

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, July 13, 2020 at 7:00 PM by remote access through the Zoom app. to consider the application of Abhay & Aparna Mujumdar at 38 Cowdin Street located in a Single Residence C (SRC) Zoning District for two Special permits under §1.5 of the Zoning Bylaw to Construct a Third Floor Addition. Special Permits 1.- Section 4.2 of the Zoning Bylaws Dimensional Regulations allows a maximum of 2-1/2 stories, The existing structure is three (3) stories. The lowest level of the dwelling is a basement (42.4% of the foundation walls are exposed) and is considered a story. The proposed addition is a three (3) story addition. 2.- Minimum required front setback is 25.0' (On Middlecot Street), the existing and proposed front setback on Middlecot Street is 20.6'.

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

June 20, 2018

Abhay & Aparna Mujumdar
38 Cowdin Street
Belmont, MA 02478

RE: Denial to Construct a Third Floor Addition

Dear Mr. and Mrs. Mujumdar,

The Office of Community Development is in receipt of your building permit application for your proposal to construct a third floor addition at 38 Cowdin 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 Dimensional Regulations allows a maximum of 2-1/2 stories and requires a minimum front setback of 25.0' (On Middlecot Street).

1. The existing structure is three (3) stories. The lowest level of your dwelling is a basement (42.4% of the foundation walls are exposed) and is considered a story. The proposed addition is a three (3) story addition.
2. The existing and proposed front setback on Middlecot Street is 20.6'.

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

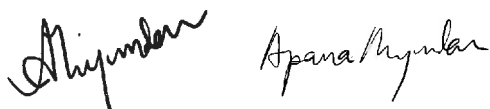
Request for Special Permit to Construct Third Story Addition
38 Cowdin Street, Belmont, MA

Five years ago, we bought our house because of the exceptional neighborhood, proximity to Joey's Park playground and field, and the Winn Brook Elementary School, which our son has attended since first grade. We love this house and are committed to maintaining and improving it. We are a family of three and our aging parents often visit us from another country. As a soon-to-be middle schooler, our son will need a home computer, a desk, a bookcase and play space. As it stands, our house has no usable closets, very little space in our son's room and no room for our visiting parents. **For these reasons, we propose to convert the top-most half story of our home into a full story to add usable living space.**

At present, **the topography around our house is such that the basement is regarded as the first floor, even though it is not fit for daily living.** It has no bathrooms or toilets and no windows. It also has low ceilings and lacks natural light. For all practical purposes, we are currently living in a one and a half story house. **The proposed modest expansion, to convert the existing top half-story into a full story, will technically make our house three stories. Though this violates the 2 ½ story limit in the Belmont Zoning Bylaw, it provides us with much needed space to live productive lives.**

Our application for a building permit for this design was denied because of the three story designation. We considered alternatives to this design, but, after discussions with our architect, **we concluded that the proposed design is most natural and fitting with the character of the house and its surroundings** and will not be detrimental to the neighborhood. Our neighbors are supportive of our plan. We therefore ask that the Zoning Board grant the special permit required for the construction of this addition.

