Floor



67 Pine St. Belmont, MA	Proposed three-story addition	May 2017
Eleanor H. Ahlborn-Hsu Thomas C. Ahlborn-Hsu	Existing and Proposed Second Floor Plans	

Proposed new third floor plan for #67 Pine St.

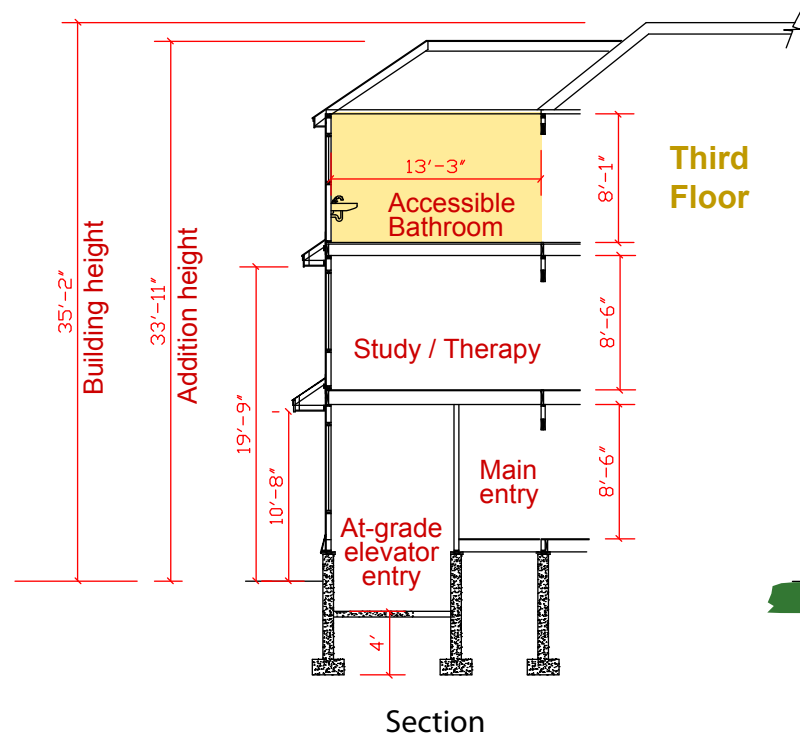
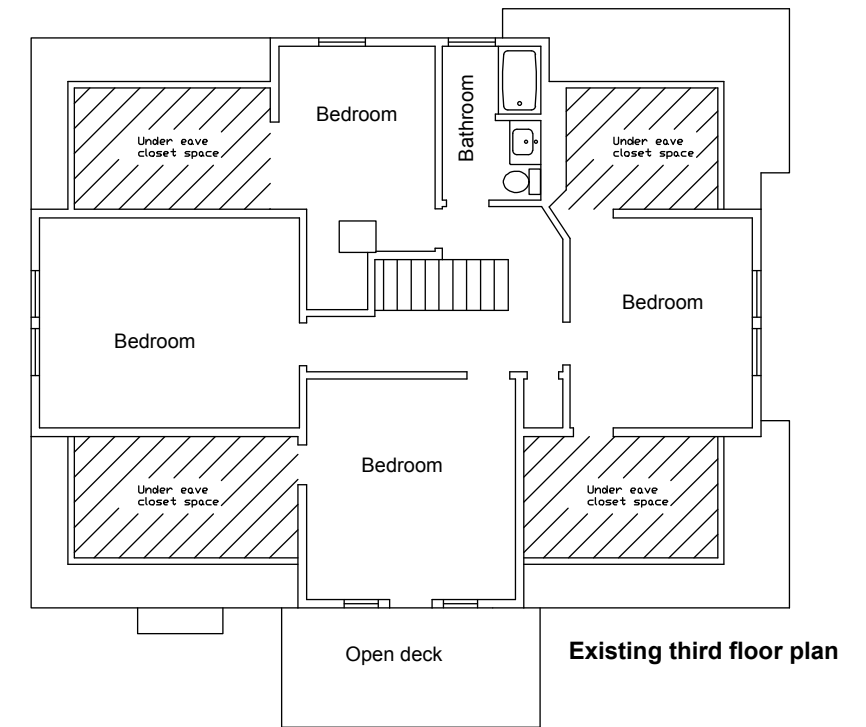
