

RECEIVED
TOWN CLERK
BELMONT

CASE NO. 20-14

2020 MAR 16 11:28 AM

NOTICE OF PUBLIC HEARING BY THE
BELMONT ZONING BOARD OF APPEALS

ON APPLICATION FOR TWO SPECIAL PERMITS

Notice is hereby given that the Belmont Zoning Board of Appeals will hold a public hearing on Monday, April 6, 2020 at 7:00 PM in the Art Gallery, 3rd floor, Homer Municipal Building, 19 Moore St., to consider the application of Edward J. O'Brien, at 27 Poplar Street located in a General Residence (GR) Zoning District for Two Special Permits under §1.5 of the Zoning Bylaw to Construct a second story addition. Special Permits, 1.- §4.2.2 of the Zoning By-Law requires a minimum side setback of 10.0', the existing side setback is 9.0' and the proposed is 8.9'. 2.- The proposed alterations are allowed by a Special Permit granted by the Board of Appeals.

ZONING BOARD OF APPEALS



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 28, 2020

Edward J. O'Brien
27 Poplar Street
Belmont, MA 02478

RE: Denial to Construct a Second Story Addition

Dear Mr. O'Brien,


The Office of Community Development is in receipt of your building permit application for your proposal to construct a second story addition at 27 Poplar 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 requires a minimum side setback of 10.0', and section 1.5.4A of the By-Law allows any alterations or expansions in the General Residence district by a Special Permit granted by the Board of Appeals.

1. The existing side setback is 9.0' and the proposed is 8.9'.
2. The proposed alterations are allowed by a Special Permit granted by the Board of Appeals.

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 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

RECEIVED
TOWN CLERK
BELMONT, MA



Town of Belmont
Zoning Board of Appeals

2020 MAR 16 PM 2:07

APPLICATION FOR A SPECIAL PERMIT

Date: 2/28/20

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 27 Poplar 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 second story addition to increase the size of the kitchen.

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

Signature of Petitioner Edward J. O'Brien
Print Name EDWARD J. O'BRIEN
Address 27 Poplar St
BELMONT MA 02478
Daytime Telephone Number 617-378-2143

Petitioner's Statement (27 Poplar St)

I seek approval to construct a 275 sqft addition which will expand the existing kitchen area on the first floor. The existing deck will be demolished and reconfigured slightly. The lot is sloped and therefore this addition is considered a "second story" addition to the house. The basement will be expanded below the addition and the new deck, in order to provide a foundation for the addition and to add additional storage space in the basement.

This addition is necessary because:

- 1.) The house was built in 1929 and the original kitchen area is too small to accommodate today's, larger, built-in appliances and the additional countertop space that is needed for modern portable appliances and other devices.
- 2.) The existing kitchen only can fit a small table for eating. Any more than three adults sitting down together requires us to eat the meal in the formal dining room. Not to mention that formal dining room is also small as well, and today it is mostly used as an office when I work from home. The expanded kitchen will have a large dining area that will be used daily as also preferable option when entertaining larger groups. The new kitchen dining area will also be easier to use, since the existing formal dining room requires squeezing by others when moving about the room, to get to and from one's seat at the table.
- 3.) The existing half-bathroom located in the current kitchen area is extremely small; one's knees almost touch the door when sitting on the toilet. The construction plans also will increase the size of the half bath to make it more accessible. Increasing the size of the half-bath itself is not possible without increasing the size of the kitchen.

Zoning Compliance Check List

Properties Located within the GR Zoning Districts
(To be Completed by a Registered Land Surveyor)



