



Town of Belmont

APPLICATION FOR A SPECIAL PERMIT

Date: _____

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 10 IVY RD 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 _____

Building a covered deck on back of residence

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

Signature of Petitioner

Kathleen P. Marcos

Print Name

Kathleen P. Marcos

Address

10 Ivy Rd.

Belmont, MA 02478

Daytime Telephone Number

617-320-1154



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

July 12, 2016

John & Kathleen Marcos
10 Ivy Road
Belmont, MA 02478

RE: Denial to Construct Rear Covered Deck

Dear Mr. & Mrs. Marcos,

The Office of Community Development is in receipt of your building permit application for your proposed construction of Rear Covered Deck located at 10 Ivy Road 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 allows a Maximum Lot Coverage of 25% in your Zoning District. Your existing lot coverage is 26.9% and the proposed is 28.2%.

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 a 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

DATE: August 8, 2016

TO: Town of Belmont
Zoning Board of Appeals

FROM: John & Kathleen Marcos
10 Ivy Rd.
Belmont, MA 02478

RE: Application for Special Permit
Personal Statement

We are writing to request consideration for a special permit to construct a covered deck attached to the rear of our home. Currently there is a dilapidated screened-in porch where we wish to build the deck. (Pictures on next page.)

When we purchased the home in November 2012, we were advised by our home inspector that the porch was not built in a structurally sound manner and we should consider replacing it when possible. Shortly after moving in we had twin girls whose needs, in addition to those of our 2 year old daughter, meant a project like this was not practical or feasible.

Our girls are now 5, 3 and 3, and Kathy is a stay-at-home mom, so our residence is a central part of our family life. The porch and backyard are vital playspace for the girls and will continue to be so for many years. We envision this as our forever home so are seeking to make a thoughtful improvement that will serve us now and in the future. Our desire to expand the proposed deck beyond the current porch's footprint is to enable more playspace as well as gathering space on the deck for kids' activities, family meals, etc. We believe this project will also serve an important purpose by removing the questionable current structure and replacing it with something that will be an enhancement rather than a detriment to the property. We have spoken to many neighbors including those who directly abut our property -- James Sullivan and Lisa Johansen of 32 Richmond Rd., and Albert and Elizabeth LaFarge of 16 Ivy Rd -- and they are in full support of our plans. (The rear of our property abuts a portion of Joe O'Donnell's residence on Clairemont Rd, which has a significant lot size and tree coverage that effectively minimizes any awareness of our property.)

If approved, once we complete the deck our intention is also to fill the yard with fresh loam and grass. This will level a slight slope that currently exists, and more importantly, mitigate issues we have had with pieces of glass, nails, and other construction debris which seem to keep rising to the surface from decades past. (We don't allow our children to go in the back yard without shoes given these issues.) We greatly value outdoor time and have made the best of our current situation, but now we hope to create a fully functional deck and yard space where the girls can safely play for many years to come.

Thank you very much for your consideration.

Zoning Compliance Check List

(To Be Completed By Registered Land Surveyor)

