



Town of Belmont

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BELMONT, MA

2018 APR 19 PM 3:44

APPLICATION FOR A SPECIAL PERMIT

Date: March 23, 2018

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 63 Kilburn 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 second story addition

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

Signature of Petitioner Rhiannon K Macrae

Print Name Rhiannon K Macrae

Address 63 Kilburn Rd

Belmont MA 02478

Daytime Telephone Number 206-218-9276



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 16, 2018

Michael and Rhiannon Macrae
63 Kilburn Road
Belmont, MA 02478

RE: Denial to Construct a Second Story Addition.

Dear Mr. and Mrs. Macrae,


The Office of Community Development is in receipt of your building permit application for your proposal to construct a second floor addition at 63 Kilburn 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 of the Zoning Bylaws Dimensional Regulations allows a maximum lot coverage of 25% and requires a minimum rear setback of 25.0'.

1. The existing lot coverage is 29.4% and the proposed is 30.0%.
2. The existing rear setback is 11.2' and the proposed 11.1'.

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

Request for Special Permits to Construct a Second Story Addition
63 Kilburn Rd, Belmont

We propose to build a small second-story addition (139 sq ft) above an existing section of our home to be used as a much-needed bedroom for our growing family. We bought this house in large part because of the exceptional neighborhood and close access to Wellington Elementary, where our children will go to school. We love this house and are committed to maintaining and improving it. As such, we have planned a modest expansion of the second floor that matches the style of the house and the overall neighborhood and will provide our family with sufficient space in the coming years.

Our building permit was denied because the existing house, which was built in 1921, is non-conforming with current zoning bylaws. Specifically, the current lot coverage is 29.4%, and the maximum allowed is 25%. **Our plans will incrementally increase lot coverage by 0.6% because we intend to cantilever the addition 2' out on the north side. Without this cantilever, the proposed bedroom will be too small to comply with current building codes.** Additionally, as our attached garage is in front of the current flat-roof portion of the house, to an observer on the street, the addition will not “stick out” any more than the existing structure. Similarly, the current minimum rear setback is 25', and the existing rear setback is 11.2'. As our house is set at an angle relative to the rear property line, our plan will reduce the rear setback to 11.1', even though it will not change the rear footprint of the building.

We considered alternatives to this addition, but after discussions with our architect, **we feel that the proposed plan is the most natural and fitting with the character of the house and its surroundings and will not be more detrimental to the neighborhood than what exists.** Indeed, our neighbors are generally supportive of our plan (see additional materials). We therefore ask that the Zoning Board grant the two special permits required for the construction of this modest addition.

Respectfully,



Rhiannon Macrae, Owner

Zoning Compliance Check List

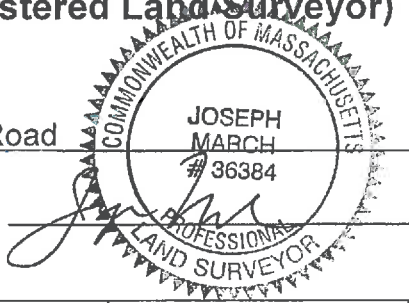
(Registered Land Surveyor)

