



Town of Belmont  
Zoning Board of Appeals

**APPLICATION FOR A SPECIAL PERMIT**

Date: 6/6/16

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 41 Broad Street 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 \_\_\_\_\_  
the demolition of an attached, single story garage and the construction of a new garage  
on the footprint of the previous garage as well as the construction of a second story  
consisting of living space above the new 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

Print Name

Patrick & Anne Welsh

Address

41 Broad Street, Belmont MA 02478

Daytime Telephone Number

(617) 235-4972; (207) 522-5115

Special Permit Application  
41 Broad Street

### Introduction

We submit this application in order to request a Special Permit that will allow us to replace our existing garage with a new structure consisting of a garage and a second story living space. The proposed project would be built entirely within the footprint of the existing garage, and would be in harmony with the character and scale of other houses in the Winn Brook neighborhood.

### Overview of Project

*Current Use:* 41 Broad Street is a two story, Colonial-style house built in 1942. The house has three bedrooms, and 1.5 bathrooms. The second floor of our house consists of a full bathroom, a large bedroom, a medium sized bedroom and a small bedroom. Attached to the house is a one-story, single-car garage. The garage is set back 8.8 ft from the nearest abutting property line.



*Proposed Changes:* Our proposed project involves demolishing the existing garage and replacing it with a new structure built on the footprint of the existing garage. Because the garage would be built in the existing footprint, it would also be set back 8.8 ft from the nearest abutting property line. The ground level of the new structure will consist of a new one-car garage. The second floor of the new structure will include a new master bedroom. The small, pre-existing bedroom on the second floor would be converted into a bathroom.

The proposed new structure would match the Colonial architecture style of our house. It would be sided with cedar and would be painted to match the house. The front of the second story would feature a traditional six over six window and shutters. The side of the new structure which faces the abutting property would feature a semi-circular lunette window, which would enhance the visual appeal of the house.

### **Impact**

The proposed project would be in harmony with the architecture of the Winn Brook neighborhood. After the addition of the proposed structure, the house would still be in keeping with the size of other houses on Broad Street and in the surrounding area. Many Colonial-style houses in the Winn Brook area have added living space above their attached garages. For example, 17 Broad Street has a second-story space similar to our proposed project, as do 122 Alexander Ave., 275 Brighton Street, 67 Sherman Street, and 50 Dean Street. (See Attached)

The only real difference between the proposed structure and the pre-existing garage is the height of the proposed structure. Even with the additional height envisioned by the proposed structure, the height of the house would remain within the typical height of houses in the neighborhood. The peak of the roofline of the proposed structure would be below the roofline of the pre-existing house, and there would be no expansion of the footprint of the pre-existing house.

Additionally, the proposed structure will not create other negative collateral impacts. For example, no trees will be removed by the proposed project.

### **Conclusion**

We respectfully request that the Board issue a Special Permit to allow for the building of our proposed garage and second floor living space.