Property Address: 27 Poplar Street

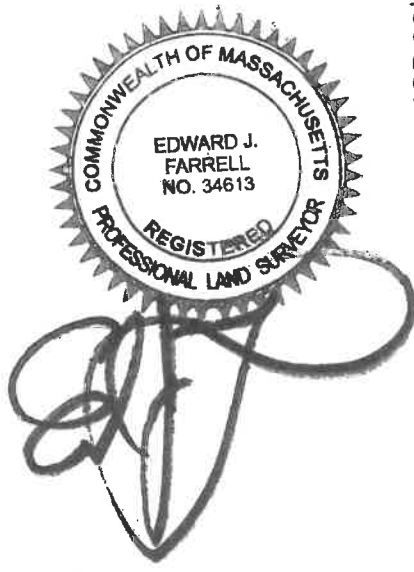
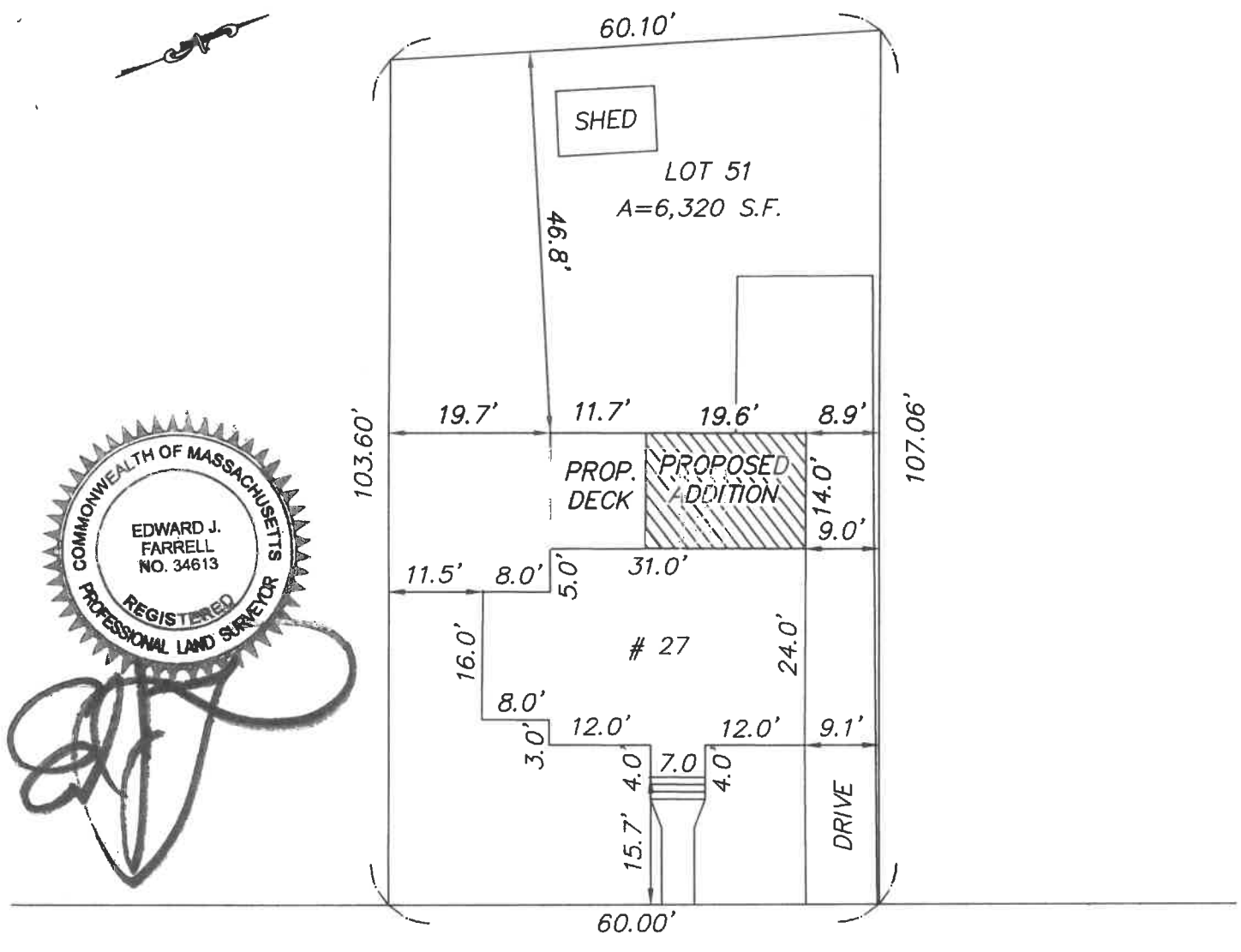
Surveyor Signature and Stamp: 

Date: 7-12-19

<u>Per §4.2 of the Zoning By-Law</u>							
		REQUIRED		EXISTING		PROPOSED	
Lot Area (sq. ft.)		5,000		6,320		6,320	
Lot Frontage (feet)		50'		60'		60'	
Lot Area/Unit (sq. ft./d.u.)							
Lot Coverage (% of lot)		30%		19.4%		22.7%	
Open Space (% of lot)		40%		65.7%		64.4%	
Setbacks: (feet)	➤ Front ^(a)	20'					
	➤ 2nd Front Door (25%)						
	➤ Side/Side	10'	10'	9.0	11.5	8.9	11.5
	➤ Rear	21.1'		48.8'		46.8'	
Building Height:	➤ Feet	33'		26.39'		26.39'	
	➤ Stories	2 1/2		2 1/2		2 1/2	
1/2 Story (feet) (Per §1.4)	➤ Perimeter (50%)						
	➤ Area (60%)						
	➤ Length (75%)						
<u>Per §6D of the Zoning By-Law</u>							
HVAC:		Prohibited in Front Yard and Side and Rear Setbacks					
Front Doors:		Both Must Face Street ^(b)					
		STANDARD			PROPOSED		
Curb Cut (One per 70' Frontage) ^(c)							

