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BELMONT, MA

2020 OCT 26 AM 9:59

CASE NO. 20-33

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 Yordanos Tilahun, to construct a dormer at 73 Channing Road located in General Residence (GR) Zoning District for Two Special Permits under Section 1.5 of the Zoning By-Law. §4.2 of the Zoning By-Law Dimensional Regulations allows 2.5 story structures and requires a minimum side setback of 10.0'. Special Permits: 1.- The existing structure is three and a half (3-1/2) stories. The lowest level of the dwelling is a basement (53.2% of the foundation walls are exposed) and is considered a story. The proposed dormer is at a three and a half (3-1/2) story level. 2.- The existing and proposed side setback is 9.7'.

ZONING BOARD OF APPEALS



Town of Belmont
Zoning Board of Appeals

APPLICATION FOR A SPECIAL PERMIT

Date: 10/15/2020

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 73-75 CHANNING ROAD 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 _____

To construct a dormer

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

Signature of Petitioner

[Handwritten Signature]

Print Name

YORDANOS TILAHUN

Address

73-75 CHANNING ROAD

BELMONT MA 02478

Daytime Telephone Number

617-435-6739



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 23, 2020

Yordanos Tilahun
73 Channing Road
Belmont, MA 02478

RE: Denial to Construct a Dormer

Dear Mr. Tilahun,

The Office of Community Development is in receipt of your building permit application for your proposal to construct a dormer at 73 Channing Road 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 allow a maximum of 2-1/2 story structures and require a minimum side setback of 10.0'.

1. The existing structure is three and a half (3-1/2) stories. The lowest level of the dwelling is a basement (53.2% of the foundation walls are exposed) and is considered a story. The proposed dormer is at a three and a half (3-1/2) story level.
2. The existing and proposed side setback is (9.7).

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

To whom it may concern,


Thank you for allowing us to present and share our case to construct a dormer at 73 Channing Road! Our family is growing, and we need to add a bathroom and a laundry room to our house especially during this pandemic time where we are both working from home and our kids school learning is also from home.

There are five of us in the household. With two small kids and an elderly parent who has a medical condition, it is becoming very difficult and unsafe for us to live in the house with just one bathroom. During this pandemic, the new laundry room will allow us to separate and quarantine ourselves in our unit instead of a shared laundry in the basement. My mother suffers from Spinal Stenosis which gives her difficulty walking. The additional bathroom will be added on this floor where my mother sleeps. With her condition, it's very difficult and unsafe to have her walk downstairs to use the bathroom especially at night unassisted where her chance of falling is high.

With only one bathroom for five of us, we are hoping you would make an exception to allow us to add a bathroom and a laundry area in the attic level. Thank you for your time.

Best,

Yordanos Tilahun



10/5/20

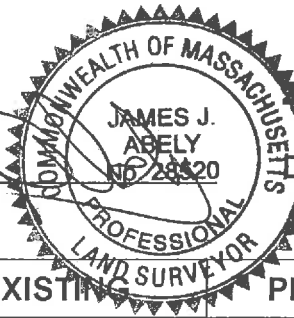
Zoning Compliance Check List

(Registered Land Surveyor)

Property Address: 73 Channing Road

Zone: GR

Surveyor Signature and Stamp: 



Date: 10/06/2020

	REQUIRED	EXISTING	PROPOSED
Lot Area	5,000 SQ. FT.	5,673 SQ. FT.	5,673 SQ. FT.
Lot Frontage	50.00'	77.94'	77.94'
Floor Area Ratio	NA	NA	NA
Lot Coverage	30%	25.7%	25.7%
Open Space	40%	49.6%	42.1%
Front Setback	20.0'	21.7'	21.7'
Side Setback	10.0'	9.7'	9.7'
Side Setback	10.0'	12.4'	12.4'
Rear Setback	20.0'	43.0'	43.0'
Building Height	33'	25.46'	28.02'
Stories	2 1/2	3 1/2	3 1/2
1/2 Story Calculation	See attached Calculations previously submitted to the Town of Belmont.		

