

NOTICE OF PUBLIC HEARING BY THE
ZONING BOARD OF APPEALS
ON APPLICATION FOR ONE SPECIAL PERMIT

Notice is hereby given that the Belmont Zoning Board of Appeals will hold a public hearing on Monday, May 17, 2021 at 7:00 PM by remote access through the Zoom app. to consider the application of John Boyle and Laura Boyle for One Special Permit under §1.5 of the Zoning By-Law to construct a one story addition and a deck at 30 Hurd Road located in Single Residence C (SRC) Zoning district. §4.2 of the Zoning By-Law Dimensional Regulations allow a maximum lot coverage of 25.0%. The existing lot coverage is 26.2% and the proposed is 28.0%.

ZONING BOARD OF APPEALS

Note: Application submittals, meeting agenda & instructions on remote access can be found on the Town's website <https://www.belmont-ma.gov/zoning-board-of-appeals>



Town of Belmont
Zoning Board of Appeals

APPLICATION FOR A SPECIAL PERMIT

Date: 4/2/21

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 30 HURD 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 _____

construction of a one story
addition and a deck

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

Signature of Petitioner John T. Boyle
Print Name JOHN T. BOYLE
Address 30 HURD RD
BELMONT MA 02478
Daytime Telephone Number 610 608 9913

Town of Belmont - Special Permit Application
Statement of Work
30 Hurd Road

This project will allow us to create spaces in our house that meet the daily needs of our family. We would like to create a 6-foot expansion on a portion of the back of our house, on the first floor and basement levels. Our addition includes the renovation of our kitchen, basement, and bathroom (basement level) as well as moving the location of the current deck.

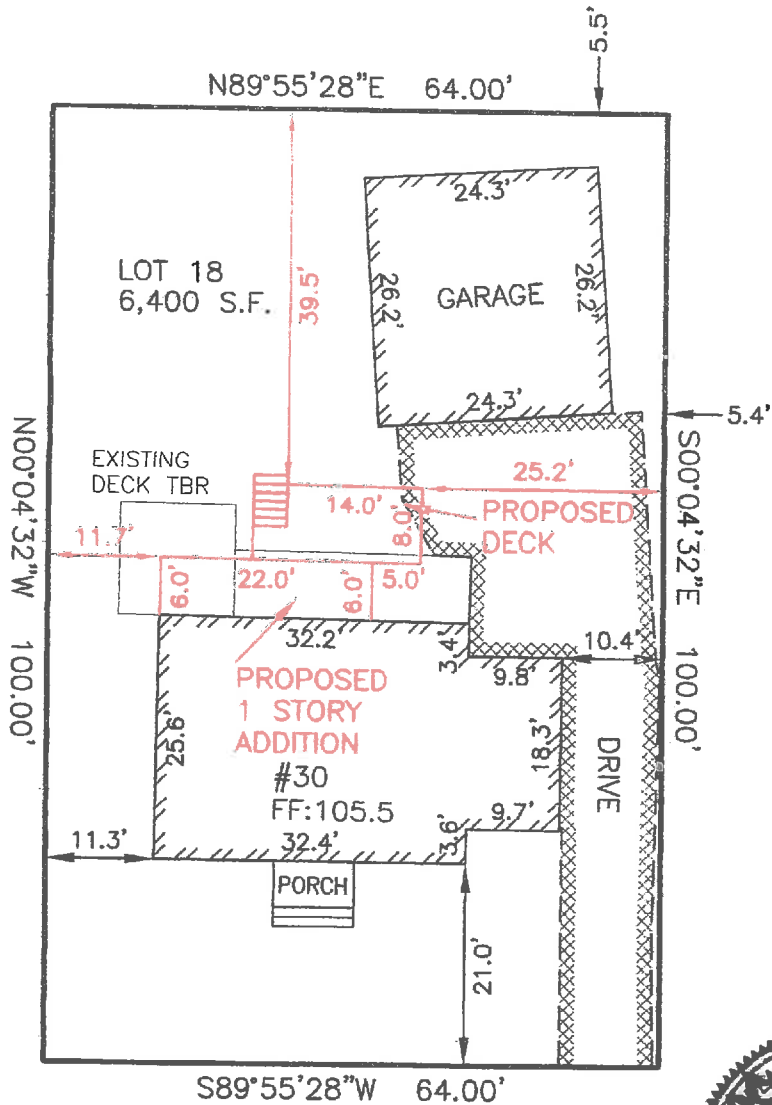
Our current kitchen does not accommodate our family's cooking and meal preparation needs. When we purchased this home nearly six years ago we had one toddler. We are now a family of four with two active (and hungry!) kids. Our son has sensory issues and is an extremely picky eater and so we often need to cook separate meals for him. We end up cooking two or three different meals multiple times each day. There is no counter space or storage space to allow for this in our roughly 16 x 10 foot kitchen. We end up storing our pantry items and small appliances in the basement and so meal prep also includes a several trips up and down the steep basement stairs. Our kids like to get involved in cooking and baking projects but this requires us to move meal preparation to the dining room table rather than kitchen counters because there is not enough room in the current kitchen for more than one person to cook.

This project includes building a deck to replace the one that is currently abutting our kitchen. The new deck will be approximately the same size as our current deck, just moved to accommodate the addition and create a visually appealing exterior at the back of the house. We use this deck throughout the year for cooking (grilling), eating, monitoring kids in the yard and, of course, getting some fresh air and vitamin D throughout this pandemic!

