



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

November 16, 2018

Michael and Maryellen Grant  
208 White Street  
Belmont, MA 02478

RE: Denial to Construct a Dormer.

Dear Mr. and Mrs. Grant,

The Office of Community Development is in receipt of your building permit application for your proposal to construct a Dormer at 208 White Street located in a General Residence (GR) Zoning District.

Your application has been denied because it does not comply with the current Town of Belmont Zoning By-Law. More specifically, Section 4.2.2 of the Zoning By-Law Dimensional Regulations allows a maximum of 2-1/2 stories.

1. The existing structure is three (3) stories. The upper level of your dwelling is a floor (maximum allowed area with 5' headroom or greater should not exceed the 60% of the second floor area). The existing attic area with 5' headroom or greater covers 66.75% and with the proposed dormer it covers 73.5%.

You may alter your plans to conform to the current Town of Belmont Zoning By-Law 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



Town of Belmont  
Zoning Board of Appeals

**APPLICATION FOR A SPECIAL PERMIT**

Date: 11-27-18

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 208 White Street 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 dormer expansion  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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

Signature of Petitioner Michael Grant  
Print Name Michael Grant  
Address 208 White Street  
Belmont MA 02135  
Daytime Telephone Number 617-828-3000

## **Belmont Special Permit Application Statement 208 White Street**

MaryEllen and Mike Grant, of 208 White Street, seek one special permit for the number of stories in order to expand an existing dormer on their existing non-conforming two family home in the GR district.

Maryellen and Mike chose to move to Belmont from Boston to provide a better life for their three children. They not only chose Belmont for their award winning schools but for the close knit, family oriented community it offers. Their oldest daughter is a freshman at Belmont High School, their middle daughter is a seventh grader at the Chenery and their youngest son is in fourth grade at Butler. They would like to expand the original dormer to add an additional bathroom to meet the needs of their growing teenage daughters and their 10 year old son. They need this additional space in order to comfortably and peacefully reside in their home.

Their home is an existing non-conforming three story structure because the area of the existing upper level exceeds the 60% of the second floor area (900.6 SF allowed, 1,002 SF existing, 1,103 SF proposed). The current roof is a gable with two cross gables (one on each side) and one small dormer. The special permit is to expand the existing dormer to allow for more usable space below.

The current dormer is 4'-7" wide. The proposed dormer is 16'-6" wide at the base and 30'-3" wide at the top where it converges with the existing cross gable. This is less than the allowable dormer length of 36'-2 1/4" (75% of 48'-3" roof), therefore the dormer itself meets the zoning guidelines.

Furthermore, the view of the dormer is largely obstructed by the cross gable that is in front of it as well as mature landscaping on the site. There are several homes in the immediate vicinity that also have third floor dormers at a comparable scale to what is proposed. In conclusion, the proposed addition **does not pose any substantial detriment** to the neighborhood and **does not nullify or substantially derogate** the intent of the by-law. Rather, it is very reasonably sized and in line with the neighbors.

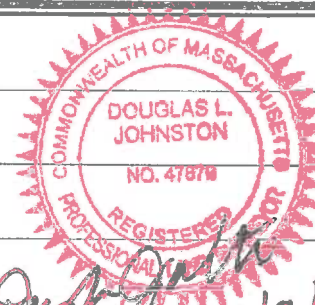
## Zoning Compliance Check List (Registered Land Surveyor)

Property Address: 208 White Street Zone: GR

Surveyor Signature and Stamp: \_\_\_\_\_ Date: \_\_\_\_\_

	REQUIRED	EXISTING	PROPOSED
Lot Area	5,000 S.F.	6,906 S.F.	6,906 S.F.
Lot Frontage	50'	55.78'	55.78'
Floor Area Ratio	N/A	N/A	N/A
Lot Coverage	30%	21.4%	21.4%
Open Space	40%	64.5%	64.5%
Front Setback	18.25'	18.3'	18.3'
White Street			
Front Setback	18.25'	18.3'	18.3'
Chestnut Street			
Side Setback	10'	13.8'	13.8'
Rear Setback	20'	20.1'	20.1'
Building Height	33'	37.5'	37.5'
Stories	2-1/2	3	3
1/2 Story Calculation	See cellar calc sheets		

**NOTES:**

*Douglas Johnston*  
6/19/10

**DLJ GEOMATICS**  
276 NORTH STREET  
WEYMOUTH, MA 02191

LANDSURV@COMCAST.NET  
WWW.DLJGEO.COM

OCTOBER 9, 2018

208 WHITE STREET  
BELMONT, MA 02478

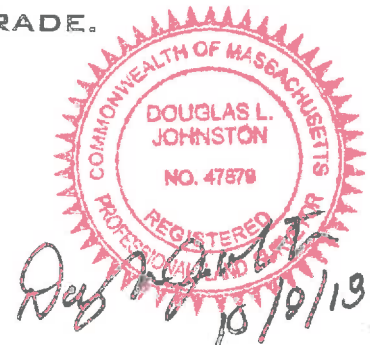
**BASEMENT CALCULATIONS:**

THE FOUNDATION WALLS ARE 7.85' HIGH. THERE ARE SEVEN SEGMENTS.

SEGMENT:	LENGTH:	AREA:	AREA BELOW GRADE:
A	8.1'	63.59 S.F.	54.84 S.F.
B	14.5'	113.83 S.F.	96.14 S.F.
C	48.3'	379.16 S.F.	237.15 S.F.
D	28.3'	222.16 S.F.	80.94 S.F.
E	20.7'	162.50 S.F.	82.80 S.F.
F	5.7'	44.75 S.F.	29.81 S.F.
G	14.1'	114.61 S.F.	86.58 S.F.
TOTAL:		1,100.60 S.F.	668.26 S.F.

$$668.26 / 1,100.60 = .6071$$

60.7% OF THE FOUNDATION WALL IS BELOW GRADE.



203 WHITE STREET  
BELMONT

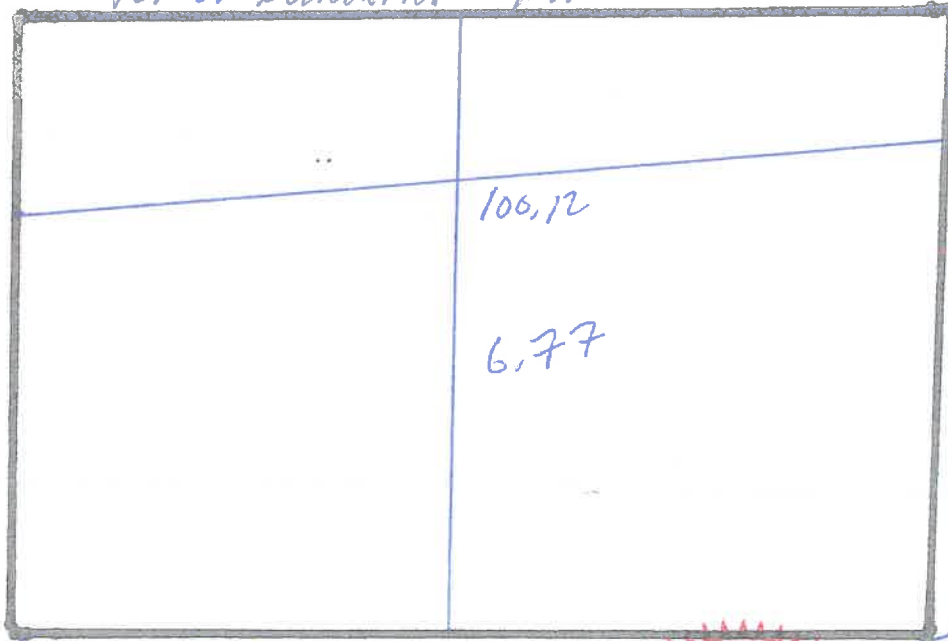
SEG "A"