NOTES:

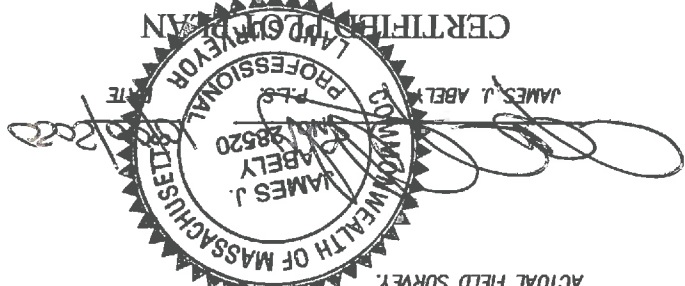


VINEYARD ENGINEERING & ENVIRONMENTAL SERVICES INC.
 319 MAIN STREET, UNIT 2R
 STONEHAM, MA 02180
 TEL. 781-572-3272 FAX. 781-572-3135
 Vineyardeng.com

OWNER YORDANOS TILAHUN & KALIYAN CHAP
 LOC. HOUSE NO. 73
 LOT NO. 15
 DATE 10/5/20
 SCALE 1"=20'

PREPARED BY
 SCALE 1"=20'
 BELMONT, MA
 73 CHANNING ROAD
 OCTOBER 5, 2020

SHOWING PROPOSED IMPROVEMENTS
 73 CHANNING ROAD
 BELMONT, MA
 SCALE 1"=20'
 OCTOBER 5, 2020
 PREPARED BY

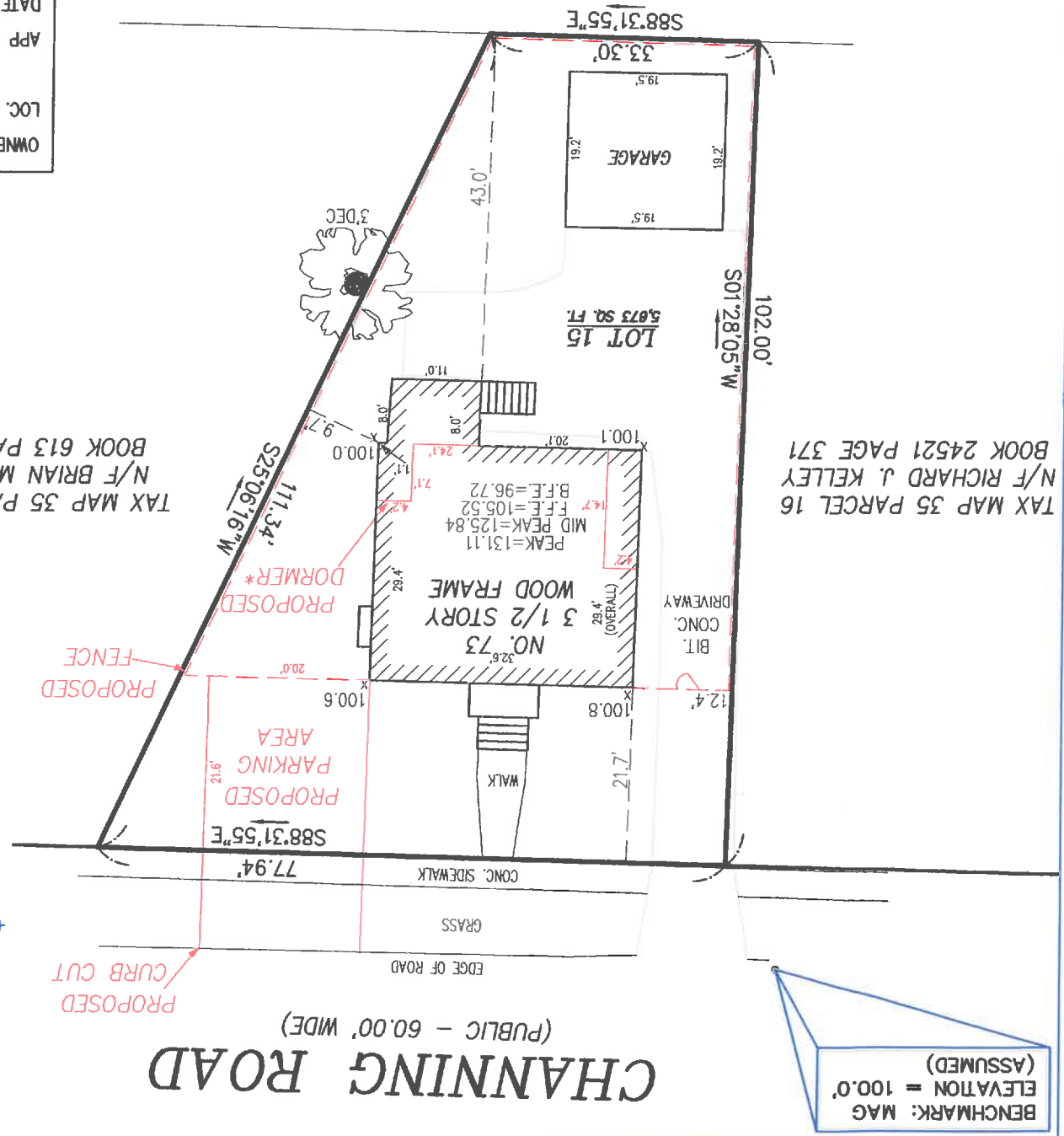


I HEREBY CERTIFY THAT THIS DWELLING IS LOCATED IN FLOOD HAZARD BOUNDARY MAP 25017C0418E PANEL 418E EFFECTIVE JUNE 4, 2010.
 I HEREBY CERTIFY THAT THIS PLAN IS BASED ON AN ACTUAL FIELD SURVEY.

