



Town of Belmont  
Zoning Board of Appeals

**APPLICATION FOR A SPECIAL PERMIT**

Date: 3/1/22

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 11 Sunnyside Place 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 one story side addition

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

Signature of Petitioner Julia Yates  
Print Name Julia Yates  
Address 11 Sunnyside Pl  
Belmont MA 02478  
Daytime Telephone Number 919-325-6781



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

February 16, 2022

Julia Yates  
11 Sunnyside Place  
Belmont, MA 02478

RE: Denial to Construct an Addition.

Dear Ms. Yates,

The Office of Community Development is in receipt of your building permit application for your proposal to construct an addition at 11 Sunnyside Place located in a Single Residence A (SRA) Zoning District.

Your application has been denied because it does not comply with the current Town of Belmont Zoning By-Law regulations. More specifically, §4.2.2 of the Zoning By-Law Dimensional Regulations require a minimum rear setback of 25.0'.

1. The existing rear setback is 8.7' and the proposed is 14.7'.

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 One (1) Special Permit 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

## 11 Sunnyside Place Belmont

### Belmont Special Permit Application Statement

Julia and Chris Yates, of 11 Sunnyside Place, seek a special permit for the rear setback in order to build a small one story addition on the side of their home.

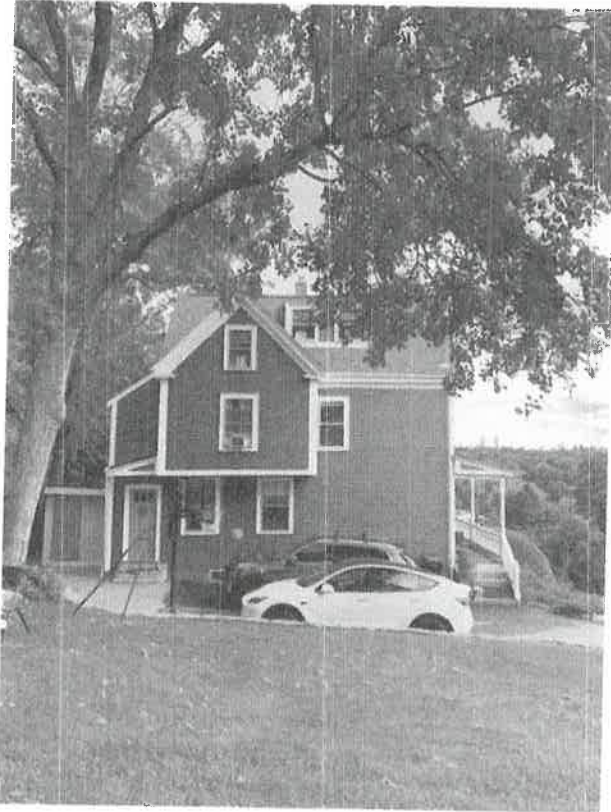
The left side (driveway side) currently has a cross gable that extends 2'-9" beyond the main structure on the second floor only (see picture below). We are proposing to extend the first floor kitchen space to align directly below this volume, adding 39 sf of living space (14'-2" x 2'-9") that will enable a much more functional kitchen configuration. This small addition will blend in seamlessly with the massing of the home, and will mirror the style of the cross gable on the other side of the home that also includes a first floor space.

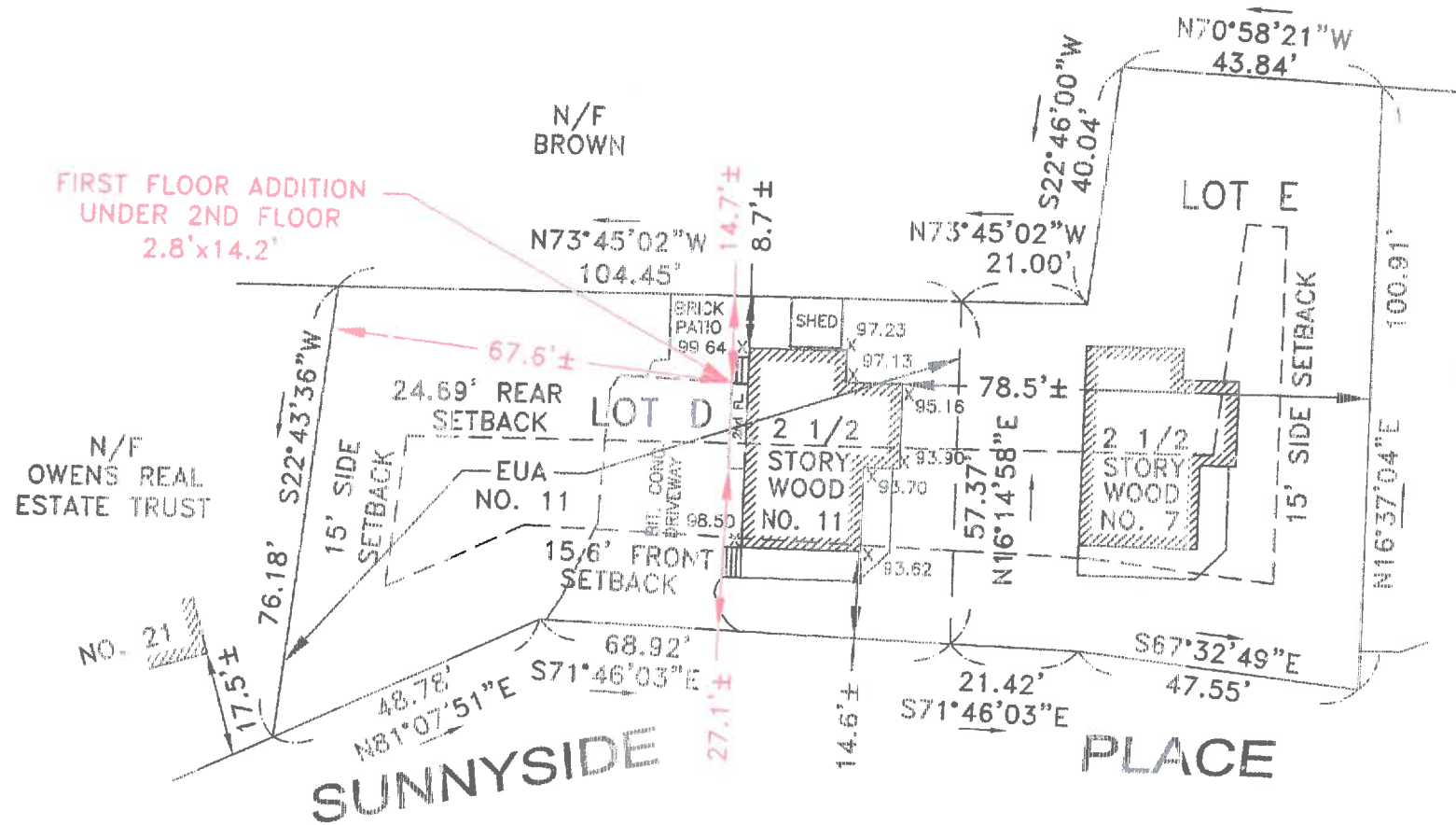
The lot is unusual in that it is wide, but shallow, resulting in an existing condition that has a 67.6' side yard and an 8.7' rear yard. The rear setback at the second floor overhang that we are proposing to build below is at 14.7' and the allowed rear setback is 24.69' (reduced due to the shallow lot).

