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CASE NO. 20-38

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, December 7, 2020 at 7:00 PM by remote access through the Zoom app. to consider the application of Daniel and Cortney Eldridge, to construct a Dormer and a Balcony at 206-208 Beech Street located in General Residence (GR) Zoning District for Two Special Permits under Section 1.5 of the Zoning By-Law. Special Permits, 1. Minimum required side setback is 10.0', the existing and proposed side setback to the dormer is 7.0', and 2. §1.5.4A of the By-Law allows alterations and expansions in the GR zoning district by a Special Permit granted by the Board of Appeals.

ZONING BOARD OF APPEALS



Town of Belmont
Zoning Board of Appeals

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APPLICATION FOR A SPECIAL PERMIT

Date: 11/2/2020

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 206-208 Beech 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 shed style dormer on the south side of the house
and a balcony over the existing enclosed second floor
porch on the west side of the house

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

Signature of Petitioner

Daniel Eldridge

Print Name

DANIEL ELDRIDGE

Address

206 Beech Street

Belmont, MA 02478

Daytime Telephone Number

781-775-9317



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

October 13, 2020

Daniel and Cortney Eldridge
206-208 Beech Street
Belmont, MA 02478

RE: Denial to Construct a Dormer and a Balcony.

Dear Mr. and Mrs. Eldridge,

The Office of Community Development is in receipt of your building permit application for your proposal to construct a dormer at 206-208 Beech Street located in a General Residence Zoning District.

Your application has been denied because it does not comply with the current Town of Belmont Zoning By-Law. More specifically, § 4.2.2 of the Zoning By-Law Dimensional Regulations requires a minimum side setback of 10.0' and §1.5.4 A of the By-Law allows alteration and expansions in the GR zoning district by a Special Permit granted by the Board of Appeals.

1. The existing and proposed side setback to the dormer is 7.0'.
2. The construction of a balcony is 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

November 2, 2020

To whom it may Concern:

My wife Cortney and I are applying to add a shed dormer to the south side of our house at 206-208 Beech Street and a balcony over the existing 2nd floor enclosed porch on the west side of our house. We applied for a shed dormer in 2018, dormer the Board of Appeals graciously approved, but subsequently realized that our submitted plan was 4 feet too short to accommodate our needs (eg. Our bed would not have fit in the new space). We are reapplying for the following reasons:

- 1) The main staircase to the third floor lacks adequate head clearance, preventing us from using it. There is also no light at the top of the stairs. Raising the ceiling would allow us adequate head clearance and the ability to add a light.
- 2) There is plumbing for a bathroom on the south side of the house, but not enough headroom. Raising the ceiling here would allow us to add a bathroom with a window and ventilation.
- 3) Because of a chimney on the north side of the roof and the steep ceiling pitch, the layout of the bedroom is awkward and difficult to navigate. Adding some extra space to the room opposite the chimney would make the space much more usable.
- 4) Adding a balcony off of the bedroom would add some extra outside space (as our backyard is very small) as well being the only outside space that is not shared because we live in a multi-family.

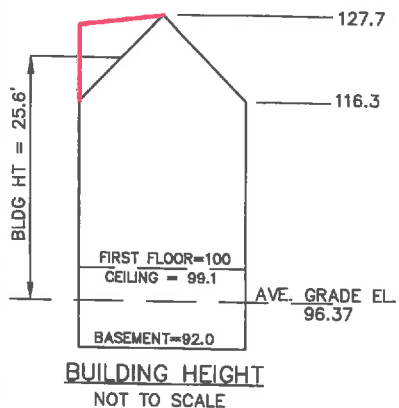
We feel that this dormer and balcony would make our living space significantly more habitable and help accommodate our growing family.

Thank you for your time.