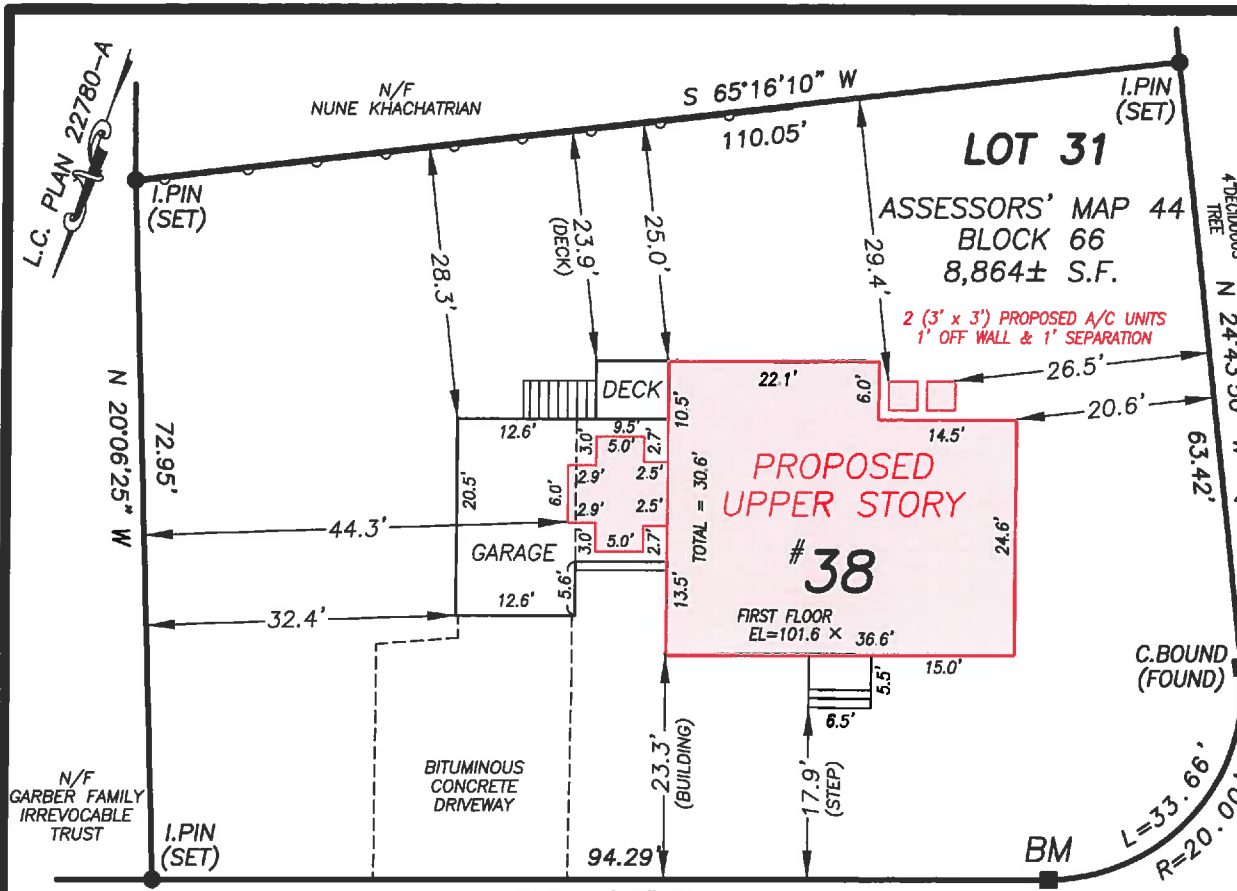
Respectfully,

The image shows two handwritten signatures in black ink. The signature on the left is 'Abhay Mujumdar' and the signature on the right is 'Aparna Mujumdar'. Both are written in a cursive, flowing style.

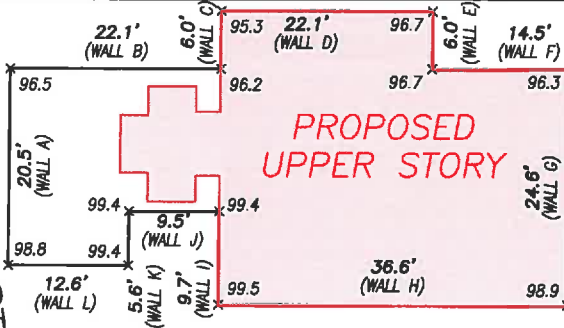
Abhay & Aparna Mujumdar.

June 1st, 2020

15847.DWG
FEBRUARY 10, 2020



MIDDLECOT STREET
N 24°43'50" W
63.42'



- WALL A = $(98.8 + 96.5) / 2 \times 20.5 = 2001.8$
- WALL B = $(96.5 + 96.2) / 2 \times 22.1 = 2,129.3$
- WALL C = $(96.2 + 95.3) / 2 \times 6.0 = 574.5$
- WALL D = $(95.3 + 96.7) / 2 \times 22.1 = 2,121.6$
- WALL E = $(96.7 + 96.7) / 2 \times 6.0 = 580.2$
- WALL F = $(96.7 + 96.3) / 2 \times 14.5 = 1,399.3$
- WALL G = $(96.3 + 98.9) / 2 \times 24.6 = 2,401.0$
- WALL H = $(98.9 + 99.5) / 2 \times 36.6 = 3,630.7$
- WALL I = $(99.5 + 99.4) / 2 \times 9.7 = 964.7$
- WALL J = $(99.4 + 99.4) / 2 \times 9.5 = 944.3$
- WALL K = $(99.4 + 99.4) / 2 \times 5.6 = 556.5$
- WALL L = $(99.4 + 98.8) / 2 \times 12.6 = 1,248.7$

TOTAL = 18,552.7
BUILDING PERIMETER = 189.8
GRADE = 97.7

LOT COVERAGE / OPEN SPACE CALCULATIONS:

- LOT AREA = 8,864 SF
- DWELLING & DECK = 1,477 SF
- DRIVEWAY = 545 SF

LOT COVERAGE = $1,477 / 8,864 = 0.167$ OR 16.7%
OPEN SPACE = $100 - (((1,477 + 545) / 8,864) \times 100) = 77.2\%$

I HEREBY STATE THAT THE LOCATION OF THE FEATURES SHOWN HEREON IS THE RESULT OF FIELD SURVEY PERFORMED AS OF OCTOBER 30, 2017, WITH THE USE OF A TOPCON TOTAL STATION

John R. Hamel

JOHN R. HAMEL
PROFESSIONAL
LAND SURVEYOR

2-10-2020

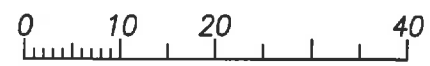
DATE:



**PLOT PLAN
BELMONT, MASSACHUSETTS**

SNELLING & HAMEL ASSOCIATES, INC.
PROFESSIONAL LAND SURVEYORS
10 LEWIS STREET P.O. BOX 102
LINCOLN, MASSACHUSETTS 01773
(781) 259-0071

