



Town of Belmont
Planning Board

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APPLICATION FOR A SPECIAL PERMIT

Date: 06/22/2016

Planning Board
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-Law 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 42 Pine Street/Read, 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 addition of second story.

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

Rohit Rana & Poonam Rana

Address

42 Pine Street

Belmont MA

Daytime Telephone Number

781-307-5411

Miller Design LLC

52 Statler Road, Belmont MA 02478

617-993-3157 keith@millerdesignllc.com

Planning Board Review Application

42 Pine Street, Belmont MA

Project Narrative – SUPPLEMENTAL INFORMATION

June 28, 2016

Statement of Intent:

We are proposing that the existing 1,312 (record TLA) / 6,342 sf (record Lot Size) / .21 FAR (record) single story ranch style home at 42 Pine Street be renovated and expanded to become a 2,622 (drawn) and a proposed .41 FAR (drawn) contemporary two story style home. There is no planned change to lot coverage and it shall remain at 22.9 % (survey). The primary front and side elevations include new trim and window elements intended to present a harmonious element to the neighborhood. The intent of the addition is to match detailing features existing in that area and to meet the window and trim requirements requested by the planning board.



Statement of Rational:

We are seeking approval of this plan on following basis:

1. This is the smallest and the only single story house on the street and in the neighborhood. Almost all the houses are 2 ½ stories with living space closer to 3000 sq ft.
2. Addition of the second story will bring it in conformity with the neighborhood and this will also give our growing family extra space that we need. We have two kids (11yrs old daughter and 8 yrs old son) who are approaching teenage years and would require their own space and privacy. We are also planning to have my mother live with us once we have some more space. My mother is approaching age where she needs help in day to day chores and it would tremendously make things easier for her as well as us to have her with us.
3. Height of the house is kept in check by keeping the pitch of the roof relatively low, the elevation of the house will be lower than neighboring houses and below the specified limits.
4. Pine Street and neighborhood is a mix of single and multifamily houses. We are keeping this dwelling as a single family and not changing the lot coverage. Thereby it is not increasing burden on town's utilities such as water and drainage.
5. Following table shows living area and number of bedrooms in abutting houses.

House #	Total living area	Number of Bedrooms
34-36 Pine St	2458	6
47-49 Pine St	3118	5
55 Pine St	2083	4
61 Pine St	2931	5
9 Spruce St	2872	6
8 Oak ave	4240	8

Addition Information & revisions:

The attached images and information are provided as additional support for the designs of 42 Pine Street to assist in understanding and clarifying context. Note that many of the TLA's listed do not include finished basement 3rd story space.