Patrick & Anne Welsh



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

June 1, 2016

Patrick and Anne Welsh  
41 Broad Street  
Belmont, MA 02478

RE: Denial to Construct a Two Story Addition

Dear Mr. and Mrs. Welsh,

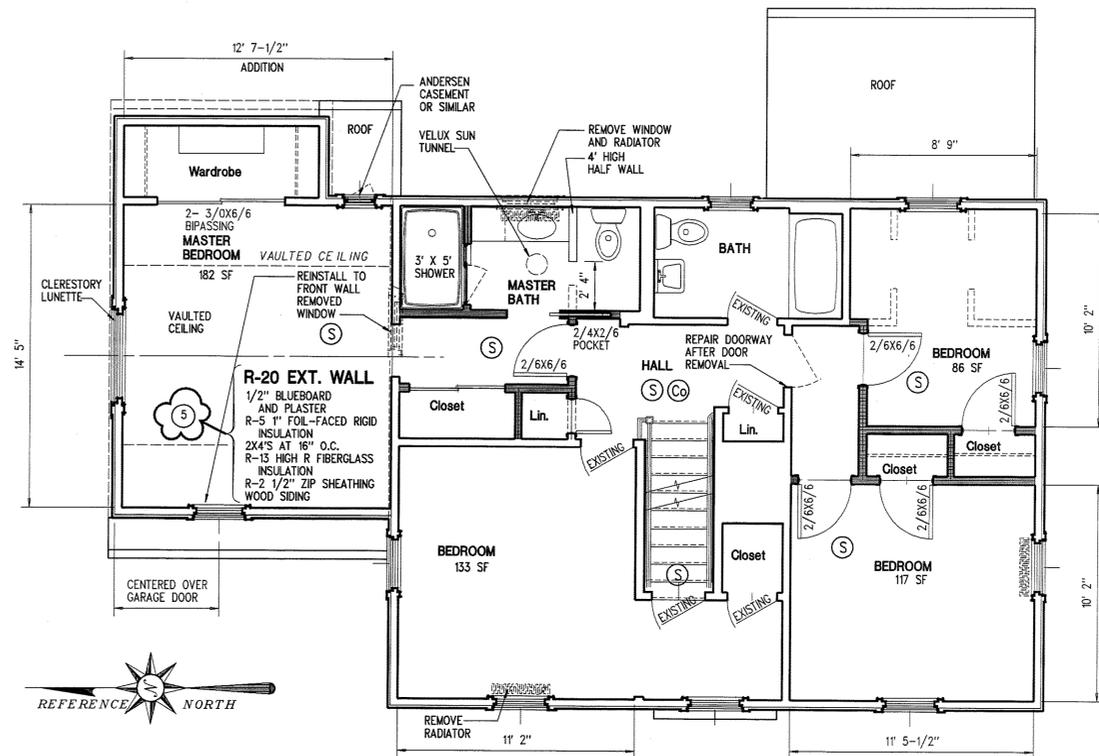
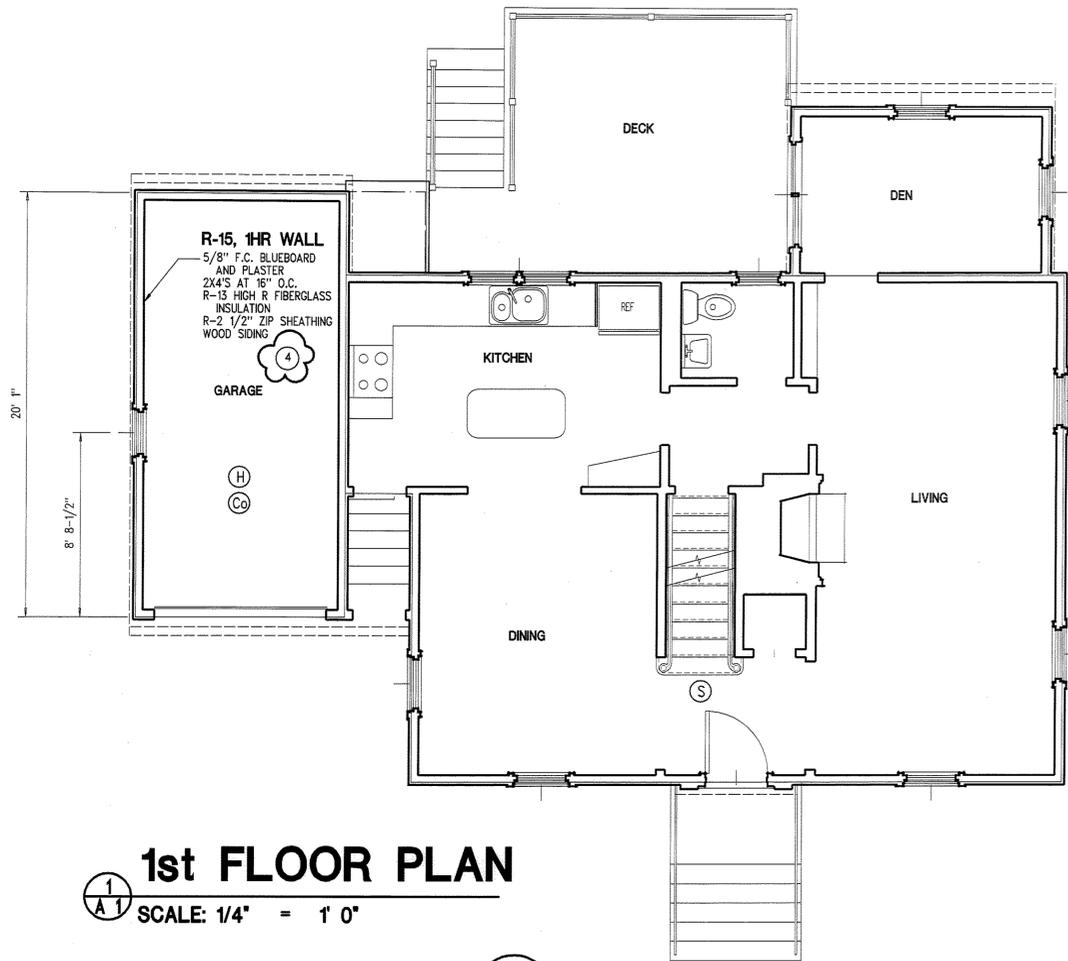
The Office of Community Development is in receipt of your building permit application for your proposed two story addition at 41 Broad Street, located in a Single Residence C Zoning District.