Property Address: 63 Kilburn Road

Zone: SR C

Surveyor Signature and Stamp: _____

Date: 3/23/18

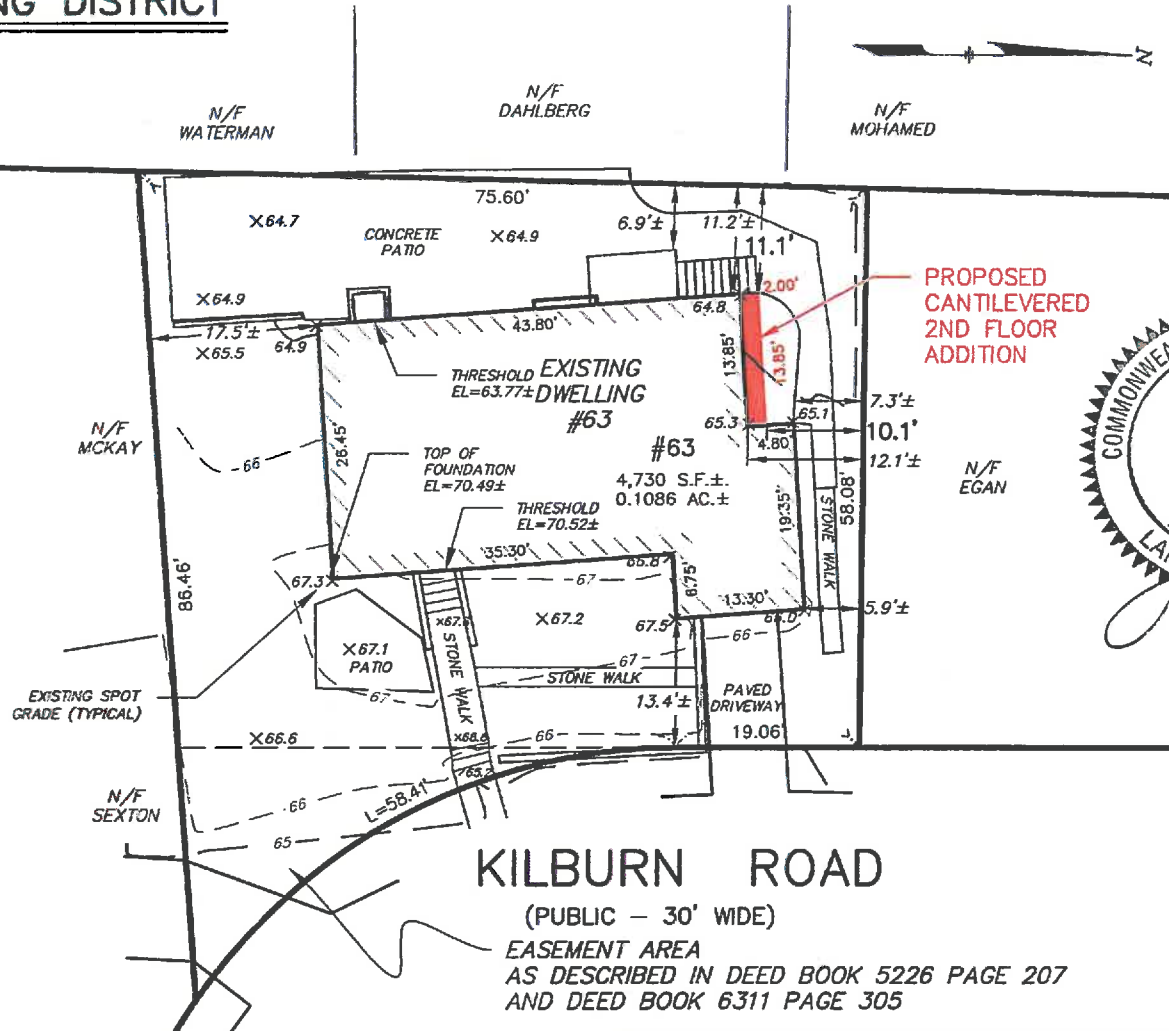


	REQUIRED	EXISTING	PROPOSED
Lot Area	9,000 sf	4,730 sf	4,730 sf
Lot Frontage	75'	77.47'	77.47'
Floor Area Ratio	n/a	n/a	n/a
Lot Coverage	25%	29.4%	30%
Open Space	50%	66.9%	66.3%
Front Setback	18.06'	13.4'	32.7' (ADDITION)
Side Setback	10'	7.3'	10.1' (ADDITION)
Side Setback	10'	17.5'	53.4' (ADDITION)
Rear Setback	25'	11.2'	11.1' (ADDITION)
Building Height	30'	26'	24' (ADDITION)
Stories	2.5	2.5	2 (ADDITION)
½ Story Calculation			

NOTES: Average depth of lot: $(58.08 + 86.46)/2 = 72.27$
Front setback: $72.27 * .25 = 18.06$
Rear setback: $72.27 * .30 = 21.68$ (25' min)

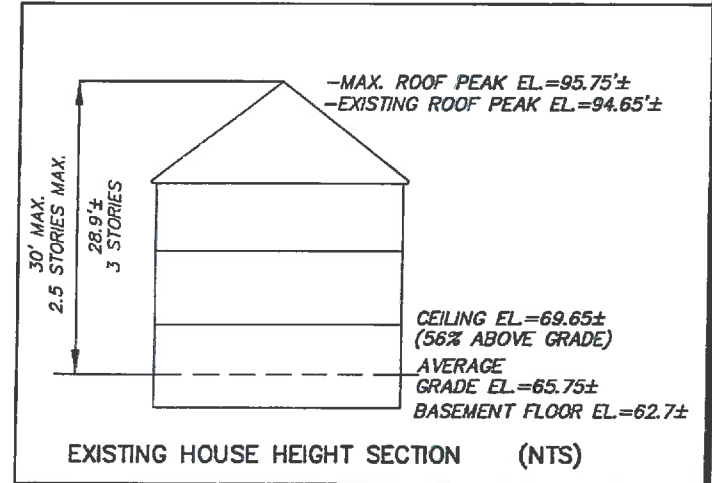
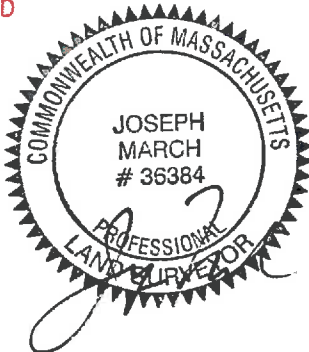
ZONING DISTRICT

SR C



THE EXISTING DWELLING AND THE PROPOSED ADDITION ON THIS PROPERTY ARE LOCATED AS SHOWN AND ARE NOT LOCATED IN A SPECIAL FLOOD HAZARD ZONE AS SHOWN ON FLOOD INSURANCE RATE MAP; MIDDLESEX COUNTY, MASSACHUSETTS; MAP NUMBER 25017C0418 E DATED: JUNE 4, 2010.

2/25/18 *Joe March*
 DATE REGISTERED PROFESSIONAL LAND SURVEYOR



KILBURN ROAD

(PUBLIC - 30' WIDE)
 EASEMENT AREA
 AS DESCRIBED IN DEED BOOK 5226 PAGE 207
 AND DEED BOOK 6311 PAGE 305

PROPOSED PLOT PLAN
 IN
BELMONT, MASSACHUSETTS
 (MIDDLESEX COUNTY)

FOR: **MACRAE**
 SCALE: 1"=20' FEBRUARY 16, 2018
 REVISED: FEBRUARY 21, 2018

TABLE OF OPEN SPACE

EXISTING OPEN SPACE:	3,165 S.F.
LOT AREA:	4,730 S.F.
OPEN SPACE %:	66.9% (50% MIN.)
PROPOSED OPEN SPACE:	3,137 S.F.
OPEN SPACE %:	66.3% (50% MIN.)

TABLE OF BUILDING COVERAGE

EXISTING BUILDING:	1,390 S.F.
LOT AREA:	4,730 S.F.
LOT COVERAGE:	29.4% (25% MAX.)
PROPOSED ADDITION:	28 S.F.
PROPOSED LOT COVERAGE:	30.0% (25% MAX.)

**NO PUBLIC SHADE TREES ARE LOCATED WITHIN THE LIMITS OF THE PROPERTY FRONTAGE OF THE SUBJECT PROPERTY.

STAMSKI AND MCNARY, INC.
 1000 MAIN STREET ACTON, MASSACHUSETTS
 ENGINEERING - PLANNING - SURVEYING
 (6128work.dwg) 63 Kilburn Road SM-6128



• *Designturn* •

• 29 PICKEREL ROAD WELLESLEY, MASSACHUSETTS 02482 781.290.7765 •

Project	Macrae Residence 63 Kilburn Rd. Belmont, MA Existing Conditions—Front Elevation	Scale	No.	Date	By
			3/16"=1'-0"	2.5.18	KK