The home was built in 1885 and this proposed addition has already been approved by the HDC.

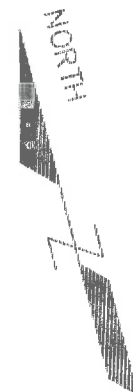
The proposed addition **does not pose any substantial detriment** to the neighborhood and **does not nullify or substantially derogate** the intent of the by-law.

#### Left side elevation:





N/F KENNEDY



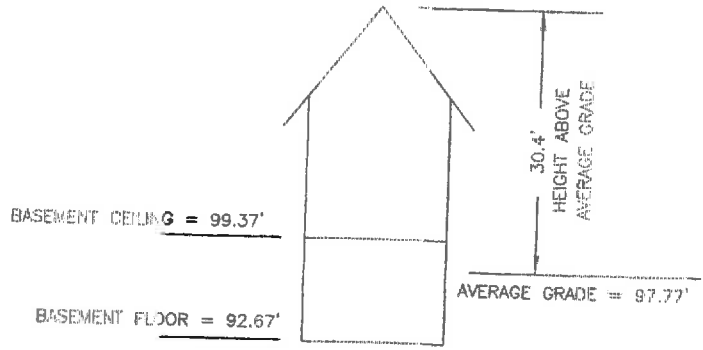
LOT D AREA = 6,430 S.F.±  
 LOT E AREA = 5,899 S.F.±  
 EXISTING BUILDING & SHED = 785 S.F.±  
 EXISTING PAVEMENT & PATIO = 1,165 S.F.±  
 PROPOSED ADDITION = 40 S.F.±  
 EXISTING LOT COVERAGE = 12.2%  
 PROPOSED LOT COVERAGE = 12.2%  
 EXISTING OPEN SPACE = 69.7%  
 PROPOSED OPEN SPACE = 69.7%



( IN FEET )  
 1 inch = 30 ft.

- NOTES
1. SEE DEED RECORDED IN MIDDLESEX COUNTY REGISTRY OF DEEDS IN DEED BOOK 25485, PAGE 373.
  2. SEE PLAN RECORDED IN MIDDLESEX COUNTY REGISTRY OF DEEDS IN DEED BOOK 13961, PAGE 84.
  3. SUBJECT PARCEL IS LOCATED IN ZONE SRA.
  4. SUBJECT PARCEL IS LOCATED IN FLOOD ZONE X AS SHOWN ON PANEL 2507C0418E WITH AN EFFECTIVE DATE OF JUNE 4, 2010.
  5. NO PUBLIC SHADE TREE IS LOCATED WITHIN THE LIMITS OF THE PROPERTY FRONTAGE OF THE SUBJECT PROPERTY.

EUA = EXCLUSIVE USE AREA



CERTIFIED PLOT PLAN  
 IN  
 BELMONT, MA  
 SCALE: 1" = 30' MARCH 18, 2022  
 DLJ GEOMATICS  
 PROFESSIONAL LAND SURVEYING  
 276 NORTH STREET  
 WEYMOUTH, MA 02191  
 (781) 812-0457  
 11 SJNNYSIDE.PL BELMONT.dwg

*DL Johnston*  
 PROFESSIONAL LAND SURVEYOR



3-18-22  
 DATE

## Zoning Compliance Check List

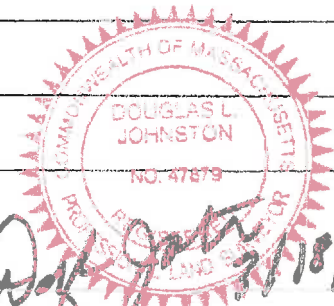
(Registered Land Surveyor)

Property Address: 11 SUNNYSIDE PLACE Zone: SRA  
 Surveyor Signature and Stamp: \_\_\_\_\_ Date: \_\_\_\_\_

	REQUIRED	EXISTING	PROPOSED
Lot Area	25,000 SF.	12,329 S.F.	12,329 S.F.
LOT AREA LOT D		6,430 S.F.	6,430 S.F.
Lot Frontage	125'	186.67'	186.67'
Floor Area Ratio	N/A	N/A	N/A
Lot Coverage	20%	12.2%	12.2%
Open Space	50%	69.7%	69.7%
Front Setback	15.6'	14.1'	27.1'
Side Setback	15'	67.6'	67.6'
Side Setback	15'	78.5'	78.5'
Rear Setback	24.69'	8.7'	14.7'
Building Height	36'	30.4'	30.4'
Stories	2-1/2	2-1/2	2-1/2
1/2 Story Calculation See basement calc. sheets.			

**NOTES:**

LOT COVERAGE AND OPEN SPACE CALCULATIONS BASED ON LOT D ONLY. THE CONDOMINIUM PARCEL CONSISTS OF LOT D AND LOT E.



*Doug Johnston*  
3/18/22

**DLJ GEOMATICS**  
276 NORTH STREET  
WEYMOUTH, MA 02191

LANDSURV23@GMAIL.COM  
781-812-0457

JANUARY 18, 2022

11 SUNNYSIDE PLACE  
BELMONT, MA 02478

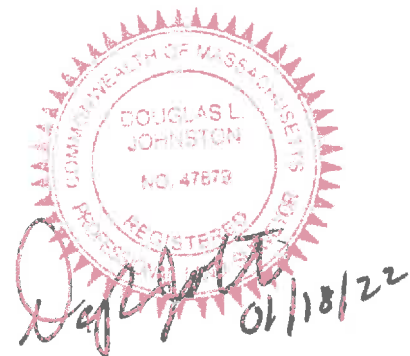
**BASEMENT CALCULATIONS:**

THE BASEMENT WALLS ARE 6.7' HIGH. THERE ARE SIX SEGMENTS.

SEGMENT:	LENGTH:	AREA:	AREA BELOW GRADE:
A	19.8'	132.66 S.F.	67.10 S.F.
B	14.1'	94.47 S.F.	13.96 S.F.
C	14.1'	94.47 S.F.	26.23 S.F.
D	9.5'	63.65 S.F.	33.06 S.F.
E	11.4'	76.38 S.F.	65.78 S.F.
F	33.4'	223.78 S.F.	213.76 S.F.
<b>TOTAL:</b>		<b>685.41 S.F.</b>	<b>419.89 S.F.</b>

$$419.89/685.41 = .6126$$

61.26% OF THE FOUNDATION WALL IS BELOW GRADE.