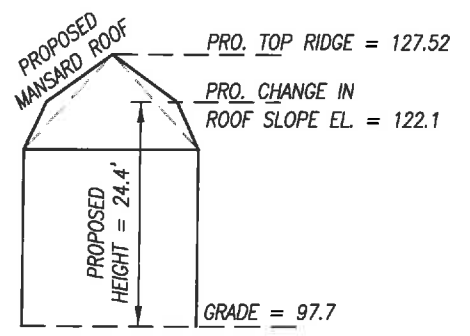
1 INCH = 20 FEET



"SR-C" DIMENSIONAL TABLE

	REQUIRED	EXISTING	PROPOSED
LOT AREA	9,000 SF	8,864± SF	8,864± SF
FRONTAGE	75'	111.12'	111.12'
LOT COVERAGE	25% (MAX.)	16.7%	16.7%
OPEN SPACE	50% (MIN.)	77.2%	77.2%
FRONT YARD "COWDIN"	19.8'*	23.3'	23.3'
FRONT YARD "MIDDLECOT"	25'	20.6'	20.6'
SIDE YARD	10'	32.4'	44.3'
REAR YARD	25'	23.9'	25.0'
BUILDING HEIGHT	36' (MAX.)	18.54'	24.4'

* SEE LOT DEPTH & AVERAGE SETBACK CALCULATIONS DATED APRIL 23, 2018

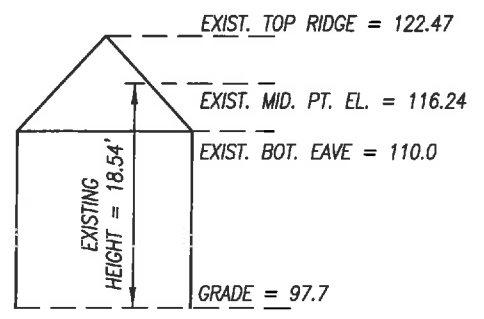


REFERENCE:
- LAND COURT PLAN 22780-A

BENCHMARK:
BM - HIGH POINT OF STONE BOUND AS SHOWN
ELEVATION = 100.00 (ASSUMED)

- NOTES:
- ZONING DISTRICT: "SR-C"
 - THE LOT IS NOT LOCATED WITHIN THE 100 YEAR FLOOD ZONE BASED ON FEDERAL FLOOD INSURANCE RATE MAP 25017C0418E, EFFECTIVE DATE JUNE 4, 2010.
 - THE LOT IS NOT IN A WETLAND AREA AS SHOWN ON THE TOWN OF BELMONT WETLANDS PLAN
 - SEE EXPOSED FOUNDATION CALCULATION DATED, APRIL 23, 2018, BY SNELLING & HAMEL ASSOCIATES FOR "BASEMENT" DETERMINATION.

COWDIN STREET



C.BOUND (FOUND)

Zoning Compliance Check List (Registered Land Surveyor)



Property Address: 38 COWDIN STREET Zone: SR-C

Surveyor Signature and Stamp: *John R. Hamel* Date: 2-10-2020

	REQUIRED	EXISTING	PROPOSED
Lot Area	9,000 S.F.	8,864+/- S.F.	8,864+/- S.F.
Lot Frontage	75'	111.12'	111.12'
* Floor Area Ratio	Not Applicable	33%	38%
Lot Coverage	25% (MAX.)	16.7%	16.7%
Open Space	50% (MIN.)	77.2%	77.2%
Front Setback (Cowdin)	19.8'	17.9'	17.9'
Front Setback (Middlecot)	25'	20.6'	20.6'
Side Setback	10'	32.4'	44.3'
Rear Setback	25'	23.9'	25.0'
Building Height	36' (MAX.)	18.54'	24.4'
* Stories	2 1/2	2 1/2	3
1/2 Story Calculation			