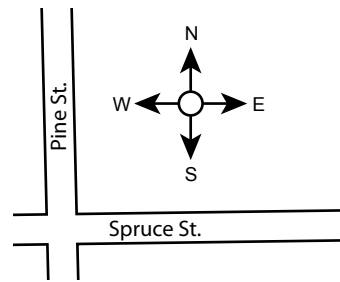
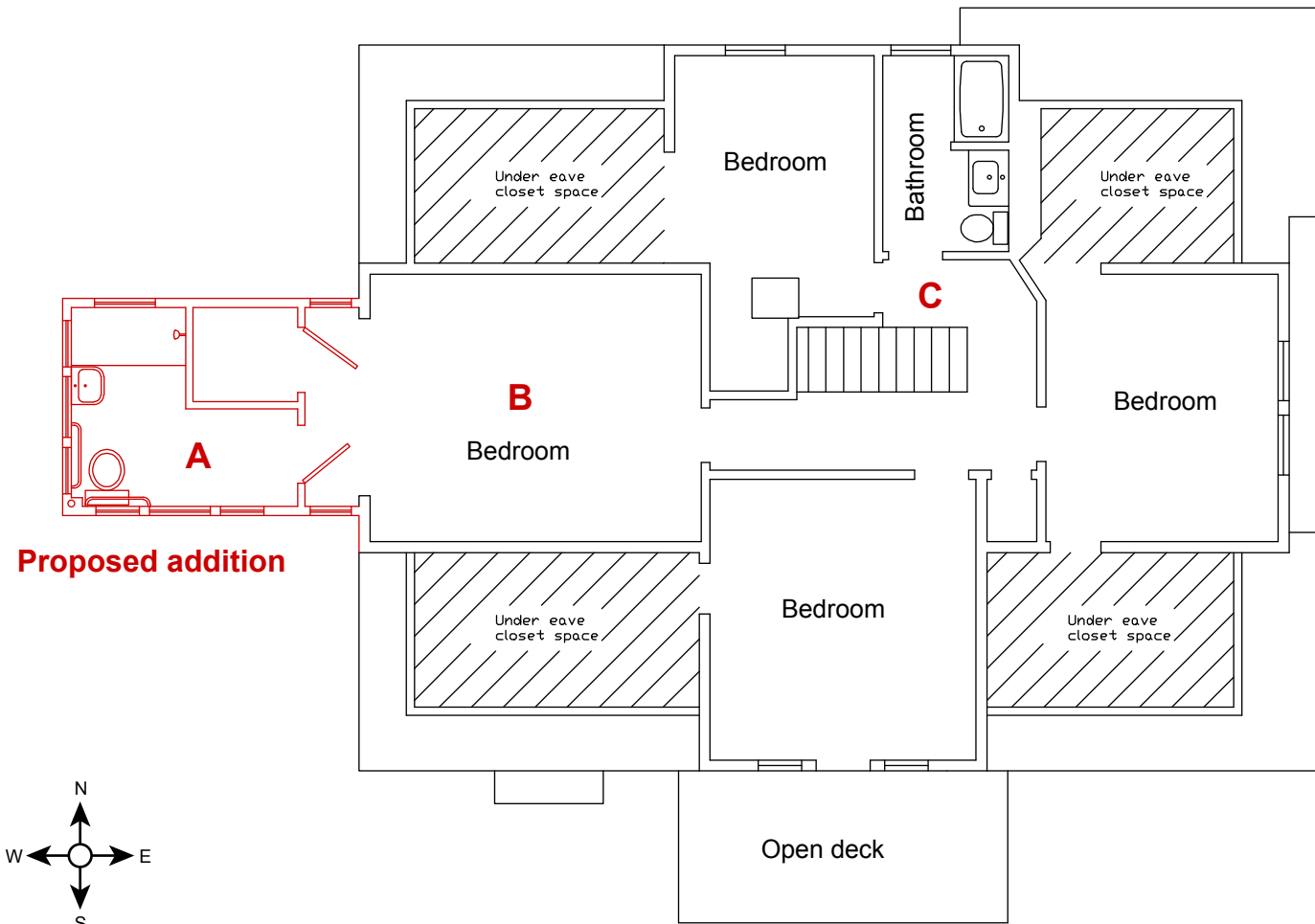
Accessible bathroom (A) with direct wheel chair access to bedroom (B) is critical to our son's care as he does not have bladder or bowel control due to the nature of his spinal injury.