BELMONT

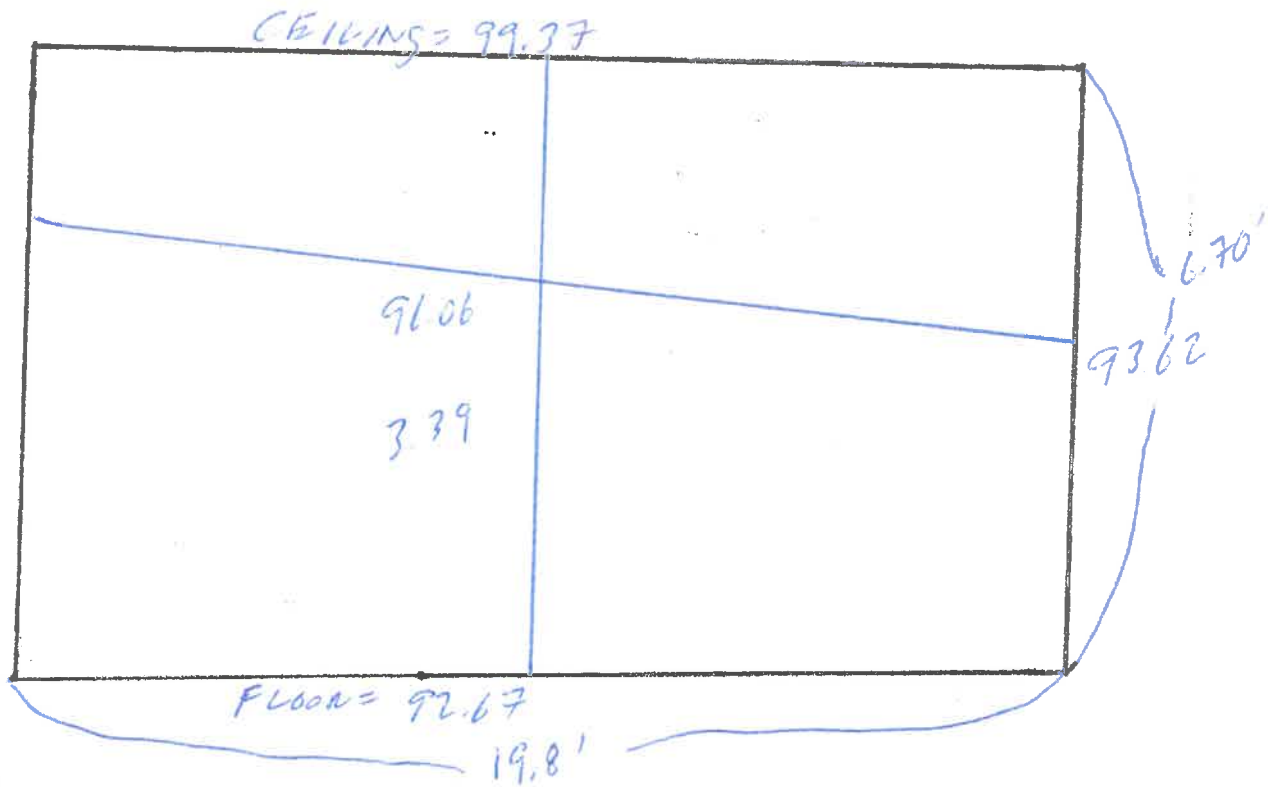
SEG 'A'

19.8  
1.67  
-----  
132.66  
TOTAL  
FACE  
OF  
WALL

1.8  
7.39  
67.10  
-----  
92.50  
BELOW  
GRADE

67.10 = .5058  
132.66

50.58%  
BELOW  
GRADE



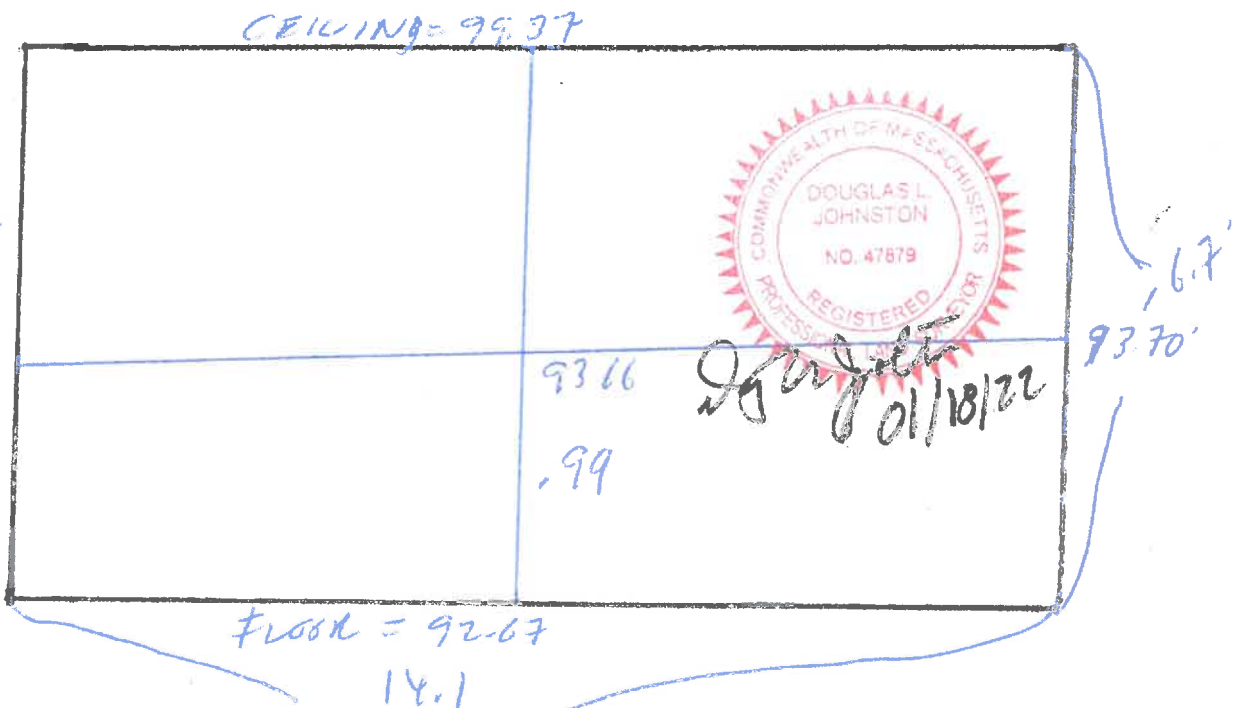
SEG 'B'