Your application has been denied because it does not comply with the current Town of Belmont Zoning By-Laws. More specifically Section 4.2.2 of the Zoning By-Laws Dimensional Regulations require a minimum side setback of 10-0'. The existing and proposed setbacks for the addition are 8.8'.

You may alter your plans to conform to the current Town of Belmont Zoning By-Laws and resubmit for a building permit, or you may request one (1) Special Permit from the Zoning Board of Appeals to construct the addition. 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

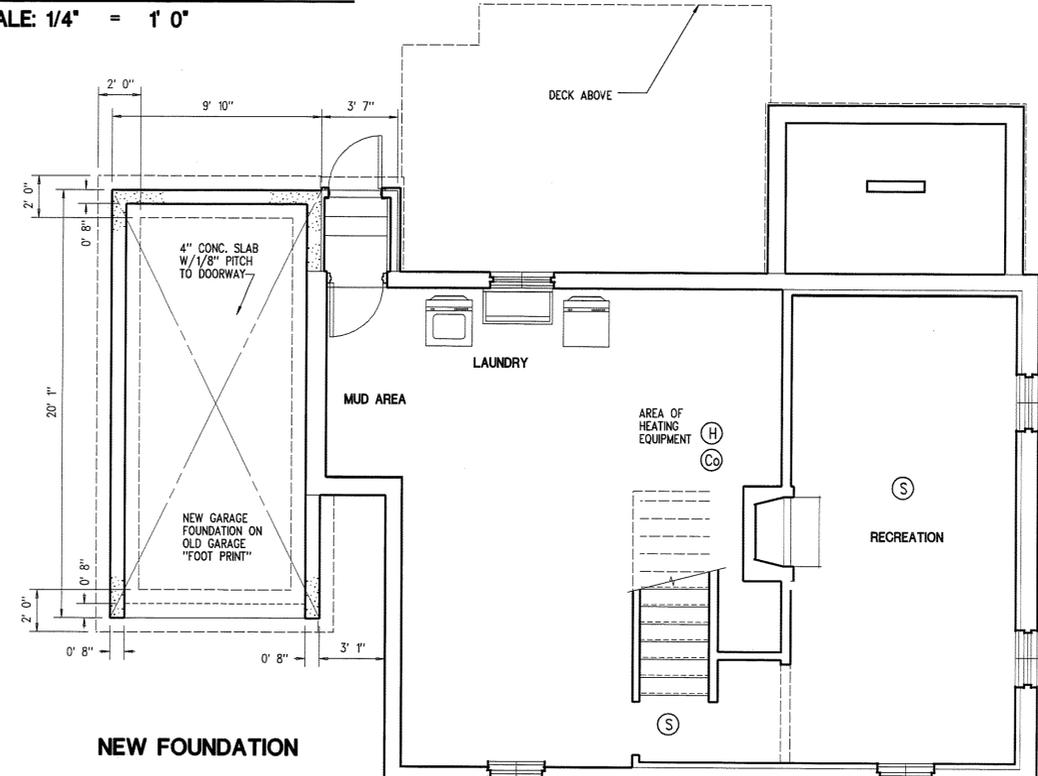
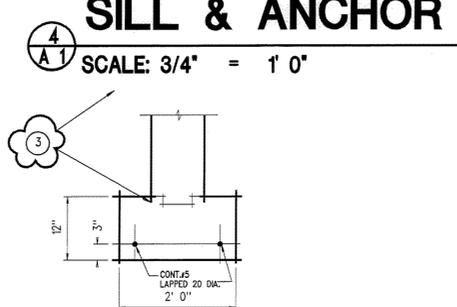
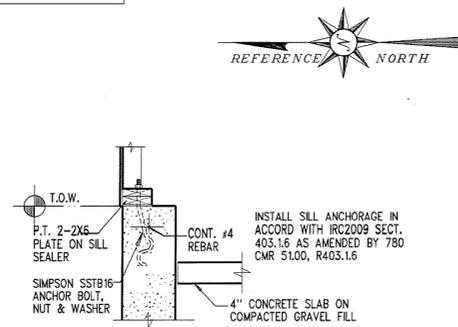