The dimensions of the landing at (C) prevent wheel chair from maneuvering. This made a stair-lift impractical without interfering with #65 Pine St. unit. (under the stairs is #65 unit)

New elevator allows wheel chair access to accessible bathroom and bedroom.

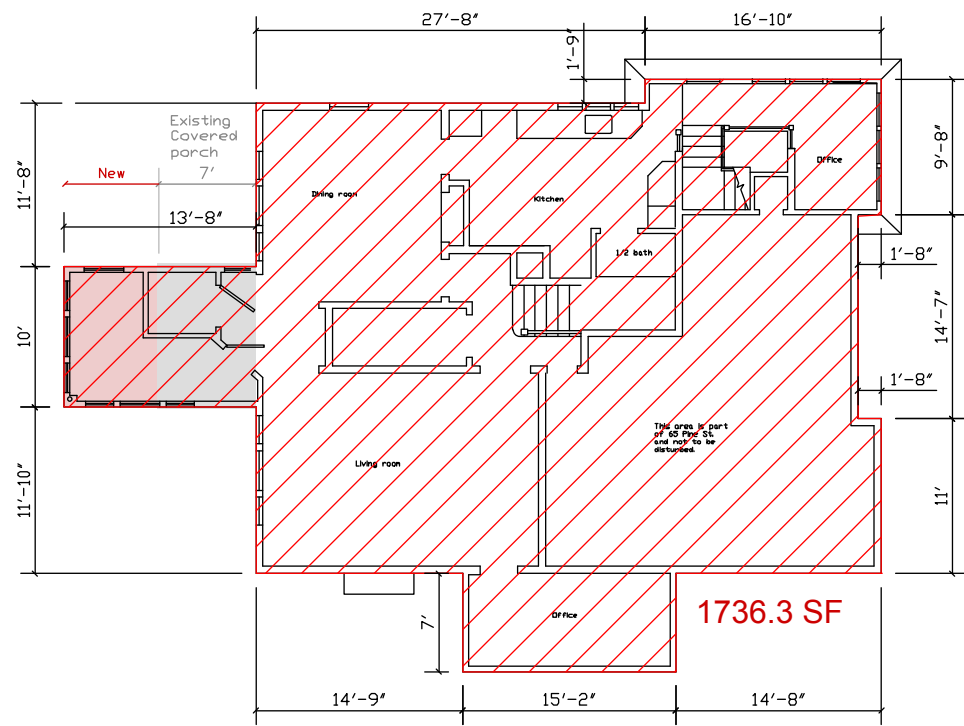
No room for ADA accessible bathroom on 2nd floor.

Existing bathroom cannot be accessible due to the pinch points in hallway (C)