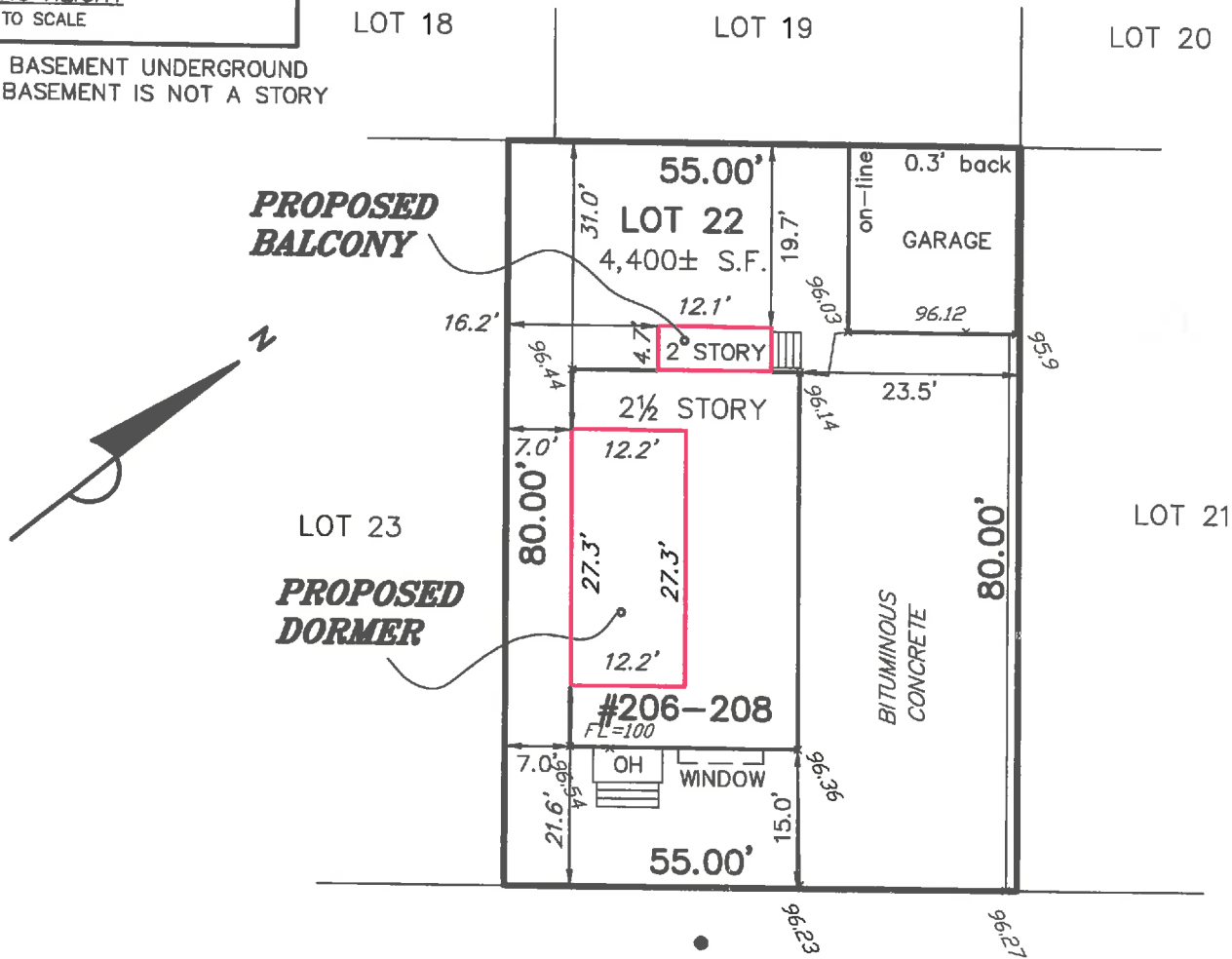


Daniel & Cortney Eldridge

206-208 Beech Street



61.5% OF BASEMENT UNDERGROUND
THEREFOR BASEMENT IS NOT A STORY



BEECH STREET

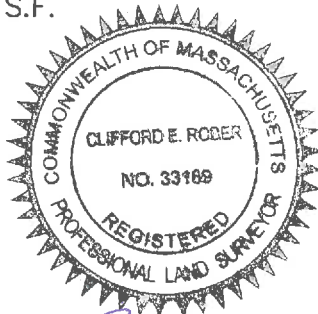
THE PROPERTY IS NOT LOCATED
WITHIN WETLANDS AS SHOWN
ON THE TOWN OF BELMONT
WETLANDS ATLAS.

ZONING DISTRICT:	GR (GENERAL RESIDENCE)
FRONT SETBACK:	REQ. 20' EXISTING 15.0' PROP. 21.6'
SIDE SETBACK:	10' 7.0' 7.0'
REAR SETBACK:	16' 19.7' 19.7'
MAXIMUM LOT COVERAGE:	25% 31.9%
MINIMUM OPEN SPACE:	50% 37.9%
LOT FRONTAGE:	55.00'

TOTAL LOT AREA: 4,400± S.F.

OWNER: DANIEL & CORTNEY ELDRIDGE
L.C. CERT. 257248

ASSESSORS MAP 29 - PARCEL 7



Clifford E. Rober
CLIFFORD E. ROBER, PLS DATE 8/25/2020

PROPOSED PLOT PLAN
#206-208 BEECH STREET
IN
BELMONT, MA
(MIDDLESEX COUNTY)

SCALE: 1" = 20' DATE: 11/14/2019



ROBER SURVEY
1072 MASSACHUSETTS AVENUE
ARLINGTON, MA 02476
(781) 648-5533
DWG. NO. 5102PP2.DWG