A-5

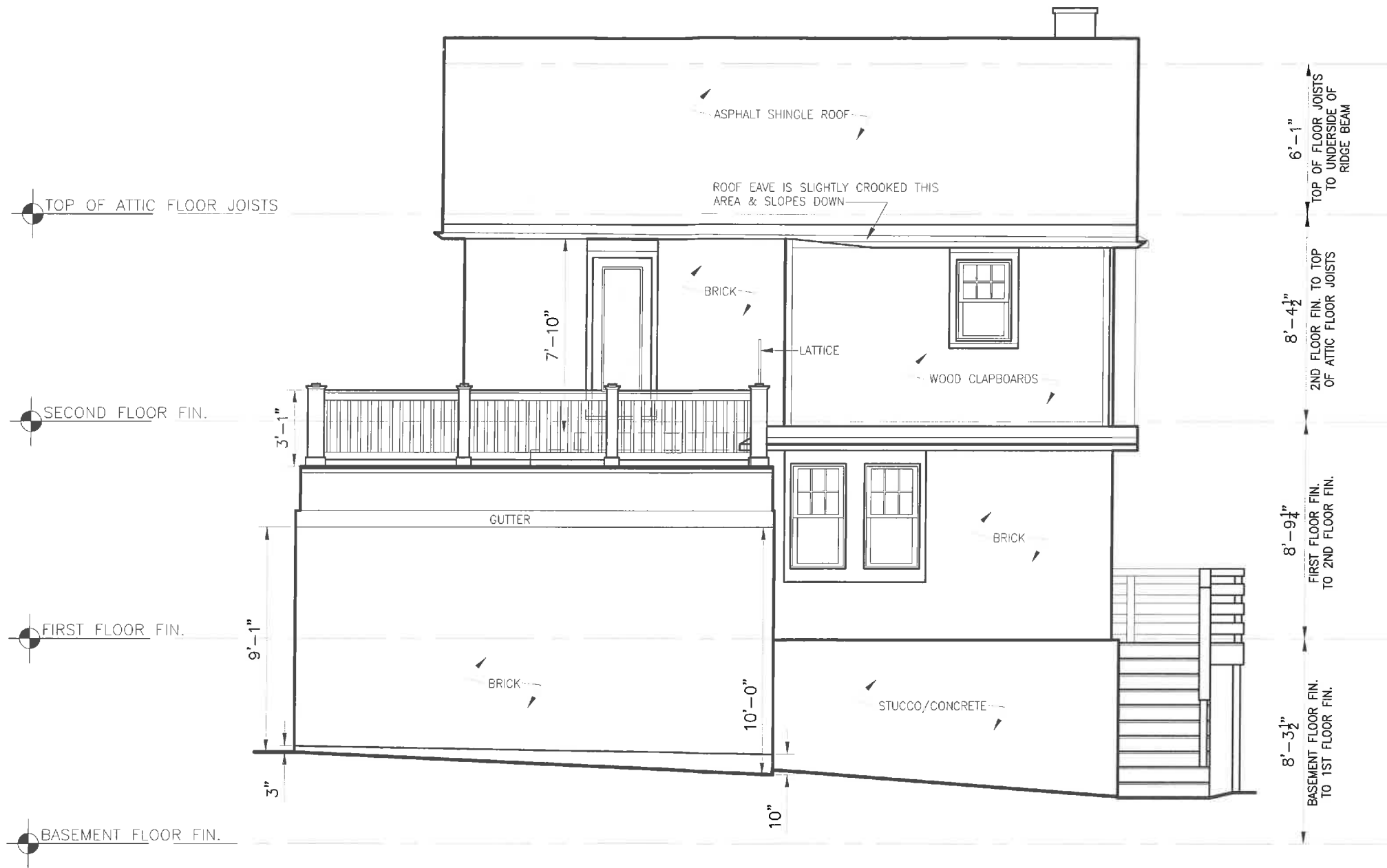


• **Designturn** •

• 29 PICKEREL ROAD WELLESLEY, MASSACHUSETTS 02482 781.290.7765 •

Project	Macrae Residence 63 Kilburn Rd. Belmont, MA Proposed Front Elevation	Scale	No.	Date	By
			3/16"=1'-0"	2.5.18	KK