14.1  
1.67  
-----  
94.47  
TOTAL  
FACE  
OF  
WALL

4.1  
1.99  
13.96  
-----  
93.62  
BELOW  
GRADE

2.96 = .1479  
4.47

1.79%  
BELOW  
GRADE



BEMENT

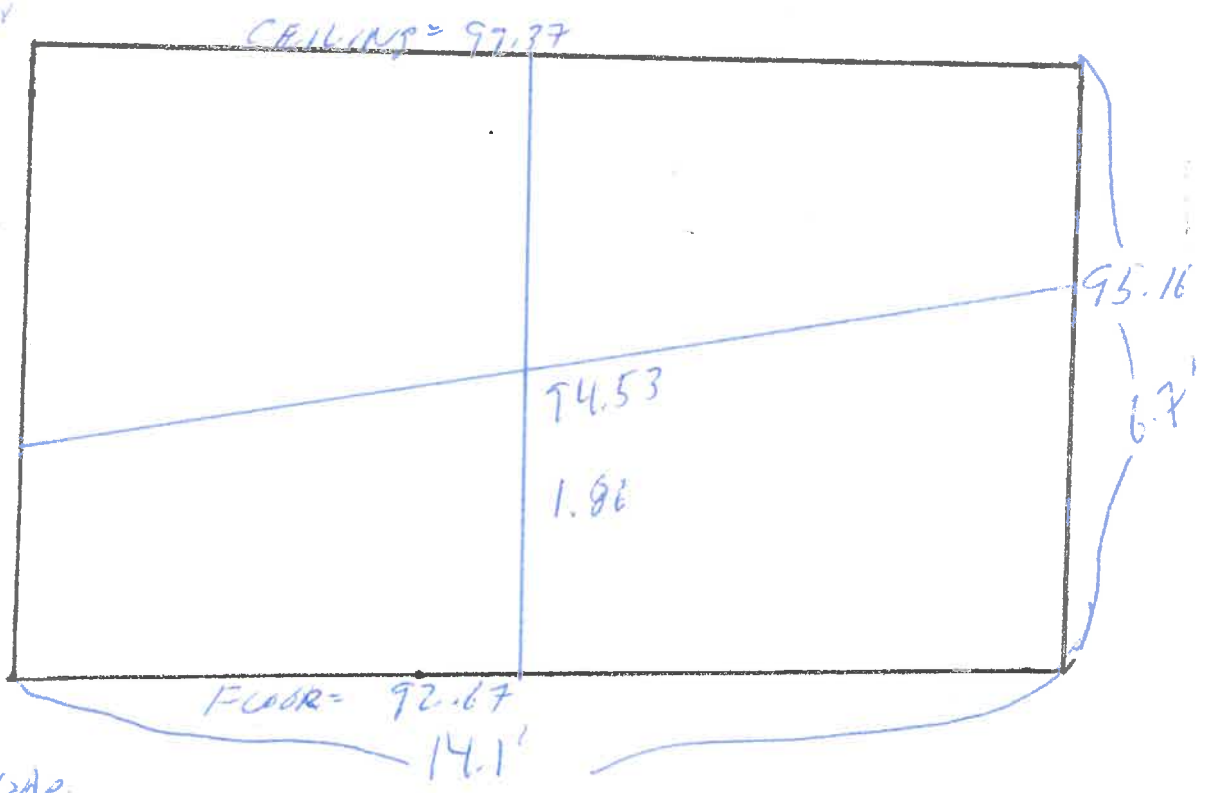
SEG 'C'

14.1 TOTAL FACE OF WALL  
x 6.7  
94.47

14.1 BELOW GRADE  
x 1.86  
26.23

93.90  
6.23 = 27.77%  
14.47

27.77%  
BELOW GRADE



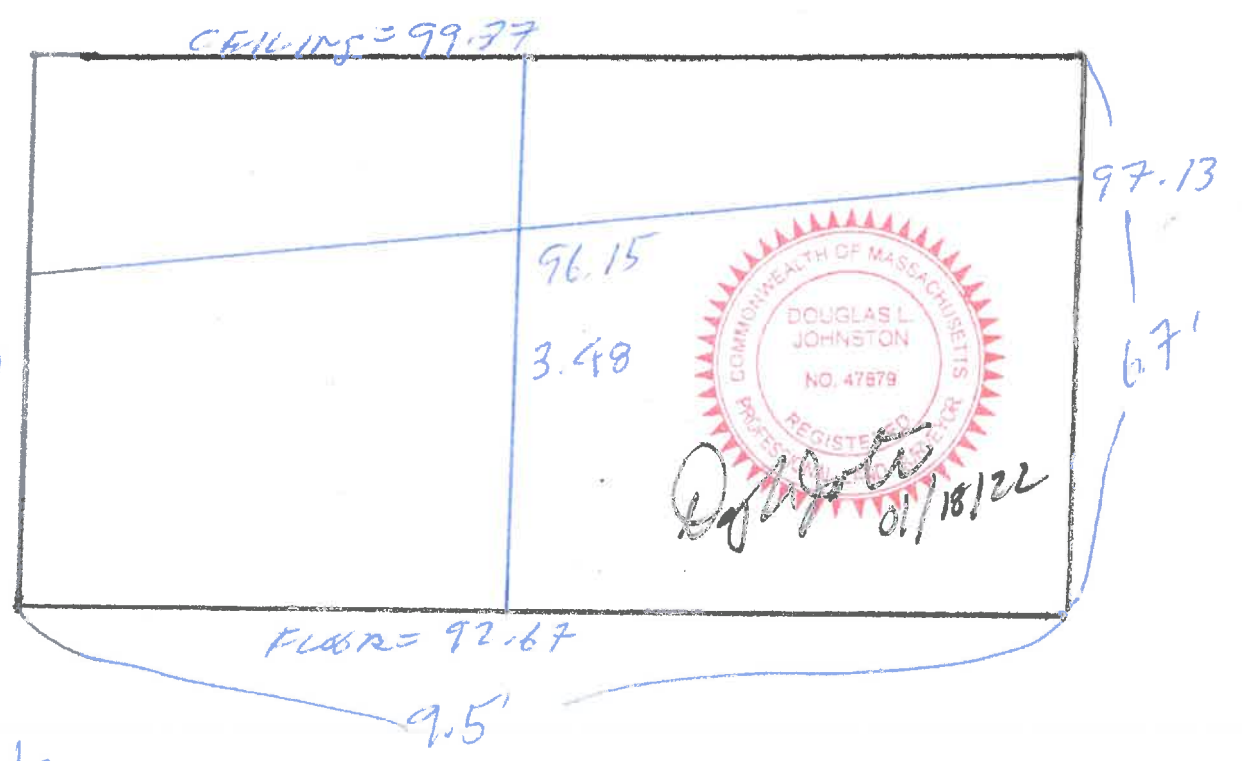
2.5 TOTAL FACE OF WALL  
6.7  
3.65

1.5 BELOW GRADE  
1.48  
3.06

3.06 = 1.94%  
3.65

1.94%  
BELOW GRADE

SEG 'D'





