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2020 OCT 26 AM 9:59

CASE NO. 20-31

NOTICE OF PUBLIC HEARING BY THE  
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, November 9, 2020 at 7:00 PM by remote access through the Zoom app. to consider the application of Diane Malcolmson, to construct additions at 9 Pinehurst Road located in Single Residence A (SRA) Zoning District for Two Special Permits under Section 1.5 of the Zoning By-Law. Special Permits, §4.2.2 of the Zoning By-Law Dimensional Regulations require 1.- a minimum front setback of 30.0', the existing front setback to the dwelling is 24.2' and the proposed to the addition is 24.7'. 2.- requires a side setback of 15.0', the existing and proposed side setback is 8.7'.

ZONING BOARD OF APPEALS



Town of Belmont  
Planning Board

## APPLICATION FOR A SPECIAL PERMIT

Date: 10/02/2020

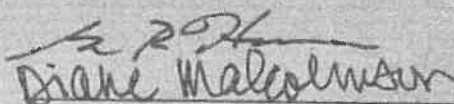
Planning Board  
Homer Municipal Building  
19 Moore Street  
Belmont, MA 02478

To Whom It May Concern:

Pursuant to the provisions of Massachusetts General Laws, Chapter 40A, Section 9, as amended, and the Zoning By-Law 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 9 Pinehurst 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 new one story addition for a two-car Garage, Kitchen, and Family Room along with two story addition for a Sunroom and Main Bedroom and Sitting Room and a renovation of the existing Garage.

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

Signature of Petitioner

  
Diane Malcolmson

Print Name

Diane Malcolmson and George Henman

Address

9 Pinehurst Road, Belmont, MA

Daytime Telephone Number

617-834-1441



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

September 28, 2020

Diane Malcolmson  
9 Pinehurst Road  
Belmont, MA 02478

RE: Denial to Construct Additions

Dear Ms. Malcolmson,

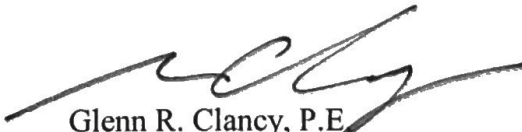
The Office of Community Development is in receipt of your building permit application for your proposal to construct additions at 9 Pinehurst Road located in a Single Residence A Zoning District.

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 front setback of 30.0' and a side setback of 15.0' at you district.

1. The existing front setback to the dwelling is 24.2' and the proposed to the addition is 24.7'.
2. The existing and proposed side setback is 8.7'.

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

**MEMORANDUM**

TO: Special Permit Application    FROM: LDa Architecture & Interiors  
RE: 9 Pinehurst Road – Narrative Statement    DATE: 10/05/2020

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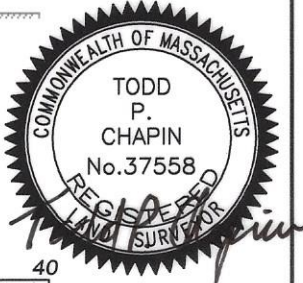
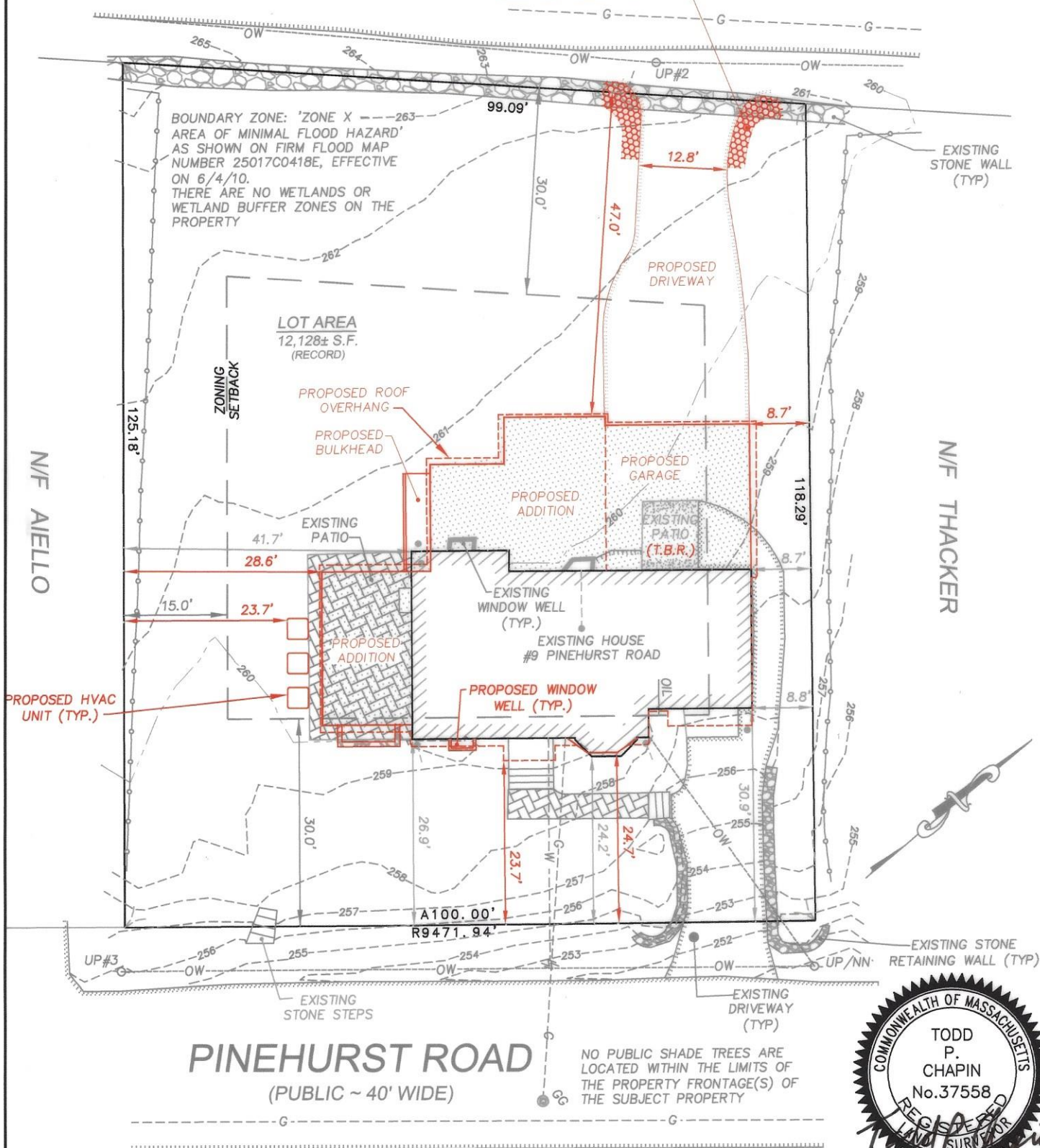
After living in the home for nearly two decades, the homeowners have come to fully understand what aspects of the home that function properly and those that do not. As with many homes of this age, there are certain aspects that needed to be updated along the way to work within modern times. In the instance of this property, the existing one car Garage barely accommodates one car and the driveway leading up to it is significantly sloped. With the desire to maintain the existing front elevation of the house, we decided to keep the existing Garage and reuse it for a new Mudroom, Laundry, and Bathroom entry off of the new Garage. The new Garage is located at the rear of the property. This allows for a two car Garage with a “level” driveway. The preference was to keep the new Garage aligned with the existing north elevation for one continuous plane for both the functionality of the floor plan, but also for a more visually pleasing side elevation. It also allows the two to be more integrated to one another rather than seeming as two separated detached volumes. With this placement, the homeowners can maximize the amount of useable yard of the property and minimize the impact of the Garage on site lines from within the house. Keeping the garage in alignment, also allows the elevation to be as its lowest as the property rises towards the south property line.