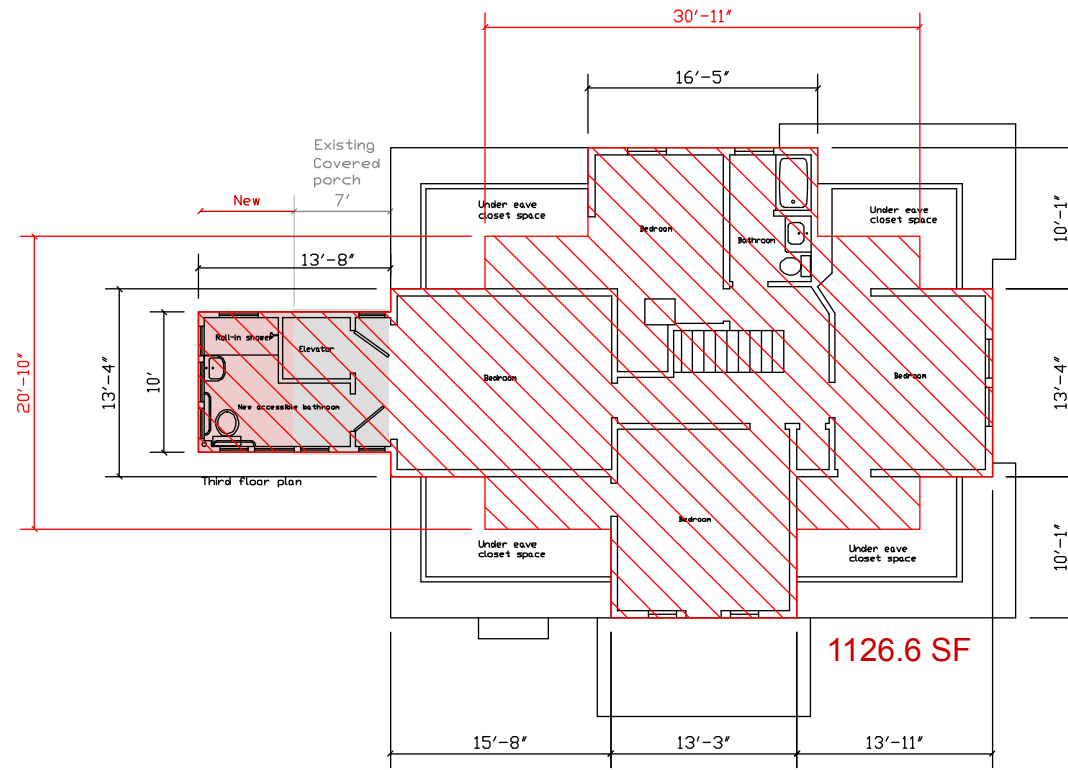


South Elevation (Spruce St.)

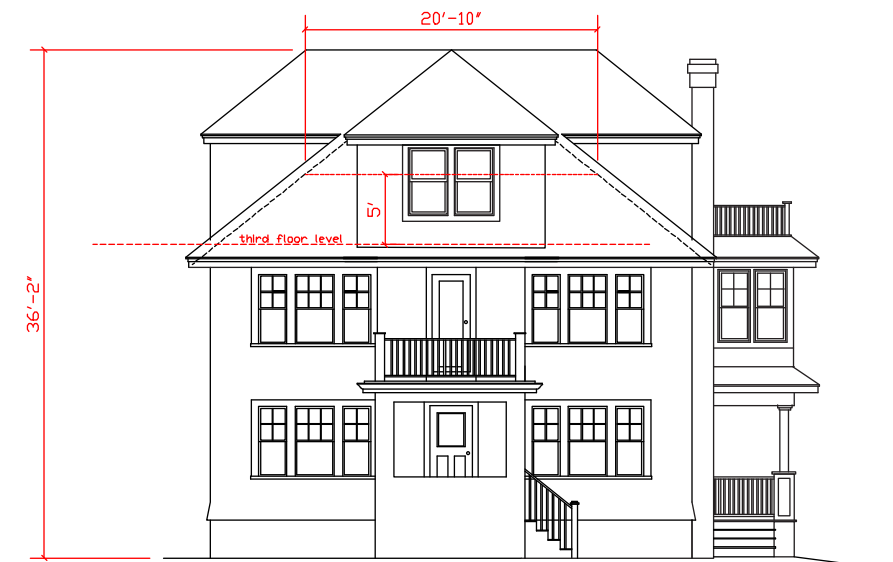
67 Pine St. Belmont, MA	Proposed three-story addition	May 2017
Eleanor H. Ahlborn-Hsu Thomas C. Ahlborn-Hsu		Existing and Proposed Third Floor Plans