ZONING TABLE			
GR	REQUIRED	EXISTING	PROPOSED
FRONTAGE	50.00'	77.94'	77.94'
MINIMUM FRONT SETBACK	20.0'	21.7'	21.7'
MINIMUM SIDE SETBACK	10.0'	9.7'	9.7'
MINIMUM REAR SETBACK	20.0'	45'	45'
HEIGHT (MID PEAK)	35'	25.46'	28.02'
STORIES	2 1/2	3 1/2	3 1/2
MINIMUM OPEN SPACE	40%	48.6%	42.1%
MAXIMUM LOT COVERAGE	30%	25.7%	25.7%

OWNER OF RECORD
 YORDANOS TILAHUN AND KALIYAN CHAP
 DEED BOOK 73467 PAGE 326
 ZONING DISTRICT
 TAX MAP 35 PARCEL 15
 GR
 PLAN REFERENCES
 PLAN NUMBER 595 OF 1940
 LAND COURT PLAN 6580E

*PROPOSED DORMER TO MATCH EXISTING RIDGELINE OF ROOF.
 *AVERAGE EXTERIOR GRADE = 100.38'



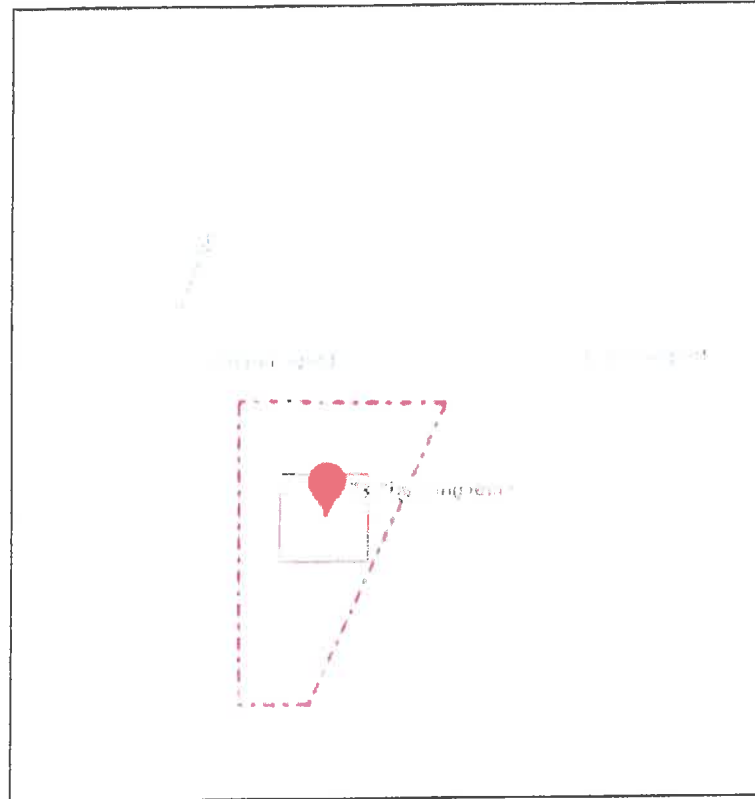
TAX MAP 35 PARCEL 16
 N/F RICHARD J. KELLEY
 BOOK 24521 PAGE 371