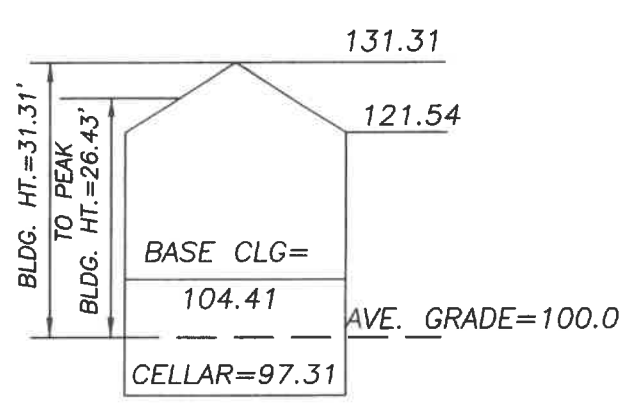
- (a) Front setback is equal to the average front setbacks of the abutting properties on either side.
- (b) The second unit's front door may be allowed to face the side yard only if the existing structure is historically or architecturally significant.
- (c) A second curb cut may be allowed where the Applicant can demonstrate that creating a second curb cut is harmonious with the surrounding neighborhood.

SUBMIT CALCULATIONS for all of the requirements listed above on a separate piece of paper(s) to verify how they were calculated



POPLAR STREET

OWNER: EDWARD O'BRIEN
LOCUS HOUSE # - 27 POPLAR STREET
LOCUS DEED - BOOK 48435 PAGE 169
LOCUS PLAN - PLAN BOOK 318 PLAN 47
SITE DOES NOT FALL WITHIN
THE WETLAND ZONE.



BUILDING HEIGHT

41.7% OF BASEMENT UNDERGROUND
THEREFOR BASEMENT IS A STORY

ZONING DISTRICT= GR

	REQ.	EXIST.	PROP.
MAX. LOT COVERAGE	30%	19.4%	22.7% *
MIN. OPEN SPACE	40%	65.7%	64.4% **
FRONT SETBACK	20'	15.7'	15.7'
SIDE SETBACK	10'	9.0'	8.9'
REAR SETBACK	21.1'	48.8'	46.8'
HEIGHT	33'	26.39'	26.39'

* HOUSE (900 S.F. + 164 S.F. DECK + 95 S.F. SHED + 274 S.F. ADDITION) = 1433/6320=22.7%

** HOUSE (900 S.F. + 164 S.F. DECK + 95 S.F. SHED + 274 S.F. ADDITION + 815 S.F. DRIVE) = 2248/6320=35.6% OR 64.4%

**PROPOSED PLOT PLAN
27 POPLAR STREET
BELMONT MASS.**

SCALE: 1" = 20' JULY 12, 2019

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

CEIL.
EL. 116'-7"

2ND
EL. 108'-10"

1ST
EL. 100'-0"

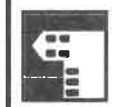
BSMNT
EL. 92'-2"



1 EXISTING FRONT ELEVATION
SD1 3/16" = 1'-0"

REVISIONS:

HARRISON MULHERN ARCHITECTS
611 Main Street, 01890
Waltham, MA
t. 781-729-1700 f. 781-729-3672
email: cmulhern@harrisonmulhern.com