NOTES: * *Floor Area Ratio & Stories provided by Architect*



1 EXISTING NORTH ELEVATION
 $\frac{1}{8}'' = 1'-0''$

2 PROPOSED NORTH ELEVATION
 $\frac{1}{8}'' = 1'-0''$



1 EXISTING EAST ELEVATION
 $\frac{1}{8}'' = 1'-0''$



2 PROPOSED EAST ELEVATION
 $\frac{1}{8}'' = 1'-0''$



1 EXISTING SOUTH ELEVATION
 $\frac{1}{8}'' = 1'-0''$

2 PROPOSED SOUTH ELEVATION
 $\frac{1}{8}'' = 1'-0''$

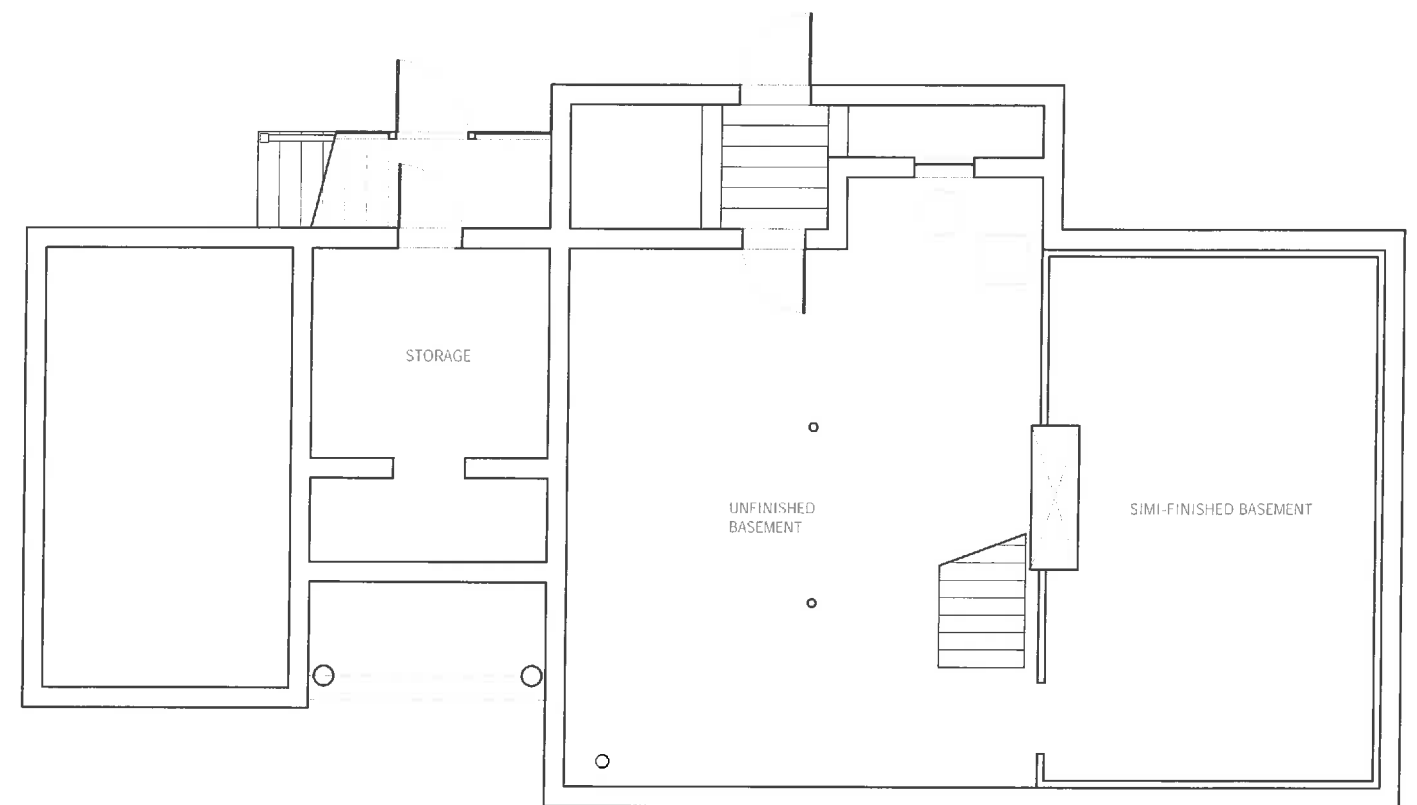
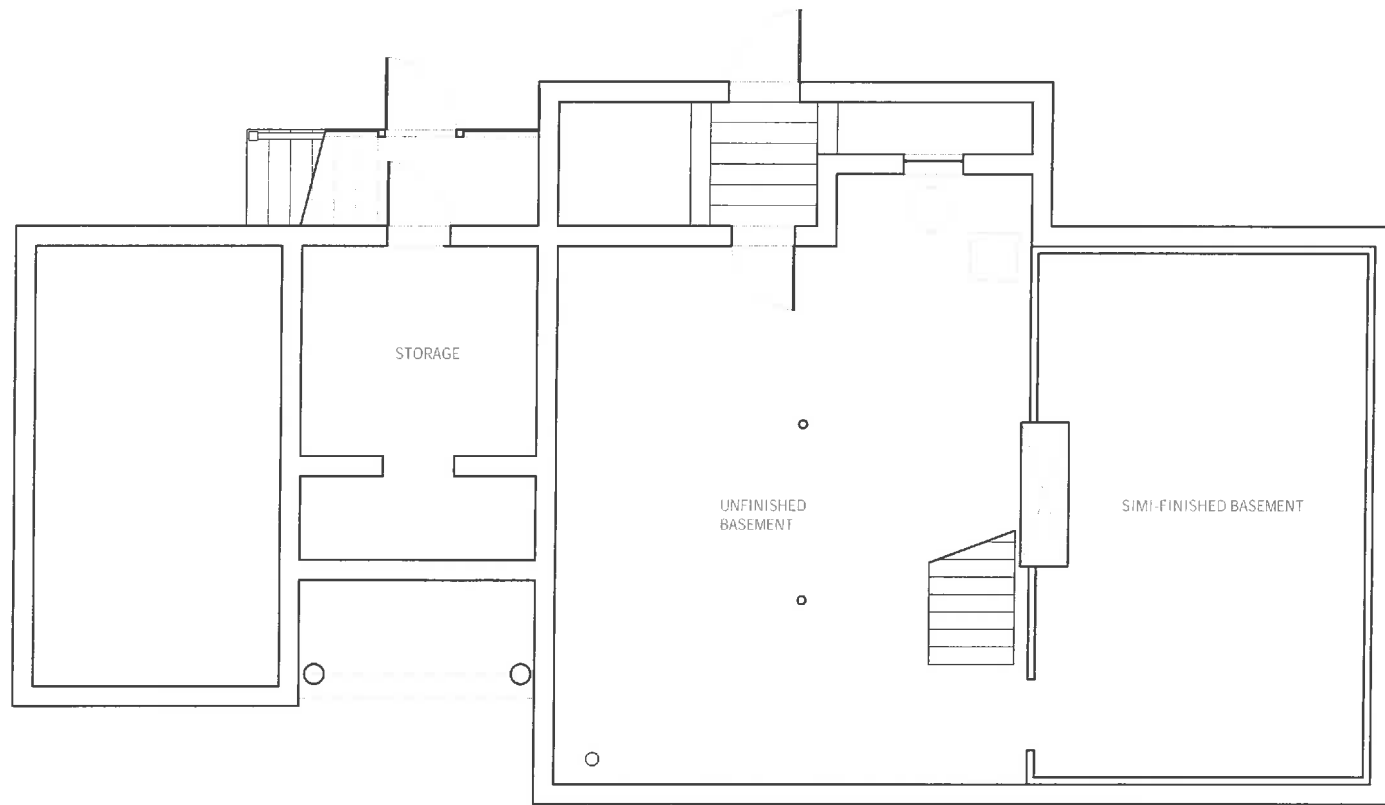