TAX MAP 35 PARCEL 14
 N/F BRIAN M. CARD
 BOOK 613 PAGE 60

BENCHMARK: MAG
 ELEVATION = 100.0'
 (ASSUMED)



PROJECT LOCATION PLAN



PROJECT INFORMATION

Address: 73-75 Channing Road, Belmont MA 02478
 County: Middlesex
 Zoning District: Single Residence C
 Parcel ID: 35-15--
 Land Use: R2
 Property Type: Two-Family
 Class Code: 104 (Residential/ Two-Family Dwelling)
 Lot Size: 5,673 sq. ft.
 Living Area: 2,355 sq. ft.
 Detached Garage: 374 sq. ft.
 Stories: Two
 Year Built: 1940
 Total Rooms: 13
 Bedrooms: 5
 Bathrooms: 2

AREA & DIMENSIONAL INFORMATION

Gross Floor Area
 Existing Attic: 254 Sq Ft
 New Dormer: 129 Sq Ft
 Existing 2nd Floor: 1,041 Sq Ft
 Existing 1st Floor: 953 Sq Ft
 Existing Basement: 953 Sq Ft
 Total: 3,330 GSF
 Lot Size: 5,673 Sq Ft
 FAR: $(3,330 / 5,673) = 0.58$
 FAR Allowed = 0.60

Half Story Calculations

- a. 2nd floor perimeter = 123'-8" LF
 Rafter bottom & 3ft below = 65'-2" LF
 Equals more than half the perimeter of 2nd Fl
- b. 2nd Floor area = 953 Sq Ft
 Headroom above 5 ft = 417 Sq Ft
 Equals 43% as large as 2nd Fl
- c. Existing roof ridge length = 32'-7" LF
 Proposed dormer length = 24'-0" LF
 Dormer length percentage = 73%
- d. Existing (floor to ceiling) height of 2nd Flr = 8'-0"

Story, Half - A space under a sloping roof where:

- a) the line of intersection of the rafter bottoms and the interior wall surface is not more than three feet above floor level on at least half the perimeter of the second floor,
- b) the potential space having headroom of five feet or more is not more than 60% as large as the second floor,
- c) provided that the length of any dormer does not exceed 75% of the length of the roofline of the side of the structure where the dormer is constructed, and
- d) for purposes of this calculation, when the height of the second floor is indeterminate, the height of the second floor (from finished floor to finished ceiling) shall be equal to 12 feet, the remaining portion of the wall shall be factored into the half-story calculation.

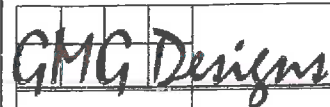
DRAWING LIST

- G.1 COVER SHEET
 G.2 GENERAL NOTES & SPECS
 G.3 GENERAL NOTES & SPECS
 G.4 DRAWING LEGEND
 G.5 EXISTING PHOTOS
- A.1 DEMO PLAN
 A.2 FLOOR PLAN
 A.3 ROOF PLAN
 A.4 EXTERIOR ELEVATIONS
 A.5 INTERIOR DETAILS
 A.6 DOOR & WINDOW DETAILS
- S.1 DORMER FRAMING PLAN
 S.2 ATTIC FRAMING PLAN
 S.3 2ND FL FRAMING PLAN
- E.1 ELECTRICAL PLAN