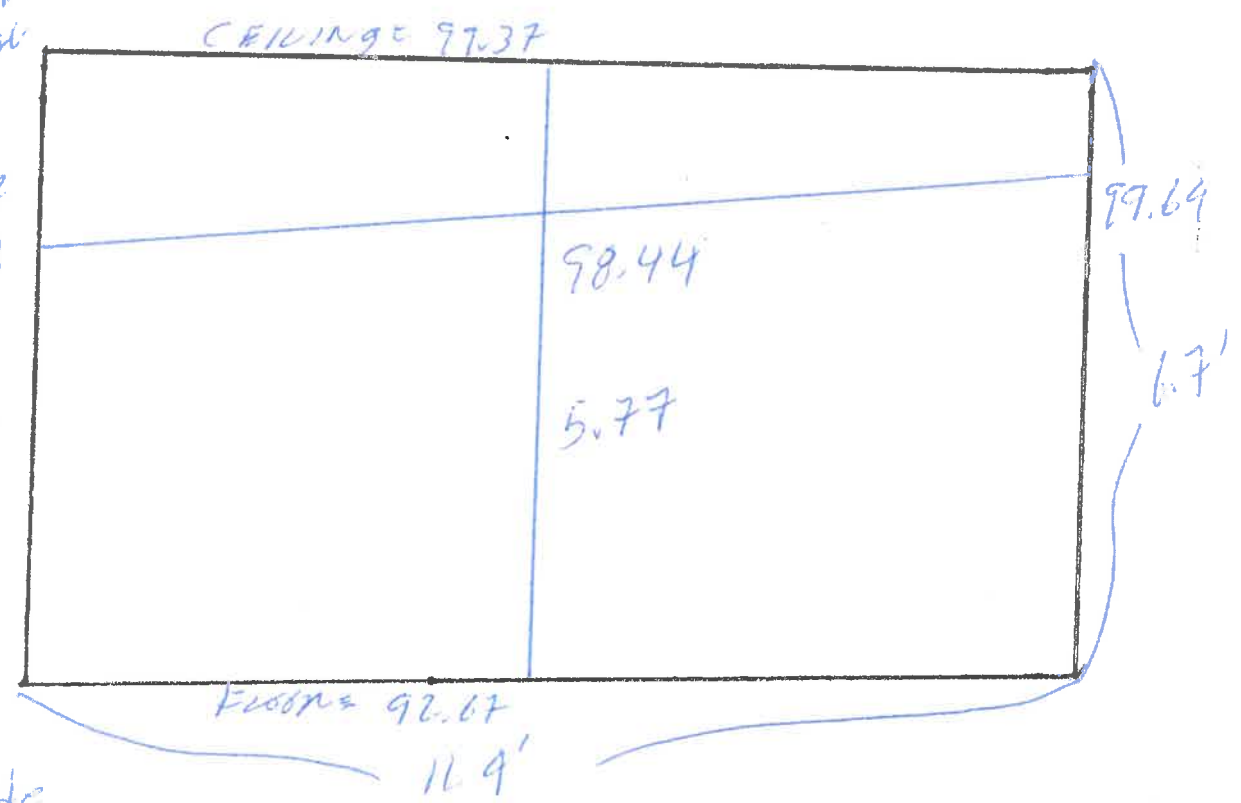
Beinnon T

$$\begin{array}{r} 11.4 \\ \times 6.7 \\ \hline 76.38 \end{array}$$
 TOTAL  
FACE OF  
WALL

$$\begin{array}{r} 1.4 \\ \times 5.77 \\ \hline 8.08 \\ + 5.78 \\ \hline 13.86 \end{array}$$
 BELOW  
GRADE

$$\frac{5.78}{6.38} = .8612$$

SEG "E"



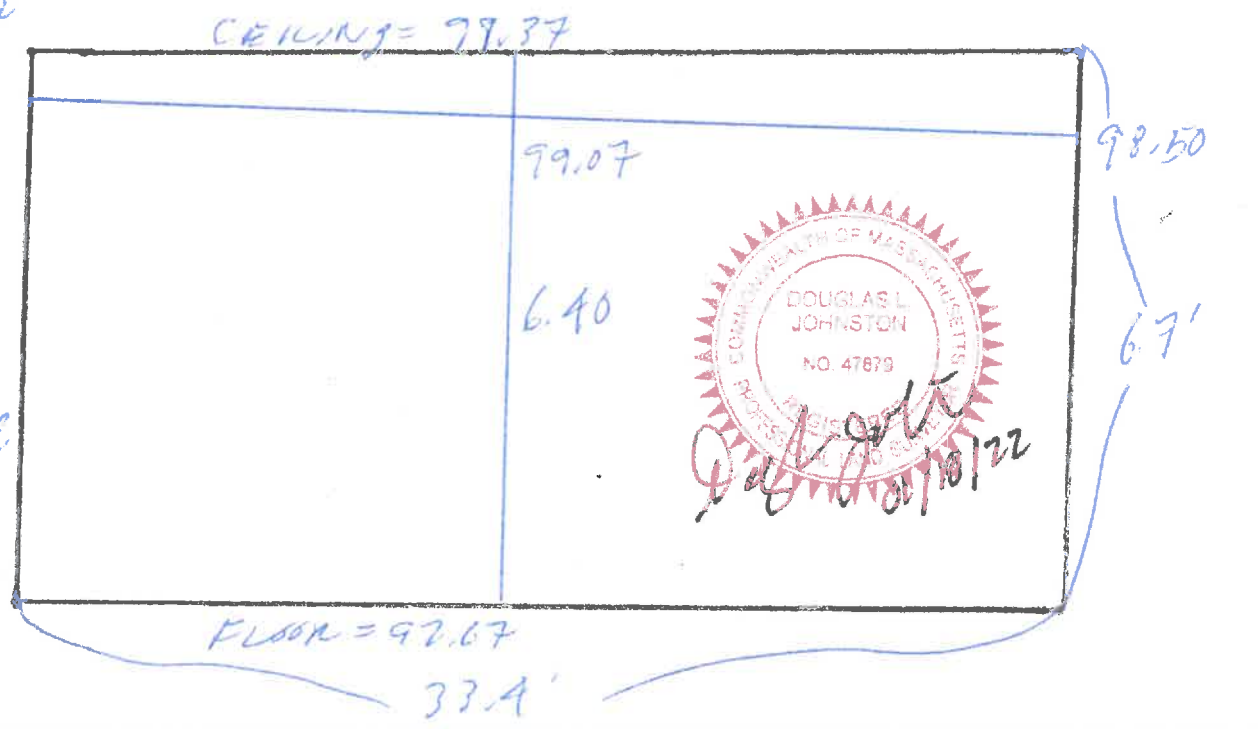
86.12%  
BELOW GRADE

$$\begin{array}{r} 4 \\ \times 5.7 \\ \hline 23.78 \end{array}$$
 TOTAL  
FACE OF  
WALL

$$\begin{array}{r} 3.4 \\ \times 6.4 \\ \hline 21.76 \end{array}$$
 BELOW  
GRADE

$$\frac{3.76}{23.78} = .9552$$

SEG "F"



5.52%  
BELOW GRADE



# CONSTRUCTION DOCUMENTS

## JANUARY 26, 2022

**ENERGY AUDIT:**

REFERENCE CH 11 - ENERGY EFFICIENCY 2015 INTERNATIONAL RESIDENTIAL CODE W/ MASS AMENDMENTS.

PRESCRIPTIVE OPTION FOR RESIDENTIAL ADDITION (401.3):

1. RENOVATION TO COMPLY WITH ENERGY STAR QUALIFIED HOMES THERMAL BYPASS INSPECTION CHECKLIST. INSULATION VALUES AS FOLLOWS: R49 ROOF R-VALUE, R20 WALL R-VALUE, R15/19 BASEMENT / CRAWL SPACE WALL R-VALUE.
2. RENOVATION TO COMPLY WITH ENERGY STAR PROGRAM REQUIREMENTS FOR RESIDENTIAL WINDOWS, DOORS, AND SKYLIGHTS - VERSION 5.0. ALL NEW WINDOW GLAZING TO BE .30 U FACTOR AND SKYLIGHTS TO BE .55 U-FACTOR.
3. HEATING / COOLING DUCTS TO BE SEALED AND TESTED TO MEET REQUIREMENTS OF 401.3.

**PROJECT INFORMATION:**

**BELMONT ZONING SRA:**

**REQUIRED:**

MAX 20% LOT COVERAGE  
MIN 50% OPEN SPACE





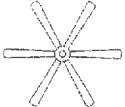





FRONT YARD SETBACK: 30'-0"  
REAR YARD SETBACK: 40'-0"  
SIDE YARD SETBACK: 15'-0"

MAX HEIGHT: 2 1/2 STORIES AND 36'








**DRAWING LIST**

- A1 COVER SHEET
- A2 EXISTING FIRST FLOOR PLAN
- A3 EXISTING ROOF PLAN
- A4 NEW FIRST FLOOR PLAN
- A5 EXISTING & NEW ELEVATIONS