The second addition to the property is a two story addition along the south side of the property. This addition is stepped back from the front elevation of the house to give the existing house prominence. The existing house now becomes a center anchor to the front elevation and provides a needed balance to the front of the house. There is currently no cover above the front door which is necessary for receiving guests and packages. The new bracketed portico allows for some shelter to the weather without adding any footprint to the landing. The overall goal of the projects is to accentuate the existing features and proportions of the home.

# DAY SCHOOL LANE

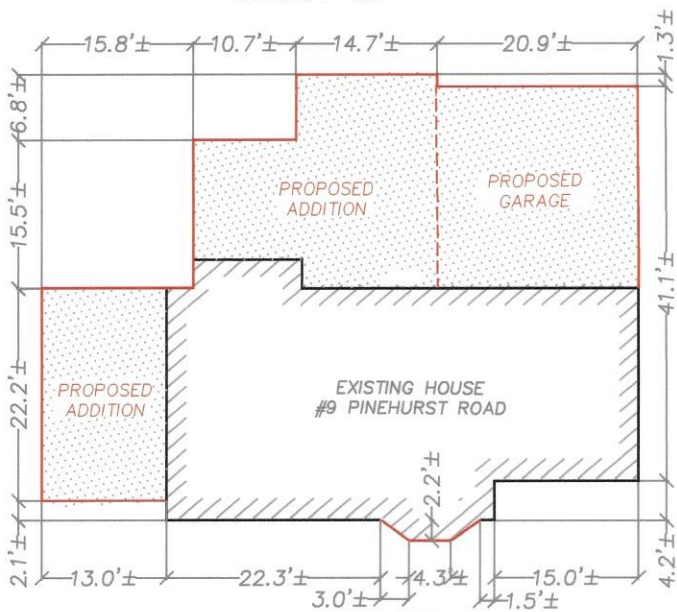
(PRIVATE ~ 40' WIDE)

PROPOSED ALTERATION TO EXISTING FIELDSTONE WALL



## DIMENSIONAL DETAIL

SCALE: 1" = 20'



## EXISTING HOUSE ELEVATIONS

HIGHEST ROOF RIDGE	= 287.0±
FIRST FLOOR (THRESHOLD)	= 261.5±
FIRST FLOOR	= 261.4±
TOP OF FOUNDATION	= 260.5±
GARAGE SLAB (EXIT)	= 257.3±
REAR (THRESHOLD)	= 259.9±

PREPARED FOR:  
DIANE MALCOLMSON  
9 PINEHURST ROAD  
BELMONT, MA 02478

## "#9 PINEHURST ROAD BUILDING PERMIT PLOT PLAN"

LAND IN

**BELMONT, MASS.**

SCALE: 1" = 20'

DATE: 22 SEPTEMBER 2020

PREPARED BY: THE JILLSON COMPANY, INC.

32 FREMONT STREET  
NEEDHAM HEIGHTS, MA 02494  
(781) 400-5946

SHEET 1 OF 3 www.JILLSONCOMPANY.com JOB #3011

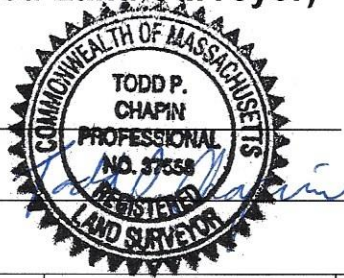
# Zoning Compliance Check List (Registered Land Surveyor)

Property Address: 9 Pinehurst Road

Zone: SR-A

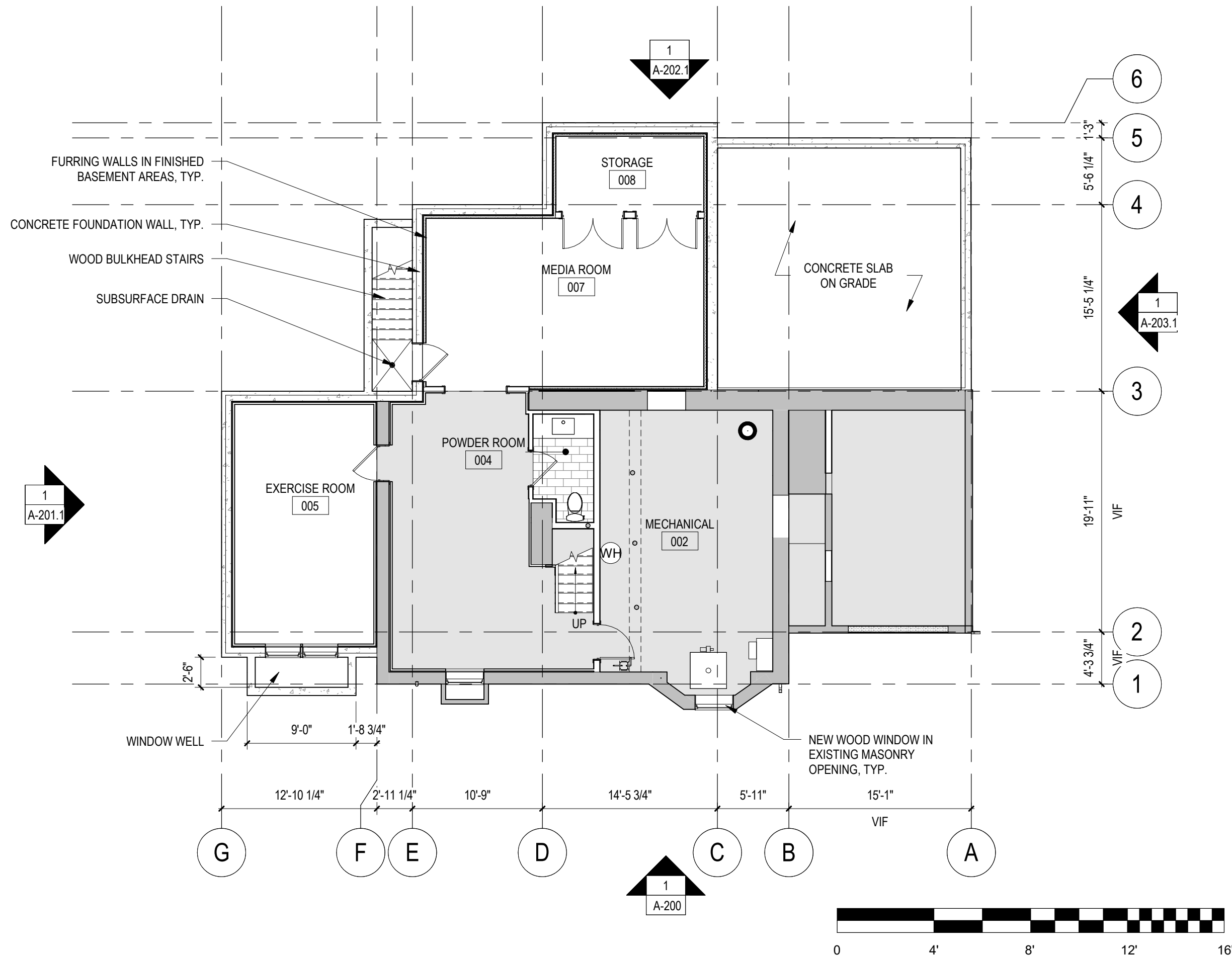
Surveyor Signature and Stamp: \_\_\_\_\_