ZONING TABLE		
GR	REQUIRED	EXISTING
LOT SIZE	5,000 SQ. FT.	5,673 SQ. FT.
FRONTAGE	50.00'	77.94'
MINIMUM FRONT SETBACK	20.0'	21.7'
MINIMUM SIDE SETBACK	10.0'	9.7'
MINIMUM REAR SETBACK	20.0'	43'
HEIGHT	33'	30.7'
MINIMUM OPEN SPACE	40%	49.64%
MAXIMUM LOT COVERAGE	30%	25.7%

EXISTING FRONT ELEVATION



78 Blake Street
 Hyde Park MA 02136
 geradimo1@aol.com
 617.980.4938

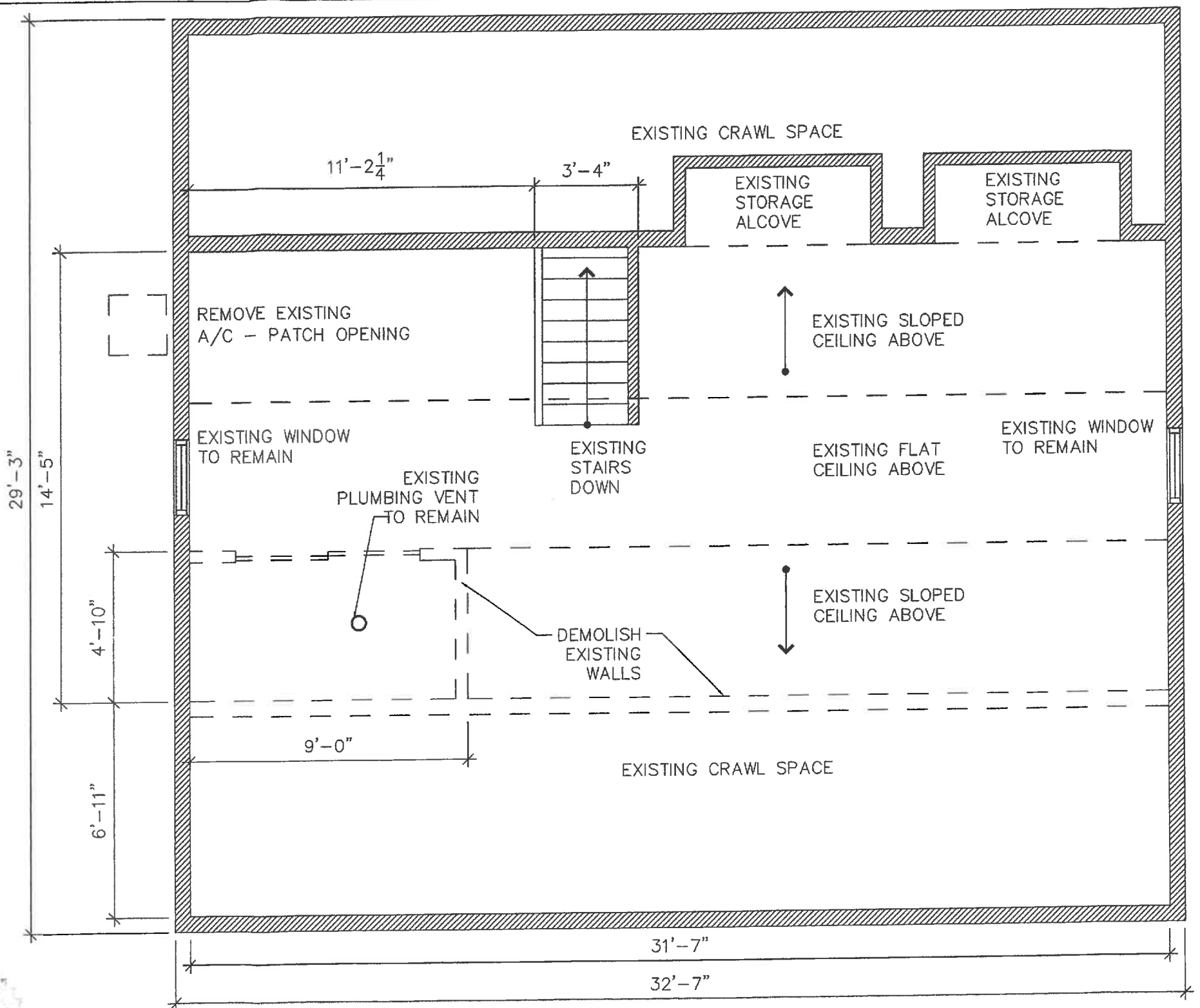
ADE Designers and Engineers
 2 Hancock Street, Suite 709
 North Quincy MA 02171
 617.838.2445