$$\begin{array}{r} 8.1 \\ \times 7.85 \\ \hline 63.59 \end{array}$$

TOTAL  
FACE  
OF  
WALL

99.95

TOP OF FOUNDATION = 101.20



$$\begin{array}{r} 8.1 \\ \times 6.77 \\ \hline 54.84 \end{array}$$

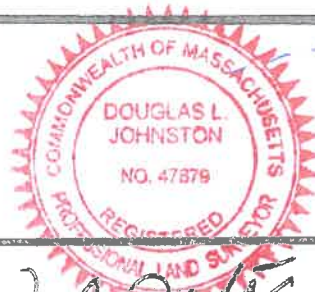
BELOW  
GRADE

$$\frac{54.84}{63.59} = .8624$$

86.2%  
BELOW GRADE

FLOOR = 93.35

8.1'



SEG "B"

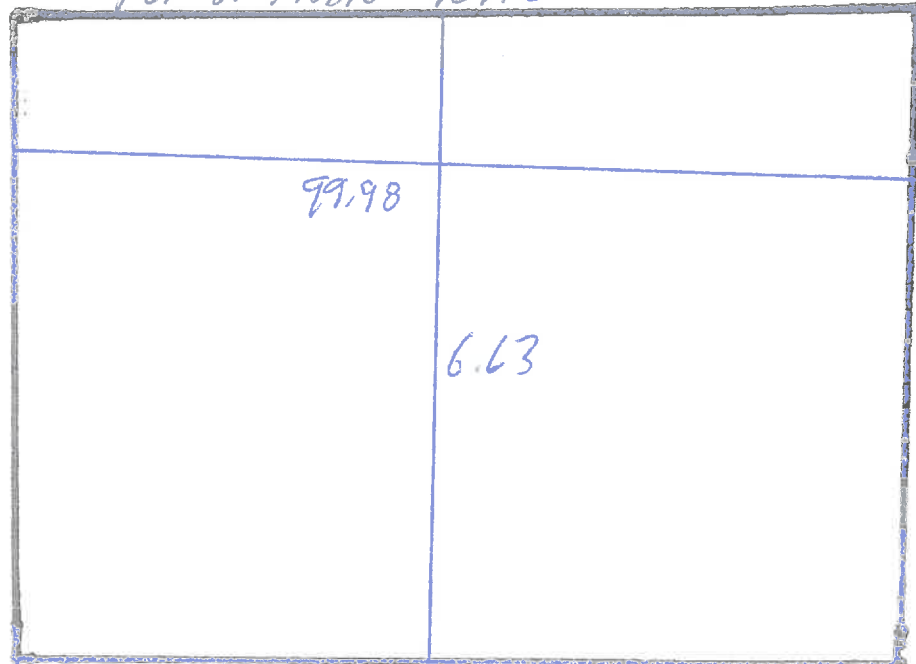
*Dan Galt*  
10/8/18

$$\begin{array}{r} 14.5 \\ \times 7.95 \\ \hline 113.83 \end{array}$$

TOTAL  
FACE  
OF  
WALL

106.28

TOP OF FOUNDATION = 101.20



$$\begin{array}{r} 14.5 \\ \times 6.63 \\ \hline 96.14 \end{array}$$

BELOW  
GRADE

$$\frac{96.14}{113.83} = .8445$$

84.5%  
BELOW  
GRADE

FLOOR = 93.35

14.5'

SEG "C"

208 WHITE STREET  
BELMONT

$$\begin{array}{r} 48.3 \\ \times 7.85 \\ \hline 379.16 \end{array}$$

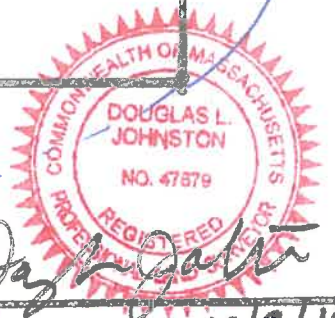
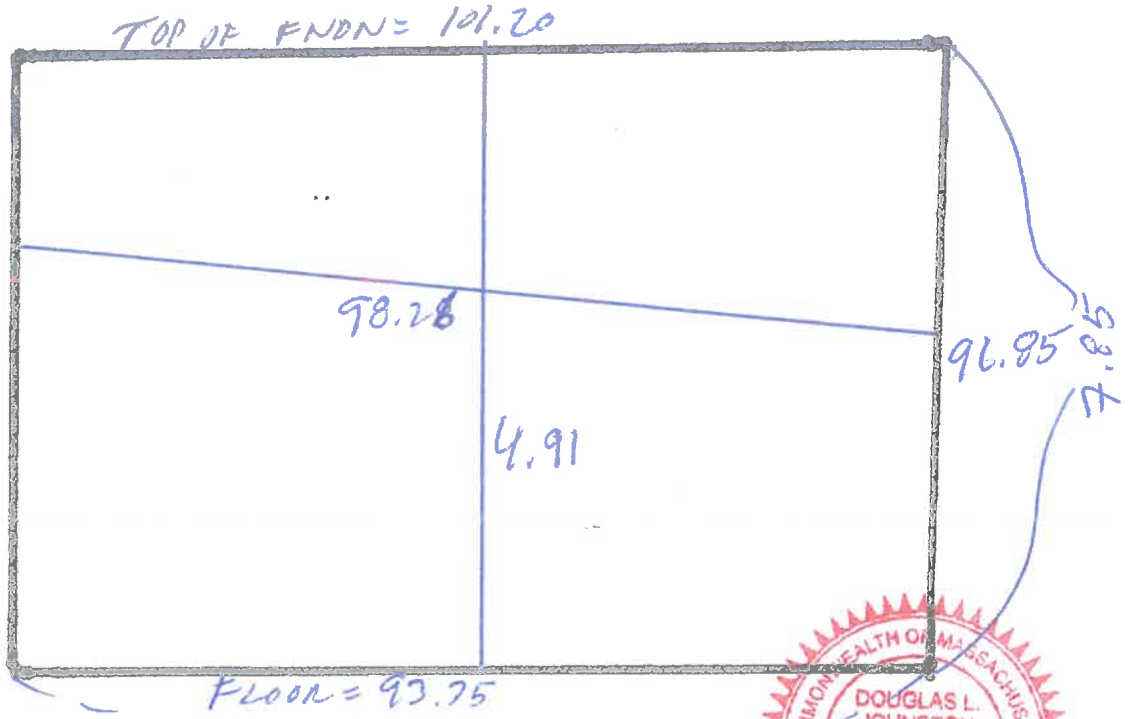
TOTAL FACE OF WALL

$$\begin{array}{r} 48.3 \\ \times 4.91 \\ \hline 237.15 \end{array}$$

BELOW grade

$$\frac{237.15}{379.16} = .6255$$

62.5% BELOW grade



*Doug Johnston*

10/8/18

SEG "D"