Our current basement has an entrance/exit at ground level and is primarily used as a play space for our kids. An expansion in the basement will allow us to add a dedicated guest bedroom and add a shower to the existing half bathroom in the basement. We both have aging parents who live out of state and Laura's brother is Autistic and unable to live independently. We anticipate that, as our family members continue to age, they will need to stay with us for longer periods of time and this basement expansion will allow that to be possible. This new guest bedroom and full bathroom on a ground level would prevent our parents from having to go up and down steep sets of stairs. Like many Belmont homes, our full bathrooms are on the second floor and our main stairs are very steep.

This modest 6-foot expansion at the back of our house will allow us to create a functional home for our family, facilitating daily meal preparation and creating a space for elderly parents and our disabled sibling. Thank you for your time and consideration.

- John Taggart Boyle & Laura Conover Boyle



HURD ROAD

ZONING INFORMATION:

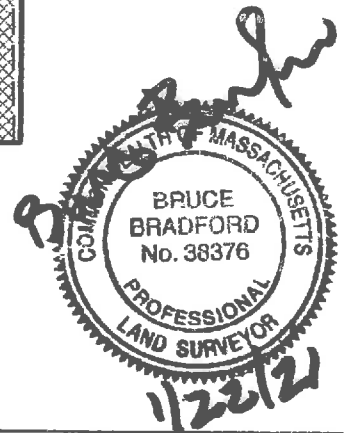
ZONE: SR-C
 DEED REFERENCE: BOOK 27522 PAGE 212
 PLAN REFERENCE: BOOK 11789 PAGE 318

	EXISTING	PROPOSED	REQUIRED/ PERMITTED
LOT AREA	6,400 S.F.	6,400 S.F.	9,000 S.F. MIN.
LOT FRONTAGE	64.00'	64.00'	75' MIN.
SETBACK			
FRONT	21.0'	21.0'	25' MIN.
SIDE	10.4'	10.4'	10' MIN.
REAR	53.3'	39.5'	30' MIN.
LOT COVERAGE	26.2%	28.0%	25% MAX.
OPEN SPACE	56%	55%	50% MIN.
BUILDING HGT	31.5'	31.5'	36' MAX.
# OF STORIES	2	2	2.5 MAX.

THIS PROPERTY DOES NOT LIE WITHIN THE WETLANDS OR WETLANDS BUFFER ZONE.

THIS PROPERTY IS LOCATED IN ZONE X
 FIRM MAP DATED JUNE 4, 2010
 COMMUNITY PANEL NUMBER 25017 0418 E

JOHN TAGGART BOYLE &
 Owner LAURA CONOVER BOYLE
 Loc. House No. 30
 Lot No. LOT 18
 App. No. _____
 Date MARCH 5, 2020
 Scale: 1 In. = 20 Ft.



ESTABLISHED 1916

EMB

EVERETT M. BROOKS CO.
 SURVEYORS & ENGINEERS

49 LEXINGTON STREET
 WEST NEWTON, MA 02465

(617) 527-8750

embrooks@embrooks.com

PLAN OF LAND IN BELMONT, MA

30 HURD ROAD
 PROPOSED ADDITION

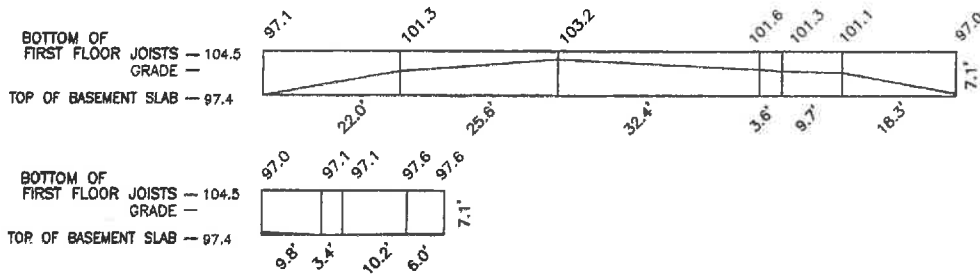
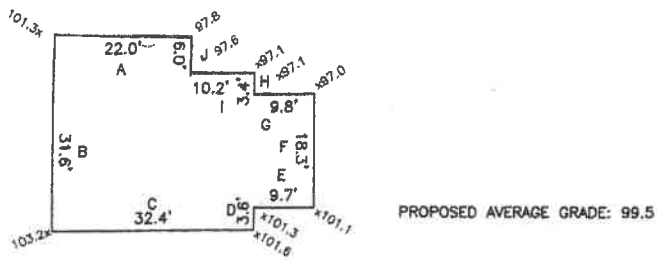
SCALE: 1 IN. = 20 FT.
 DATE: JANUARY 22, 2021
 DRAWN: GAR
 CHECK: BB

PROJECT NO. 25986

EVERETT M. BROOKS CO.
 SURVEYORS & ENGINEERS
 49 LEXINGTON STREET
 WEST NEWTON, MA 02465
 (617) 527-8750
 INFO@EVERETTBROOKS.COM