RENOVATIONS for
 73 CHANNING RD - BELMONT MA 02478

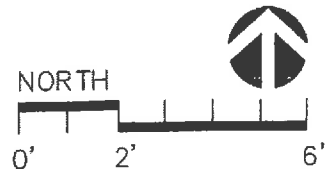
COVER SHEET

Scale AS NOTED
 Project No. JD-001
 Date SEPTEMBER 10, 2020

G.1



EXISTING ATTIC FLOOR PLAN



GMG Designs

78 Blake Street
Hyde Park MA 02136
geradimo1@aol.com
617.980.4938



ADE Designers and Engineers
2 Hancock Street, Suite 709
North Quincy MA 02171
617.838.2445

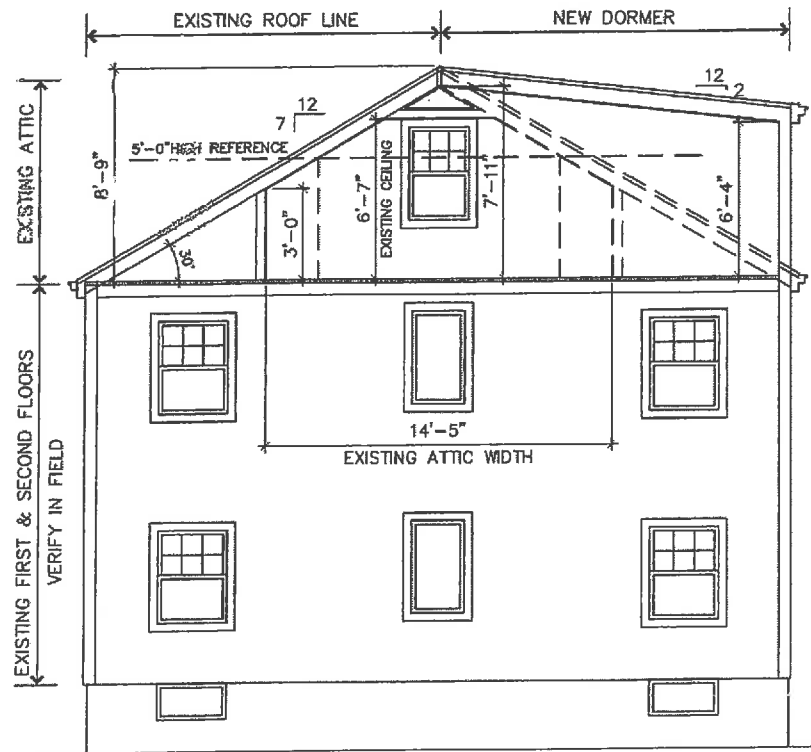
RENOVATIONS for
73 CHANNING RD - BELMONT MA 02478