Date: 9/22/20



	REQUIRED	EXISTING	PROPOSED
Lot Area	25,000 SF	12,128 SF	12,128 SF
Lot Frontage	125'	100.00' (Pinehurst RD) 99.09' (Day School LN)	100.00' (Pinehurst RD) 99.09' (Day School LN)
Floor Area Ratio	--	--	--
Lot Coverage	20% max	1,221.3 SF (10.1%)	2,422.6 SF (19.9%)
Open Space	50% min	10,420.8 SF (85.9%)	8,537.9 SF (70.4%)
Front Setback	30'	24.2' (Pinehurst RD) 68.2' (Day School LN)	23.7' (Pinehurst RD) 47.0' (Day School LN)
Side Setback	15' (North)	8.7' (North)	8.7' (North)
Side Setback	15' (South)	41.6' (South)	28.6' to building (South) 23.4' to HVAC (South)
Rear Setback	40'	N/A	N/A
Building Height	36'	27.4'	27.4'
Stories	2.5	2*	2*
½ Story Calculation      See "#9 Pinehurst Road Height Calc. Plan" Sheet 2 of 3 prepared by The Jillson Company dated September 18, 2020.			

<b>NOTES:</b> *Per Tax Assessor



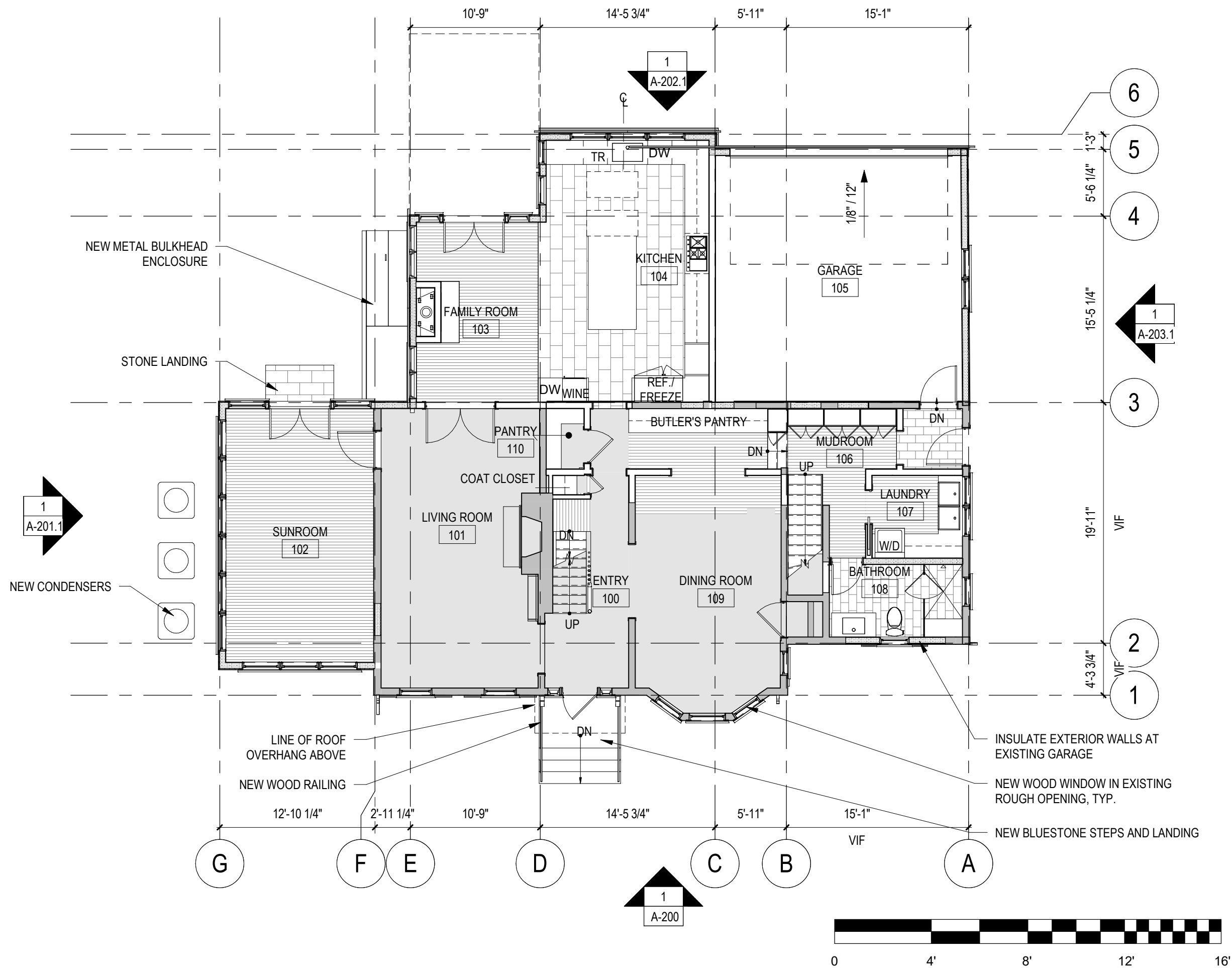
LDa Architecture & Interiors, LLP  
222 Third Street, Suite 3212  
Cambridge, MA 02142  
617 621-1455 fax 617 621-1477  
www.LDa-Architects.com