**1st FLOOR PLAN**  
SCALE: 1/4" = 1' 0"

**2nd FLOOR PLAN**  
SCALE: 1/4" = 1' 0"

- REVISION KEY NOTES**
1. CEILING INSULATION IN GARAGE.
  2. GARAGE DOOR SIDE ROOF RETURN EAVE ELIMINATED.
  3. CONCRETE SLAB AND FOUNDATION WALL DETAILS.
  4. GARAGE NOT A HEATED SPACE. WALLS INSULATED AS OPTION
  5. 20R VALUE 2X4 WALL EXPLAINED
  6. SMOKE AND CARBON MONOXIDE DETECTORS SHOWN ON PLANS

- FIRE DETECTION LEGEND**
- (S) SMOKE DETECTOR AS PER 780CMR R314.1
  - (H) HEAT DETECTOR AS PER 780CMR R314.5
  - (Co) CARBON MONOXIDE DETECTOR AS PER 780CMR R315.1
- INSTALL WHERE SHOWN, IN ACCORD WITH SECTION 315, 780 CMR AND AS APPROVED OR DIRECTED BY THE BELMONT FIRE DEPARTMENT.



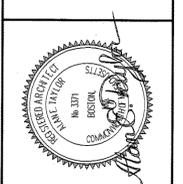
- LEGEND**
- EXISTING DOOR
  - NEW DOOR
  - EXISTING RADIATOR TO BE REMOVED IN ANTICIPATION OF NEW HYDRO-AIR SYSTEM
  - EXISTING PARTITION CONSTRUCTION
  - NEW PARTITION CONSTRUCTION
  - PARTITION DEMOLITION

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**PROPOSED ADDITION & RENOVATION**  
41 Broadway Street  
Belmont, MA

ALAN E. TAYLOR ASSOCIATES  
a r c h i t e c t s  
Post Office Box 610422  
Newton Highlands, MA 02461-0422  
(781) 891-8500  
alanetaylor.com