30 HURD ROAD
 EXISTING CONDITION

SCALE: 1 IN. = 20 FT.
 JANUARY 22, 2021
 PROJECT NO. 25986



TOP FOUNDATION	104.5
BOT. FOUNDATION	97.4
HEIGHT OF FOUND WALL	7.1

SEGMENT:	LENGTH (FEET)	GRADE AT START OF SEGMENT	GRADE AT END OF SEGMENT	AREA OF EXPOSED FOUND. WALL	TOTAL AREA OF FOUND. WALL
A	22.0	97.8	101.3	108.9	156.2
B	31.6	101.3	103.2	71.1	224.36
C	32.4	103.2	101.6	68.04	230.04
D	3.6	101.6	101.3	10.98	25.56
E	9.7	101.3	101.1	32.01	68.87
F	18.3	101.1	97.0	99.735	129.93
G	9.8	97.0	97.1	73.01	69.58
H	3.4	97.1	97.1	25.16	24.14
I	10.2	97.1	97.6	72.93	72.42
J	6.0	97.6	97.8	40.8	42.6

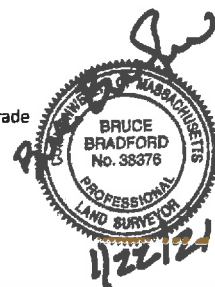
SUMS:	602.665	1043.7
-------	---------	--------

$[1 - (\text{SUM OF EXPOSED AREA}) / (\text{SUM OF SEGMENT AREA})] \times 100$

$[1 - (602.67 / 1043.70)] \times 100$

42.3% THEREFORE THIS SPACE IS NOT A CELLAR AS DEFINED IN THE ZONING BY-LAW

Cellar - A portion of a building partially underground, having 60% or more of its clear height below grade (see basement).



Zoning Compliance Check List

(Registered Land Surveyor)



Property Address: 30 HURD ROAD

Zone: SR-C

Surveyor Signature and Stamp: Bruce Bradford

Date: 3/17/21

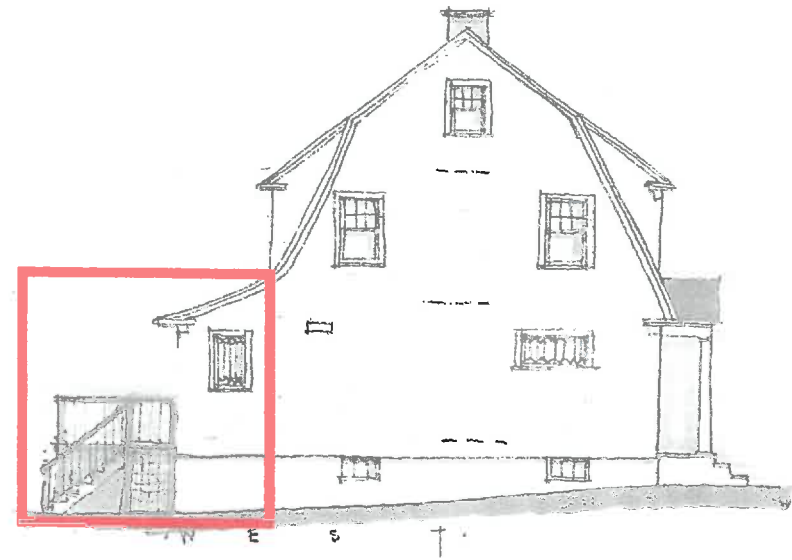
	REQUIRED	EXISTING	PROPOSED
Lot Area	9000 SF	6400 SF	6400 SF
Lot Frontage	75' MIN	64.00'	64.00'
Floor Area Ratio			
Lot Coverage	25% MAX	26.2%	28.0%
Open Space	50% MIN	56%	55%
Front Setback	25' MIN	21.0'	21.0'
Side Setback	10' MIN	10.4'	10.4'
Side Setback	10' MIN	11.3'	11.3'
Rear Setback	30' MIN	53.3'	39.5'
Building Height	36' MAX	31.5'	31.5'
Stories	2.5 MAX	2	2
1/2 Story Calculation			

NOTES:

30 Hurd Road
Belmont, MA



REAR VIEW
Scope of Work



SIDE VIEW
Scope of Work

Scott Weymouth



ARCHITECT-INC.