1 EXISTING WEST ELEVATION
 $\frac{1}{8}'' = 1'-0''$



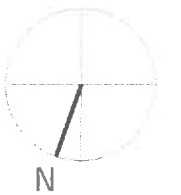
2 PROPOSED WEST ELEVATION
 $\frac{1}{8}'' = 1'-0''$

NO CHANGE

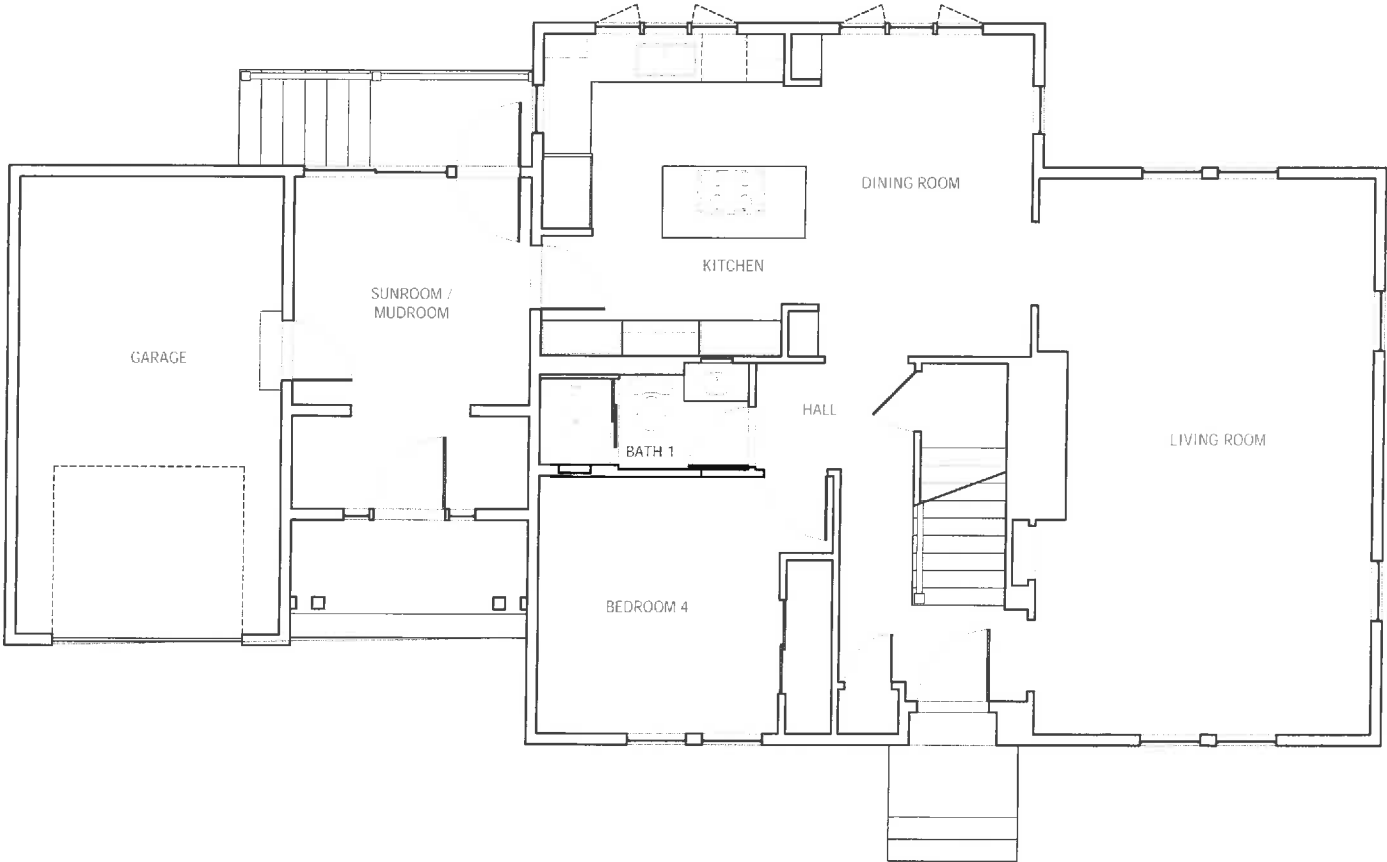
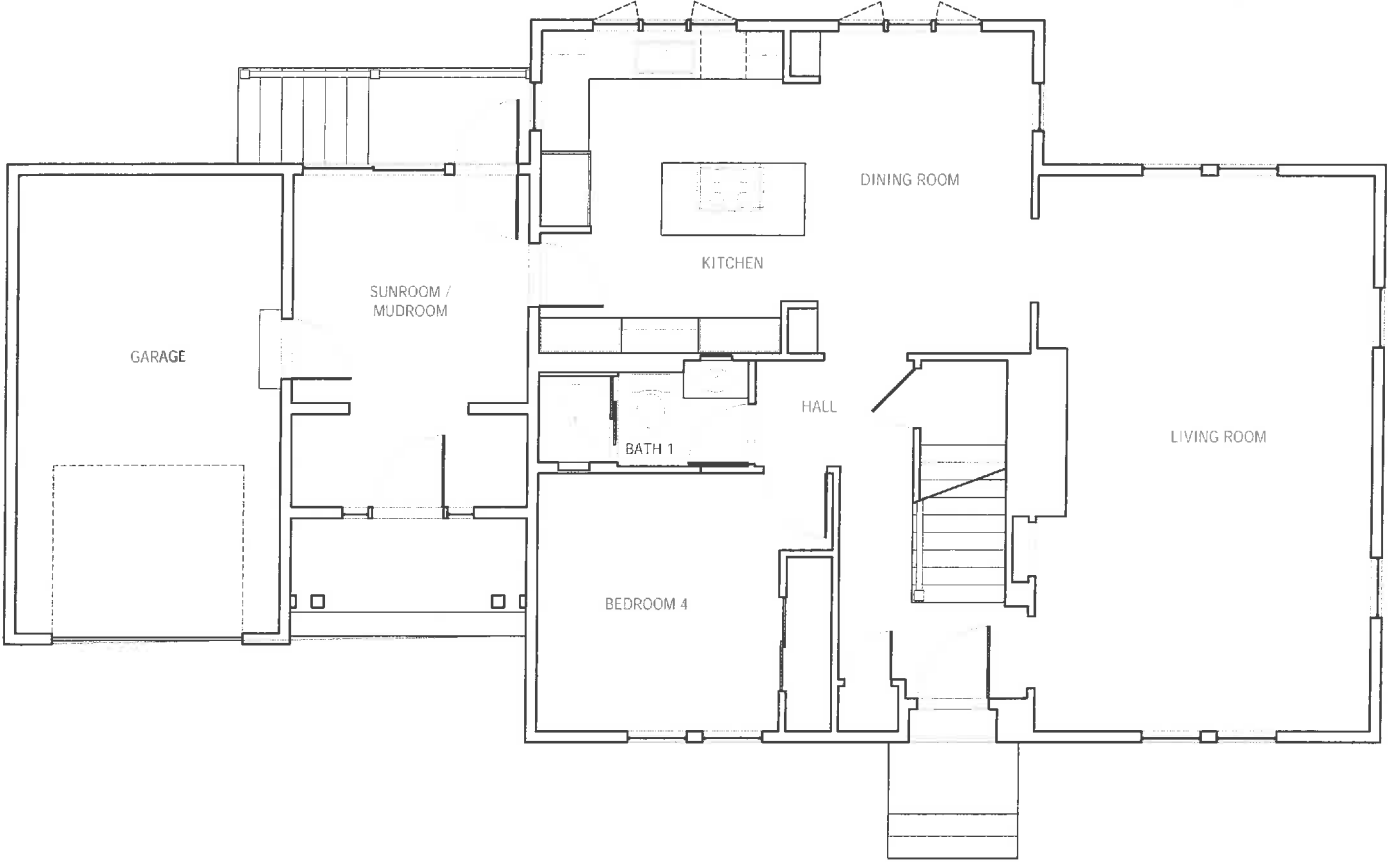