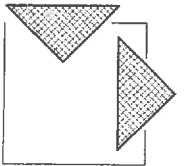
**LIGHTING LEGEND**

-  RECESSED LED CAN LIGHT - AS SELECTED BY OWNER
-  CEILING MOUNTED PENDANT - AS SELECTED BY OWNER
-  CEILING MOUNTED DOME LIGHT - AS SELECTED BY OWNER
-  WALL MOUNTED SCONCES AS SELECTED BY OWNER
-  CEILING FAN WITH INTEGRAL LIGHT - AS SELECTED BY OWNER
-  S.D. SMOKE DETECTOR - NOTE ALL NEW AND EXISTING SMOKES TO BE HARD-WIRED PER CODE
-  S/CO HARD-WIRED SMOKE / CARBON MONOXIDE DETECTOR
-  DATA CONNECTION
-  TELEPHONE / DATA CONNECTION
-  ELECTRIC OUTLET (SPECIFIC LOCATIONS ONLY - ALL OUTLETS AS REQUIRED BY CODE ARE NOT SHOWN ON PLANS)

**SYMBOL LEGEND**

-  WALL TO BE DEMOLISHED
-  EXISTING WALL TO REMAIN
-  NEW WALL
-  INTERIOR ELEVATION
-  SECTION
-  DOOR TAG
-  WINDOW TAG

**MILLER  
DESIGN LLC**

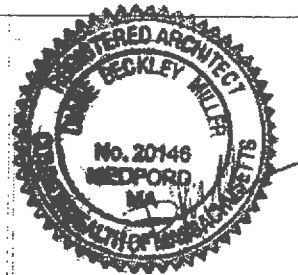


80 CLARK STREET  
BELMONT, MA 02478

Architect:  
Miller Design LLC  
80 Clark Street  
Belmont MA 02478  
617-993-3157

Date: Issued for:

10/1/21	SCHEMATIC DESIGN
10/28/21	PROGRESS
1/26/22	CONSTRUCTION DOCS



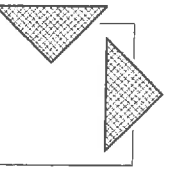
YATES RESIDENCE  
11 SUNNYSIDE PLACE  
BELMONT MA 02478

**COVER SHEET**

Sheet  
Number:

**A1**

MILLER  
DESIGN LLC

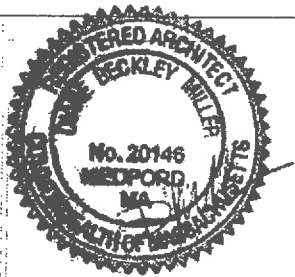


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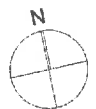
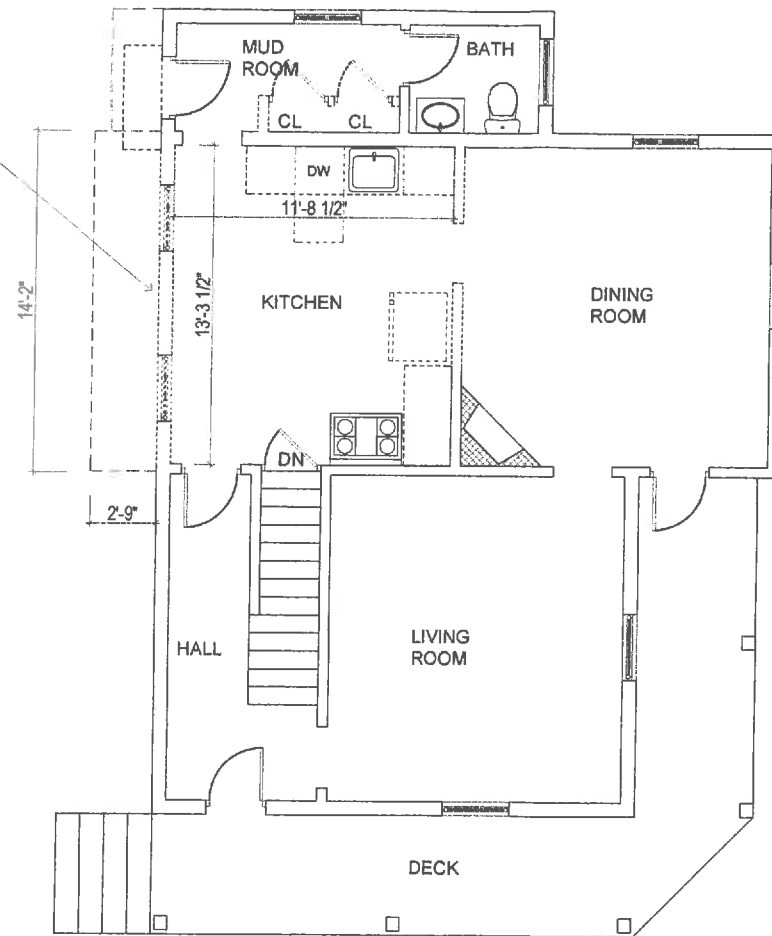
YATES RESIDENCE  
11 SUNNYSIDE PLACE  
BELMONT MA 02478

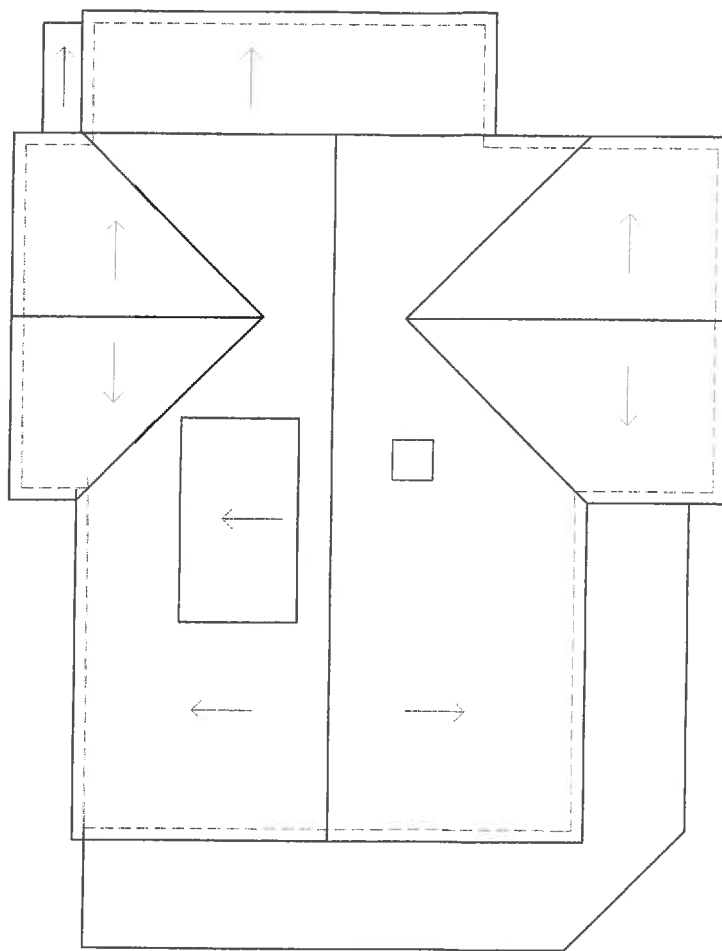
EXISTING FIRST  
FLOOR PLAN

Sheet  
Number:

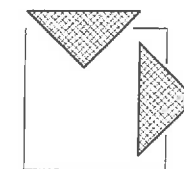
A2

DASHED LINES INDICATE EXISTING WALLS, WINDOWS, DOORS  
AND FEATURES TO BE REMOVED - CONTRACTOR TO BRACE  
AND SHORE PRIOR TO REMOVAL OF ANY LOAD BEARING ELEMENTS, TYP