A-10

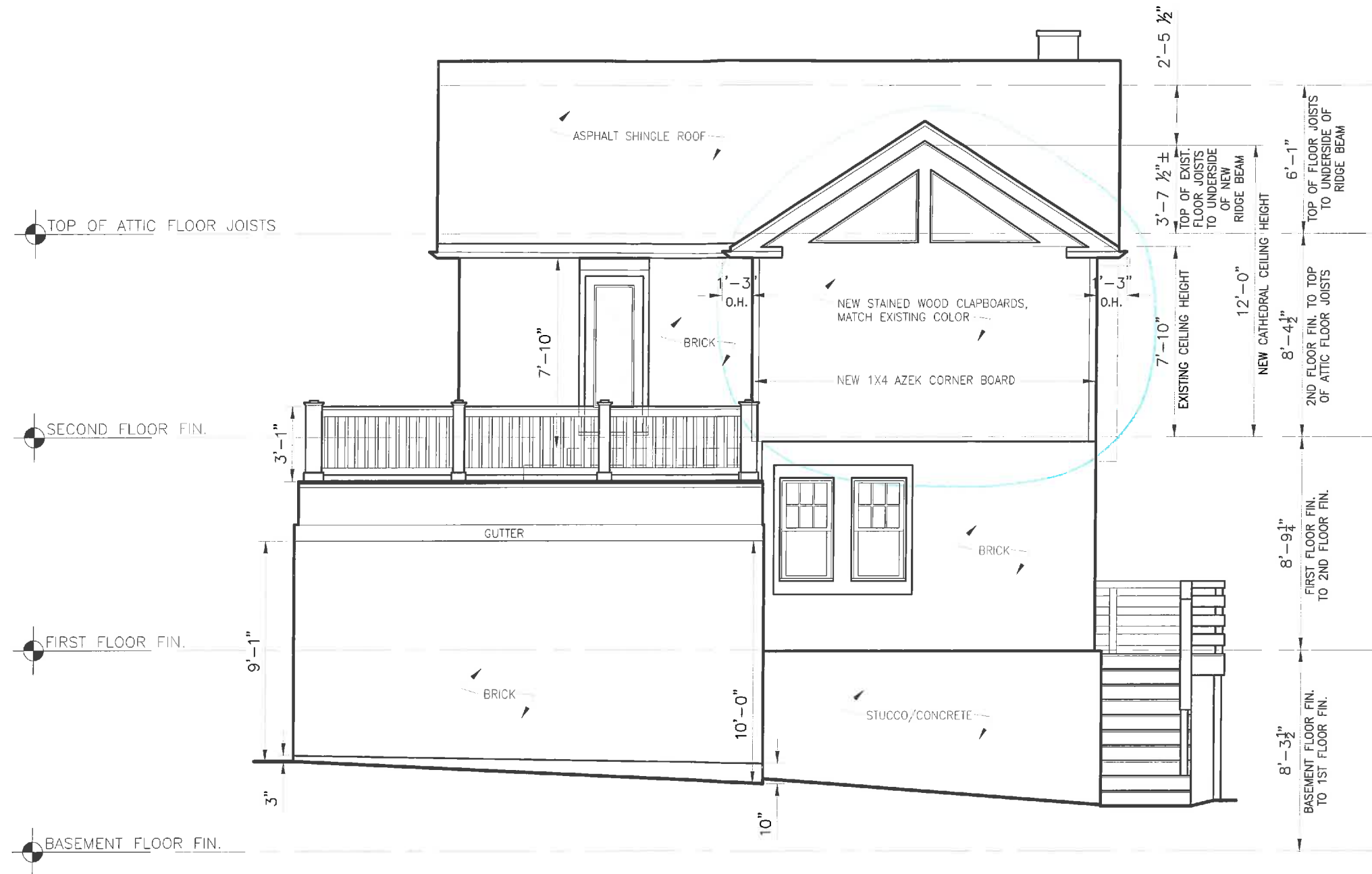


• Designfirm •

• 29 PICKEREL ROAD WELLESLEY, MASSACHUSETTS 02482 781.290.7765 •

Project	Macrae Residence 63 Kilburn Rd. Belmont, MA Existing Conditions—Side Elevation	Scale	No.	Date	By
		3/16"=1'-0"		2.5.18	KK

A-6

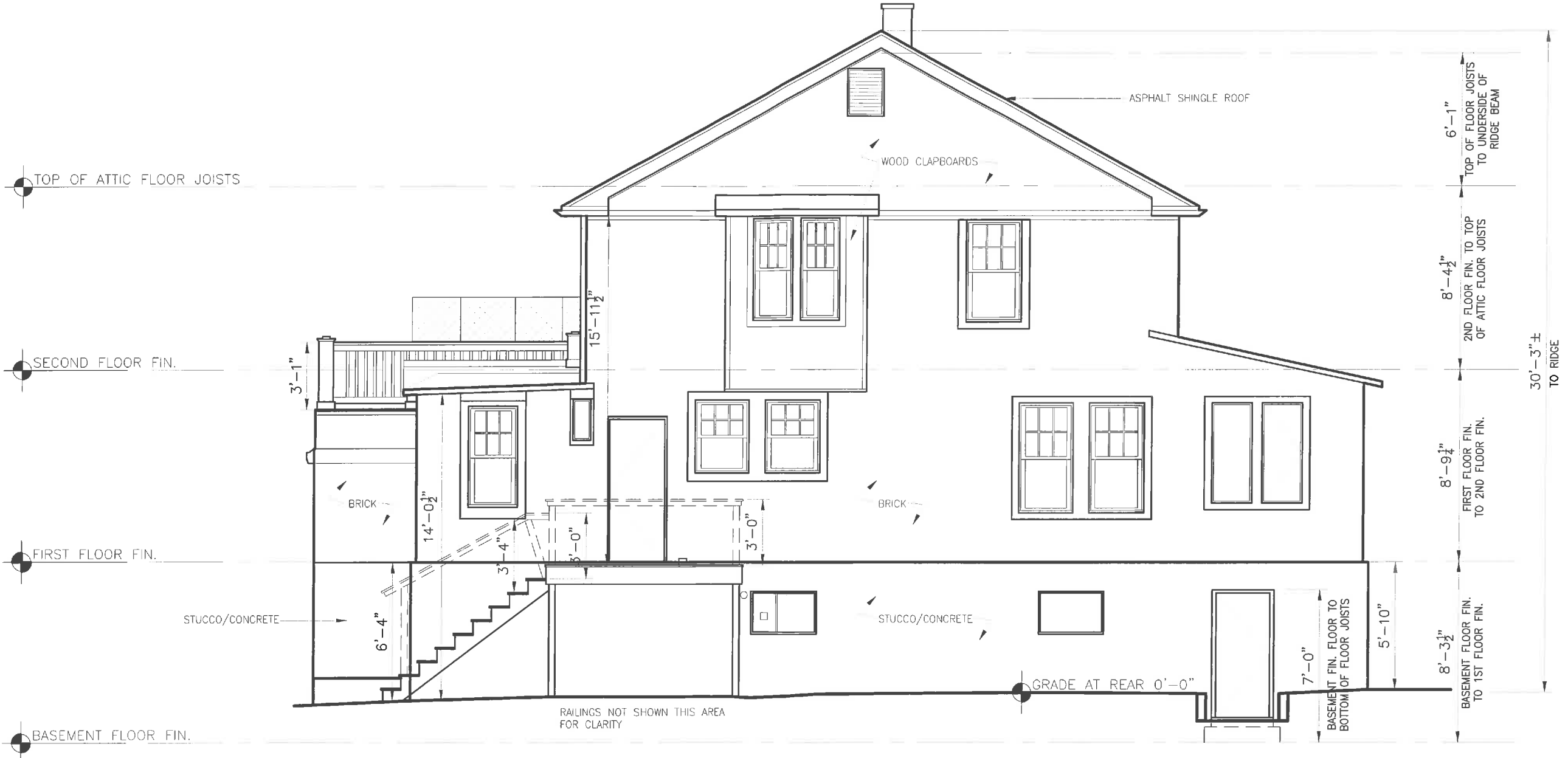


• *Designturn* •

• 29 PICKEREL ROAD WELLESLEY, MASSACHUSETTS 02482 781.290.7765 •

Project	Macrae Residence	Scale	No.	Date	By
	63 Kilburn Rd. Belmont, MA	3/16"=1'-0"		2.5.18	KK
	Proposed Side Elevation				