79 ALFRED BROWN ROAD
BARRINGTON, R.I. 02806
401 415-8110

PROJECT
BOYLE
RESIDENCE

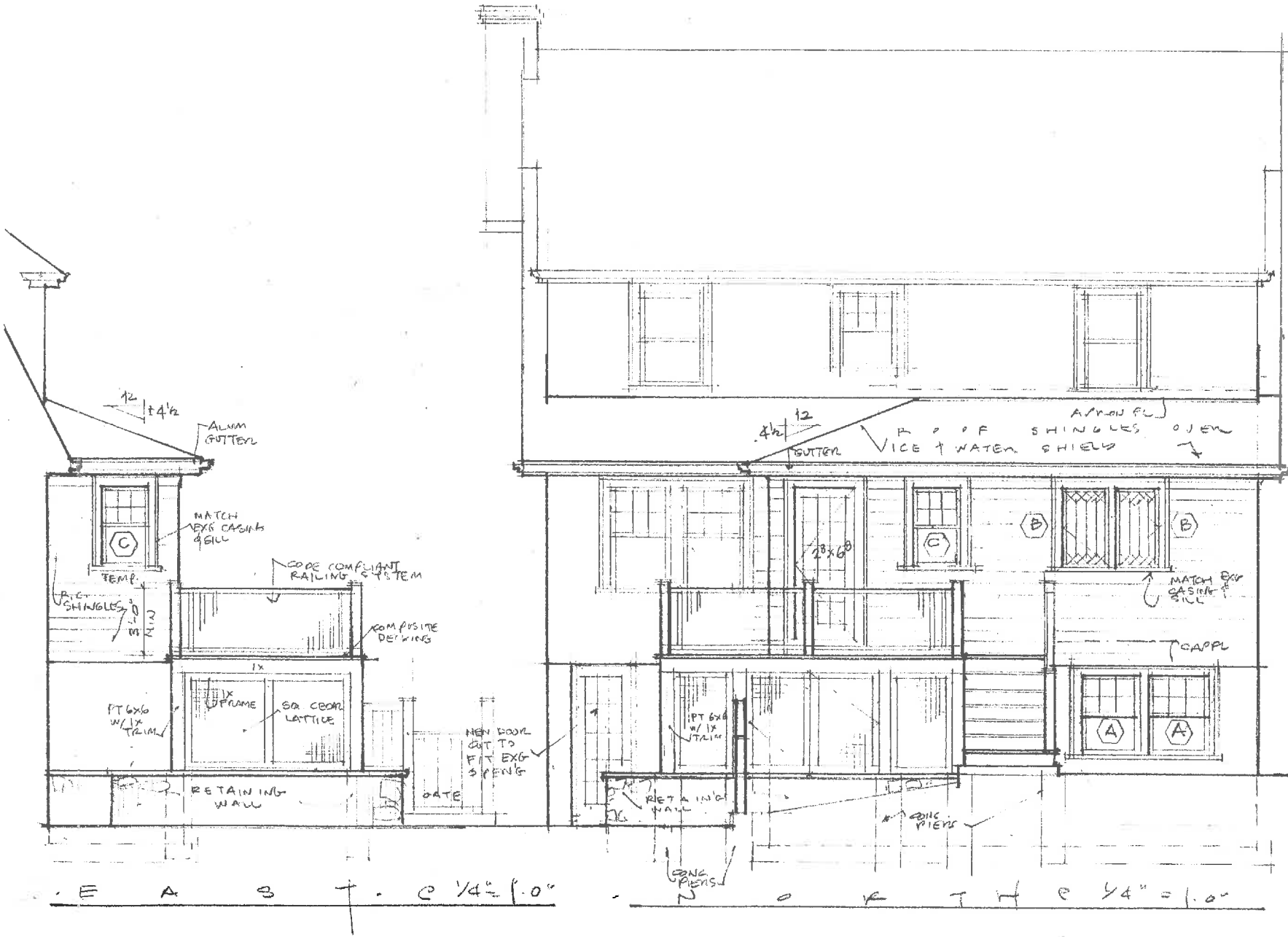
30
HURD
ROAD

BELMONT
MA

SHEET TITLE
EAST &
NORTH
ELEVATIONS

SCALE
1/4" = 1'-0"

DATE 3.2.21



E A S T - 1/4" = 1'-0"

N O R T H - 1/4" = 1'-0"

Scott Weymouth



ARCHITECT-INC.