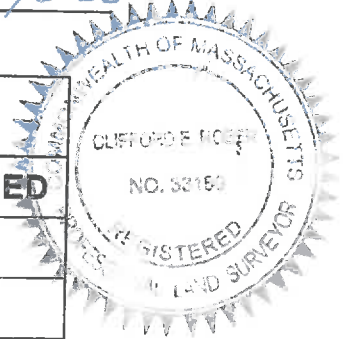
Zoning Compliance Check List

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

Property Address: 206-208 BEECH ST

Surveyor Signature and Stamp: *Cliff M*

Date: 8/20/2020



Per §4.2 of the Zoning By-Laws

		REQUIRED		EXISTING		PROPOSED	
Lot Area (sq. ft.)		7000		4400		—	
Lot Frontage (feet)		70'		55		—	
Lot Area/Unit (sq. ft./d.u.)		3500		2200		2200	
Lot Coverage (% of lot)		30					
Open Space (% of lot)		40					
Setbacks: (feet)	➤ Front	20		15.0		21.6	
	➤ Front Door (25%)	✓					
	➤ Side/Side	10.0	10.0	7.0	23.5	7.0	—
	➤ Rear	16'		19.7		31.0	
Building Height:	➤ Feet	33		25.6		25.6	
	➤ Stories	2 1/2		2 1/2		2 1/2	
1/2 Story (feet) (Per §1.4)	➤ Perimeter (50%)						
	➤ Area (60%)						
	➤ Length (75%)						

Per §6D of the Zoning By-Laws

HVAC:	Prohibited in Front Yard and Side and Rear Setbacks	
Front Doors:	Both Must Face Street	
	STANDARD	PROPOSED
Curb Cut (One per 70' Frontage)		