$$\begin{array}{r} 28.3 \\ \times 7.85 \\ \hline 222.16 \end{array}$$

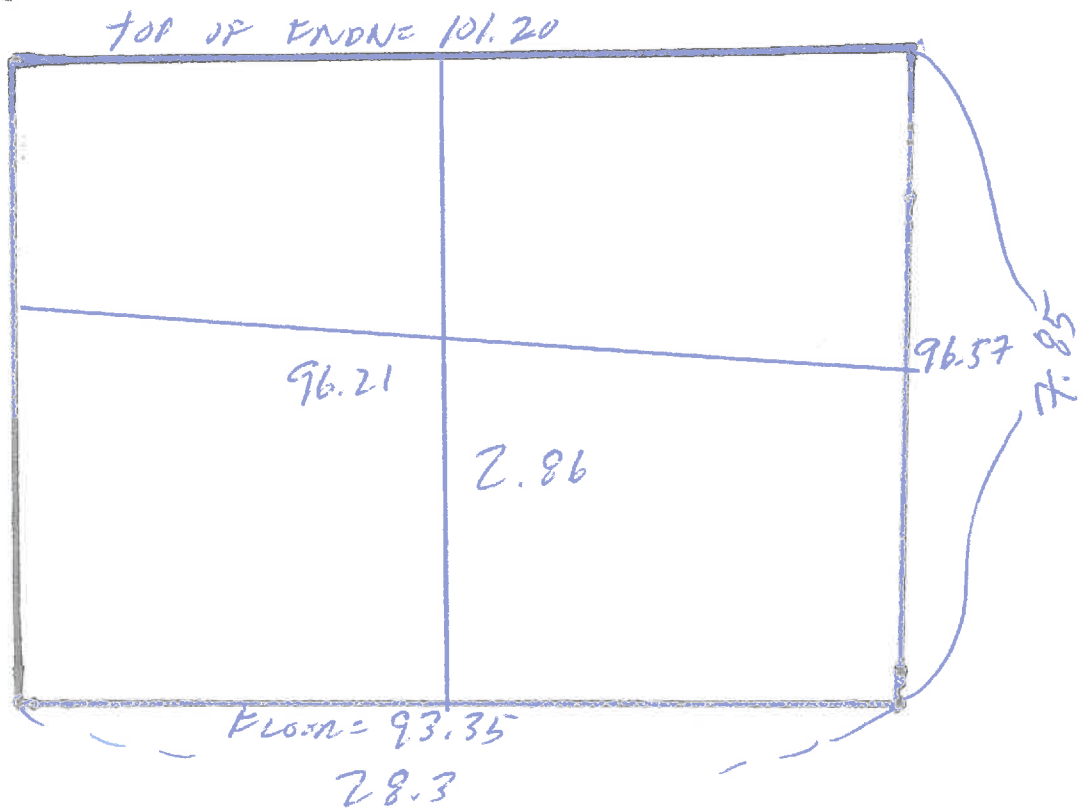
TOTAL FACE OF WALL

$$\begin{array}{r} 28.3 \\ \times 2.86 \\ \hline 80.94 \end{array}$$

BELOW grade

$$\frac{80.94}{222.16} = .3643$$

36.4% BELOW grade



208 WHITE STREET  
BELMONT

SEG "E"

20.7  
x 7.85  
-----  
162.50

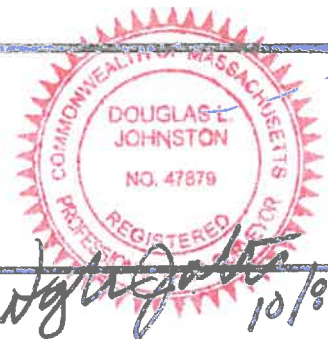
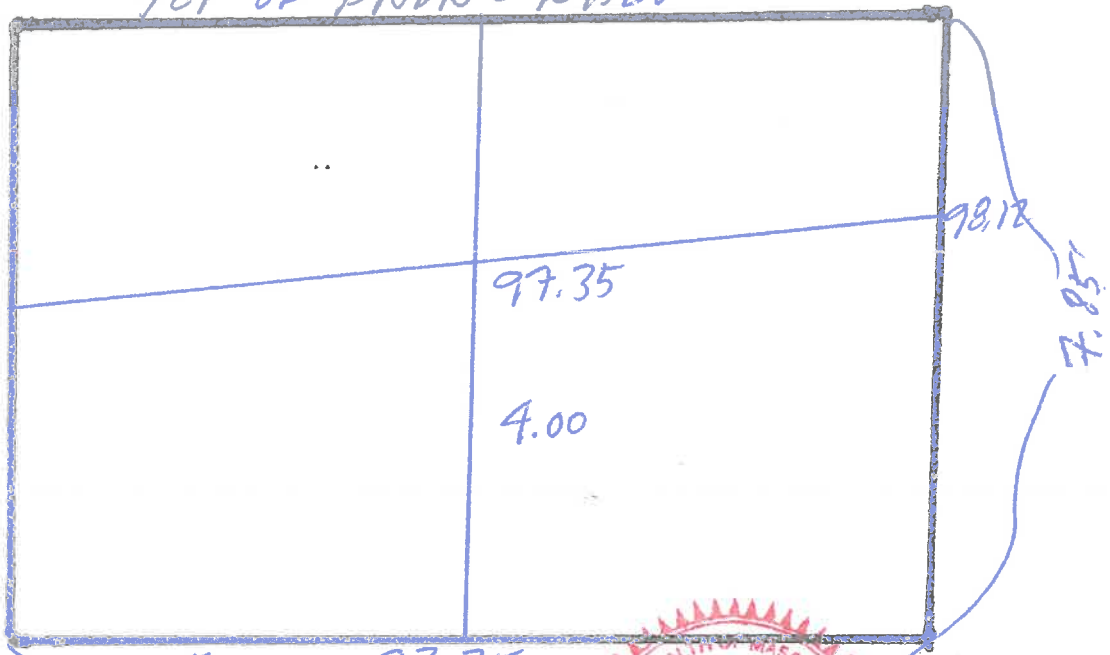
TOTAL  
FACE  
OF  
WALL

20.7'  
x 4.00  
-----  
82.90

82.80  
-----  
162.50 = .5095

51% BELOW  
grade

TOP OF FNDN = 101.20



*Douglas Johnston*  
10/9/18

SEG "F"