EXISTING FLOOR PLAN

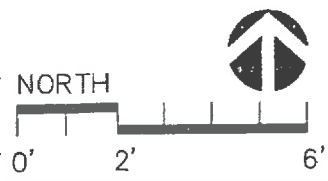
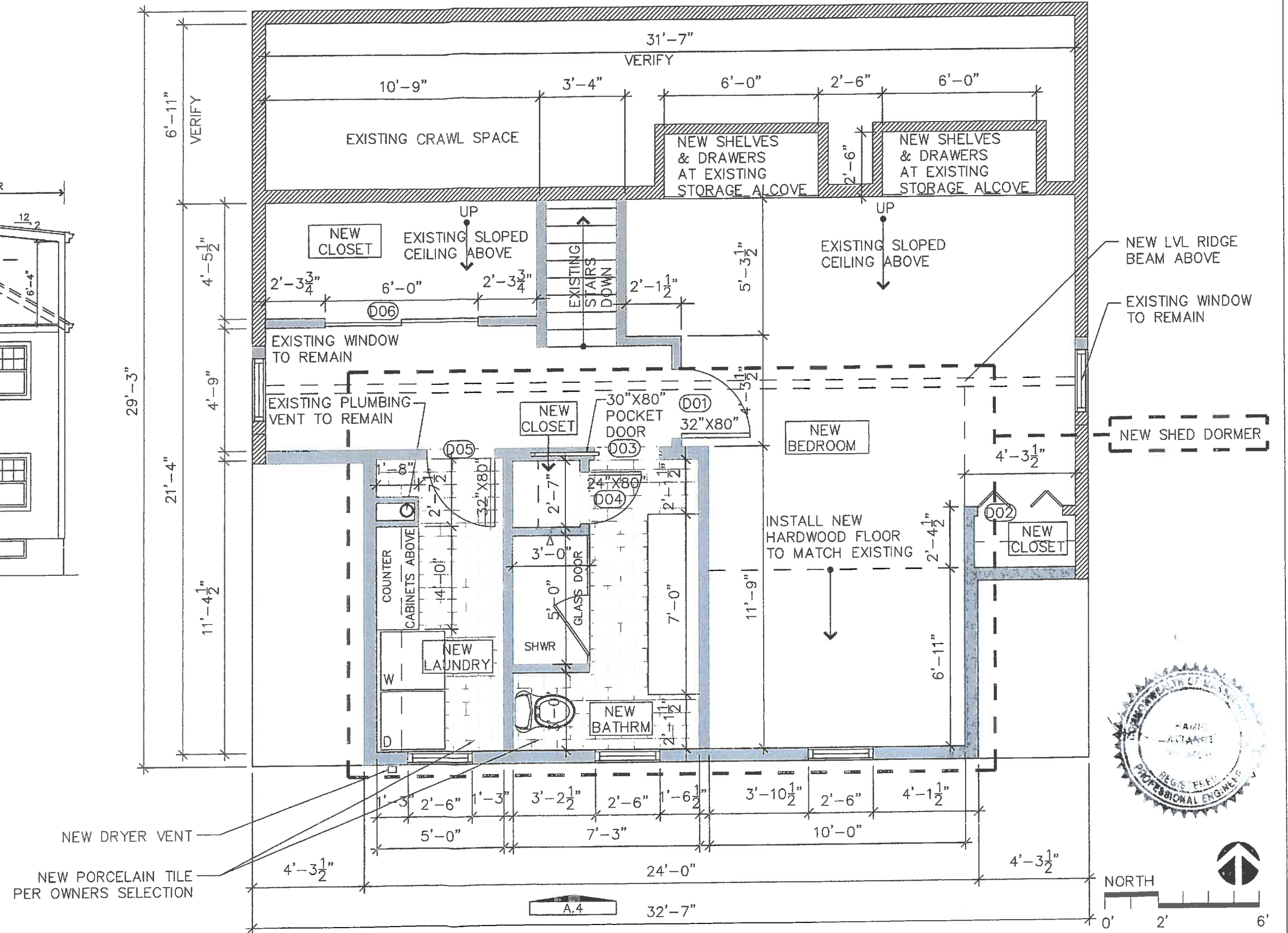
Scale	1/4" = 1'-0"
Project No.	JD-001
Date	SEPTEMBER 10, 2020

A.1

 DENOTES EXISTING WALLS
 DENOTES NEW WALLS



SECTION - N.T.S.