A-11

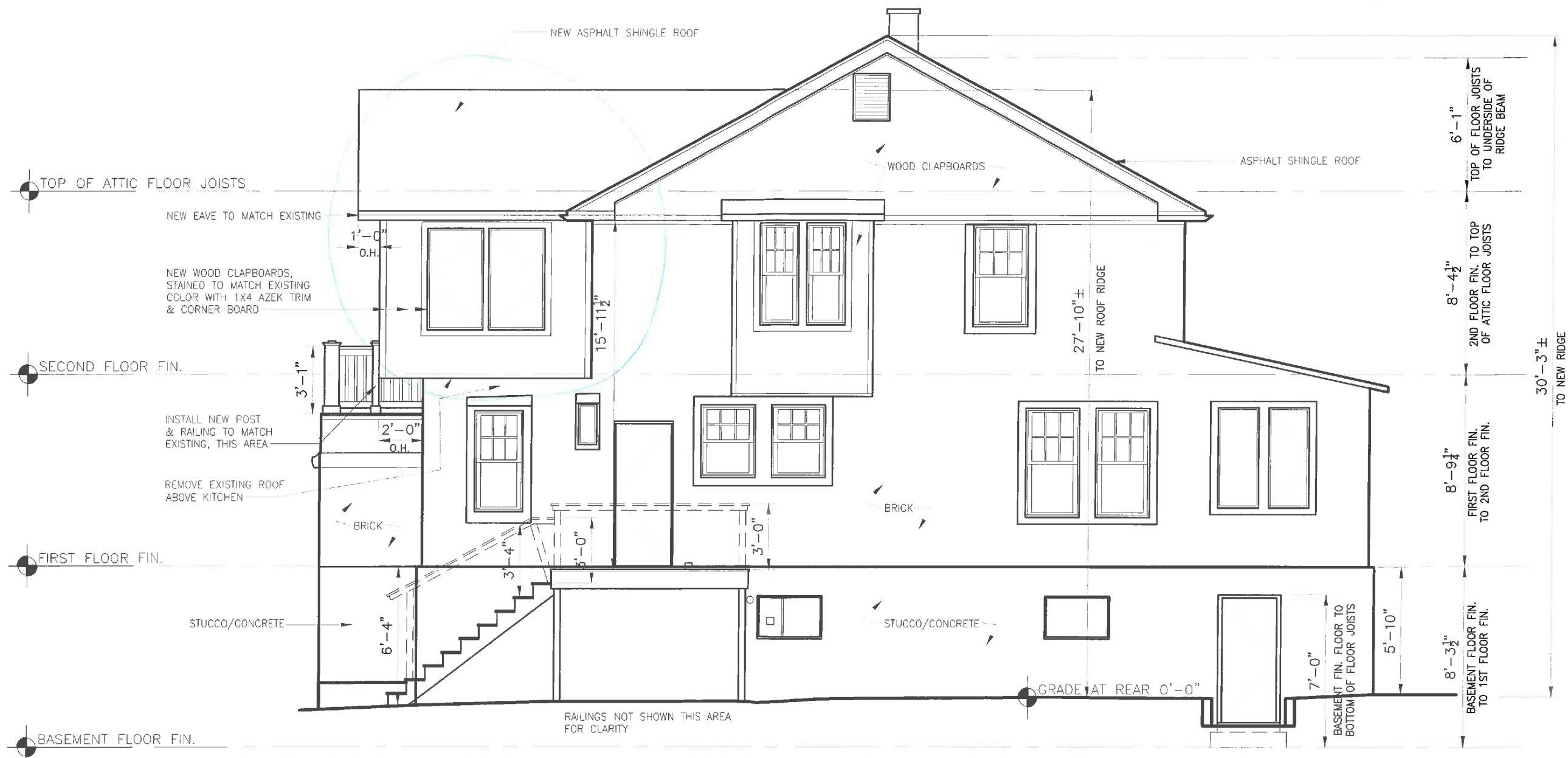


• **Designturn** •

• 29 PICKEREL ROAD WELLESLEY, MASSACHUSETTS 02482 781.290.7765 •

Project	Macrae Residence 63 Kilburn Rd. Belmont, MA Existing Conditions—Rear Elevation	Scale	No.	Date	By
			3/16"=1'-0"	2.5.18	KK