Property Address: 10 Ivy Road

Zone: SB - Single Res. B **Date:** May 30, 2016

Surveyor Signature & Stamp: Colonial Surveying Co., Inc., Richard C. Nelson, PLS

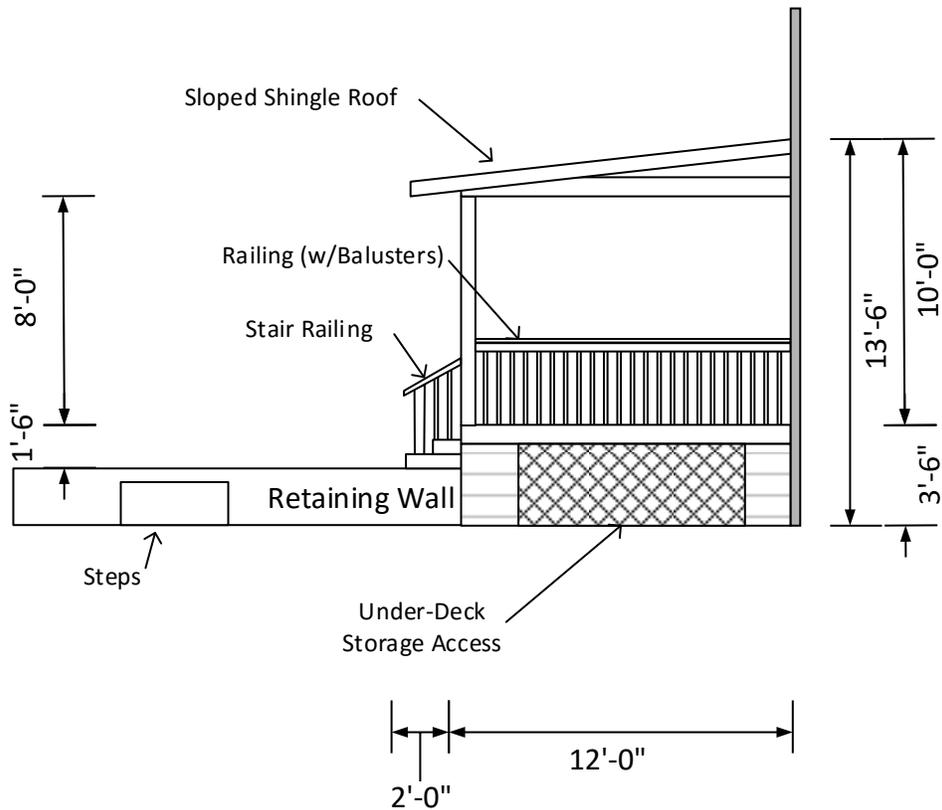
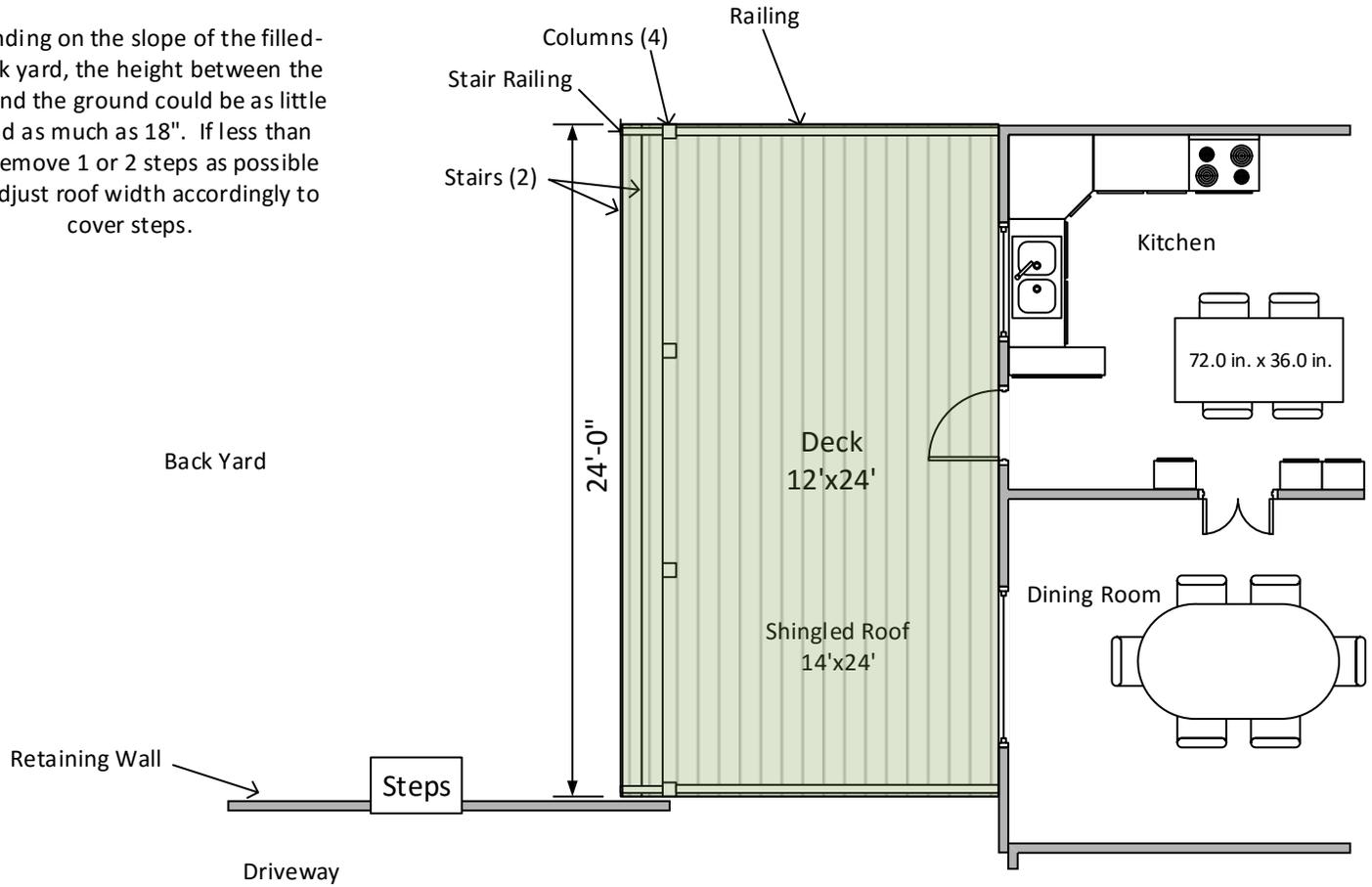
	REQUIRED	EXISTING	PROPOSED
Lot Area	12,000 s.f.	6,748 s.f.	6,748 s.f.
Lot Frontage	75'	62.00'	62.00'
FAR	N/A	-	-
Max. lot coverage	25%	26.9%	28.2%
Min. open space	50%	57.2%	55.9
Front set back	25'	23.2'	23.2'
Side set back	10'	8.7'	16.6'
Side set back	10'	11.9'	19.3'
Rear set back	30'	39.6'	35.3'
Building Height	36	-	-
No. of stories	2.5	2	1
1/2 Story Calculation			