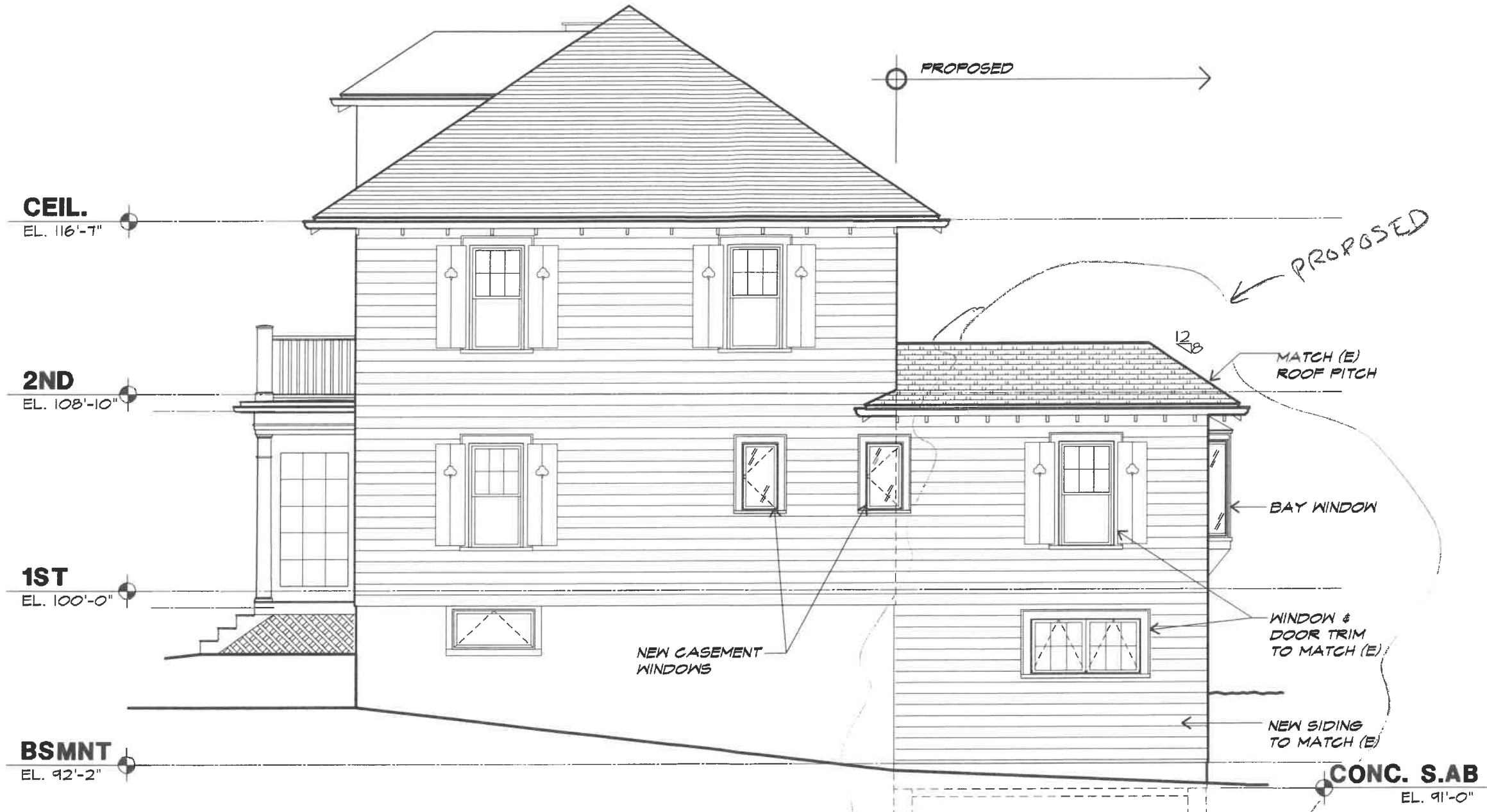


O'Brien Residence
ADDITION / RENOVATION
27 POPLAR STREET, BELMONT, MASSACHUSETTS

EXISTING FRONT ELEVATION

SD1

4.10.19



1 RIGHT ELEVATION
SD2 3/16" = 1'-0"

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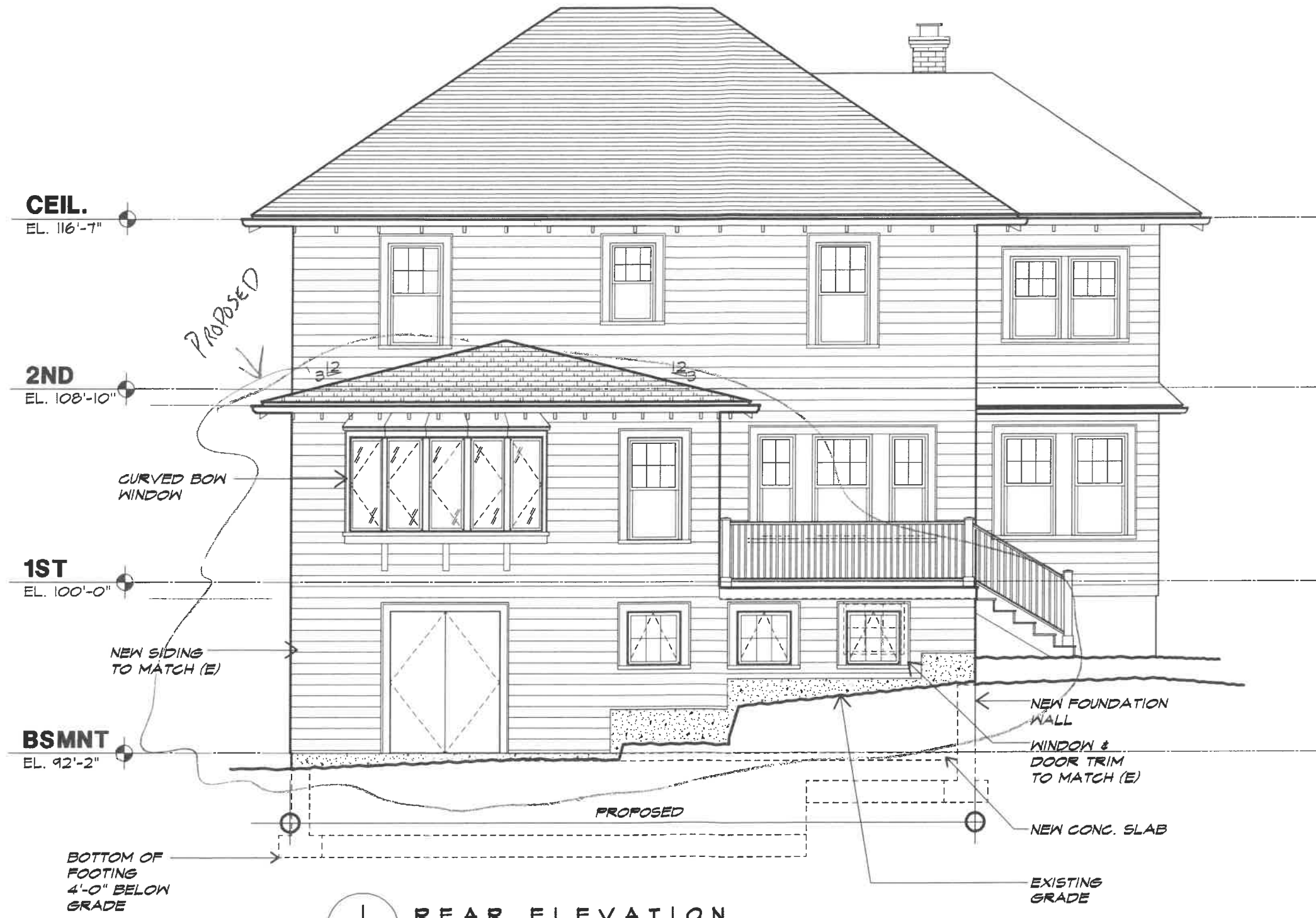