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



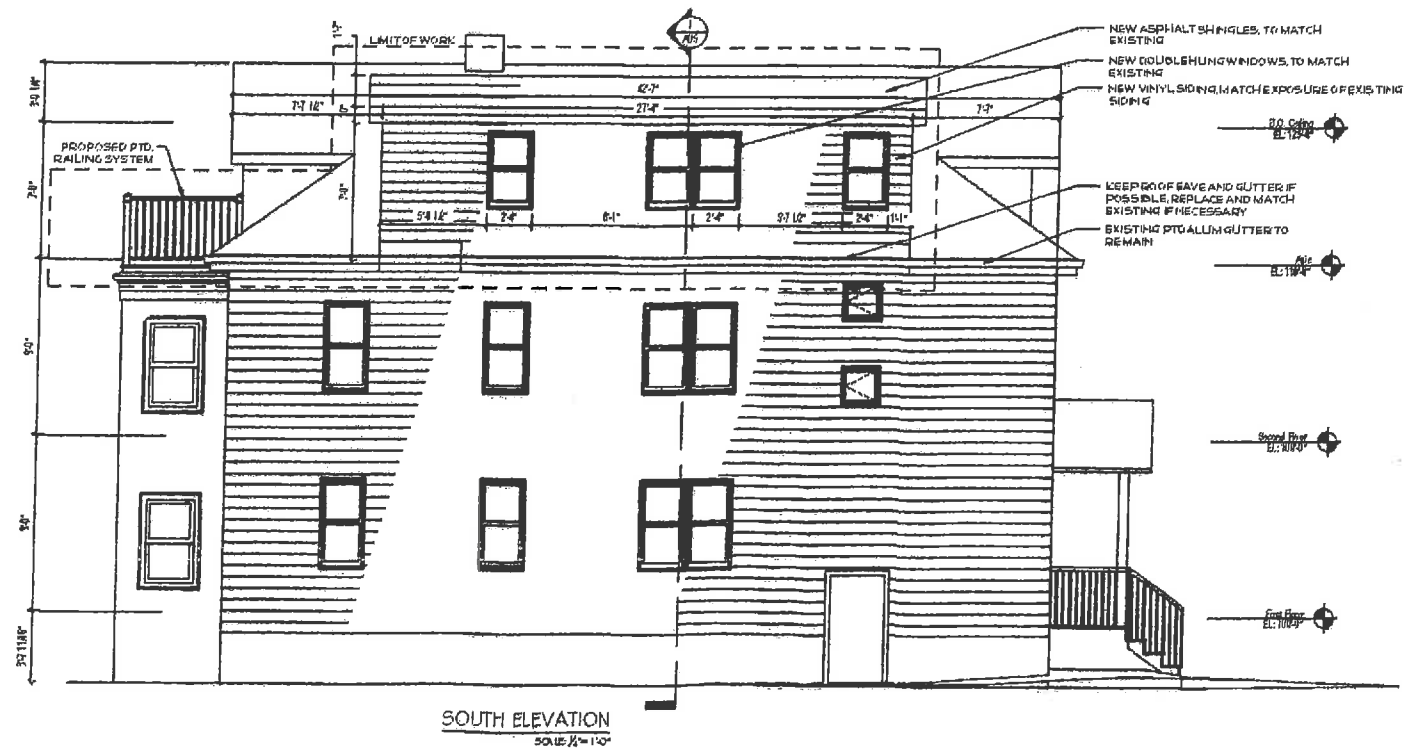
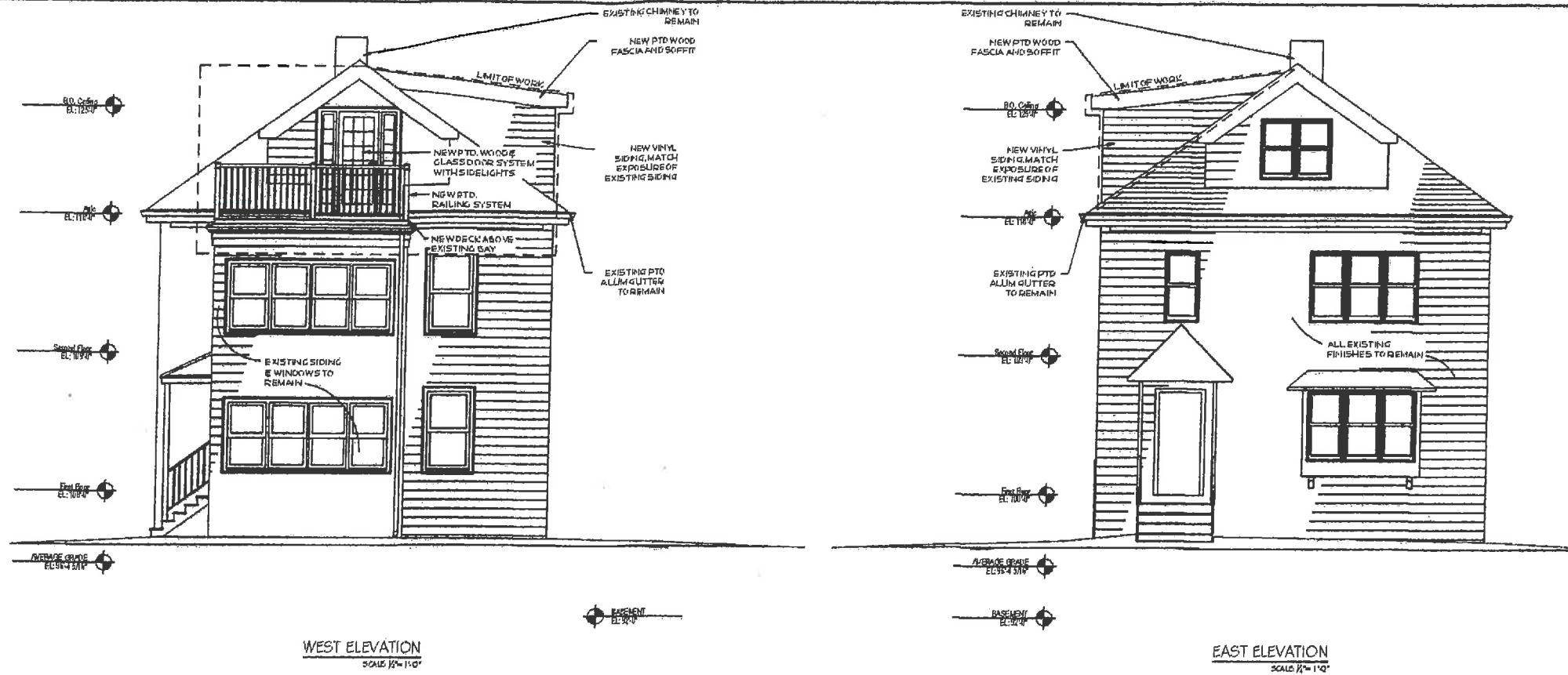
Above aerial photo shows property circled and neighboring properties with a similar style dormer (shaded)