79 ALFRED DROWN ROAD
BARRINGTON, R.I. 02806

401 415-8110

PROJECT

BOYLE
RESIDENCE

30
HURD RD.

BELMONT
MA

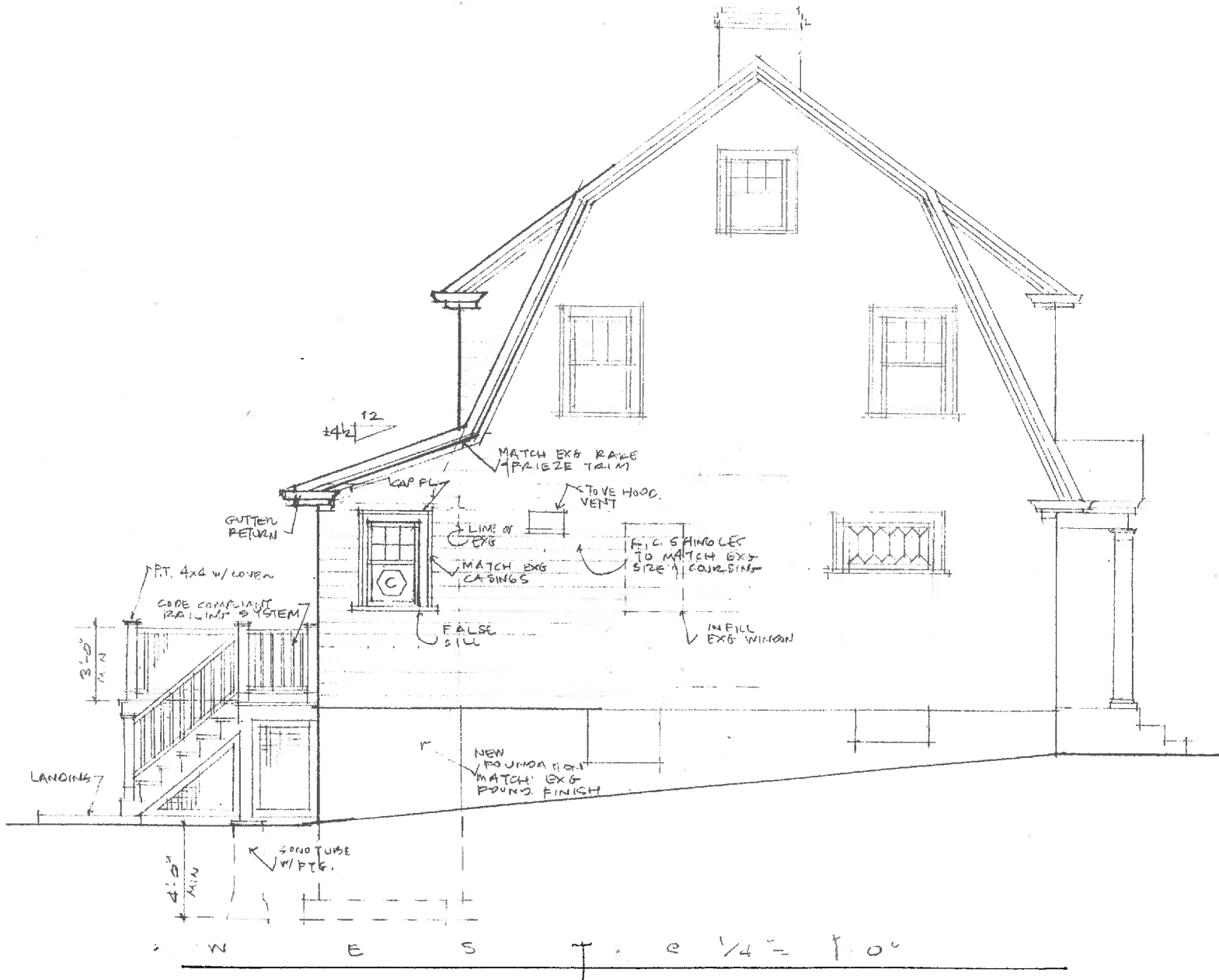
SHEET TITLE

WEST
ELEVATION

SCALE

1/4" = 1'-0"

DATE 3.2.21



Scott Weymouth



ARCHITECT • INC.

79 ALFRED DROWN ROAD
BARRINGTON, R.I. 02806
401-415-8110

PROJECT
BOYLE
RESIDENCE

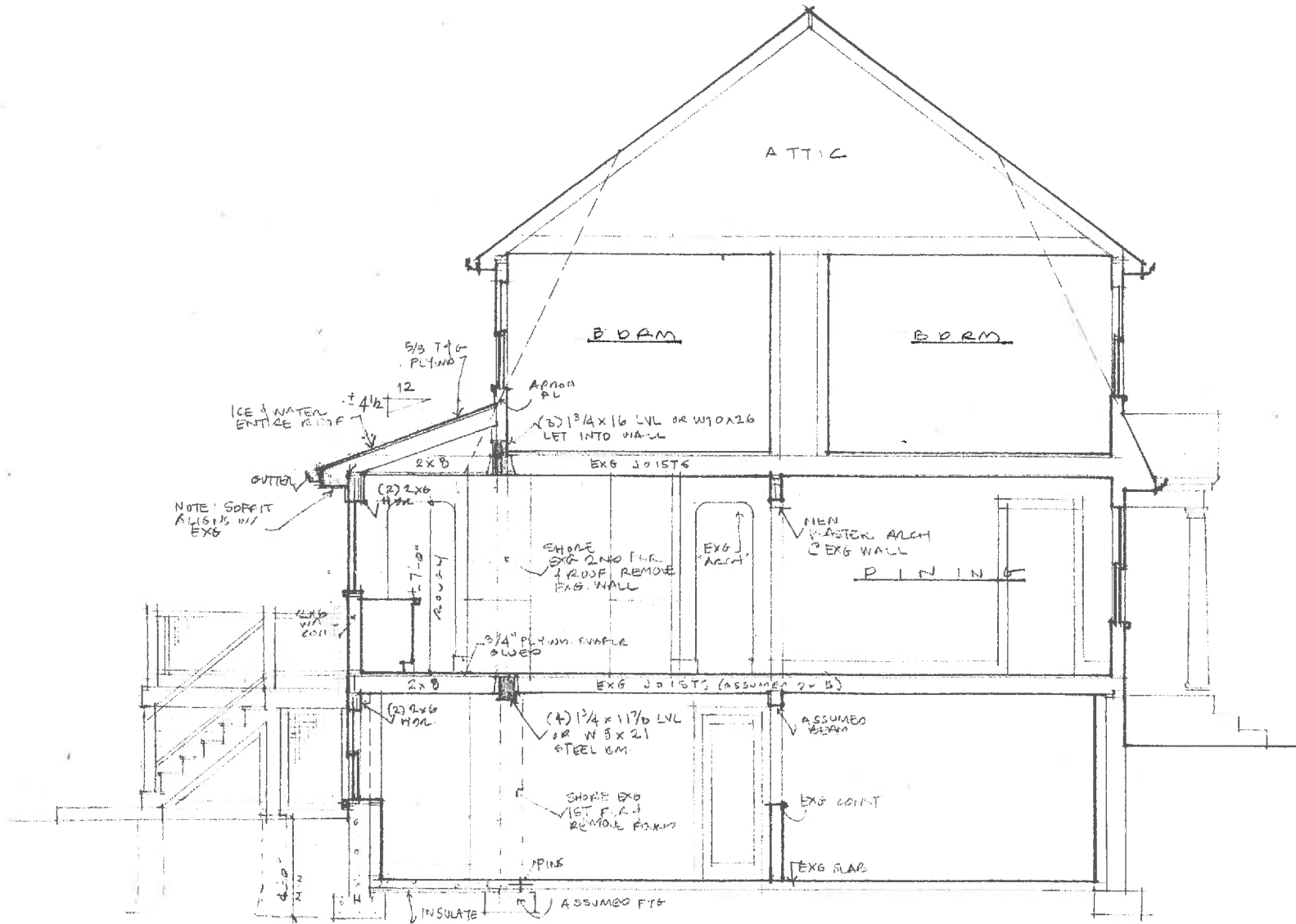
30
HURV O RD.