ISSUANCE:  
SPECIAL PERMIT SUBMISSION

REVISION:

DATE: 10/05/2020  
SCALE: 1/8" = 1'-0"  
DRAWN: HO  
CHECKED: JO

SHEET INFO:  
PROPOSED BASEMENT PLAN



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SPECIAL PERMIT SUBMISSION

REVISION:

DATE: 10/05/2020  
SCALE: 1/8" = 1'-0"  
DRAWN: Author  
CHECKED: Checker

SHEET INFO:  
PROPOSED FIRST FLOOR PLAN



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DATE: 10/05/2020

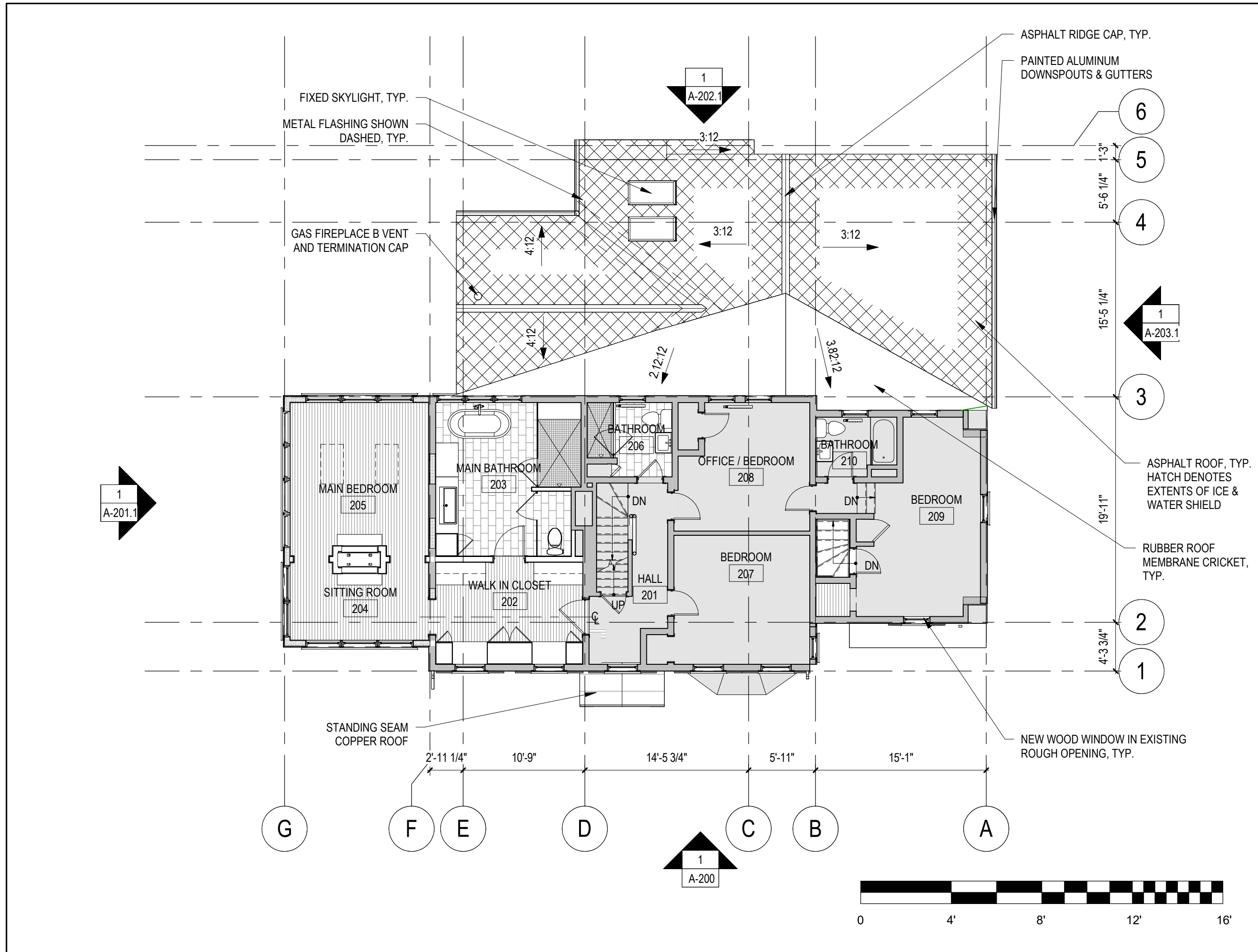
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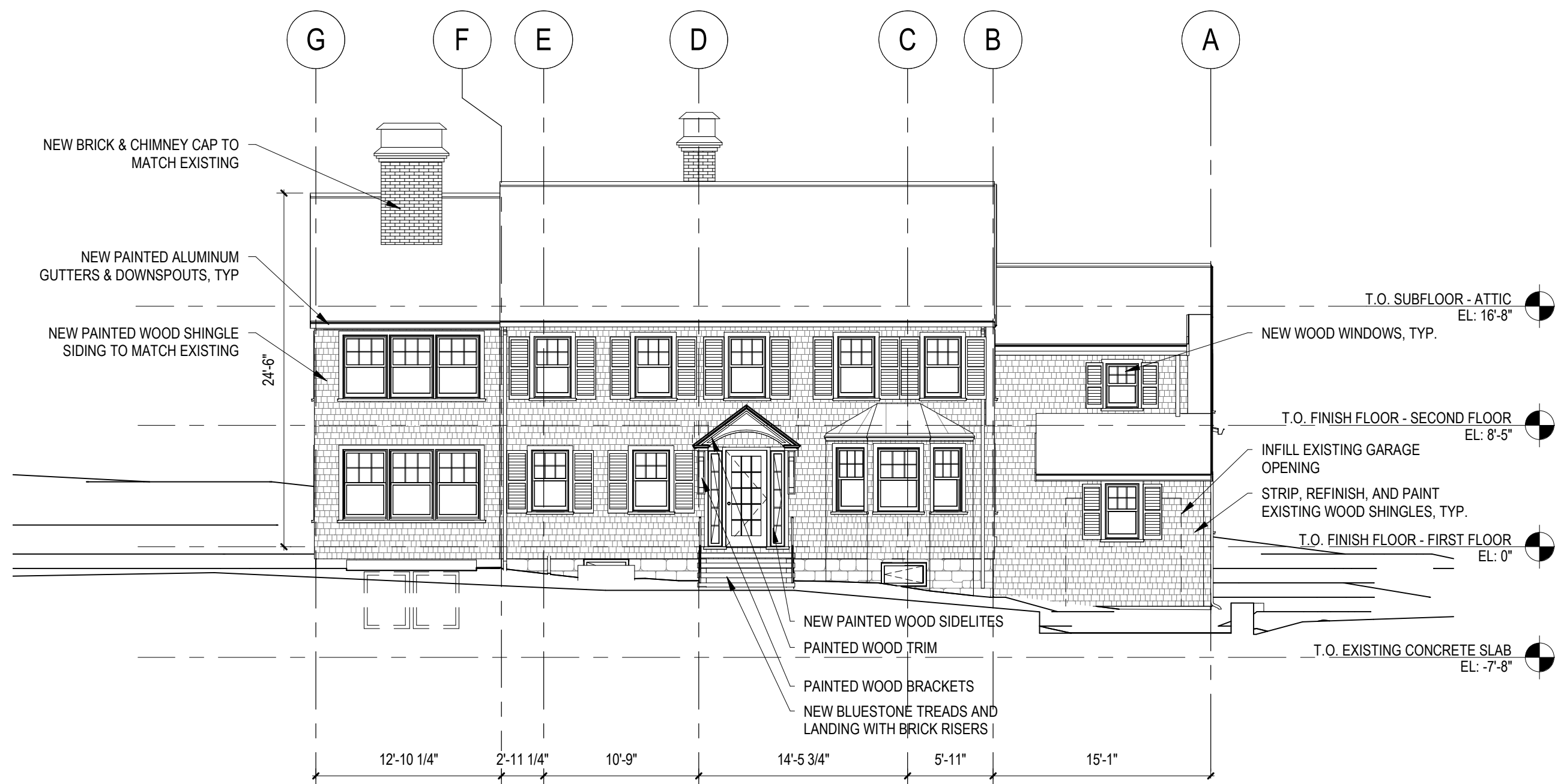
DRAWN: HO