South side of house (proposed dormer location)



West side of house (proposed balcony location)



BELMONT ZONING BY-LAW:

Proposed Design: 1) All the space under a sloped roof shall be:
 a) Allowed Max: 50%
 Proposed Design: 19.56%
 b) Allowed Max: 50%
 Proposed Design: 48.95%
 c) Allowed Max: 75%
 Proposed Design: 13.1%
 d) N/A

2) The line of intersection of the roof surface and the interior wall surface is not more than 30% of the above described area at each half the perimeter of the second floor.
 3) In no potential space having no volume of less than 100 cubic feet shall be used for the second floor.
 4) Provided that the length of any dormer does not exceed 75% of the length of the surface on the side of the structure where the dormer is constructed, and
 5) For the 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 balcony calculation.

PERIMETER CALC:
 SECOND FLOOR TOTAL PERIMETER: 138'-0"
 RAFTER WALL INTERSECTION: 3'-0"
 PERCENT OVER 30%: 19.56%

DORMER WIDTH CALC:
 DORMER WIDTH: 27'-4"
 OVERALL ROOF WIDTH: 44'-7"
 PERCENT OF DORMER: 61.31%

50' CEILING HEIGHT CALCULATION:
 SECOND FLOOR AREA: 1,701 SF
 ATTIC FLOOR AREA @ 5' CLEAR: 934 SF
 ATTIC AREA @ 7'-0" HEIGHT: 41.35%

Building Elevations.

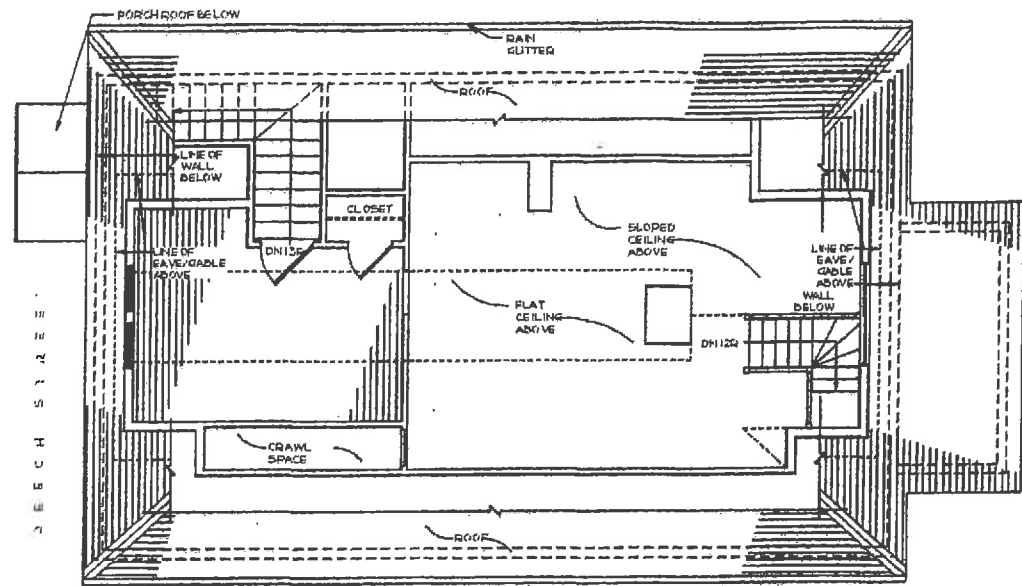
Scale: 1/8" = 1'-0"

Date: 10.23.2019

ELDRIDGE RESIDENCE
 203 Maple Street
 Belmont, Massachusetts 02472

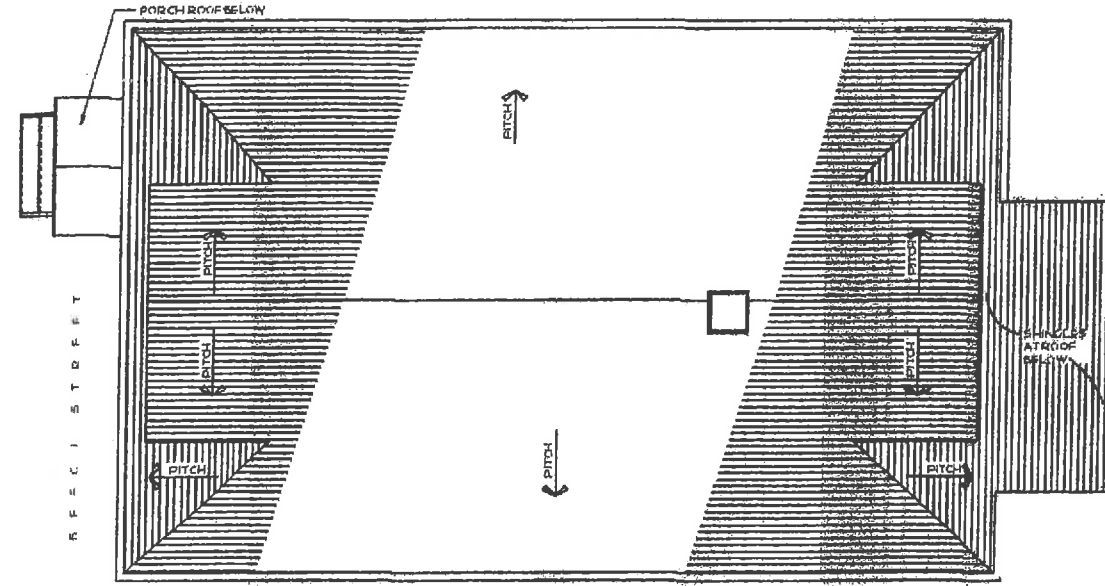
CKdesign 781.941.5111
 adam@ckdesign.com