5.7  
x 7.85  
-----  
44.75

TOTAL  
FACE  
OF  
WALL

98.34

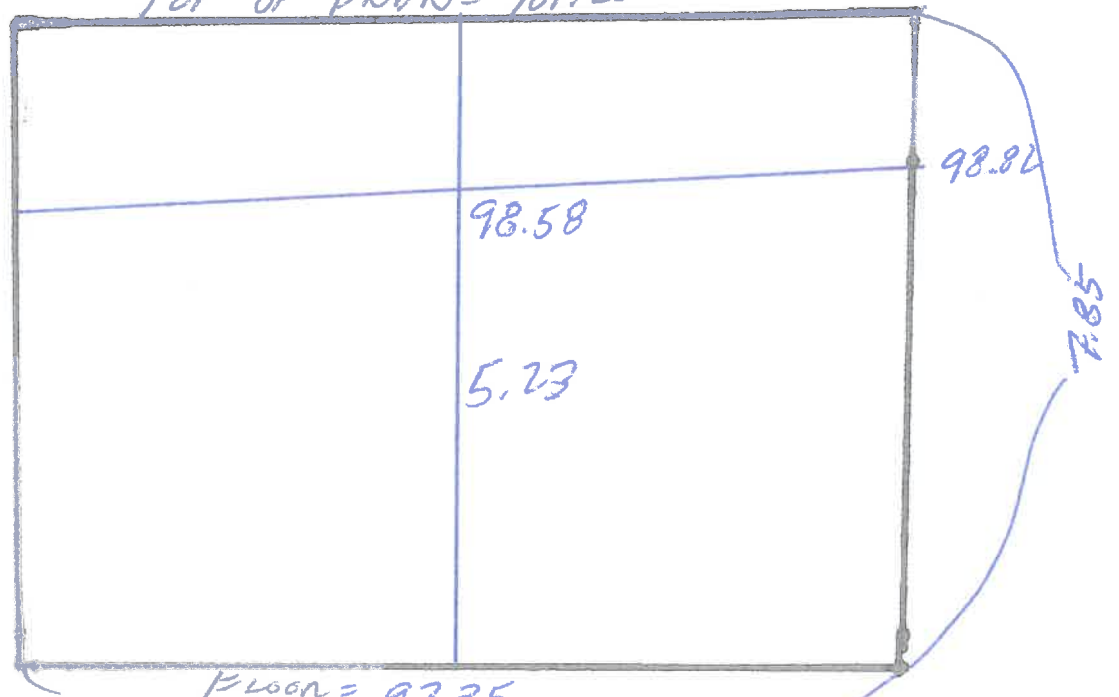
5.7  
x 5.23  
-----  
29.81

BELOW  
grade

29.81  
-----  
44.75 = .6661

66.6% BELOW  
grade

TOP OF FNDN = 101.20





SEG "G"

208 WHITE STREET  
BELMONT

TOP OF FOUNDATION @ 101.20

14.6  
x 7.85  
114.61

TOTAL  
FACE  
OF  
WALL

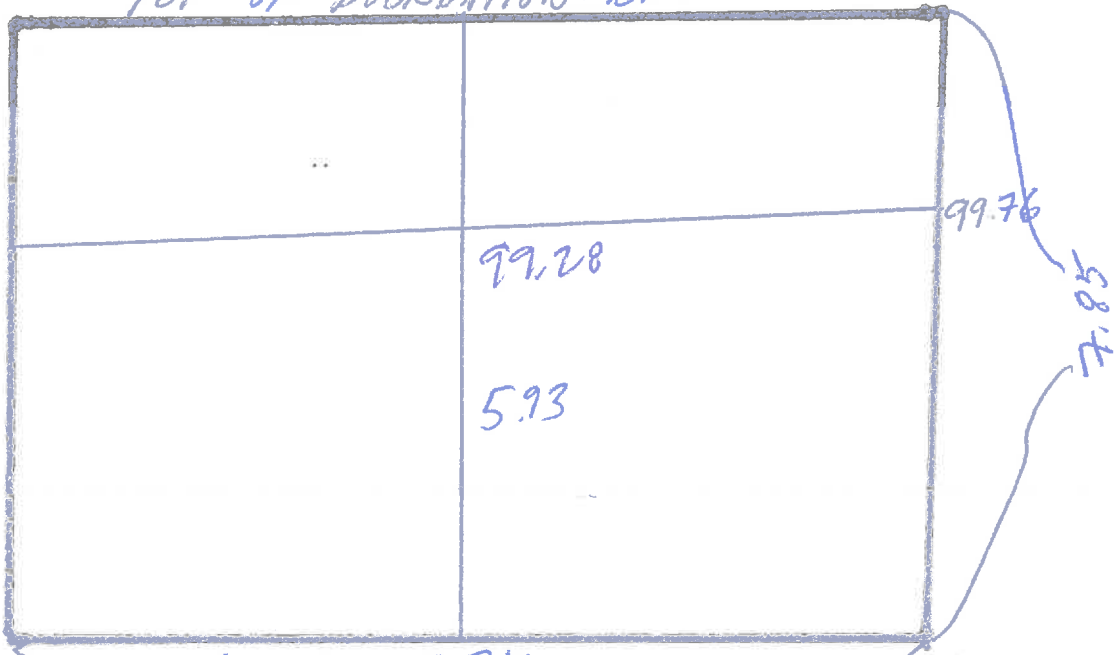
14.6  
x 5.93  
86.58

98.80

$\frac{86.58}{114.61} = .7554$

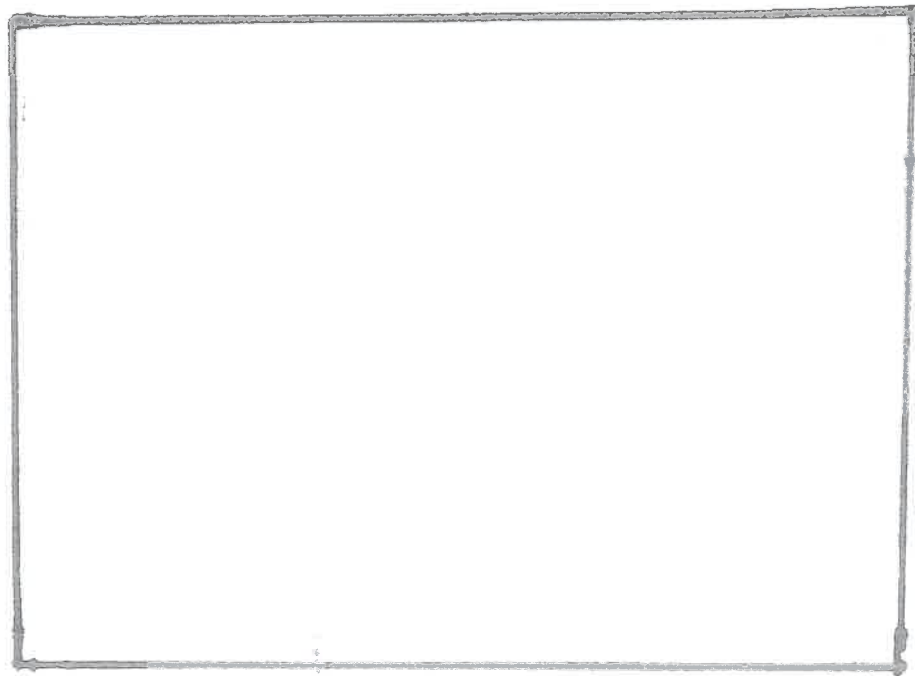
75.54%  
BELOW grade

FLOOR = 93.35  
14.6'