1 EXISTING BASEMENT PLAN
 $\frac{1}{8}'' = 1'-0''$

2 PROPOSED BASEMENT PLAN
 $\frac{1}{8}'' = 1'-0''$



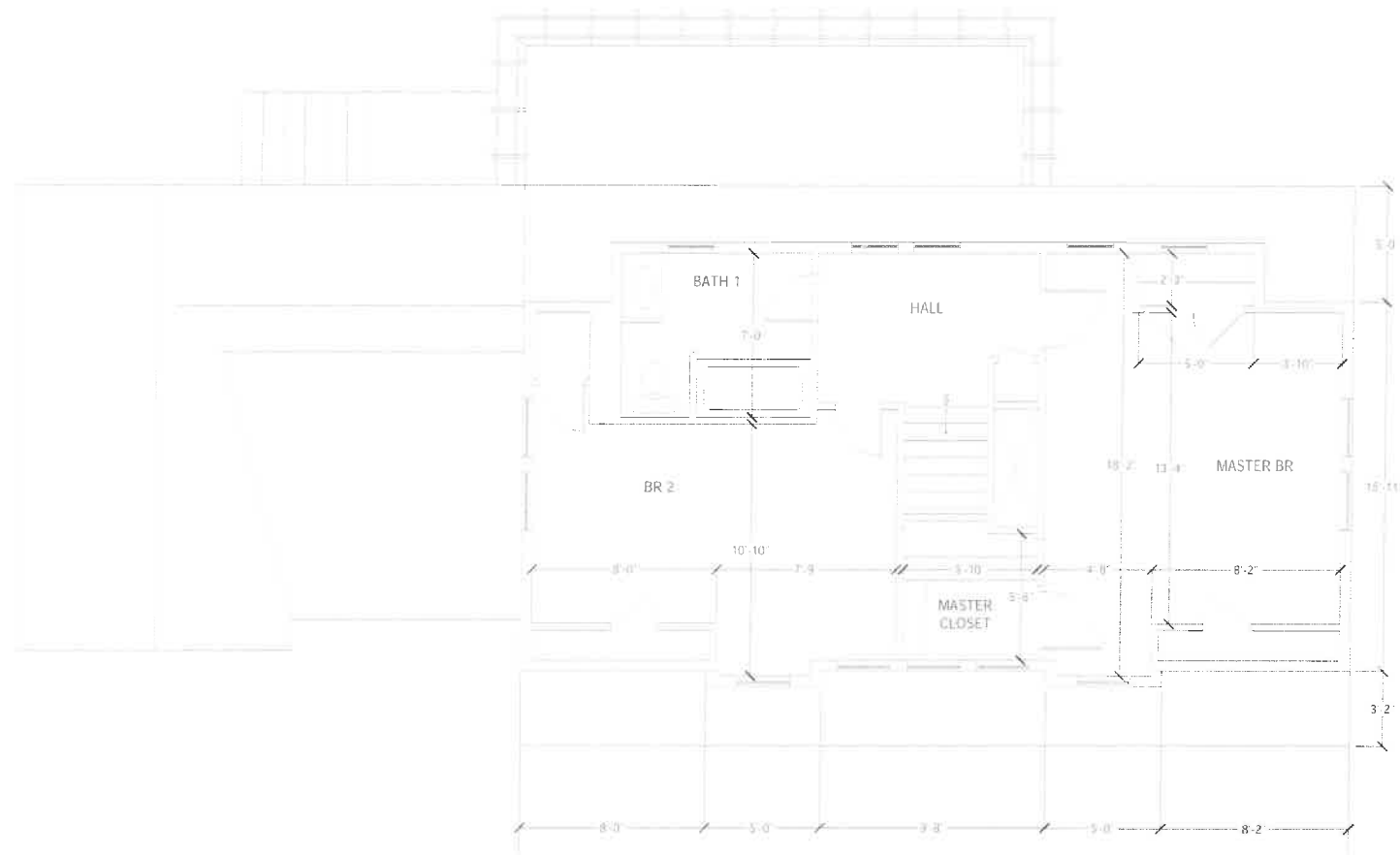
NO CHANGE