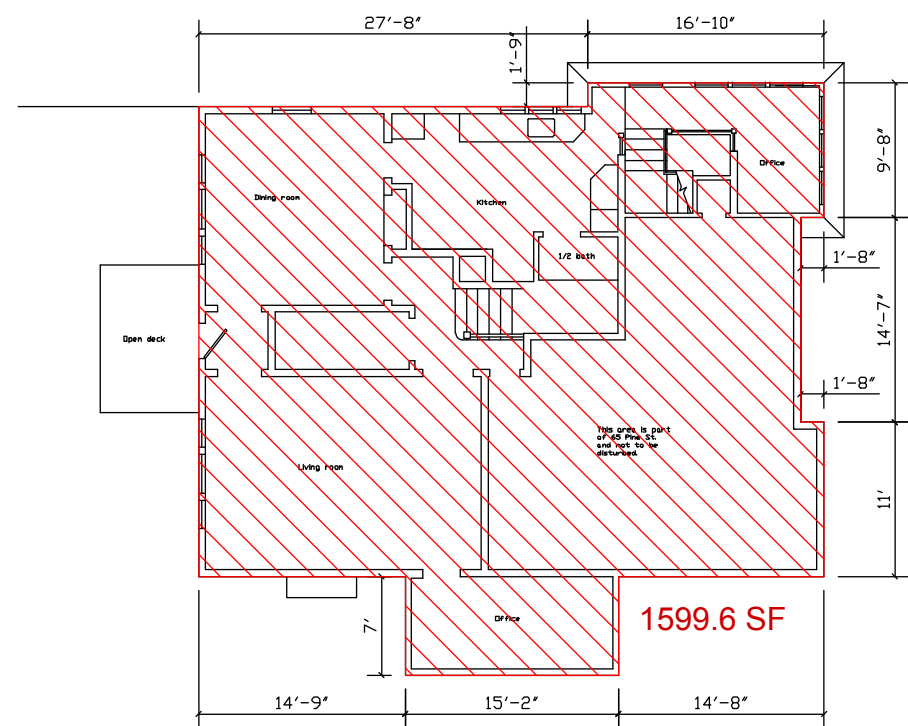
Proposed Second Floor



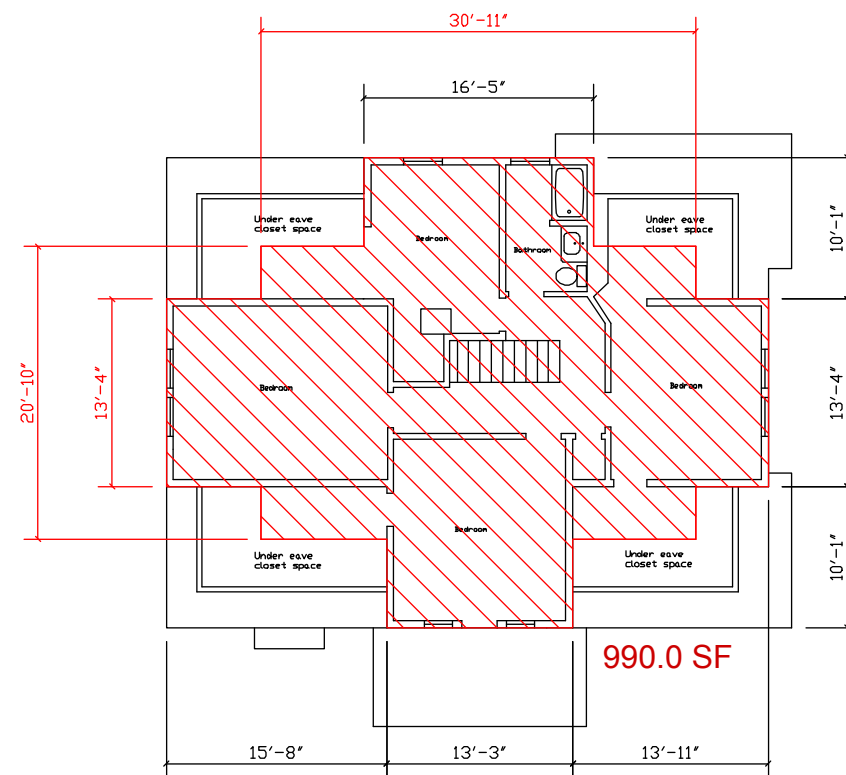
Proposed Third Floor



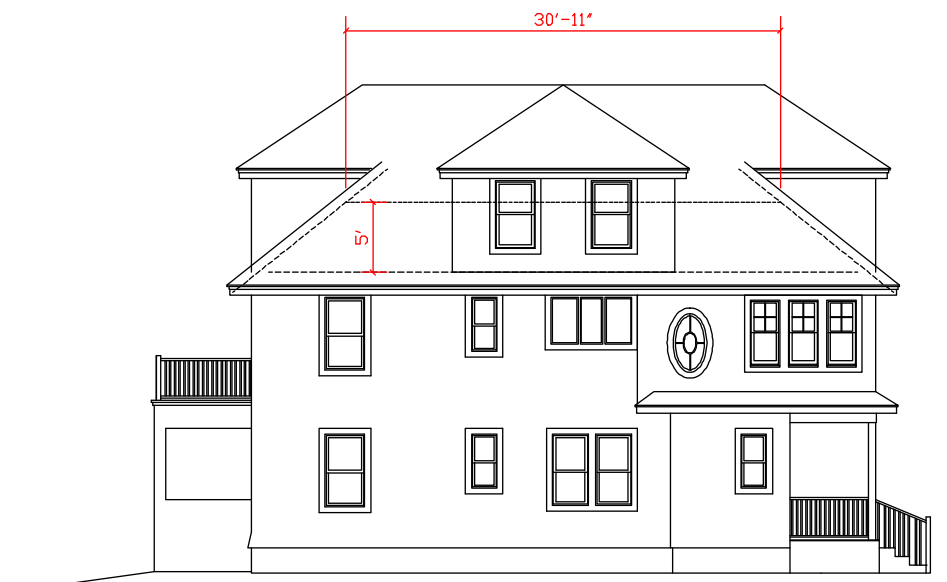
5' Headroom (West Elev.)