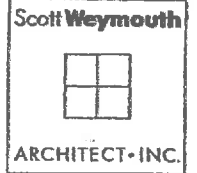
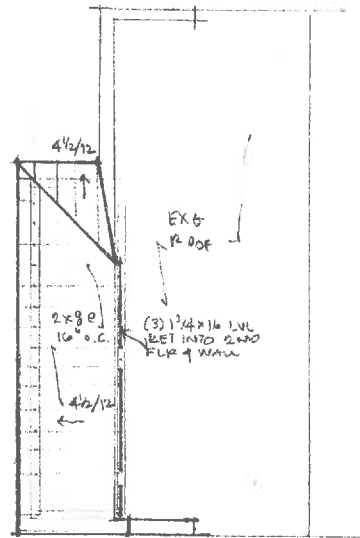
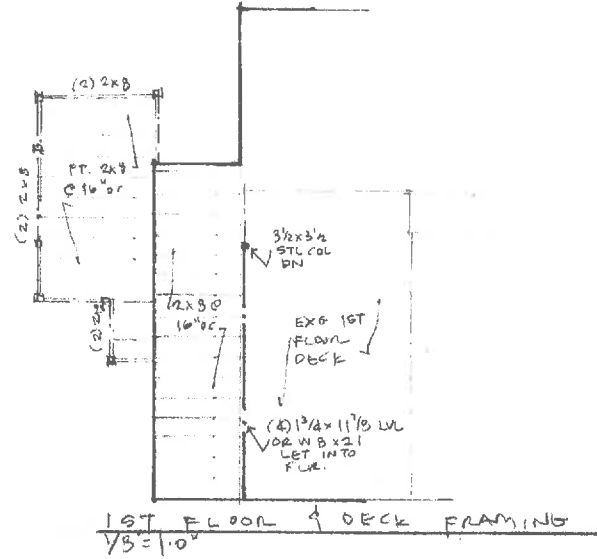
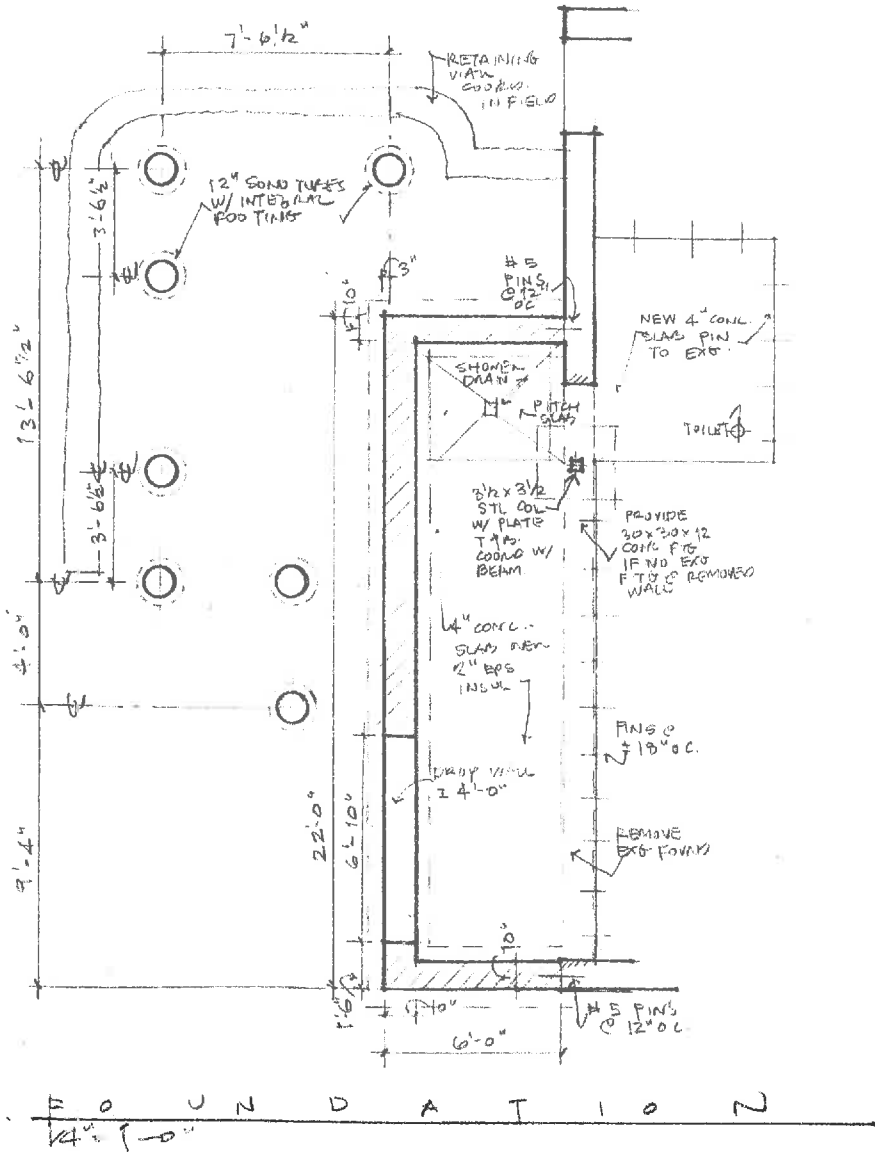
VERMONT
M4

SHEET TITLE
BUILDING
SECTION

SCALE
1/4" = 1'-0"