NOTES:
 Proposed addition is a 12.0' by 24.0' covered deck in the rear of the dwelling.

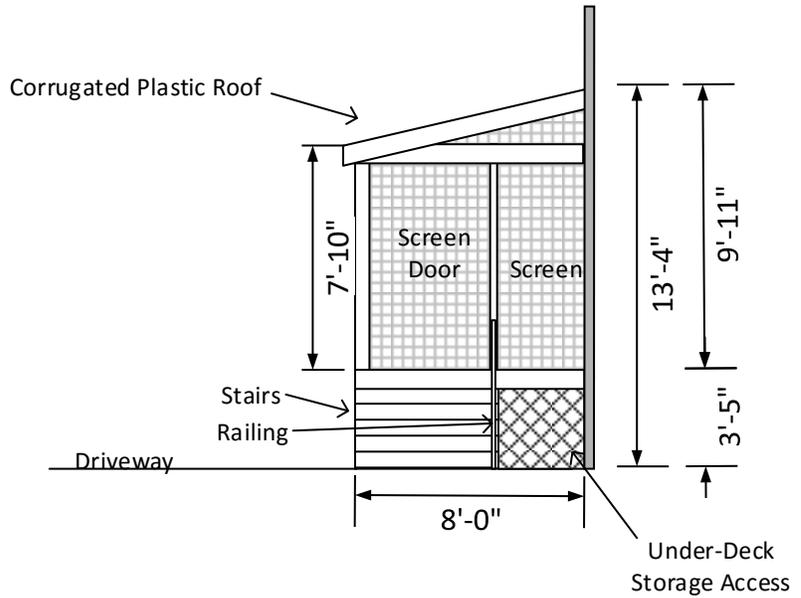
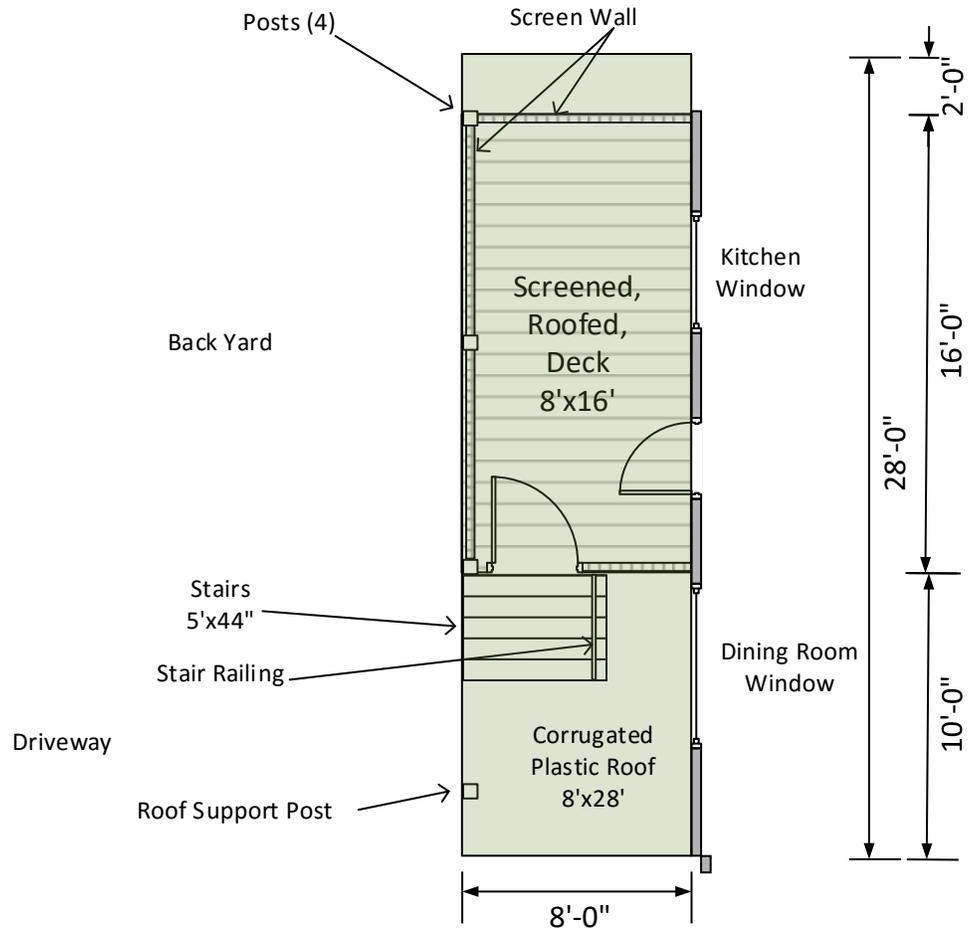


Marcos 10 Ivy Road Covered Back Deck - Proposed

Depending on the slope of the filled-in back yard, the height between the deck and the ground could be as little 6" and as much as 18". If less than 18", remove 1 or 2 steps as possible and adjust roof width accordingly to cover steps.