O'Brien Residence
ADDITION / RENOVATION
27 POPLAR STREET, BELMONT, MASSACHUSETTS

RIGHT ELEVATION

SD2
4.10.19

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1 REAR ELEVATION
SD3 3/16" = 1'-0"

REVISIONS.

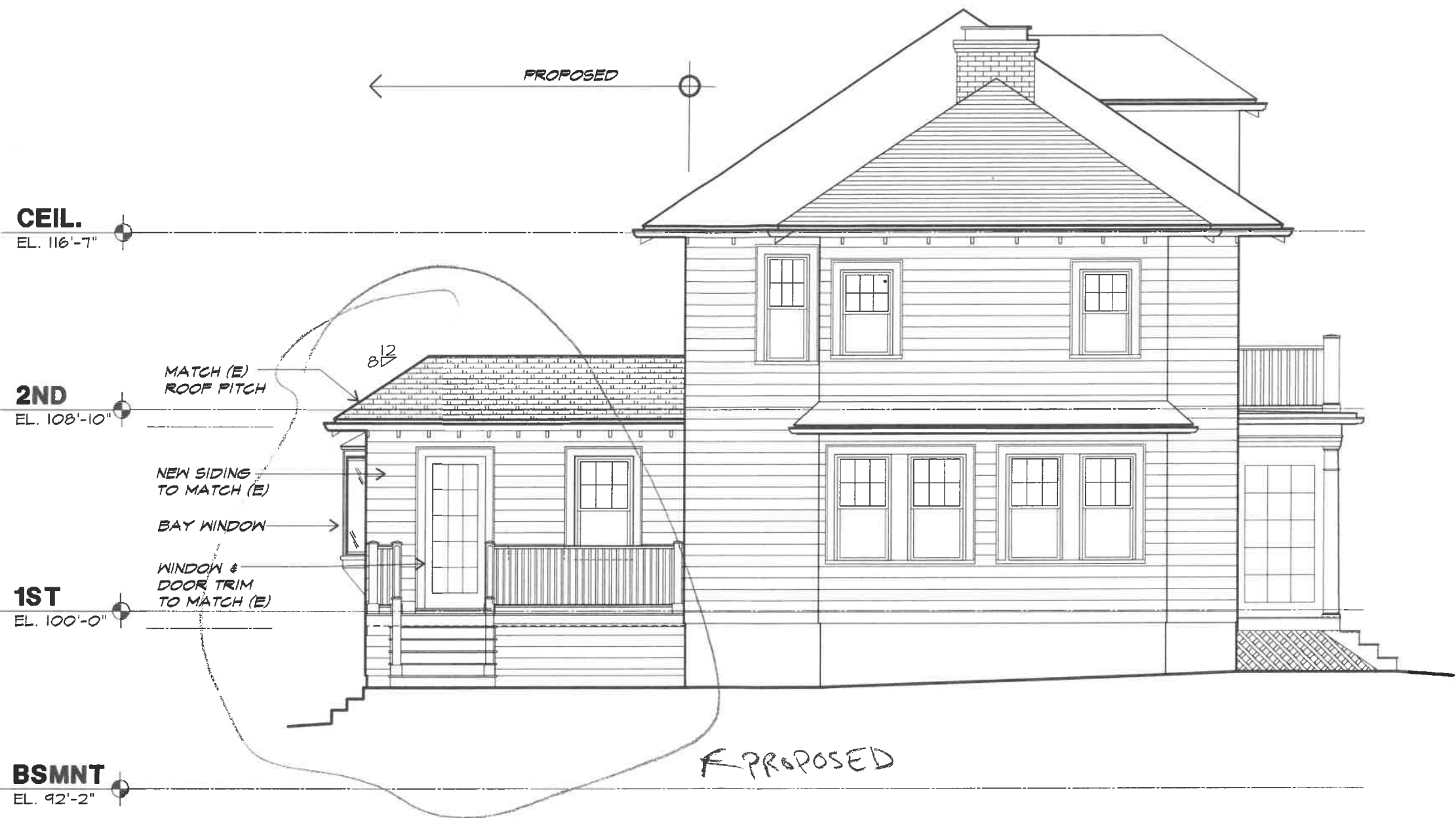
HARRISON MULHERN ARCHITECTS
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Winchester, MA 01890
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email: cmulhern@hmarcbsca.com