A2



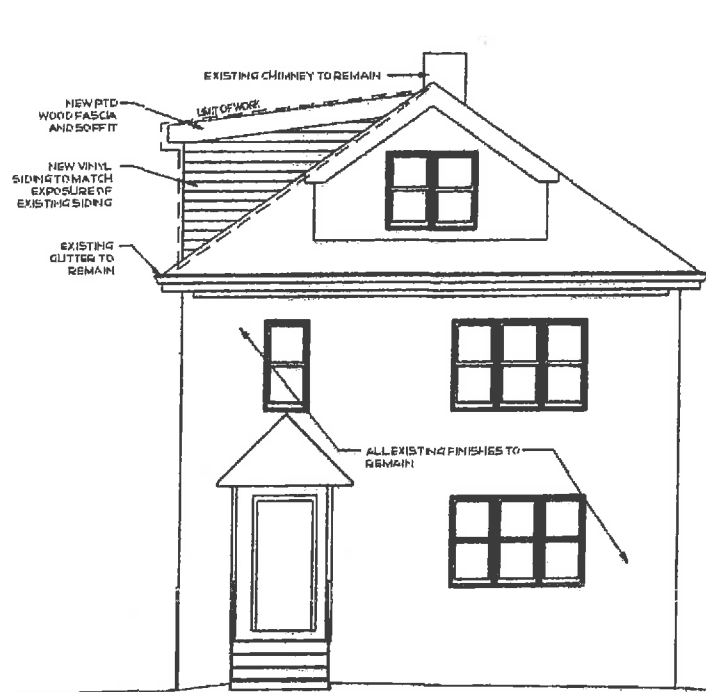
Existing

THIRD FLOOR PLAN
SCALE: 1/4" = 1'-0"