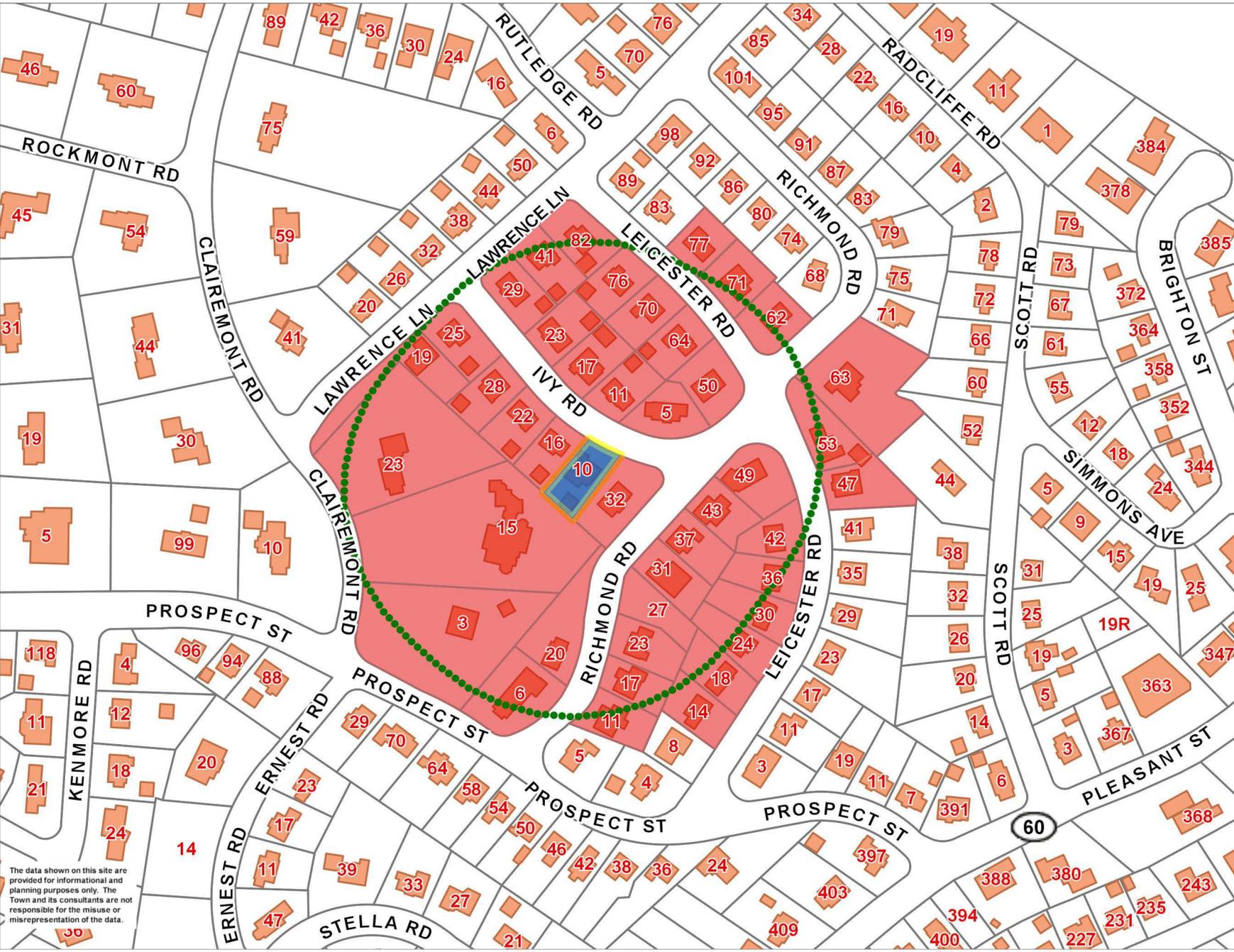


Marcos 10 Ivy Road Covered Back Deck - Current





- Town-Owned Buildings
- McLean Buildings
- Buildings
- Parcels
- Town Boundary
- MA Highways
- Interstate
- US Highway
- Numbered Routes
- Charles_poly
- Charles_arc
- Abutting Town Labels
- Abutting Towns
- Roads
 - Major Road, Collector
 - Minor Road, Arterial