A-7

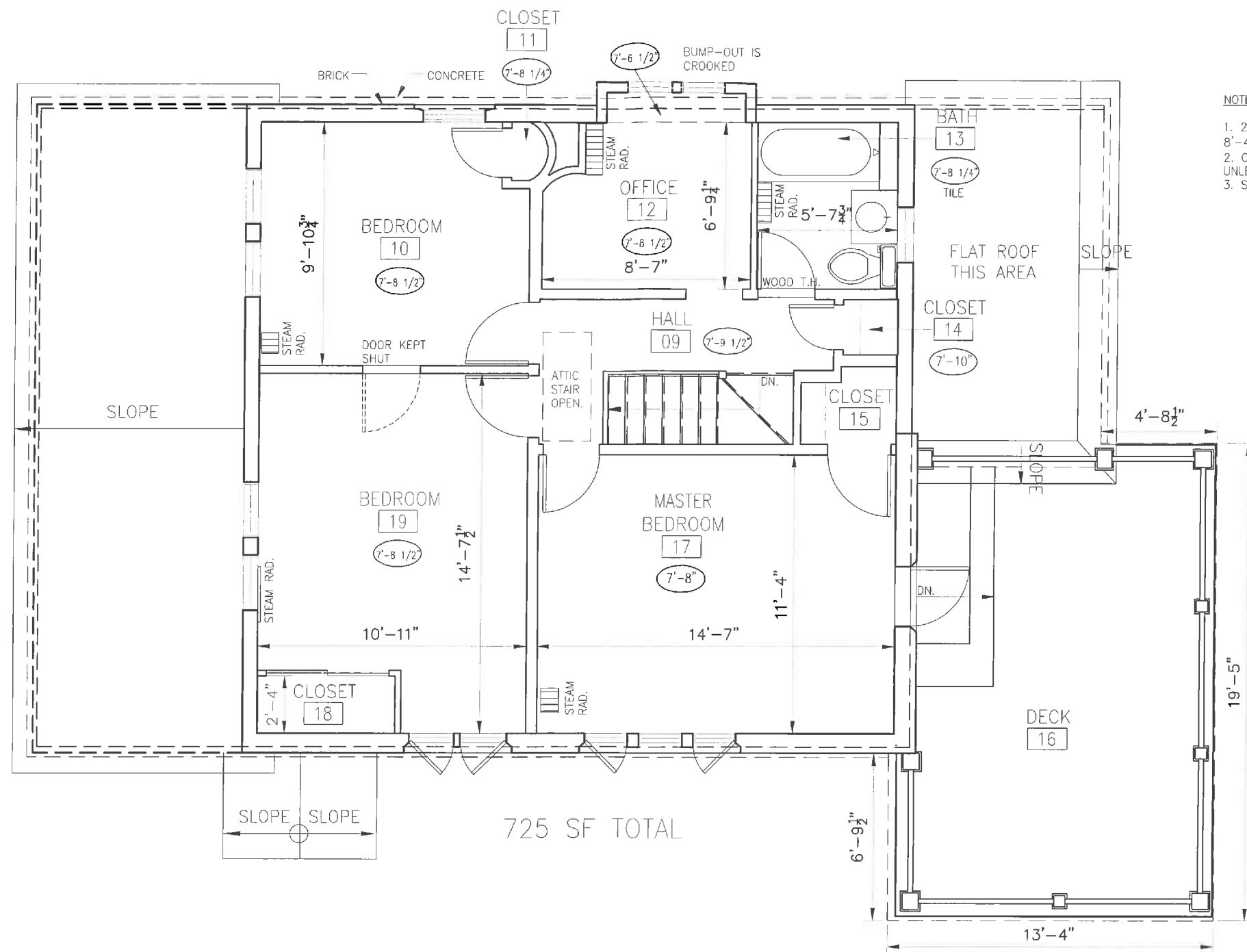


• **Designturn** •

• 29 PICKEREL ROAD WELLESLEY, MASSACHUSETTS 02482 781.290.7765 •

Project	Macrae Residence	Scale	No.	Date	By
	63 Kilburn Rd. Belmont, MA	3/16"=1'-0"		2.5.18	KK
	Proposed Rear Elevation				

A-12



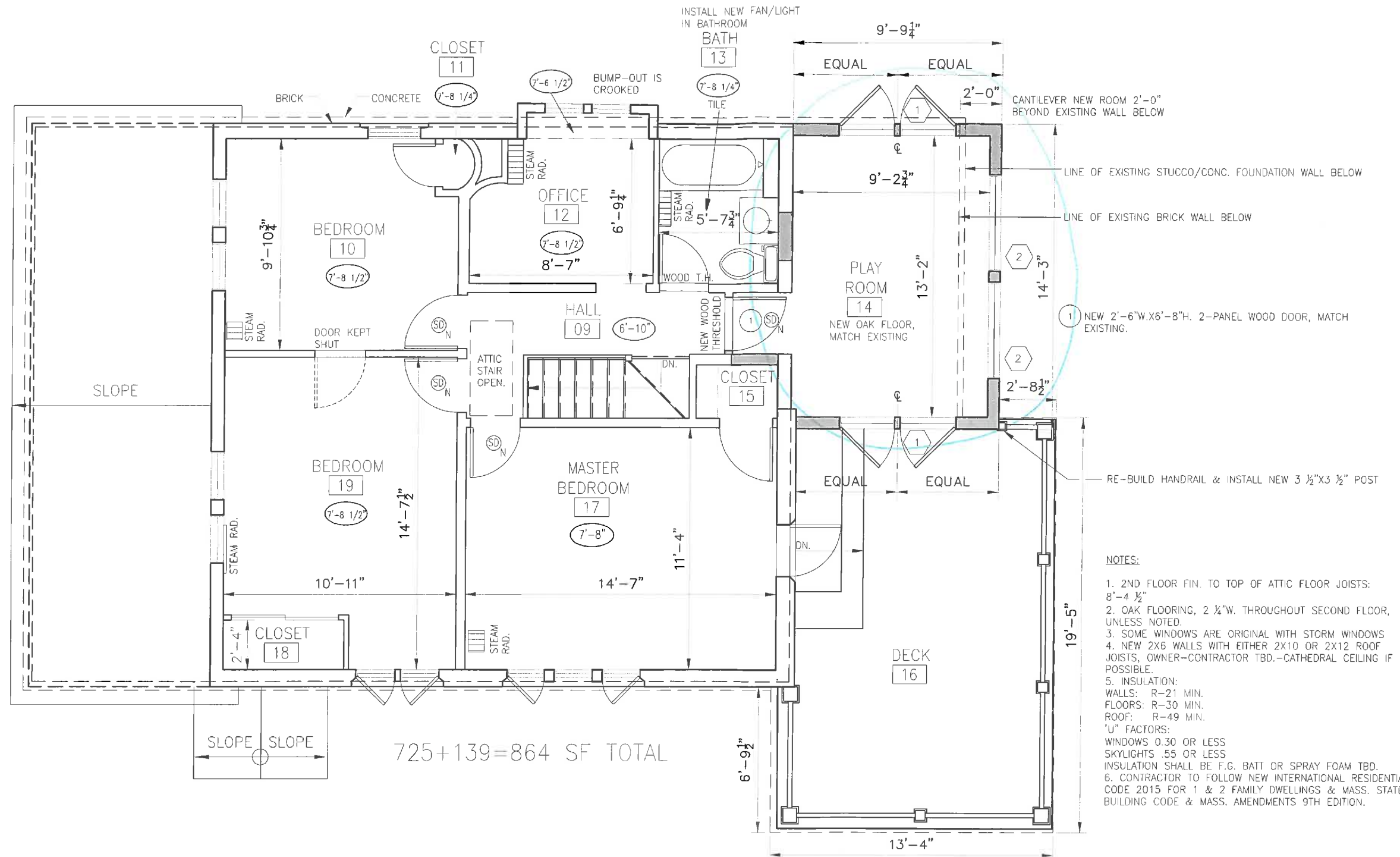
- NOTES:
1. 2ND FLOOR FIN. TO TOP OF ATTIC FLOOR JOISTS: 8'-4 1/2"
 2. OAK FLOORING, 2 1/4"W. THROUGHOUT SECOND FLOOR, UNLESS NOTED.
 3. SOME WINDOWS ARE ORIGINAL WITH STORM WINDOWS

• *Designturn* •

• 29 PICKEREL ROAD WELLESLEY, MASSACHUSETTS 02482 781.290.7765 •

Project Macrae Residence Scale No. Date By
 63 Kilburn Rd. Belmont, MA 3/16"=1'-0" 2.5.18 KK
 Existing Conditions—Second Floor Plan