DATE 3.2.21





79 ALFRED DROWN ROAD
BARRINGTON, R.I. 02806
401.415-8110

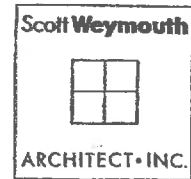
PROJECT
BOYLE
RESIDENCE

30
HURD
ROAD

WELMONT
MA.
SHEET TITLE
FOUNDATION PLAN
FRAMING
PLANS

SCALE
1/8" = 1'-0"

DATE 3.2.21



79 ALFRED DROWN ROAD
BARRINGTON, R.I. 02806
401-415-8110

PROJECT
BOYLE
RESIDENCE

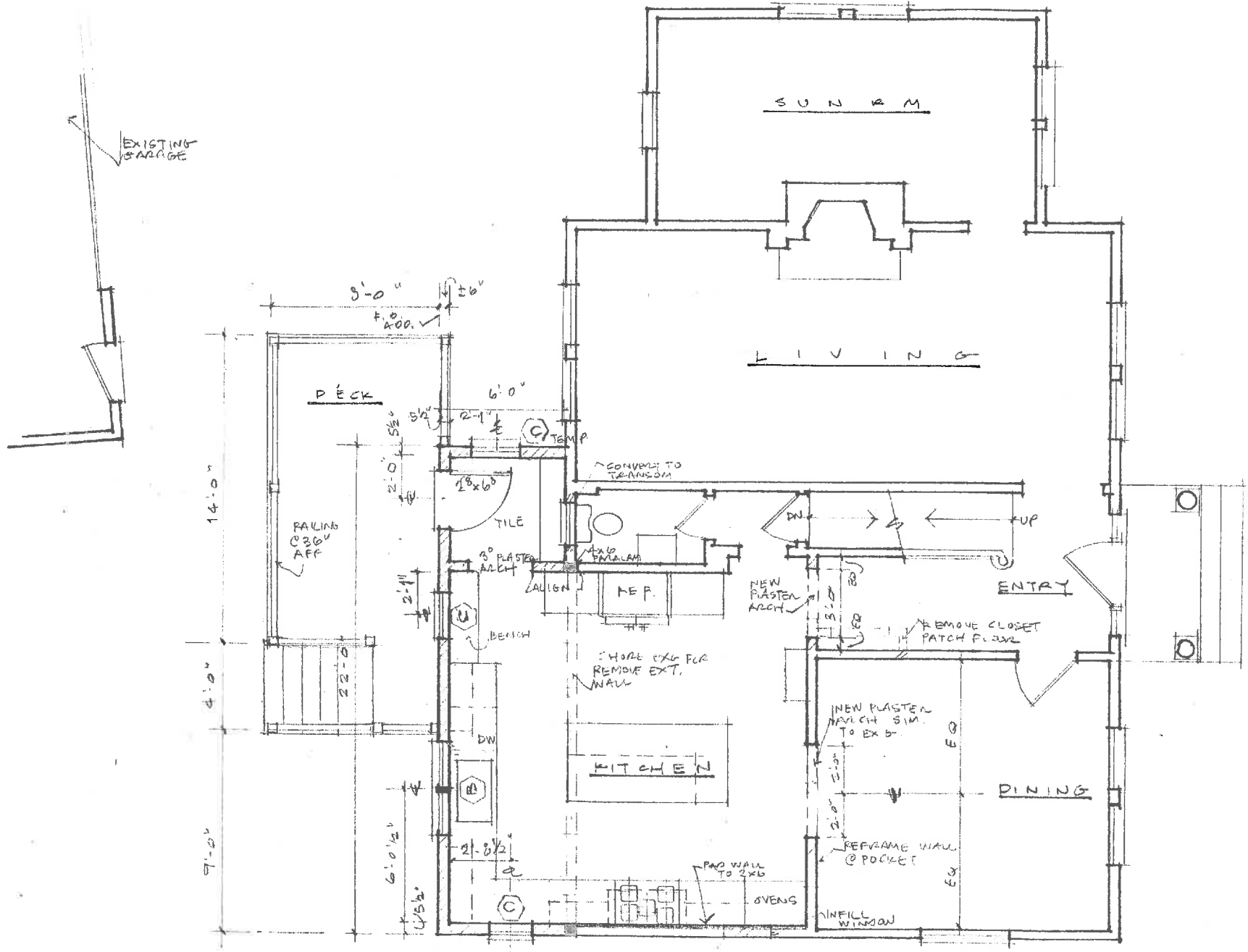
30
HURD RD.

BELMONT
MA

SHEET TITLE
FIRST
FLOOR
PLAN

SCALE
1/4" = 1'0"