**1ST & 2ND FLOOR, BASEMENT PLAYS**

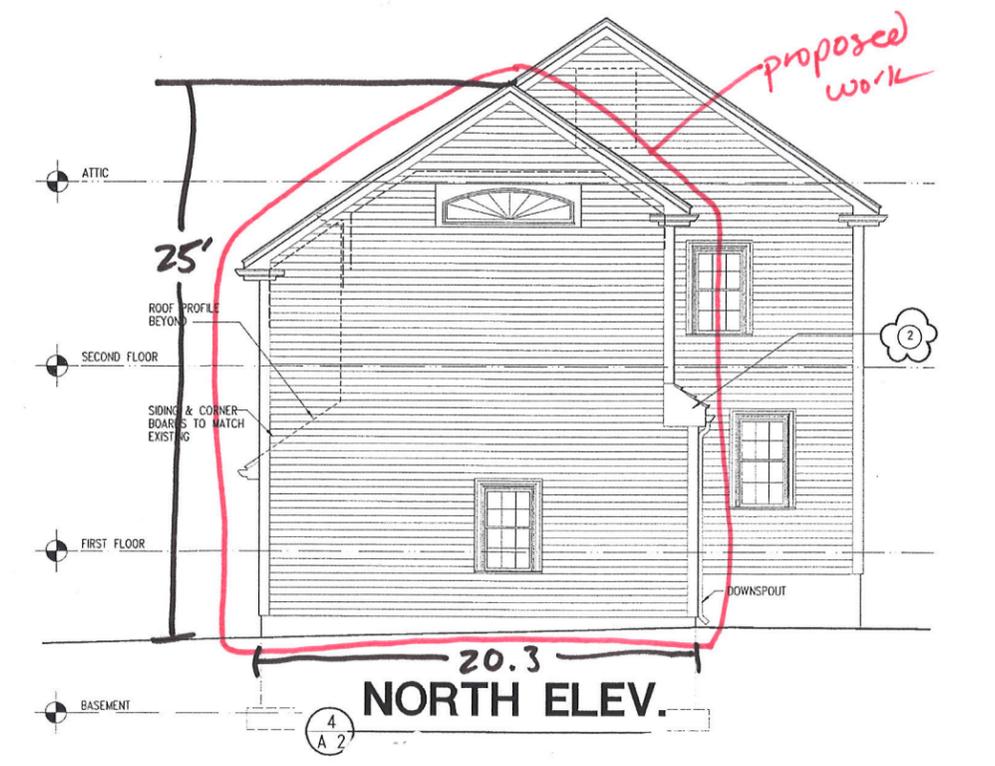
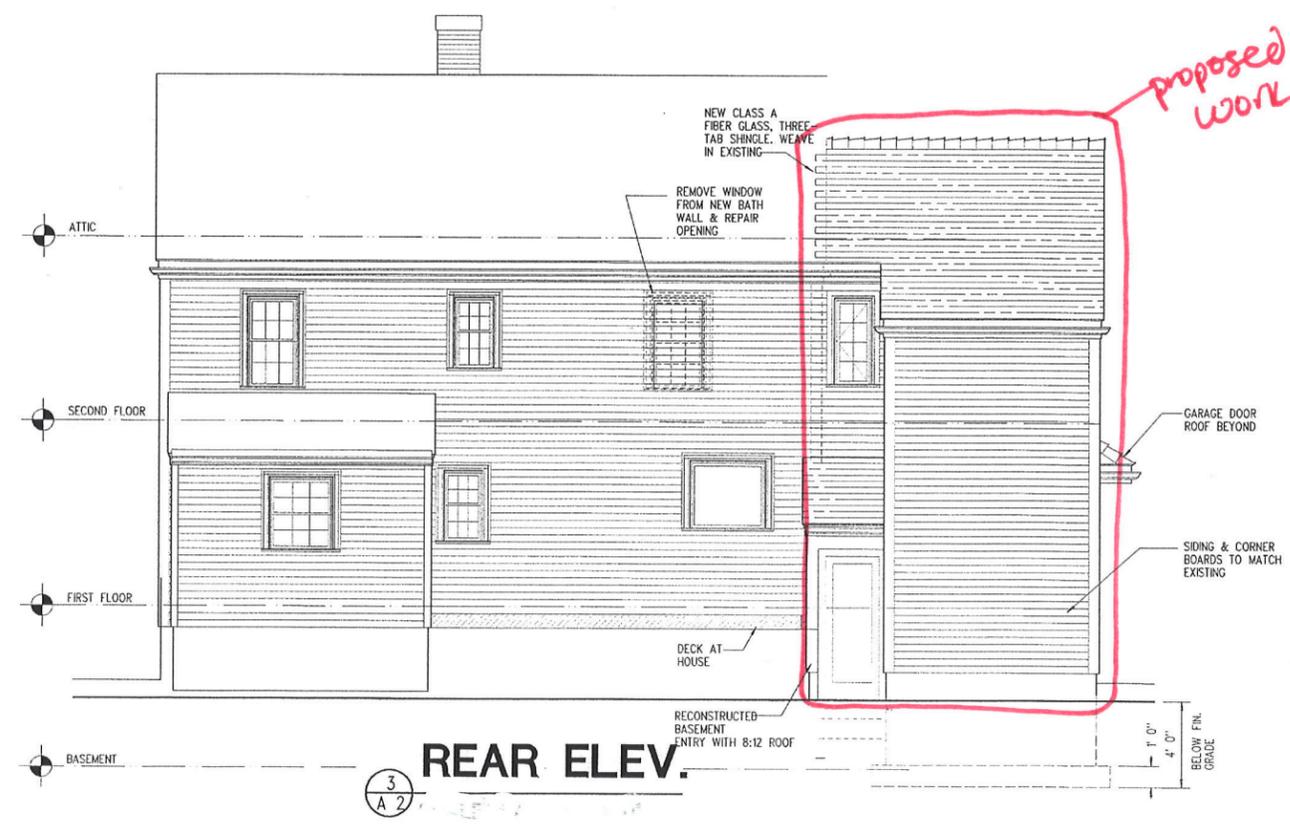
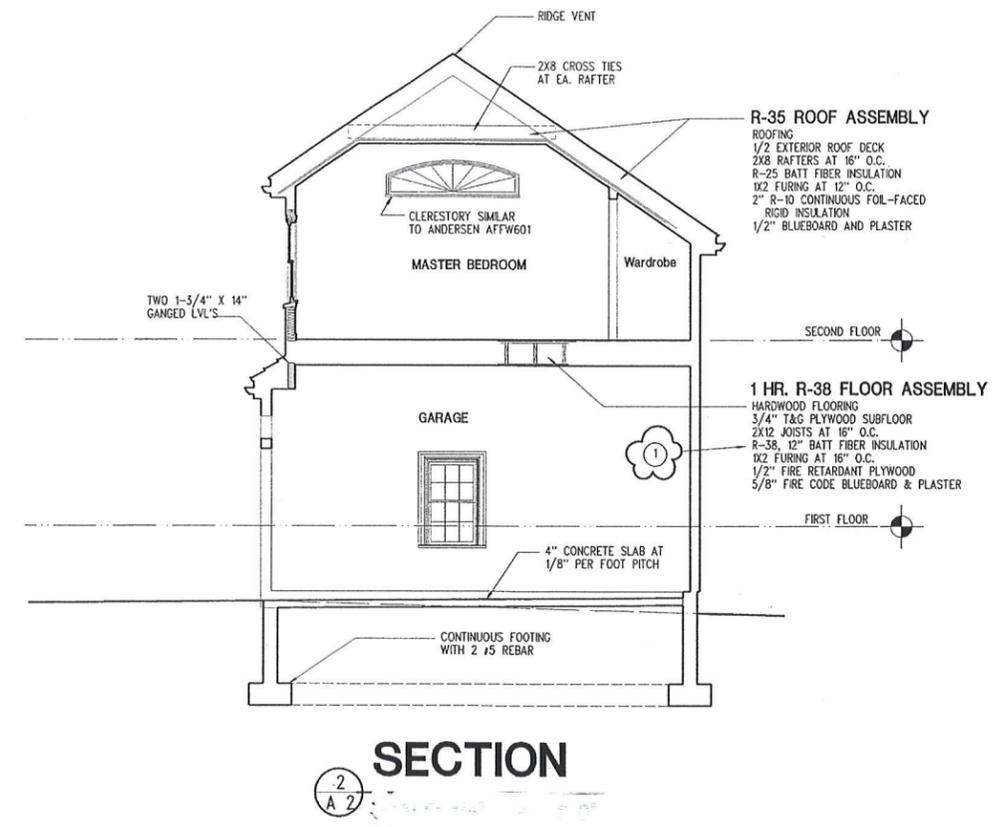