A-3

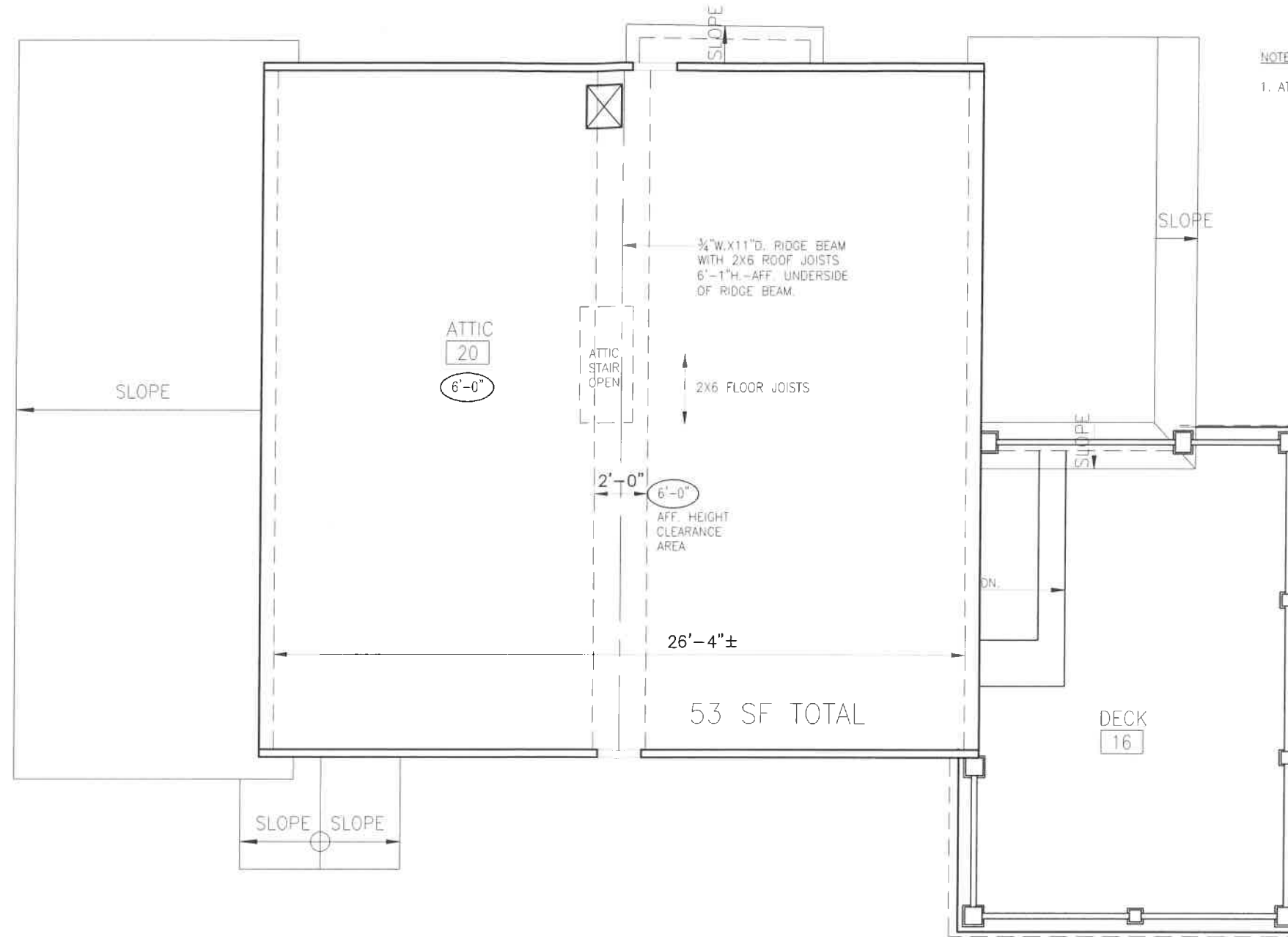


• Designturn •

• 29 PICKEREL ROAD WELLESLEY, MASSACHUSETTS 02482 781.290.7765 •

Project	Macrae Residence 63 Kilburn Rd. Belmont, MA	Scale	No.	Date	By
	Proposed Second Floor Plan	3/16"=1'-0"		2.5.18	KK