Existing Second Floor



Existing Third Floor

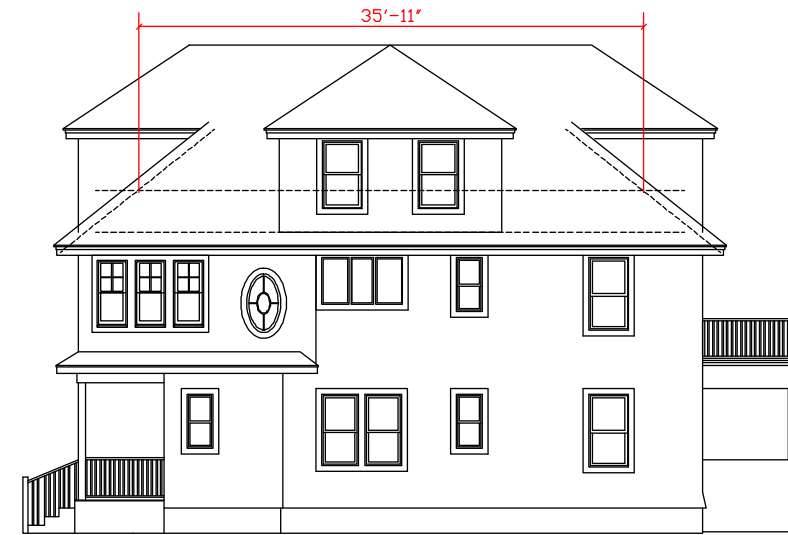
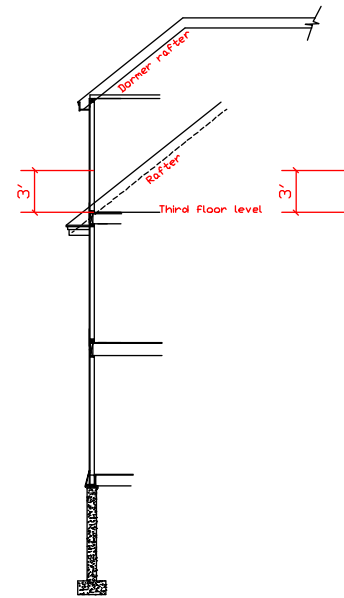
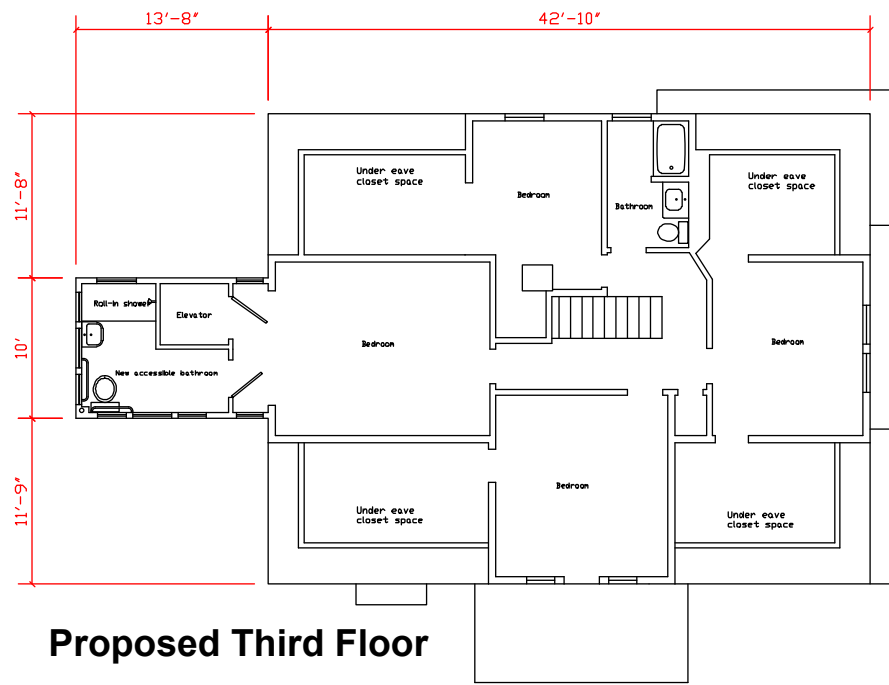


5' Headroom (North Elev.)