REAR ELEVATION

SD3
4.10.13

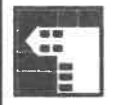
O'Brien Residence
ADDITION / RENOVATION
27 POPLAR STREET, BELMONT, MASSACHUSETTS



1 LEFT ELEVATION
SD4 3/16" = 1'-0"

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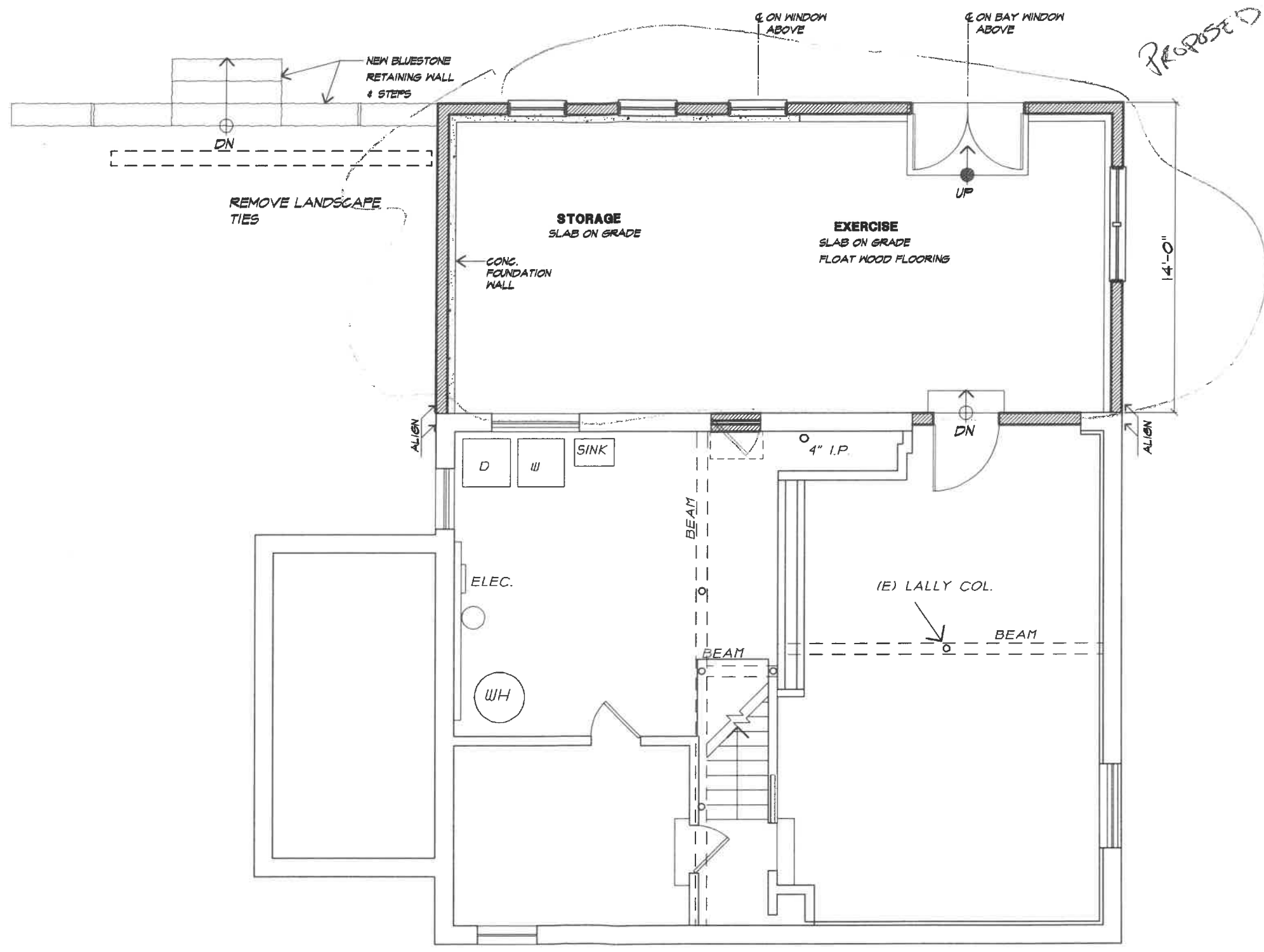


O'Brien Residence
ADDITION / RENOVATION
27 POPLAR STREET, BELMONT, MASSACHUSETTS

LEFT ELEVATION

SD4

4.10.19



REVISIONS.