**MILLER  
DESIGN LLC**



80 CLARK STREET  
BELMONT, MA 02478

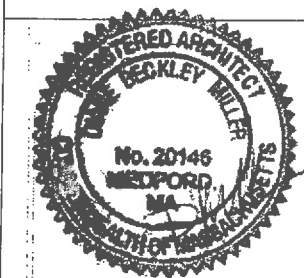
Architect:  
Miller Design LLC  
80 Clark Street  
Belmont MA 02478  
617-993-3157

Date: Issued for:

10/1/21 SCHEMATIC DESIGN

10/28/21 PROGRESS

1/26/22 CONSTRUCTION DOCS



YATES RESIDENCE  
11 SUNNYSIDE PLACE  
BELMONT MA 02478

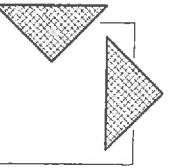
**EXISTING  
ROOF PLAN**

Sheet  
Number:

**A3**



**MILLER  
DESIGN LLC**

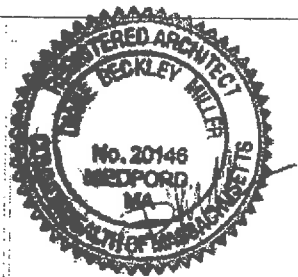


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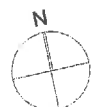
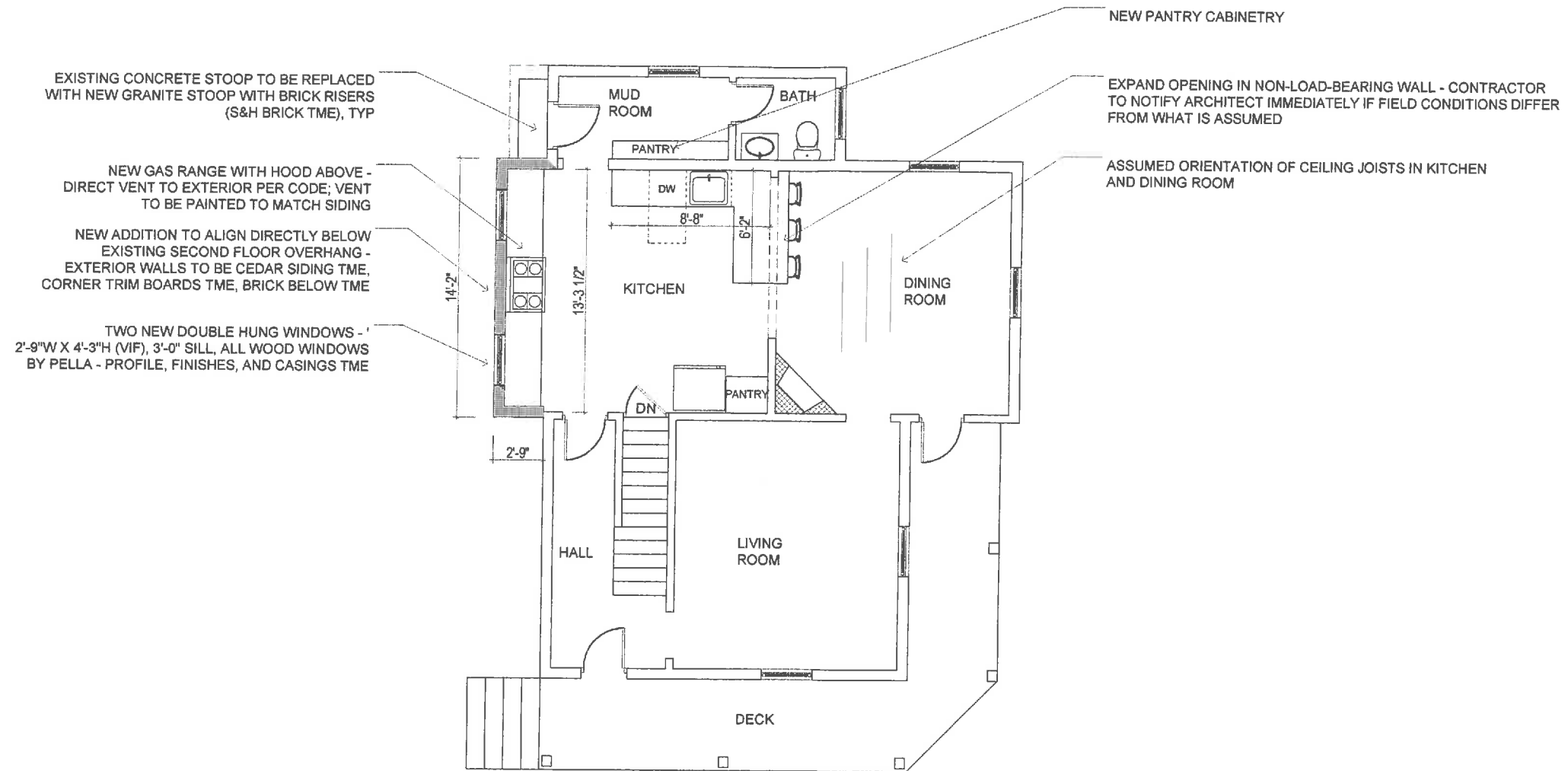


YATES RESIDENCE  
11 SUNNYSIDE PLACE  
BELMONT MA 02478

**NEW FIRST  
FLOOR PLAN**

Sheet  
Number:

**A4**





1 EXISTING FRONT ELEVATION  
1/8" = 1'-0"



2 EXISTING SIDE ELEVATION  
1/8" = 1'-0"



3 NEW FRONT ELEVATION  
1/8" = 1'-0"



4 NEW SIDE ELEVATION  
1/8" = 1'-0"

TWO NEW DOUBLE HUNG WINDOWS -  
2'-9"W X 4'-3"H (V/F), 3'-0" SILL, ALL WOOD WINDOWS  
BY PELLA - PROFILE, FINISHES, AND CASINGS TME

NEW WALL BELOW SIDE CROSS GABLE -  
CEDAR SIDING AND CORNER TRIM BOARDS TME

NEW RED CLAY BRICK TME

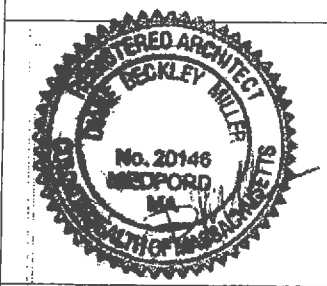
NEW GRANITE STOOP WITH S&H BRICK RISERS

**MILLER  
DESIGN LLC**

80 CLARK STREET  
BELMONT, MA 02478

Architect:  
Miller Design LLC  
80 Clark Street  
Belmont MA 02478  
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YATES RESIDENCE  
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BELMONT MA 02478