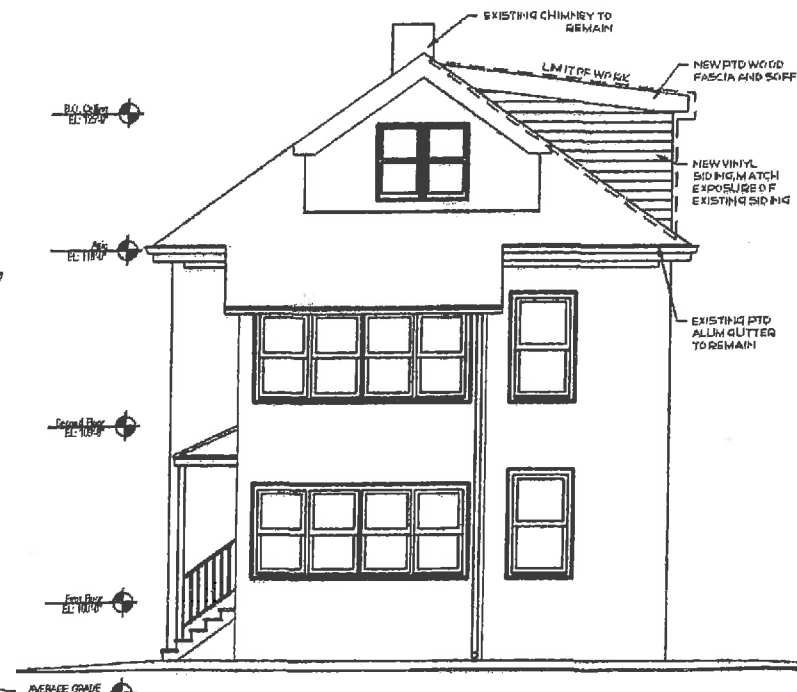
Existing

ROOF PLAN
SCALE: 1/4" = 1'-0"

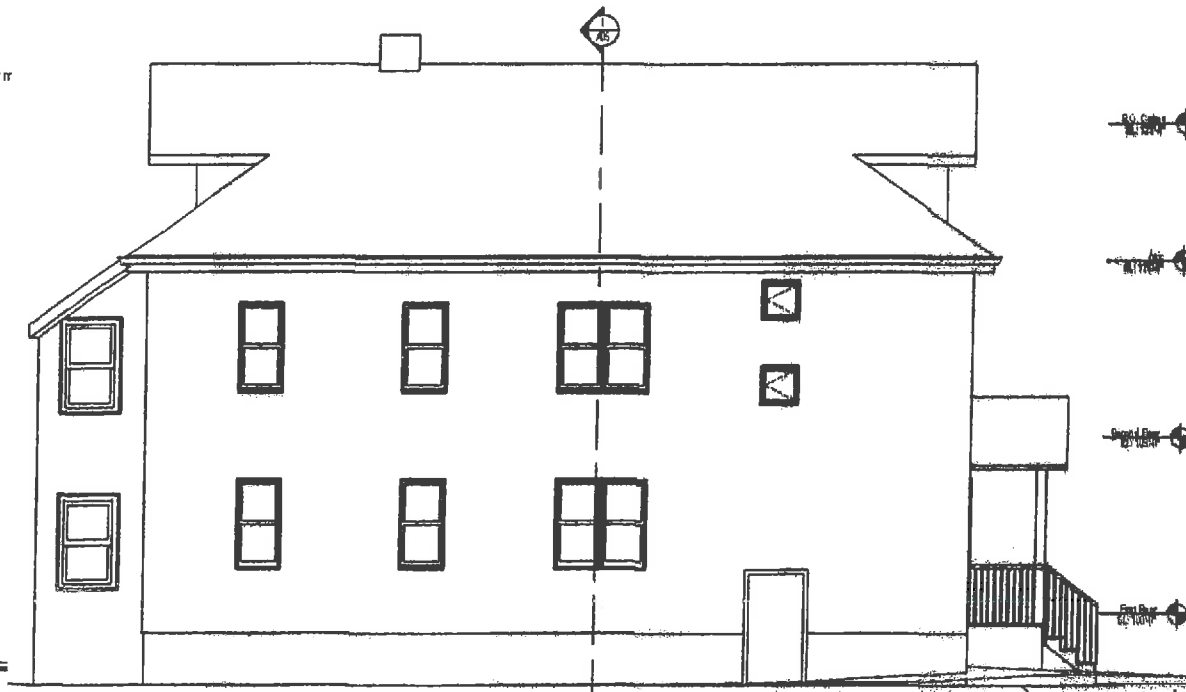


EAST ELEVATION
SCALE: 1/4" = 1'-0"

Proposed



WEST ELEVATION
SCALE: 1/4" = 1'-0"



SOUTH ELEVATION
SCALE: 1/4" = 1'-0"

Existing

Existing Conditions	
Scale: 1/4" = 1'-0"	
Date: 11.22.2019	
ELDRIDGE RESIDENCE 204 West 5 Street Belmont, Massachusetts 02478	
CKdesign 724.920.1411 andrew@ckdesign.com	ECI