CHECKED: JO

SHEET INFO:  
PROPOSED SECOND FLOOR PLAN

**A-102**





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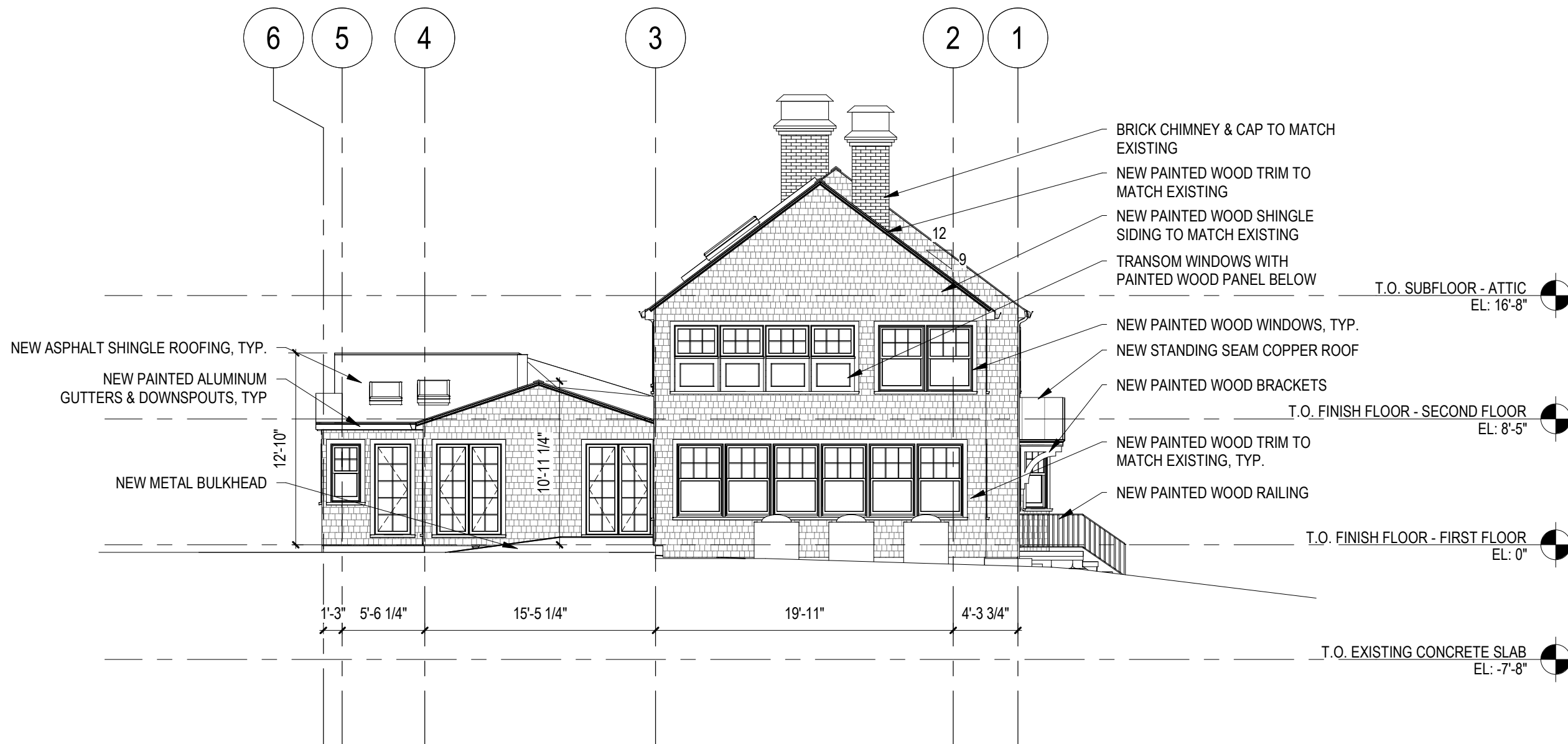
ISSUANCE:  
SPECIAL PERMIT SUBMISSION

REVISION:

DATE: 10/05/2020  
SCALE: 1/8" = 1'-0"  
DRAWN: HO  
CHECKED: JO

SHEET INFO:  
PROPOSED EAST ELEVATION

**A-200**



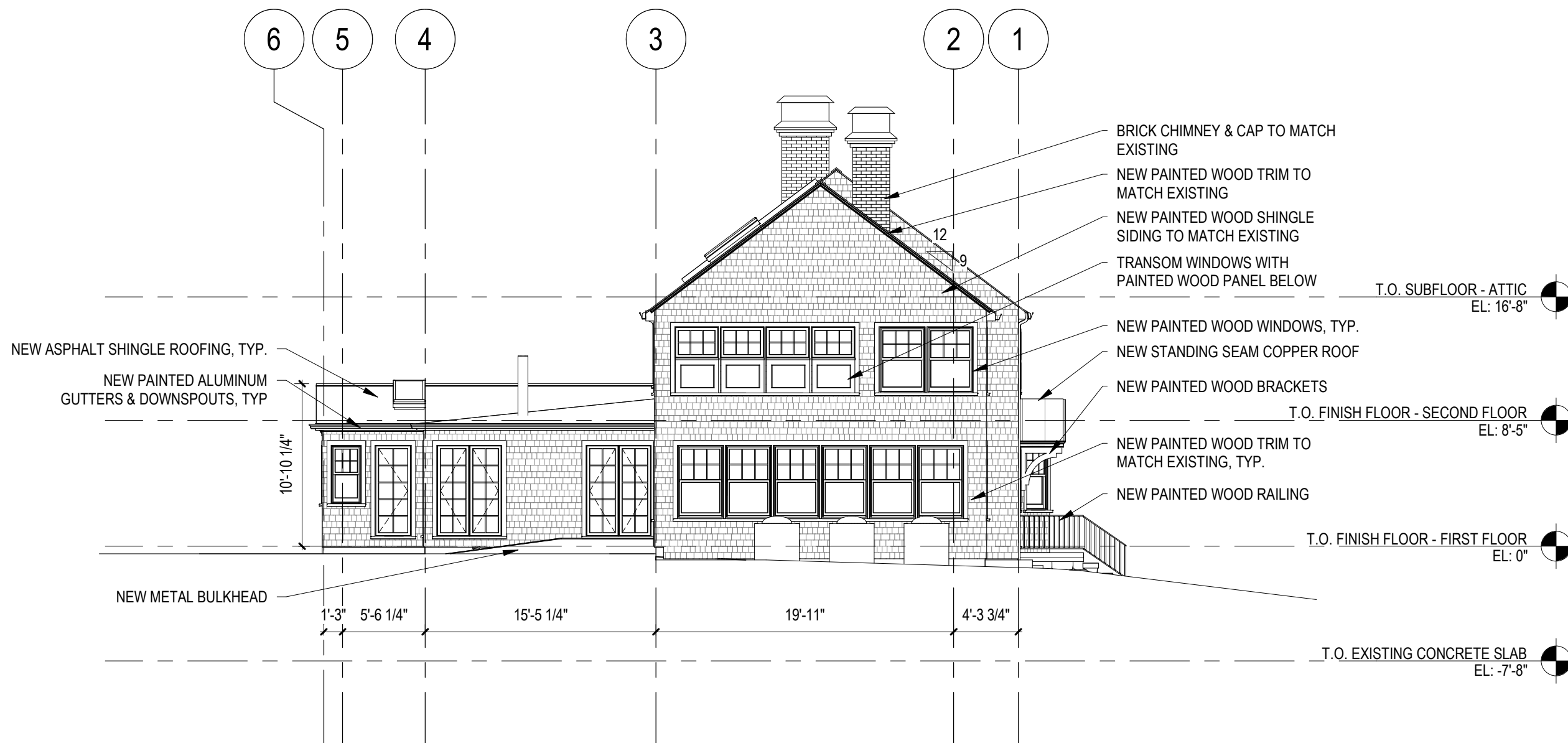
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ISSUANCE:  
SPECIAL PERMIT SUBMISSION

REVISION:

DATE: 10/05/2020  
SCALE: 1/8" = 1'-0"  
DRAWN: Author  
CHECKED: Checker

SHEET INFO:  
PROPOSED SOUTH ELEVATION



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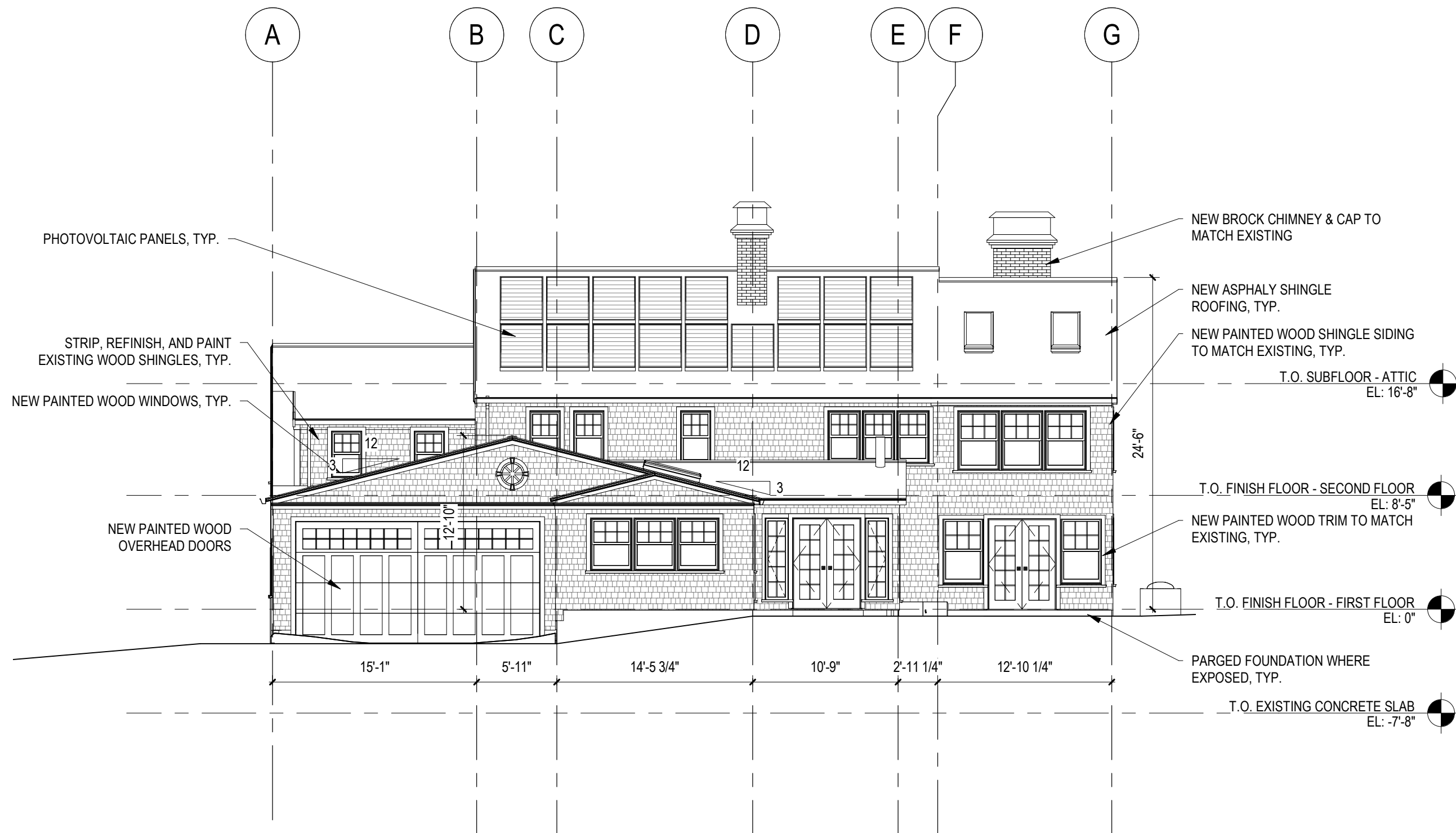
ISSUANCE:  
SPECIAL PERMIT SUBMISSION