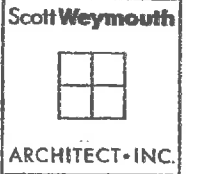
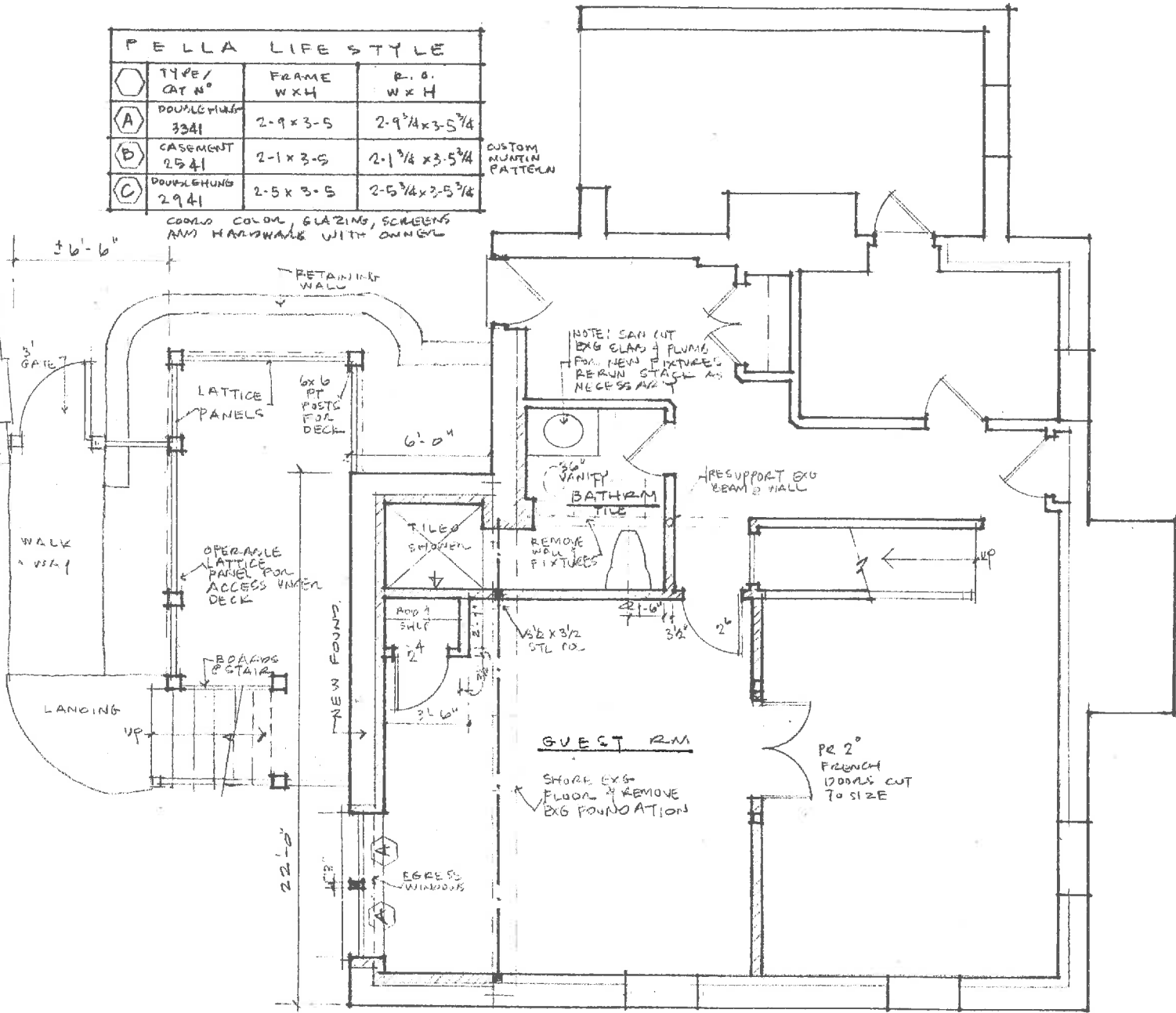
DATE
3.2.21



PELLA LIFESTYLE			
TYPE / CAT N°	FRAME W X H	R. O. W X H	
(A) DOUBLEHUNG 3341	2-9 x 3-5	2-9 3/4 x 3-5 3/4	CUSTOM MOUNTING PATTERN
(B) CASEMENT 2541	2-1 x 3-5	2-1 3/4 x 3-5 3/4	
(C) DOUBLEHUNG 2941	2-5 x 3-5	2-5 3/4 x 3-5 3/4	

COOLW COLOM GLAZING, SCREENS AND HARDWARE WITH OWNER

EXS GARAGE



79 ALFRED DROWN ROAD
BARRINGTON, R.I. 02806
401.415-8110

PROJECT
BOYLE
RESIDENCE

30
HOURS
2020

BELMONT
MA
SHEET TITLE
BASEMENT
LEVEL
PLAN

SCALE
1/4" = 1'-0"

DATE 3.2.21

Boyle Residence										
30 Hurd Road										
Belmont, MA										
Description	Span	b	d	Load	Moment	Shear	f_v	f_b	Defl.	Member Size
Roof Framing										
New Roof Rafter RJ-1	6.00	1.50	7.25	53.00	238.50	126.98	17.51	217.80	0.02	2x8's SPF at 16" o.c.
Roof Beam RB-1	16.00	5.25	16.00	990.00	31680.00	6600.00	117.86	1697.14	0.43	3-1.75x16 LVL's
First Floor Door and Window Headers										
Typical Header 1HD-1	3.00	3.00	5.50	210.00	236.25	218.75	-19.89	187.44	0.01	2-2x6's SPF
First Floor Framing										
Typical Floor Joist 1FJ-1	6.00	1.50	7.25	73.00	328.50	174.90	24.12	299.99	0.03	2x8's SPF at 16" o.c.
Deck Joist 1FJ-2	8.00	1.50	7.25	73.00	584.00	247.90	34.19	533.31	0.10	2x8's PT at 16" o.c.
Floor Beam 2FB-1	See attached analysis sheet for loading, stresses and optional sizes									4-1.75x11.875 LVL's or W8x21
Deck Beam 2FB-2	6.50	3.00	7.25	220.00	1161.88	582.08	40.14	530.51	0.07	2-2x8's PT
Basement Door and Window Headers										
Typical Header OHD-1	3.00	3.00	5.50	465.00	523.13	484.38	44.03	415.04	0.01	2-2x6's SPF