COMMONWEALTH OF MASSACHUSETTS  
DOUGLAS L. JOHNSTON  
NO. 47878  
REGISTERED PROFESSIONAL ENGINEER

*Douglas L. Johnston*  
10/8/18

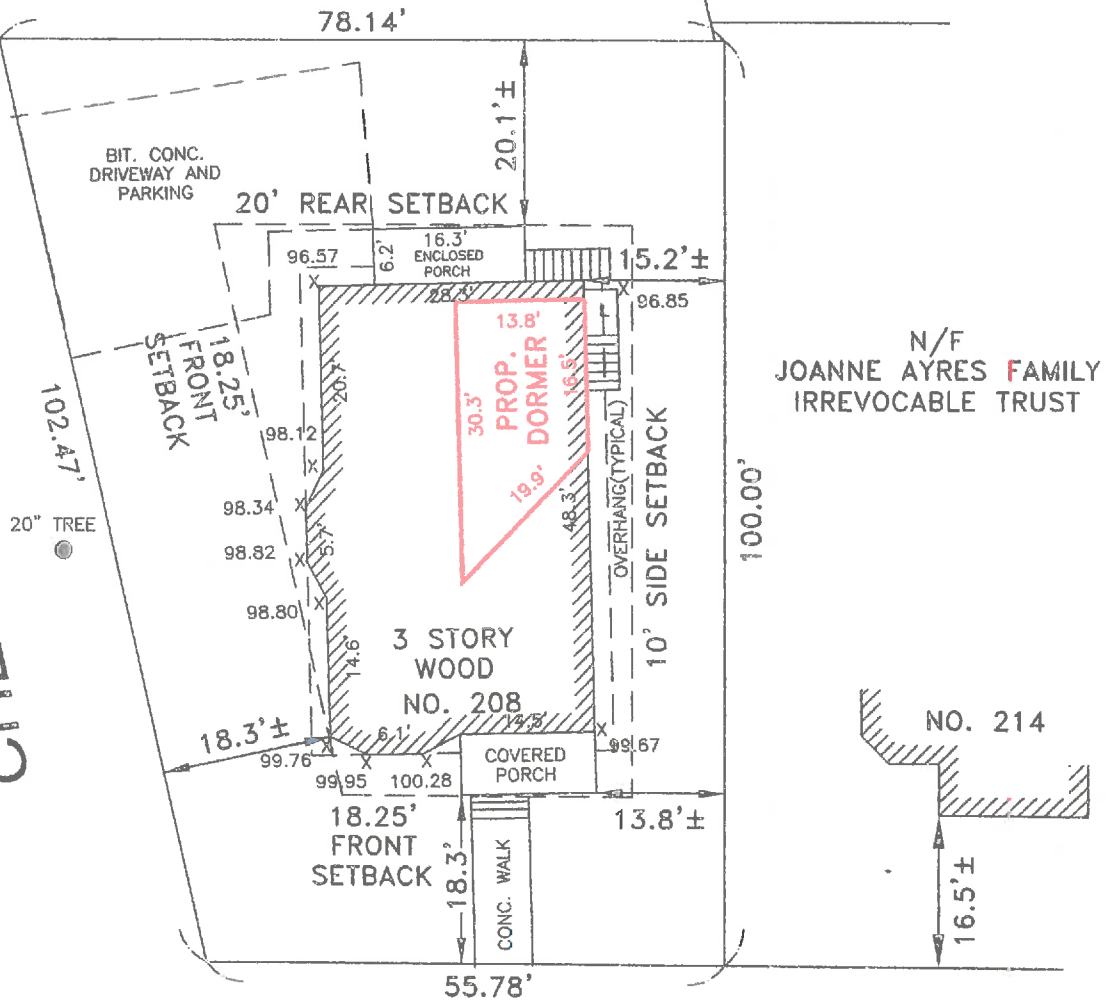


NORTH

CHESTNUT STREET

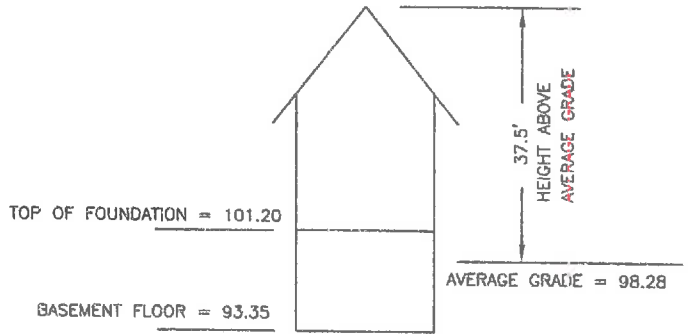
N/F  
1-3 CHESTNUT STREET  
CONDOMINIUM

N/F  
KIM



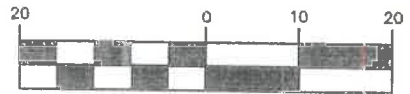
WHITE STREET

LOT AREA = 6,696 S.F.±  
 EXISTING BUILDING = 1,430 S.F.±  
 EXISTING PAVEMENT + WALK = 937 S.F.±  
 PROPOSED ADDITION = 318 S.F.±  
 EXISTING LOT COVERAGE = 21.4%  
 PROPOSED LOT COVERAGE = 21.4%  
 EXISTING OPEN SPACE = 64.5%  
 PROPOSED OPEN SPACE = 64.5%



NOTES

1. SEE DEED RECORDED IN MIDDLESEX COUNTY REGISTRY OF DEEDS IN DEED BOOK 5479, PAGE 42.
2. SEE PLAN RECORDED IN MIDDLESEX COUNTY REGISTRY OF DEEDS IN PLAN BOOK 364, PAGE 17.
3. SUBJECT PARCEL IS LOCATED IN ZONE GR.
4. SUBJECT PARCEL IS LOCATED IN FLOOD ZONE X AS SHOWN ON PANEL 25017C0418E WITH AN EFFECTIVE DATE OF JUNE 4, 2010.
5. ONE PUBLIC SHADE TREE IS LOCATED WITHIN THE LIMITS OF THE PROPERTY FRONTAGE OF THE SUBJECT PROPERTY.


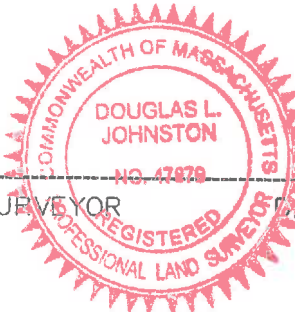


( IN FEET )  
1 inch = 20 ft.

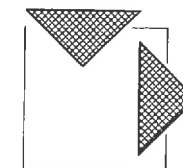
CERTIFIED PLOT PLAN  
IN  
BELMONT, MA

SCALE: 1" = 20' OCTOBER 8, 2018

DLJ GEOMATICS  
 PROFESSIONAL LAND SURVEYING  
 276 NORTH STREET  
 WEYMOUTH, MA 02191  
 (781) 812-0457  
 208 WHITE ST BELMONT.dwg

  
 PROFESSIONAL LAND SURVEYOR  

 10/9/18

MILLER  
DESIGN LLC



80 CLARK STREET  
BELMONT, MA 02478

# OCTOBER 4, 2018 PERMIT SET

### PROJECT INFORMATION:

ZONING GR:

REQUIRED:  
FRONT YARD SETBACK: AVERAGE  
REAR YARD SETBACK: 20'-0"  
SIDE YARD SETBACK: 10'-0"  
MAX HEIGHT: 33' AND 2 1/2 STORIES

ACTUAL:  
SEE CERTIFIED PLOT PLAN  
CELLAR IS MORE THAN 60% BELOW GRADE -  
SEE CERTIFIED PLOT PLAN FOR CALCULATIONS.

EXISTING GROSS FLOOR AREA:  
0 SF CELLAR  
1501 SF FIRST FLOOR  
1501 SF SECOND FLOOR  
916 SF ATTIC (6' OR GREATER)  
3918 SF TOTAL

30% OF 3900 SF = 1175.4 SF MAX ADDITION

NEW ADDITION GROSS FLOOR AREA:  
126 SF ATTIC (6' OR GREATER)

126 SF < 1175.4 SF THEREFORE CONFORMS

### DRAWING LIST

- A1 COVER SHEET
- A2 EXISTING CELLAR FLOOR PLAN
- A3 EXISTING FIRST FLOOR PLAN
- A4 EXISTING SECOND FLOOR PLAN
- A5 EXISTING ATTIC FLOOR PLAN
- A6 EXISTING ELEVATIONS
- A7 EXISTING ELEVATIONS
- A8 PROPOSED ATTIC FLOOR PLAN
- A9 PROPOSED ELEVATIONS

### ENERGY AUDIT:

REFERENCE CH 11 - ENERGY EFFICIENCY 2015 INTERNATIONAL RESIDENTIAL CODE W/ MASS AMENDMENTS.