GMC Designs

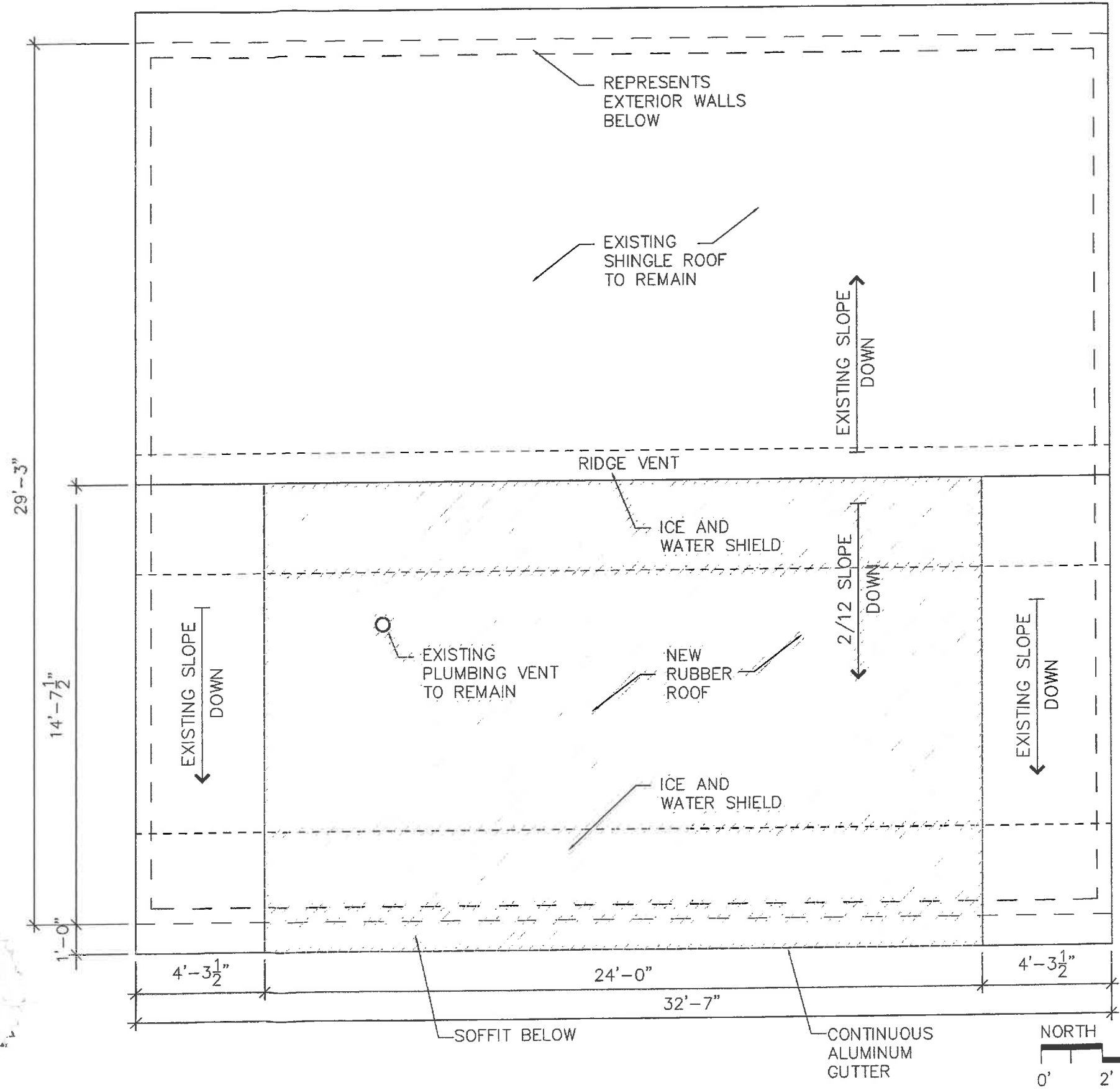
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North Quincy MA 02171
617.838.2445

RENOVATIONS for
73 CHANNING RD - BELMONT MA 02478

NEW FLOOR PLAN	
Scale	1/4" = 1'-0"
Project No.	JD-001
Date	SEPTEMBER 10, 2020

A.2



GMC Designs

78 Blake Street
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617.980.4938

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2 Hancock Street, Suite 709
North Quincy MA 02171
617.838.2445

RENOVATIONS for
73 CHANNING RD - BELMONT MA 02478

ROOF PLAN	
Scale	1/4" = 1'-0"
Project No.	JD-001
Date	SEPTEMBER 10, 2020

A.3