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



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Parcel	Owner	Address	Town	State	Zip	Location
46-107	COPPOLA PASQUALE R	14 LEICESTER RD	BELMONT	MA	02478	14 LEICESTER RD
46-108	ROBERT MANNIX	18 LEICESTER RD	BELMONT	MA	02478	18 LEICESTER RD
46-109	CHRISTINE MORIARTY	24 LEICESTER RD	BELMONT	MA	02478	24 LEICESTER RD
46-110	DAVID A BUMCROT	30 LEICESTER RD	BELMONT	MA	02478	30 LEICESTER RD
46-111	MAMIGON GARABEDIAN	36 LEICESTER RD	BELMONT	MA	02478	36 LEICESTER RD
46-112	JOSHUA D MARTIN	42 LEICESTER RD	BELMONT	MA	02478	42 LEICESTER RD
46-113	SHIRLEY V & KENNETH B SAMPSON	49 RICHMOND RD	BELMONT	MA	02478	49 RICHMOND RD
46-114	DAVID S GOLDBERG	43 RICHMOND RD	BELMONT	MA	02478	43 RICHMOND RD
46-115	LISA C BARMAK	37 RICHMOND RD	BELMONT	MA	02478	37 RICHMOND RD
46-116	PATODIA SACHIN	31 RICHMOND RD	BELMONT	MA	02478	31 RICHMOND RD
46-117	ANNA E THEODORE	23 RICHMOND RD	BELMONT	MA	02478	23, 27 RICHMOND RD
46-119	JANEZ MEGUSAR	17 RICHMOND RD	BELMONT	MA	02478	17 RICHMOND RD
46-120	KAMALJIT BAWA	11 RICHMOND RD	BELMONT	MA	02478	11 RICHMOND RD
46-122	ENMEI WANG	62 RICHMOND RD	BELMONT	MA	02478	62 RICHMOND RD
46-131	SAMI G ENEIN	77 LEICESTER RD	BELMONT	MA	02478	77 LEICESTER RD
46-132	EDWARD L SELGRADE	71 LEICESTER RD	BELMONT	MA	02478	71 LEICESTER RD
46-133	BARRY R POSEN	50 RICHMOND RD	BELMONT	MA	02478	50 RICHMOND RD
46-134	BRENDAN J MEADE	64 LEICESTER RD	BELMONT	MA	02478	64 LEICESTER RD
46-135	ASHLEY C BROWN	70 LEICESTER RD	BELMONT	MA	02478	70 LEICESTER RD
46-136	STEPHEN G DETUCCI	76 LEICESTER RD	BELMONT	MA	02478	76 LEICESTER RD
46-137	MICHAEL R WORTHINGTON	82 LEICESTER RD	BELMONT	MA	02478	82 LEICESTER RD
46-138	PAUL G FELONEY JR	41 LAWRENCE LN	BELMONT	MA	02478	41 LAWRENCE LN
46-139	THEODORE KASSERIS	29 IVY RD	BELMONT	MA	02478	29 IVY RD
46-140	JAMES A AVTGES	23 IVY RD	BELMONT	MA	02478	23 IVY RD
46-141	CHRISTOS V DAFNOULELIS	17 IVY RD	BELMONT	MA	02478	17 IVY RD
46-142	JAMES A LYDOTES	11 IVY RD	BELMONT	MA	02478	11 IVY RD
46-143	RICHARD M REDER	5 IVY RD	BELMONT	MA	02478	5 IVY RD
46-144	JAMES T SULLIVAN	32 RICHMOND RD	BELMONT	MA	02478	32 RICHMOND RD
46-145	JOHN C MARCOS	10 IVY RD	BELMONT	MA	02478	10 IVY RD
46-146	ELIZABETH LAFARGE	16 IVY ROAD	BELMONT	MA	02478	16 IVY RD
46-147	EDWARD HASSEY	110 EAST ST	CARLISLE	MA	01741	22 IVY RD
46-148	TODD W FINESTONE	28 IVY RD	BELMONT	MA	02478	28 IVY RD
46-149	VINCENT P & ANNE BRENNAN DAILEY	25 LAWRENCE LN	BELMONT	MA	02478	25 LAWRENCE LN

46-150	MARY T BURGESS	21 LAWRENCE LN	BELMONT	MA	02478	19 LAWRENCE LN
46-152	CARA ANN LUND	23 CLAIREMONT RD	BELMONT	MA	02178	23 CLAIREMONT RD
46-153	JOSEPH H MATZKIN	55 CAMBRIDGE PKWY SUITE 200	CAMBRIDGE	MA	02142	15 CLAIREMONT RD
46-154	HERBERT ROSENFELD	3 CLAIREMONT RD	BELMONT	MA	02478	3 CLAIREMONT RD
46-155	DAVID E LEVIN	6 RICHMOND RD	BELMONT	MA	02478	6 RICHMOND RD
46-156	JAMES D CHUNG	PO BOX 25	SLINGERLAND	NY	12159	20 RICHMOND RD
46-90	THOMAS M CAPUTO	63 RICHMOND RD	BELMONT	MA	02478	63 RICHMOND RD
46-92	RONALD A JACOBS	53 LEICESTER RD	BELMONT	MA	02478	53 LEICESTER RD
46-93	STEPHEN D FISHER	47 LEICESTER RD	BELMONT	MA	02478	47 LEICESTER RD