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O'Brien Residence
 ADDITION / RENOVATION
 27 POPLAR STREET, BELMONT, MASSACHUSETTS

BASEMENT PLAN

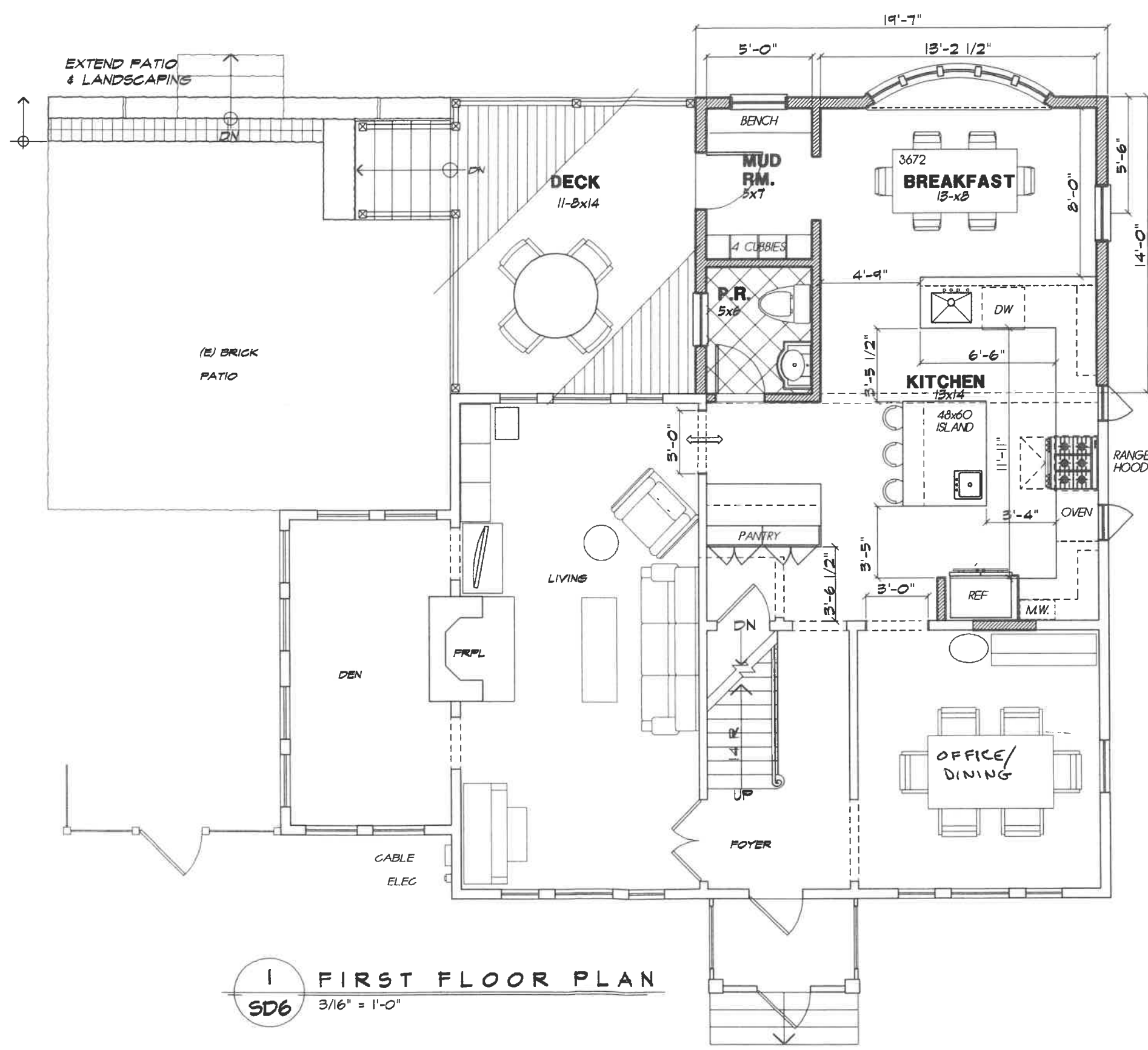
I BASEMENT PLAN
 SD5 3/16" = 1'-0"