PRESCRIPTIVE OPTION FOR RESIDENTIAL ADDITION (401.3):

1. RENOVATION TO COMPLY WITH ENERGY STAR QUALIFIED HOMES THERMAL BYPASS INSPECTION CHECKLIST. INSULATION VALUES AS FOLLOWS: R49 ROOF R-VALUE, R20 WALL R-VALUE, R15/19 BASEMENT / CRAWL SPACE WALL R-VALUE.
2. RENOVATION TO COMPLY WITH ENERGY STAR PROGRAM REQUIREMENTS FOR RESIDENTIAL WINDOWS, DOORS, AND SKYLIGHTS - VERSION 5.0. ALL NEW WINDOW GLAZING TO BE .30 U FACTOR AND SKYLIGHTS TO BE .55 U-FACTOR.
3. HEATING / COOLING DUCTS TO BE SEALED AND TESTED TO MEET REQUIREMENTS OF 401.3.

### LIGHTING LEGEND

- RECESSED LED CAN LIGHT - AS SELECTED BY OWNER
- CEILING MOUNTED PENDANT - AS SELECTED BY OWNER
- CEILING MOUNTED DOME LIGHT - AS SELECTED BY OWNER
- WALL MOUNTED SCONCES AS SELECTED BY OWNER
- CEILING FAN WITH INTEGRAL LIGHT - AS SELECTED BY OWNER
- S.D. SMOKE DETECTOR - NOTE ALL NEW AND EXISTING SMOKES TO BE HARD-WIRED PER CODE
- S/CO HARD-WIRED SMOKE / CARBON MONOXIDE DETECTOR
- DATA CONNECTION
- TELEPHONE / DATA CONNECTION
- ELECTRIC OUTLET (SPECIFIC LOCATIONS ONLY - ALL OUTLETS AS REQUIRED BY CODE ARE NOT SHOWN ON PLANS)

### SYMBOL LEGEND

- WALL TO BE DEMOLISHED
- EXISTING WALL TO REMAIN
- NEW WALL
- INTERIOR ELEVATION
- SECTION
- DOOR TAG
- WINDOW TAG

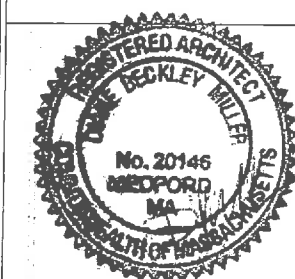
Architect:  
Miller Design LLC  
80 Clark Street  
Belmont MA 02478  
617-993-3157

Date: \_\_\_\_\_ Issued for: \_\_\_\_\_

9/3/18 PRELIMINARY

9/26/18 DESIGN DEVELOPMENT

10/4/18 PERMIT



GRANT RESIDENCE  
208 WHITE STREET  
BELMONT MA 02478

COVER SHEET

Sheet  
Number

# A1

HALF STORY AREA CALCULATIONS:

SECOND FLOOR AREA = 1,501SF

ALLOWABLE: MAX 900.6 SF W/ CEILING HEIGHT OF 5' OR GREATER (BASED ON 60% OF 1501 SF SECOND FLOOR).

ACTUAL: 1002 SF EXISTING (AREA W/ CEILING HEIGHT OF 5' OR GREATER IS DESIGNATED BY TONE)

HALF STORY PERIMETER CALCULATIONS:

SECOND FLOOR PERIMETER = 172'-6"

ALLOWABLE: MAX 86'-3" W/ RAFTER BOTTOMS AT 3' OR GREATER (BASED ON 50% OF 172'-6" PERIMETER).

ACTUAL: 21'-0" + 21'-0" + 20'-0" + 20'-0" + 4'-7" = 86'-7" EXISTING

DORMER LENGTH CALCULATIONS:

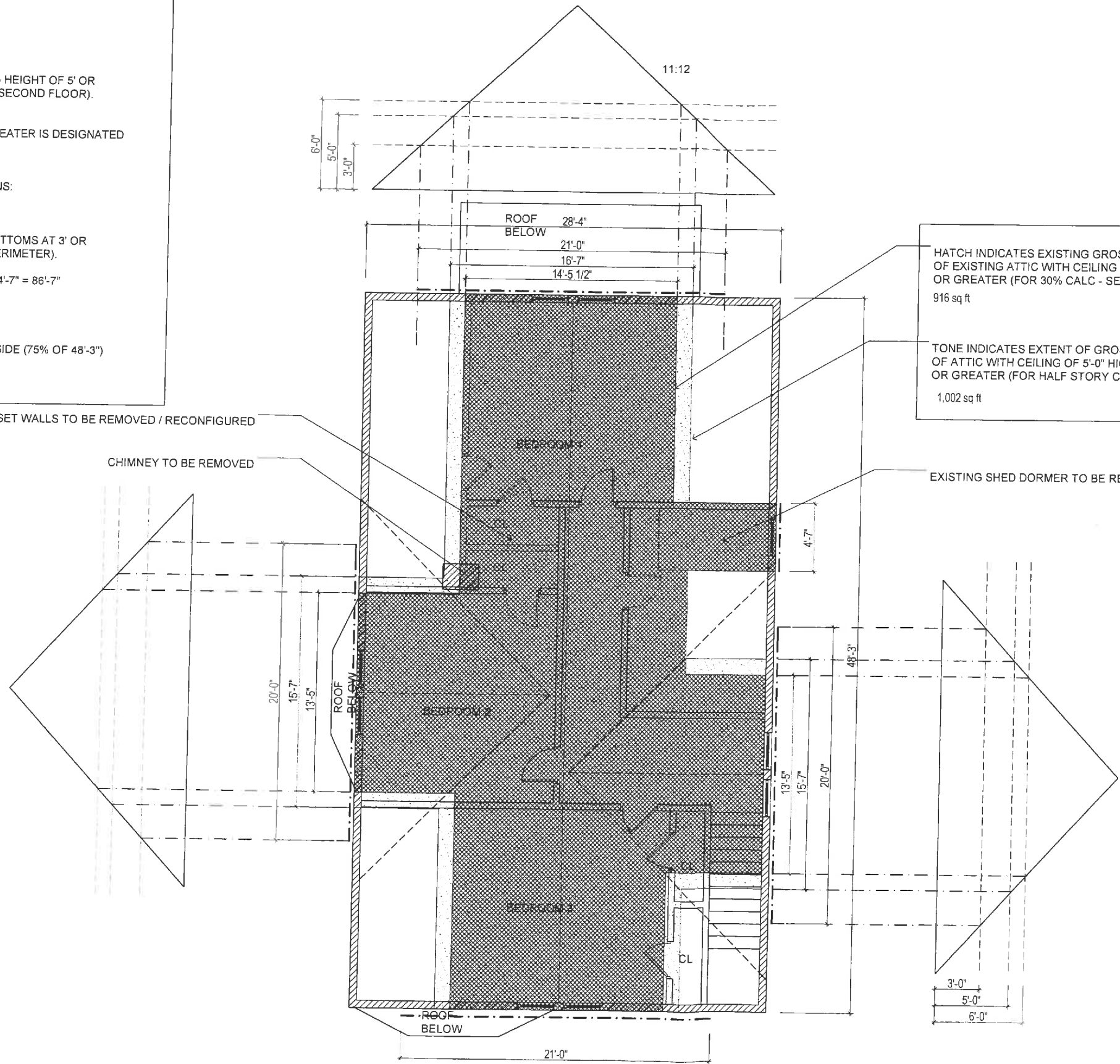
ALLOWABLE: 36'-2 1/4" MAX PER ROOF SIDE (75% OF 48'-3")