1 EXISTING FIRST FLOOR PLAN
1/8" = 1'-0"

2 PROPOSED FIRST FLOOR PLAN
1/8" = 1'-0"

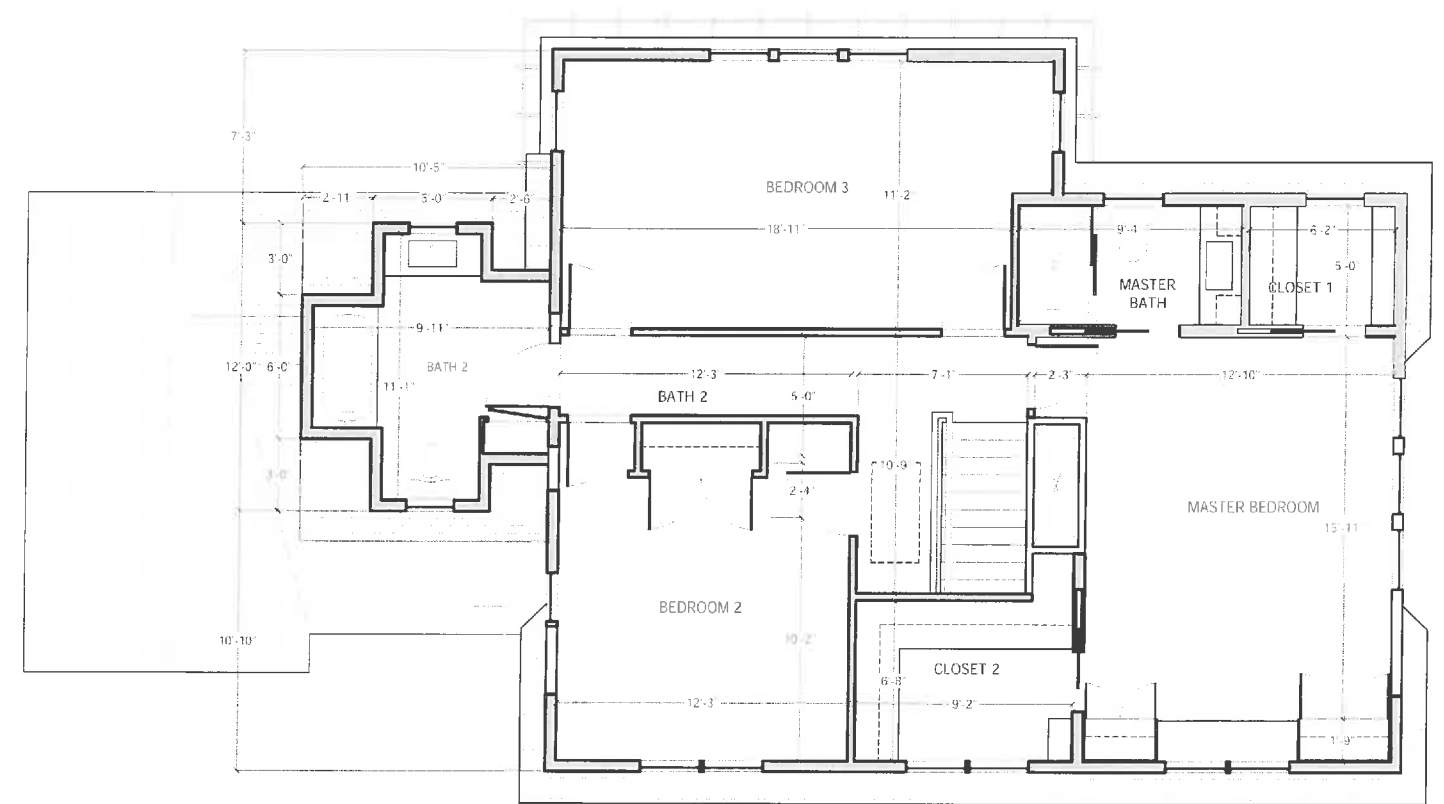




1

PROPOSED SECOND FLOOR PLAN

1/8" = 1'-0"