REVISION:

DATE: 10/05/2020  
SCALE: 1/8" = 1'-0"  
DRAWN: Author  
CHECKED: Checker

SHEET INFO:  
PROPOSED SOUTH ELEVATION  
(ALTERNATE)

**A-201.1**



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ISSUANCE:  
SPECIAL PERMIT SUBMISSION

REVISION:

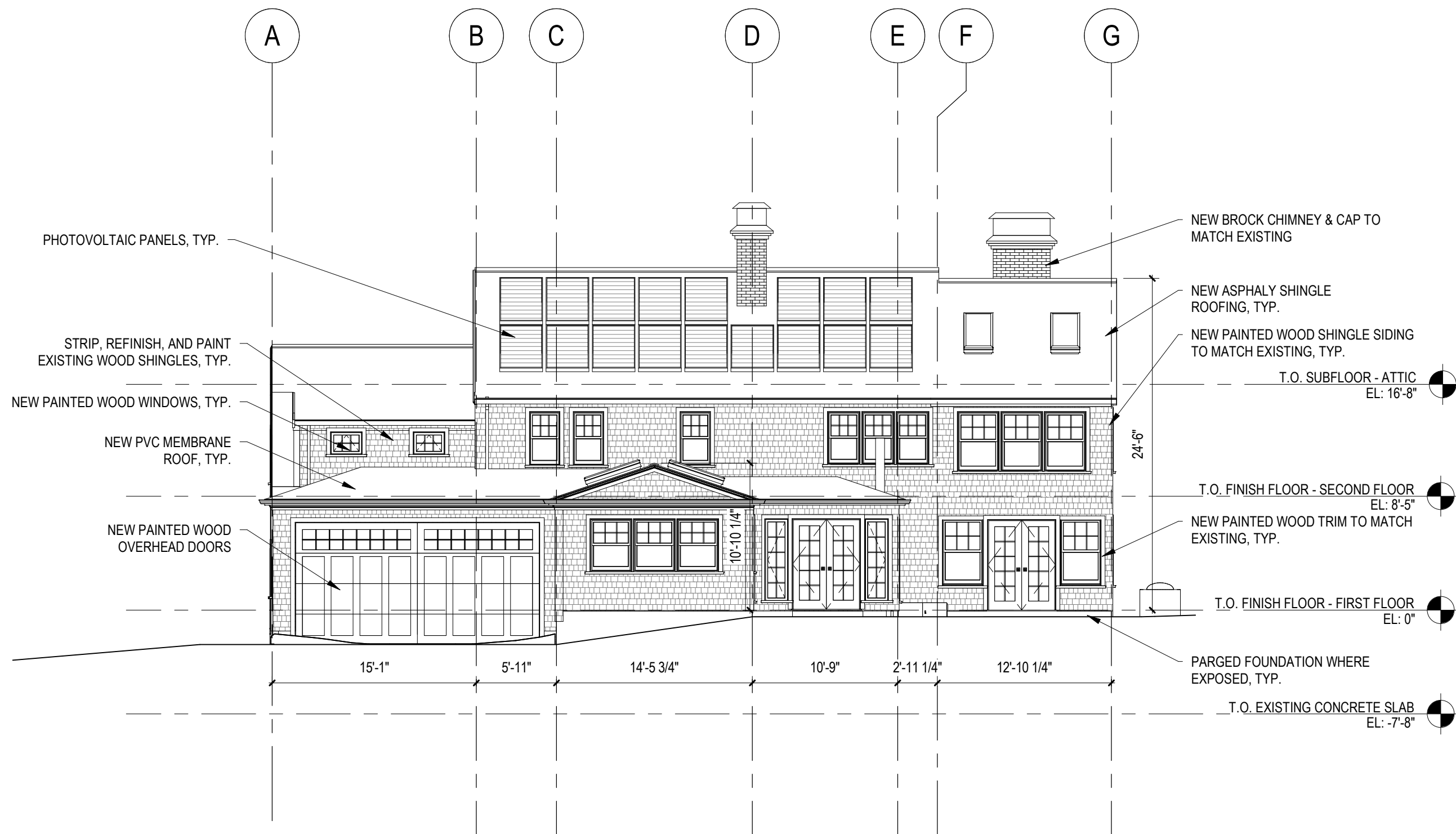
DATE: 10/05/2020

SCALE: 1/8" = 1'-0"