ACTUAL: 4'-7" EXISTING

CLOSET WALLS TO BE REMOVED / RECONFIGURED

CHIMNEY TO BE REMOVED

EXISTING SHED DORMER TO BE REMOVED / RECONSTRUCTED



HATCH INDICATES EXISTING GROSS FLOOR AREA OF EXISTING ATTIC WITH CEILING OF 6'-0" HIGH OR GREATER (FOR 30% CALC - SEE COVERSHEET) 916 sq ft

TONE INDICATES EXTENT OF GROSS FLOOR AREA OF ATTIC WITH CEILING OF 5'-0" HIGH OR GREATER (FOR HALF STORY CALC - SEE THIS SHEET): 1,002 sq ft

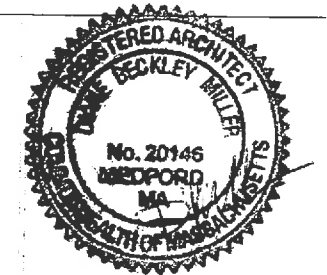
1 PLAN SCALE: 1/8" = 1'

**MILLER DESIGN LLC**

80 CLARK STREET  
BELMONT, MA 02478

Architect:  
Miller Design LLC  
80 Clark Street  
Belmont MA 02478  
617-993-3157

Date:	Issued for:
9/3/18	PRELIMINARY
9/26/18	DESIGN DEVELOPMENT
10/4/18	PERMIT



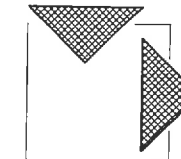
GRANT RESIDENCE  
208 WHITE STREET  
BELMONT MA 02478

EXISTING ATTIC FLOOR PLAN

Sheet Number

**A5**

MILLER  
DESIGN LLC

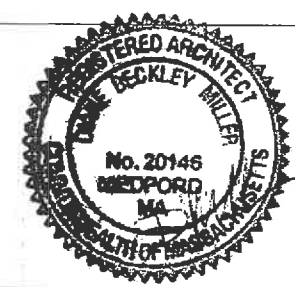


80 CLARK STREET  
BELMONT, MA 02478

Architect:  
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Belmont MA 02478  
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Date: Issued for:

9/3/18	PRELIMINARY
9/26/18	DESIGN DEVELOPMENT
10/4/18	PERMIT



GRANT RESIDENCE  
208 WHITE STREET  
BELMONT MA 02478

EXISTING  
ELEVATIONS

Sheet  
Number

A6

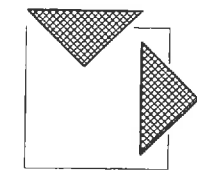


1 FRONT ELEVATION  
SCALE: 1/8" = 1'



2 SIDE ELEVATION  
SCALE: 1/8" = 1'

MILLER  
DESIGN LLC

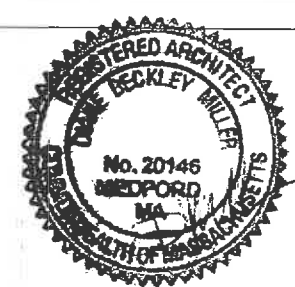


80 CLARK STREET  
BELMONT, MA 02478

Architect:  
Miller Design LLC  
80 Clark Street  
Belmont MA 02478  
617-993-3157

Date:      Issued for:

9/3/18	PRELIMINARY
9/26/18	DESIGN DEVELOPMENT
10/4/18	PERMIT



GRANT RESIDENCE  
208 WHITE STREET  
BELMONT MA 02478

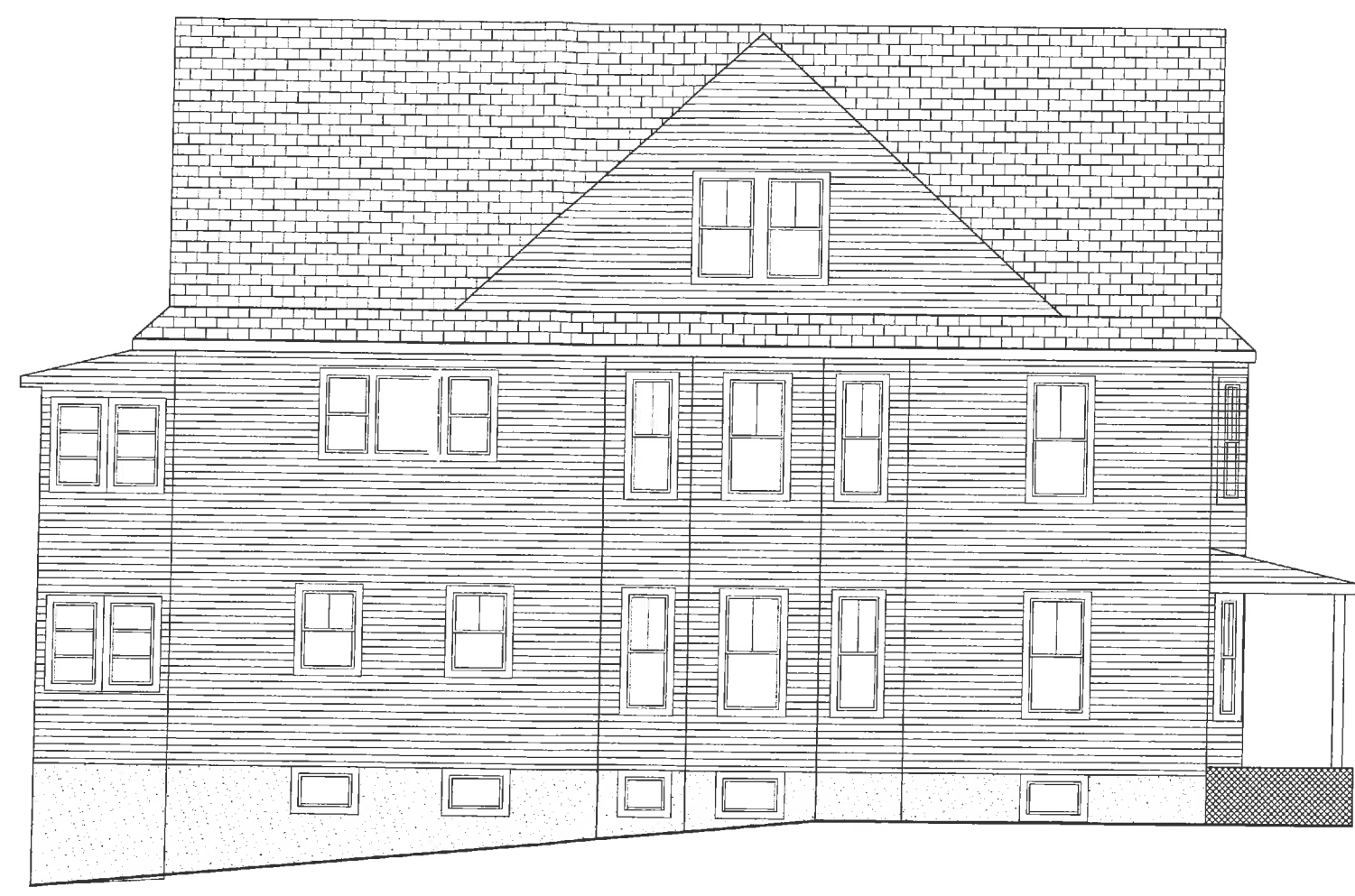
EXISTING  
ELEVATIONS

Sheet  
Number

A7



1 REAR ELEVATION  
SCALE: 1/8" = 1'



2 SIDE ELEVATION  
SCALE: 1/8" = 1'

HALF STORY AREA CALCULATIONS:

SECOND FLOOR AREA = 1,501SF

ALLOWABLE: MAX 900.6 SF W/ CEILING HEIGHT OF 5' OR GREATER (BASED ON 60% OF 1501 SF SECOND FLOOR).