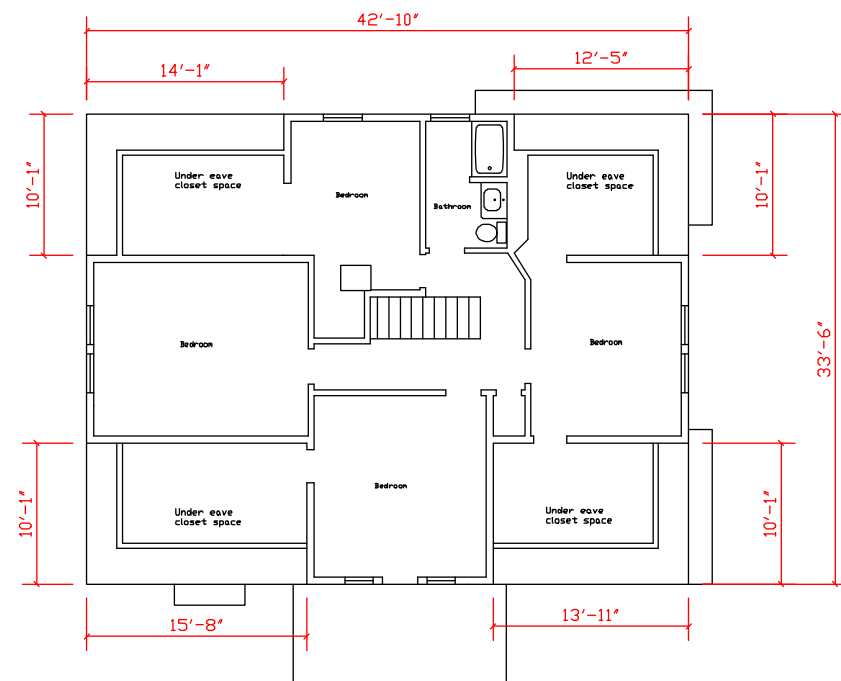
	existing	proposed
2nd floor area (SF)	1599.6	1736.3
3rd floor area (SF)	990.0	1126.6
Floor area ratio (3rd/2nd)	61.9%	64.9%

The existing house is nonconforming (61.9%) and the proposed change will also be nonconforming (64.9%)

67 Pine St. Belmont, MA	Proposed three-story addition	May 2017
Eleanor H. Ahlborn-Hsu Thomas C. Ahlborn-Hsu	Existing and proposed half-story floor area calculations	



3' Rafter Perimeter (North Elev.)



Existing third floor rafters below 3' above floor	feet	feet	inches	Proposed new third floor rafters below 3' above floor	feet	feet	inches
	14.08	14	1		14.08	14	1
	12.42	12	5		12.42	12	5
	10.08	10	1		10.08	10	1
	10.08	10	1		10.08	10	1
	13.92	13	11		13.92	13	11
	15.67	15	8		15.67	15	8
	10.08	10	1		10.08	10	1
	10.08	10	1		10.08	10	1
total	96.42 feet			total	96.42 feet		
Total perimeter	42.83	42	10	Total perimeter	42.83	42	10
	33.50	33	6		33.50	33	6
	42.83	42	10		42.83	42	10
	33.50	33	6		33.50	33	6
total	152.67 feet			total	180.00 feet		
ratio	63.2%			ratio	53.6%		

63.2% of the existing third floor perimeter has rafters that are within 3' of the floor level therefore conforms to the zoning requirement that more than 50% of the perimeter have rafters within 3' of floor level.

53.6% of the proposed new third floor has rafters that are within 3' of the floor level therefore also conforms to the zoning requirement that more than 50% of the perimeter have rafters within 3' of the floor level.

67 Pine St. Belmont, MA	Proposed three-story addition	May 2017
Eleanor H. Ahlborn-Hsu Thomas C. Ahlborn-Hsu	Existing and proposed half-story perimeter calculations	