DATE: 4.10.18

SD5

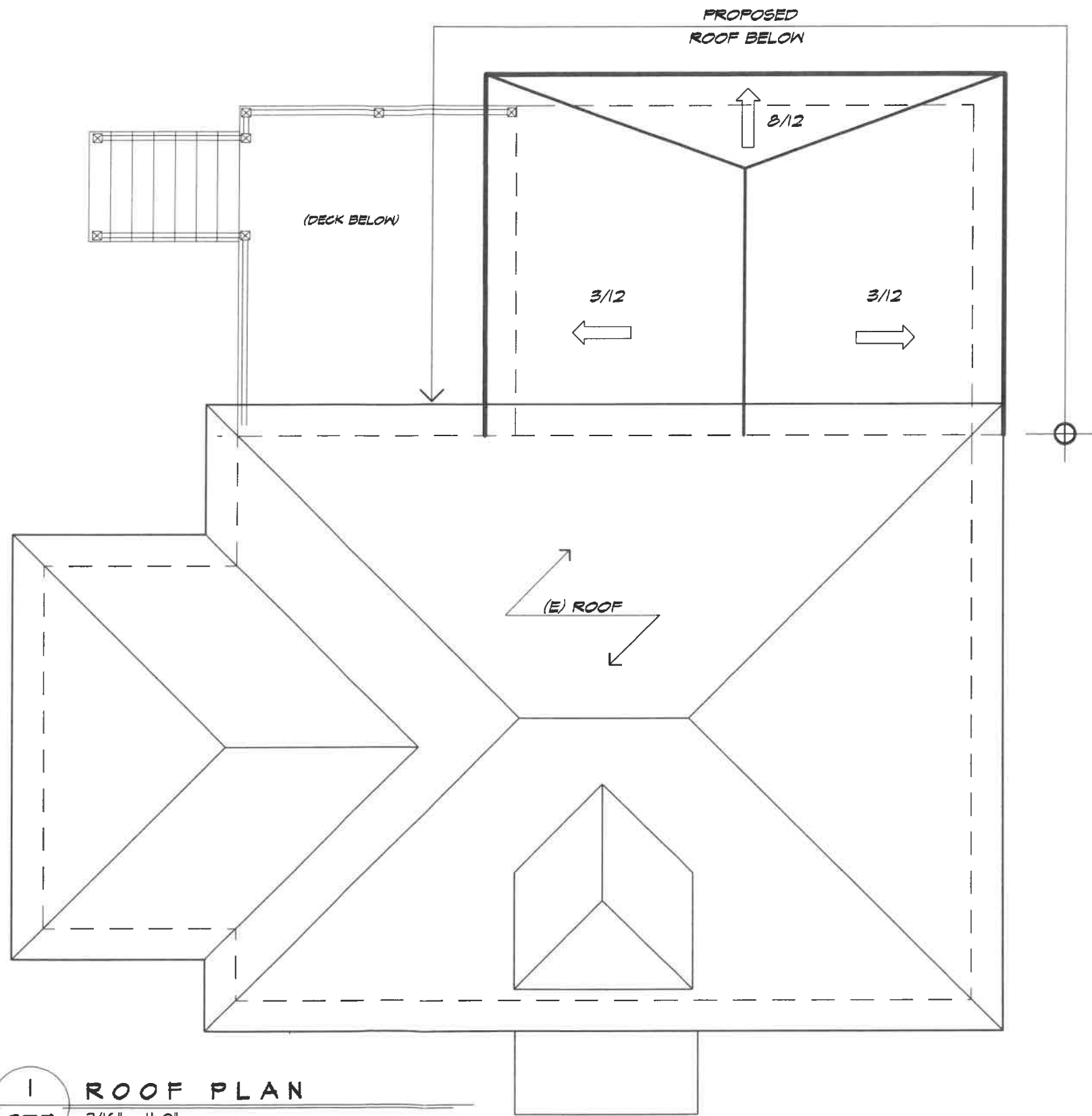
4.10.18

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1 FIRST FLOOR PLAN
SD6 3/16" = 1'-0"

REVISIONS.	
<p>HARRISON MULHERN ARCHITECTS 611 Main Street Winchester, MA 01890 v. 781-725-5700 f. 781-725-9672 email: cmulhern@hmarciboston.com</p>	
<p>O'Brien Residence ADDITION / RENOVATION 27 POPLAR STREET, BELMONT, MASSACHUSETTS</p>	
<p>DATE: 4.10.10</p>	
<p>FIRST FLOOR PLAN</p>	
<p>SD6 4.10.10</p>	



1 ROOF PLAN
 SD7 3/16" = 1'-0"

REVISIONS.

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O'Brien Residence
 ADDITION / RENOVATION
 27 POPLAR STREET, BELMONT, MASSACHUSETTS

DRAWING DESCRIPTION
 ROOF PLAN

SD7

4.10.18