A-8

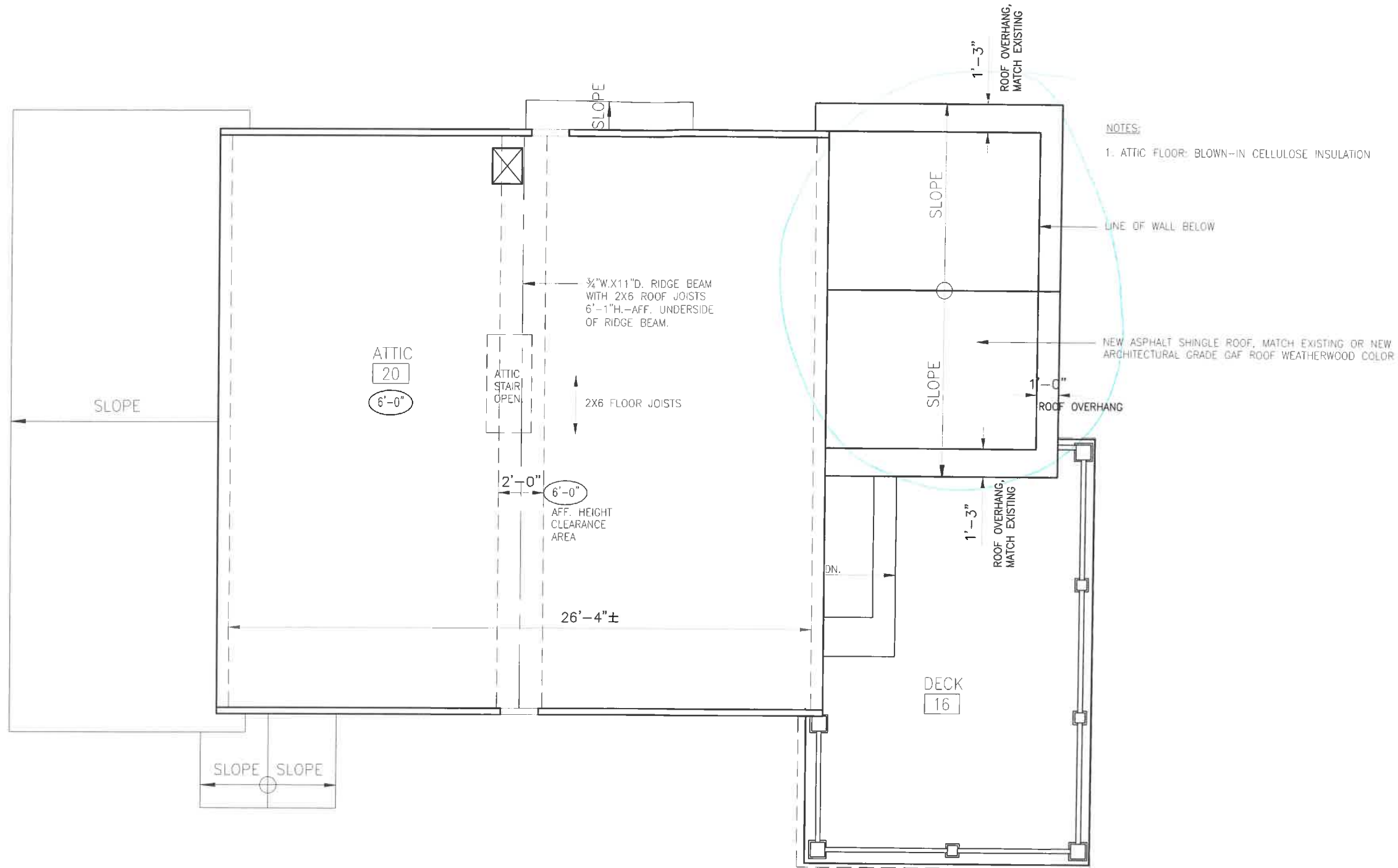


NOTES:
 1. ATTIC FLOOR; BLOWN-IN CELLULOSE INSULATION

• **Designturn** •

• 29 PICKEREL ROAD WELLESLEY, MASSACHUSETTS 02482 781.290.7765 •

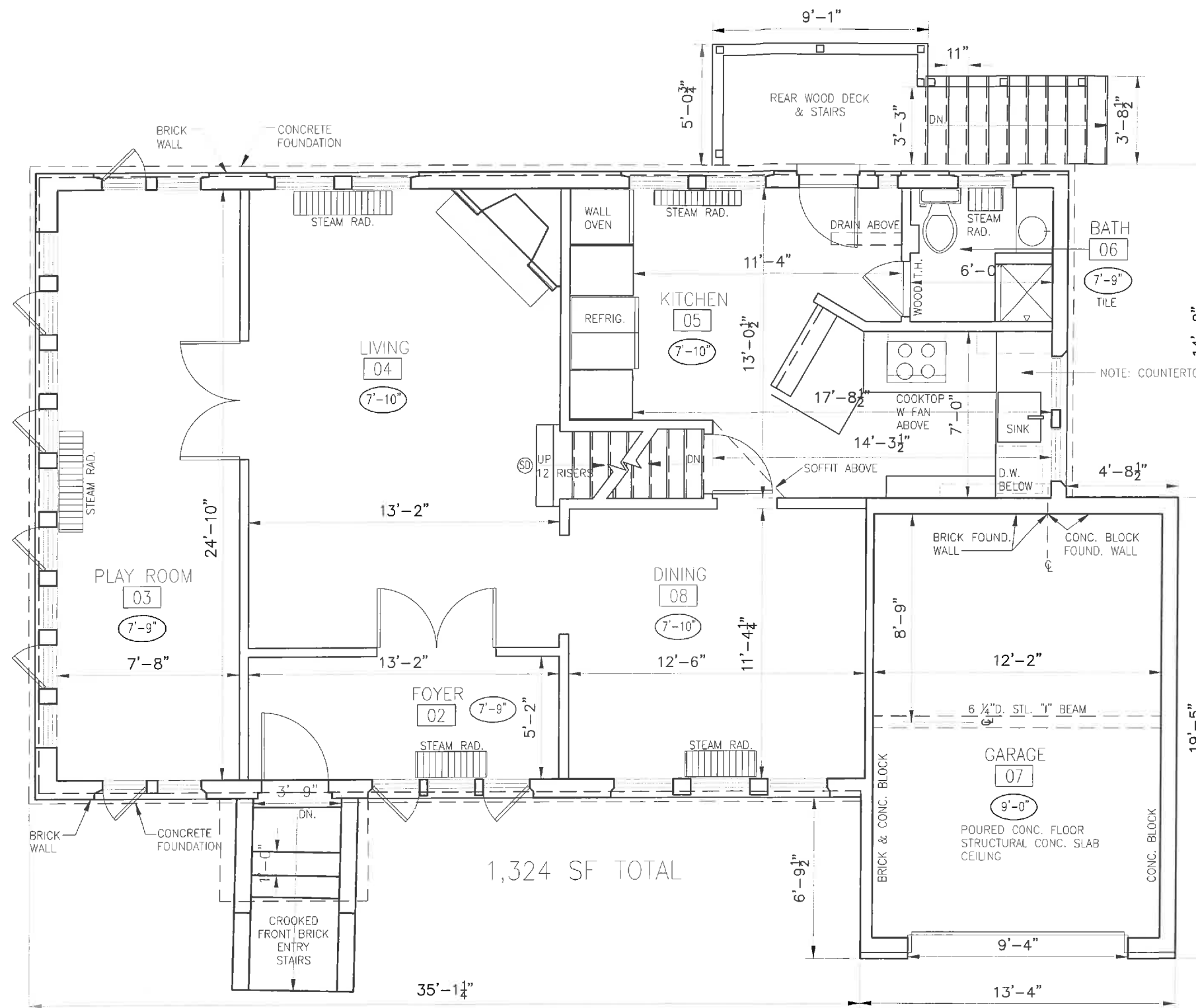
Project	Macrae Residence 63 Kilburn Rd. Belmont, MA	Scale	No.	Date	By
	Existing Conditions—Attic Floor Plan	3/16"=1'-0"		2.5.18	KK



• *Designturn* •

• 29 PICKEREL ROAD WELLESLEY, MASSACHUSETTS 02482 781.290.7765 •

Project	Macrae Residence 63 Kilburn Rd. Belmont, MA	Scale	No.	Date	By
	Proposed Roof Plan	3/16"=1'-0"		2.5.18	KK



NOTES:

1. 1ST FLOOR FIN. TO 2ND FLOOR FIN.: 8'-9 1/4"
2. OAK FLOORING THROUGHOUT FIRST FLOOR, UNLESS NOTED
3. SOME WINDOWS ARE ORIGINAL WITH STORM WINDOWS, SOME ARE INSULATED.

14'-0"

19'-5"

13'-4"

• **Designturn** •

• 29 PICKEREL ROAD WELLESLEY, MASSACHUSETTS 02482 781.290.7765 •

Project	Macrae Residence 63 Kilburn Rd. Belmont, MA	Scale	No.	Date	By
	Existing Conditions—First Floor Plan		3/16"=1'-0"	2.5.18	KK

A-2