DRAWN: Author

CHECKED: Checker

SHEET INFO:  
PROPOSED WEST ELEVATION



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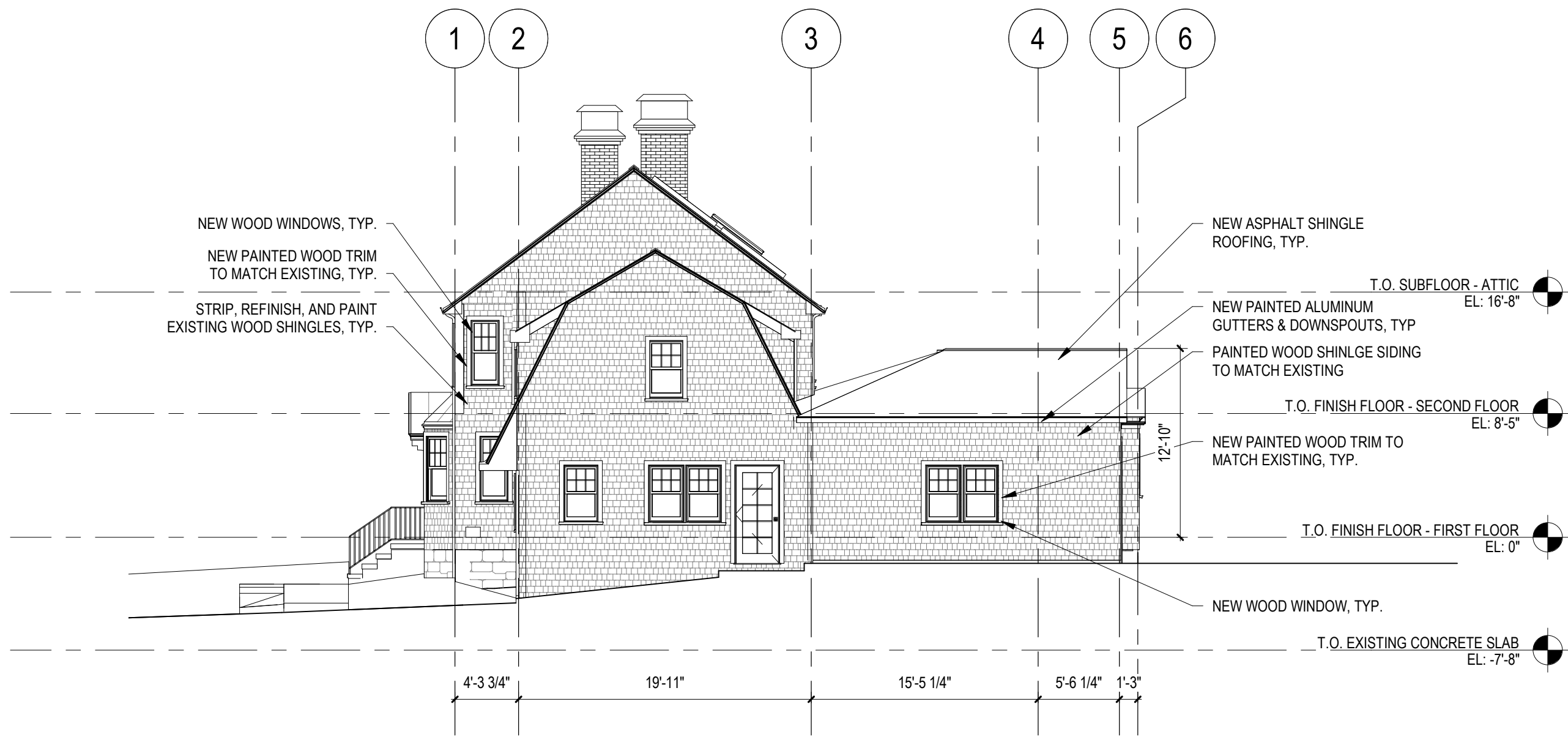
ISSUANCE:  
SPECIAL PERMIT SUBMISSION

REVISION:

DATE: 10/05/2020  
SCALE: 1/8" = 1'-0"  
DRAWN: Author  
CHECKED: Checker

SHEET INFO:  
PROPOSED WEST ELEVATION  
(ALTERNATE)

**A-202.1**



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Cambridge, MA 02142  
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REVISION:

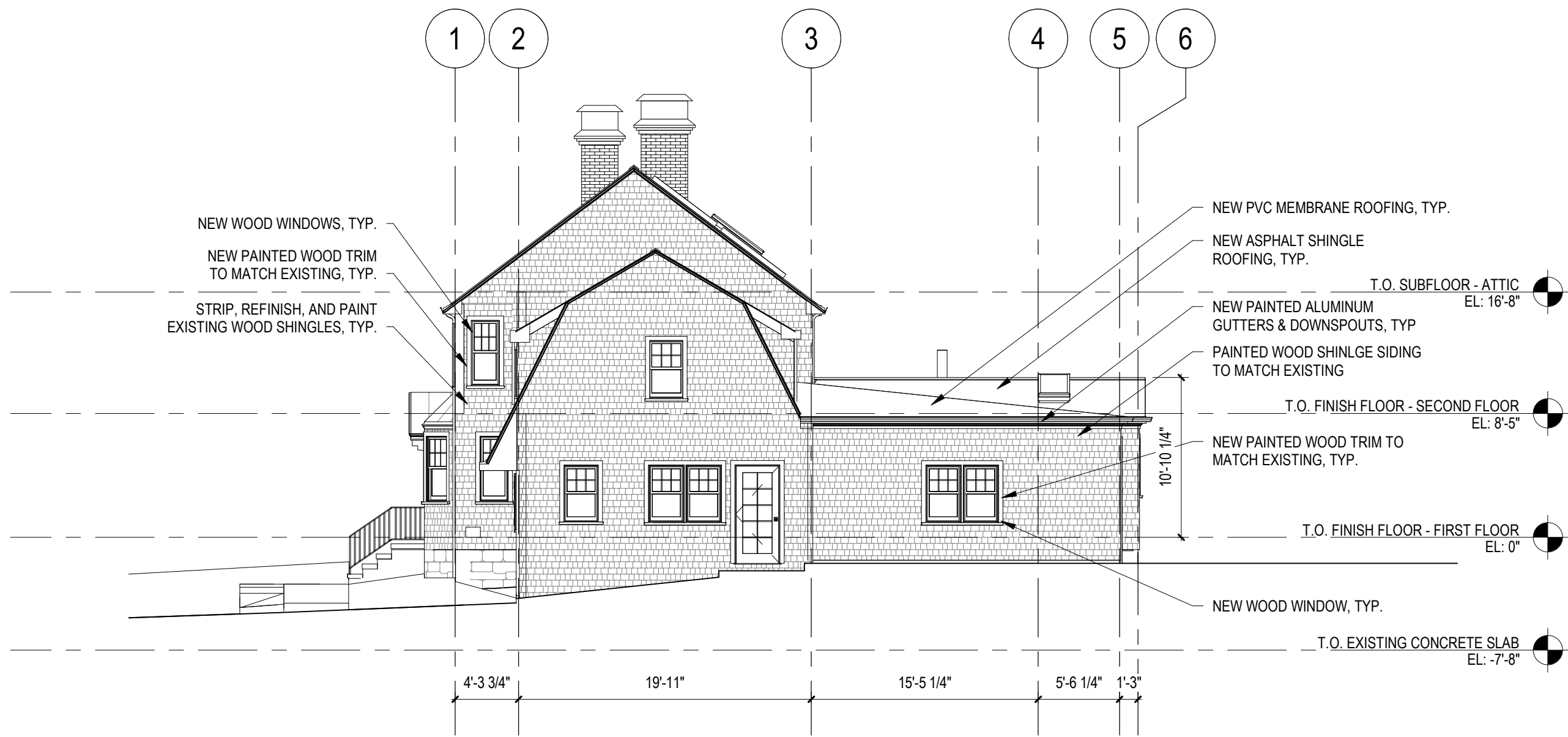
DATE: 10/05/2020

SCALE: 1/8" = 1'-0"

DRAWN: Author

CHECKED: Checker

SHEET INFO:  
PROPOSED NORTH ELEVATION



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SPECIAL PERMIT SUBMISSION

REVISION:

DATE: 10/05/2020  
SCALE: 1/8" = 1'-0"  
DRAWN: Author  
CHECKED: Checker

SHEET INFO:  
PROPOSED NORTH ELEVATION  
(ALTERNATE)

**A-203.1**