**EXISTING & NEW  
ELEVATIONS**

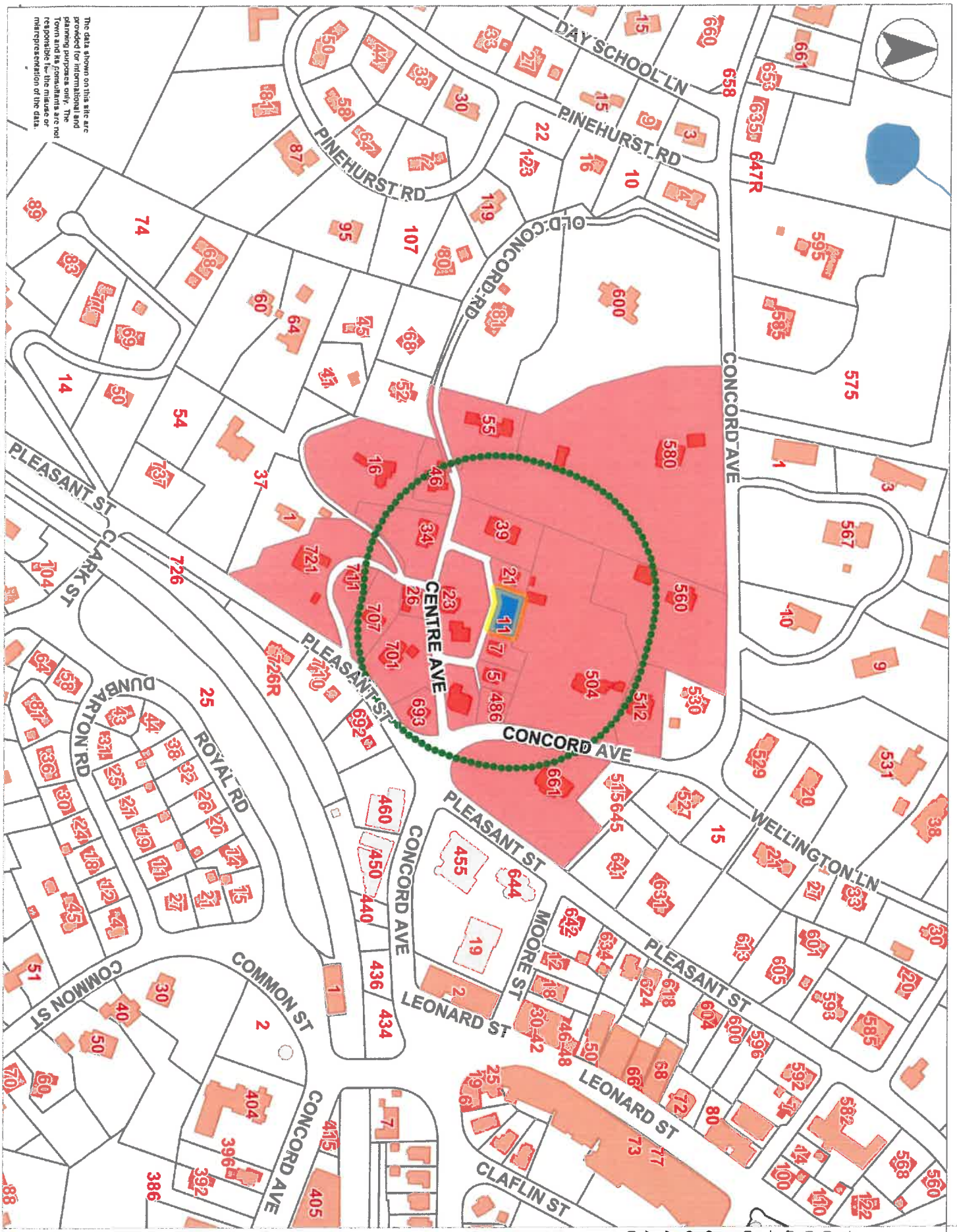
Sheet  
Number:

**A5**





abutters_id_field	abutters_owner1	abutters_address	abutters_town	abutters_state	abutters_zip	abutters_location
57-24-A-7	BRODY MAGID JULIE M	7 SUNNYSIDE PL U7	BELMONT	MA	02478	7 SUNNYSIDE PL, UNIT 7
57-41	MELITZ TE MARC J	34 CENTRE AVE	BELMONT	MA	02478	34 CENTRE AVE
57-37	MEISINGER TE LIA	693 PLEASANT ST	BELMONT	MA	02478	693 PLEASANT ST
57-32-B	THURBER TE MARK S	55 OLD CONCORD RD	BELMONT	MA	02478	55 OLD CONCORD RD
57-25	JUDGE TE PAUL C	5 SUNNYSIDE PL	BELMONT	MA	02478	5 SUNNYSIDE PL
57-26-A	ZUCKERMAN FREDDA	480 CONCORD AVE UNIT A	BELMONT	MA	02478	480 CONCORD AVE, UNIT A
57-26-B	PALMERI SUZANNE	480 CONCORD AVE UNIT B	BELMONT	MA	02478	480 CONCORD AVE, UNIT B
57-26-C	YEO CATHERINE C	PO BOX 504	BELMONT	MA	02478	480 CONCORD AVE, UNIT C
57-26-D	HAOUILUYA TE SAMI	480 CONCORD AVE UNIT D	BELMONT	MA	02478	480 CONCORD AVE, UNIT D
57-36	BUSH SARAH S	701 PLEASANT ST	BELMONT	MA	02478	701 PLEASANT ST
57-1-A	BELMONT WOMENS CLUB	661 PLEASANT ST	BELMONT	MA	02478	661 PLEASANT ST
57-23	21 SUNNYSIDE LLC	39 SOUTH RUSSELL ST	BOSTON	MA	02114	21 SUNNYSIDE PL
57-27	FALLON TE RICHARD MICHAEL	486 CONCORD AVE	BELMONT	MA	02478	486 CONCORD AVE
57-28	KNIGHT TE STEPHEN C	504 CONCORD AVE	BELMONT	MA	02478	504 CONCORD AVE
58-13	AUBANEL TE ROMAIN	721 PLEASANT ST	BELMONT	MA	02478	721 PLEASANT ST
57-32	MIHO BELMONT INTERNATIONAL INC	580 CONCORD AVE	BELMONT	MA	02478	580 CONCORD AVE
57-29	RADKE TE EDWIN C	512 CONCORD AVE	BELMONT	MA	02478	512 CONCORD AVE
57-35	TROUSDALE TE RACHEL	707 PLEASANT ST	BELMONT	MA	02478	707 PLEASANT ST
57-42	REDDIEN TE PETER W	46 CENTRE AVE	BELMONT	MA	02478	46 CENTRE AVE
57-24-11	YATES TE CHRISTOPHER	11 SUNNYSIDE PL U11	BELMONT	MA	02478	11 SUNNYSIDE PL, UNIT 11
57-34	MCNAMARA MICHAEL	23 CENTRE AVE	BELMONT	MA	02478	23 CENTRE AVE
57-38	BENNETT TE ANDREW	26 CENTRE AVE	BELMONT	MA	02478	26 CENTRE AVE
57-40	MERFELD TE DAVID	16 HAY RD	BELMONT	MA	02478	16 HAY RD
57-22	TTTTMANN TE ROBERT K	39 CENTRE AVE	BELMONT	MA	02478	39 CENTRE AVE
57-31	HERZLINGER TE GEORGE A	560 CONCORD AVE	BELMONT	MA	02478	560 CONCORD AVE
57-39	RIPMAN CHRISTOPHER HUGH	711 PLEASANT ST	BELMONT	MA	02478	711 PLEASANT ST



The data shown on this site are provided for informational and planning purposes only. The Town and its officials are not responsible for the misuse or misrepresentation of the data.

- Town-Owned Buildings
- Medium Buildings
- BUILDINGS
- Parks
- Town Boundary
- MA Highway
- US Highway
- Interstate
- Numbered Routes
- Charles, poly
- Canals, arc
- Abutting Town Labels
- Abutting Towns
- Roads
- Major Road, Collect
- Minor Road, Arterial

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