ACTUAL: 1002 SF EXISTING + 36 + 65 SF PROPOSED = 1,103 SF (PROPOSED AREA W/ CEILING HEIGHT OF 5' OR GREATER IS DESIGNATED BY TONE)

HALF STORY PERIMETER CALCULATIONS:

SECOND FLOOR PERIMETER = 172'-6"

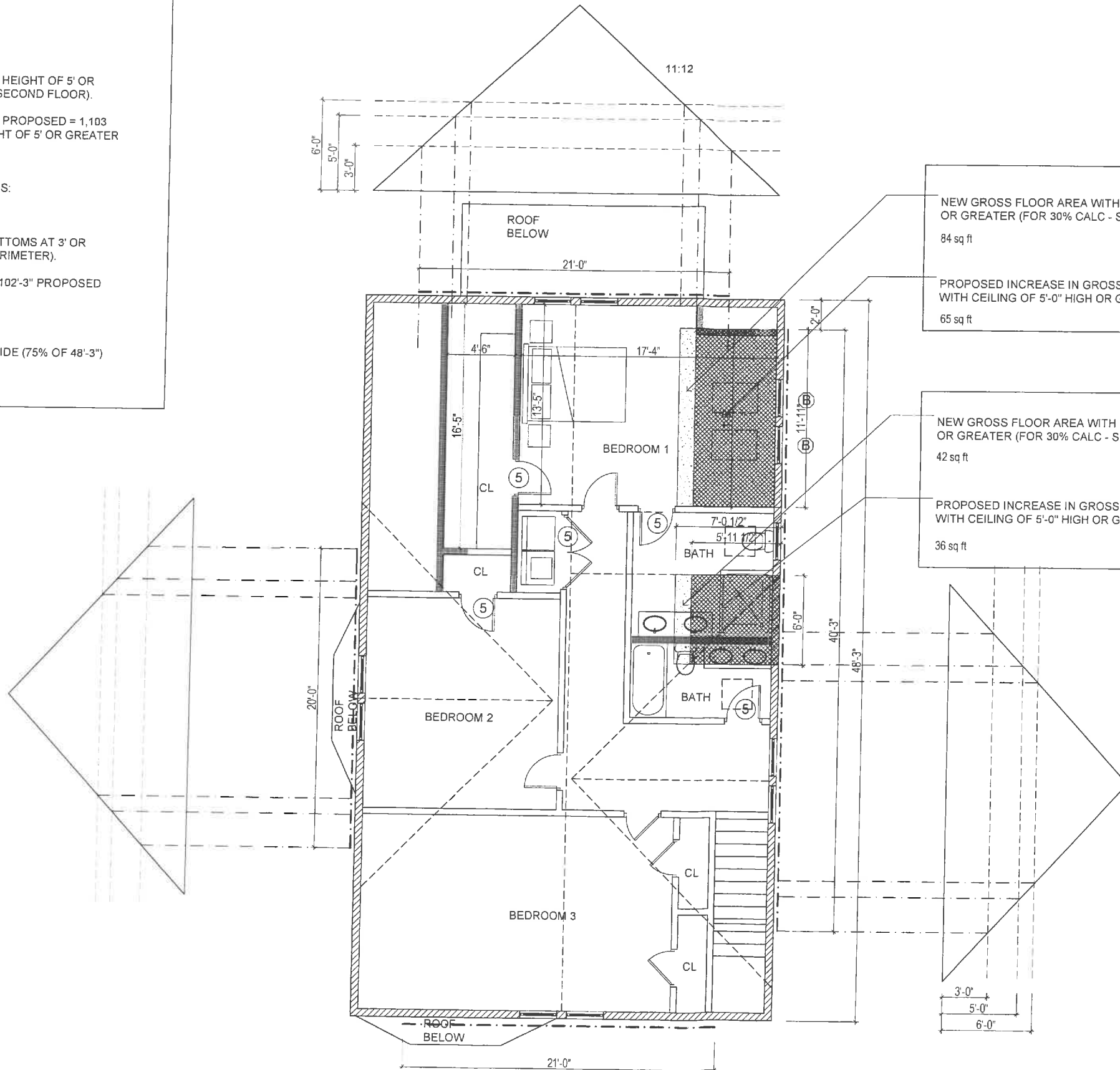
ALLOWABLE: MAX 86'-3" W/ RAFTER BOTTOMS AT 3' OR GREATER (BASED ON 50% OF 172'-6" PERIMETER).

ACTUAL: 21'-0" + 21'-0" + 20'-0" + 40'-3" = 102'-3" PROPOSED

DORMER LENGTH CALCULATIONS:

ALLOWABLE: 36'-2 1/4" MAX PER ROOF SIDE (75% OF 48'-3")

ACTUAL: 24'-4" PROPOSED



NEW GROSS FLOOR AREA WITH CEILING OF 6'-0" HIGH OR GREATER (FOR 30% CALC - SEE COVERSHEET)  
84 sq ft

PROPOSED INCREASE IN GROSS FLOOR AREA OF ATTIC WITH CEILING OF 5'-0" HIGH OR GREATER  
65 sq ft

NEW GROSS FLOOR AREA WITH CEILING OF 6'-0" HIGH OR GREATER (FOR 30% CALC - SEE COVERSHEET)  
42 sq ft

PROPOSED INCREASE IN GROSS FLOOR AREA OF ATTIC WITH CEILING OF 5'-0" HIGH OR GREATER  
36 sq ft

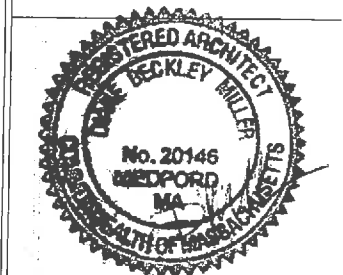
1 PLAN  
SCALE: 1/8" = 1'

**MILLER  
DESIGN LLC**

80 CLARK STREET  
BELMONT, MA 02478

Architect:  
Miller Design LLC  
80 Clark Street  
Belmont MA 02478  
617-993-3157

Date:	Issued for:
9/3/18	PRELIMINARY
9/26/18	DESIGN DEVELOPMENT
10/4/18	PERMIT



GRANT RESIDENCE  
208 WHITE STREET  
BELMONT MA 02478

**NEW ATTIC  
FLOOR PLAN**

Sheet  
Number

**A8**

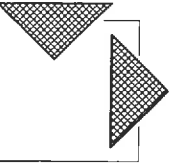


1 FRONT ELEVATION  
SCALE: 1/8" = 1'



2 SIDE ELEVATION  
SCALE: 1/8" = 1'

MILLER  
DESIGN LLC

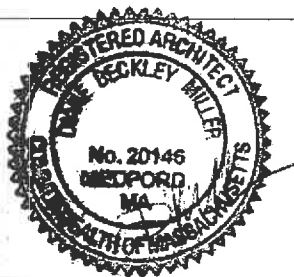


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NEW  
ELEVATIONS

Sheet  
Number

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