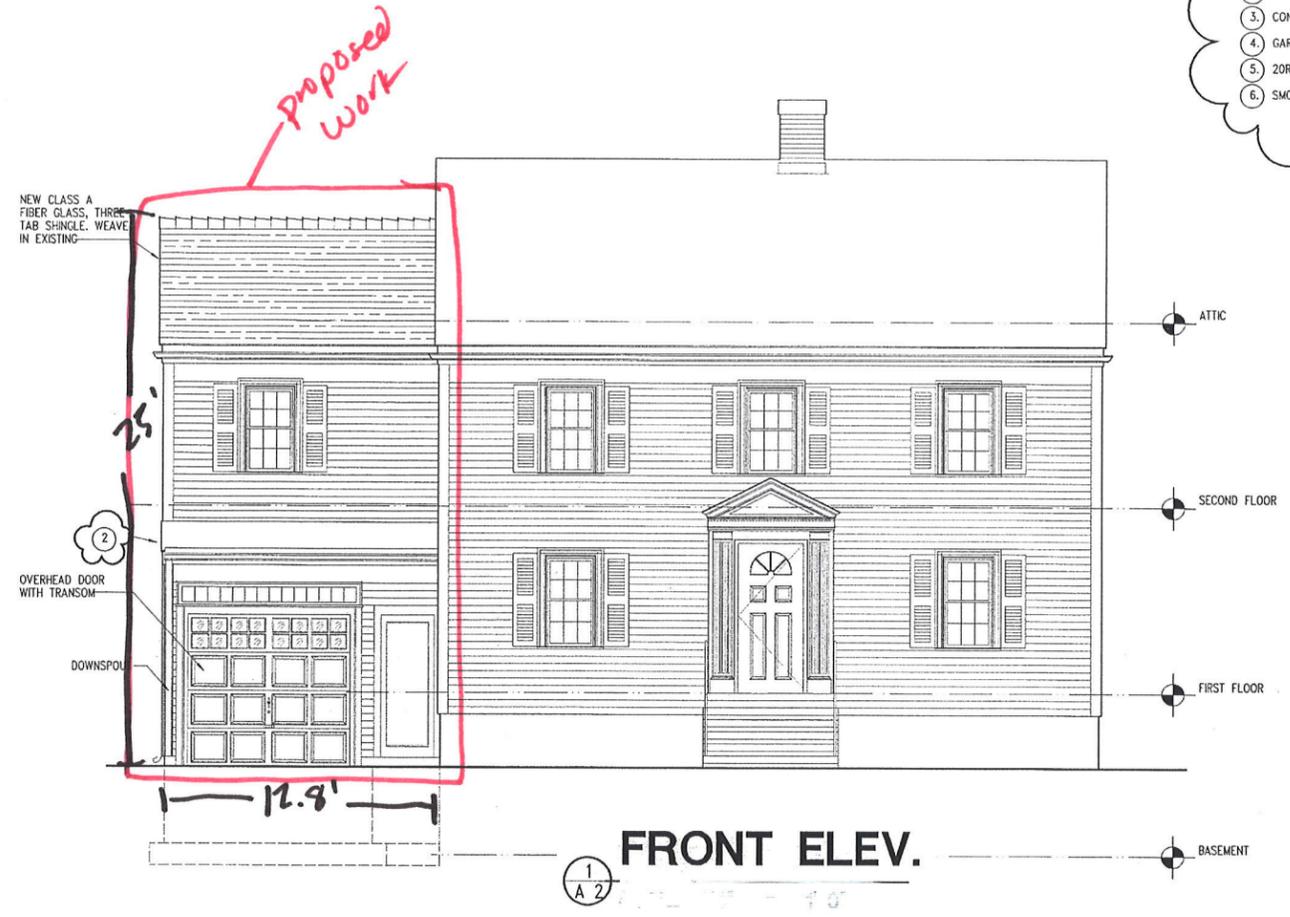
REVISION NUMBER	DATE	NUMBER
1	05/12/16	1
2		2
3		3
4		4
5		5
6		6
7		7
8		8
9		9
10		10