2

PROPOSED SECOND FLOOR PLAN

1/8" = 1'-0"





1 38 COWDIN ST. - NORTHEAST CORNER
NO SCALE



2 38 COWDIN ST. - NORTHWEST CORNER
NO SCALE



3 38 COWDIN ST. WEST CORNER
NO SCALE



4 38 COWDIN ST. SOUTHWEST SIDE
NO SCALE



A 24 MIDDLECOT ST



B 31 MIDDLECOT ST



C 32 MIDDLECOT ST



D 37 MIDDLECOT ST



E 44 MIDDLECOT ST



F 45 MIDDLECOT ST



G 48 MIDDLECOT ST



H 53 MIDDLECOT ST



I 59 MIDDLECOT ST



J 65 MIDDLECOT ST



K 70 MIDDLECOT ST



L 71 MIDDLECOT ST



M 33 HURLEY ST



N 35 COWDIN ST



O 36 HURLEY ST



P 11 COWDIN ST



Q 12 COWDIN ST



R 17 COWDIN ST



S 18 COWDIN ST



T 23 COWDIN ST



U 24 COWDIN ST



V 29 COWDIN ST



W 30 COWDIN ST



Abhay Mujumdar <amujumdar@gmail.com>

Renovation Support Letter

1 message

Diane Cassinelli <dianecassinelli@gmail.com>

Sun, May 10, 2020 at 4:21 PM

To: amujumdar@gmail.com

Do you have anything specific you want me to address?

Town of Belmont
Building Department

May 10, 2020

Re: Renovations at 38 Cowdin Street

Dear Members of the Board,

I, Diane Cassinelli, am a neighbor to Aparna and Abhay Mujumdar at [38 Cowdin Street](#). My house at [48 Middlecot Street](#) abuts the back of their property. I enthusiastically support their renovation plans and second story expansion. I believe that their proposed changes are practical, functional and attractive. I know from discussing the project with them, and from seeing previous interior renovations they've completed, that they care about the comprehensive design and have a commitment to good workmanship with a keen eye for details.

I believe their renovations will enhance their corner property from every angle, including the back, which is my primary vantage point. The end result will be an asset to our neighborhood and I can't wait to see it complete.

Respectfully,
Diane Cassinelli

Barbara and James Garber
30 Cowdin Street
Belmont, MA 02478
May 15, 2020

To Whom It May Concern:

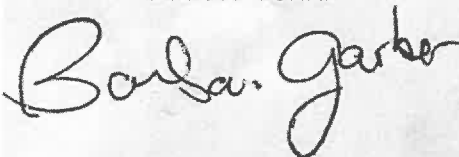
We are writing in support of the planned renovation at 38 Cowdin Street.

We live next door to the Mujumdar family. After looking at the building plans that Aparna and Abhay shared with us and talking about it with them, we have no objections to their second story addition as designed.

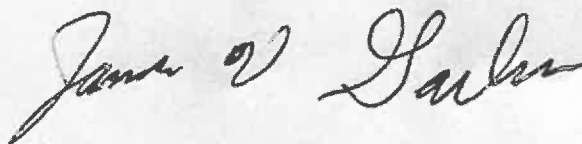
We appreciated the opportunity to review the plans to consider how the Mujumdar's renovation could impact our own home and the rest of the neighborhood.

Sincerely,

Barbara Garber



James Garber



To whom it may concern,

We, Emily and Brendan McCafferty of 45 Middlecot Street are neighbors of Aparna and Abhay Mujumdar. They have spoken about their desire to add a second story addition to their home in past conversations and recently shared with us their building plans. We have reviewed the plans for their addition at 38 Cowdin Street and are in agreement with what they have had drawn up. We have no objections to the project. We think the addition to their home will enhance the look of the overall property and neighborhood. Aparna and Abhay are a friendly and respectful couple who warmly welcomed us into the neighborhood several years ago and I hope to be neighbors with them for many years to come.

Sincerely,

Emily and Brendan McCafferty

45 Middlecot Street

Terri and William Osterhaus
35 Cowdin Street
Belmont, MA 02478
May 15, 2020

To Whom It May Concern:

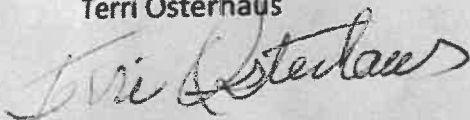
We live across the street from the Mujumdar family and are writing to express our support for their second story addition at 38 Cowdin Street.

Aparna and Abhay shared their building plans with us and we have no objections to their project.

Thank you for considering the neighbors' perspectives when finalizing construction plans.

Sincerely,

Terri Osterhaus



William Osterhaus