DATE: 7 APR. 2016  
PROJECT #15.1.8

**AI**

7 APR. 2016  
PERMIT

- ### REVISION KEY NOTES
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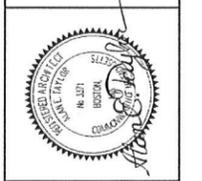


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**PROPOSED ADDITION & RENOVATION**  
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Belmont, MA

ALAN E. TAYLOR ASSOCIATES  
architects  
Post Office Box 610422  
Newton Highlands, MA 02461-0422  
(781) 891-8500  
alanetaylor.com



**EXTERIOR ELEVATIONS, SECTION**

REVISION	DATE	NUMBER
1		
2		
3		
4		
5		
6		
7		
8		
9		
10		

**A2**

DATE: 7 APRIL 2016  
PROJECT #1518

7 APR. 2016  
PERMIT

# Comparable Projects

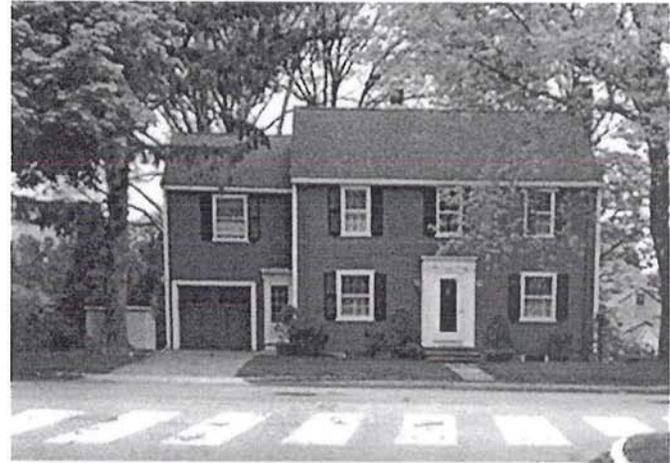
17 Broad St.



122 Alexander Ave.



275 Brighton St.



67 Sherman St.



50 Dean St.