



Town of Belmont
Planning Board

APPLICATION FOR A SPECIAL PERMIT

Date: October 3rd, 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 10 ANIS ROAD 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

- 1) Relief of the 1.5.4 Paragraph B-2-b - "Increase in the gross floor area..."
Allowed 30% expansion. Proposed 33.4% expansion.
- 2) Relief of the side setbacks (South & North) and front yard set back as set forth in section 4.2.2 and section 4.2.2-A-4, respectively.
 - a) South side setback allowed 10'. Maintain 8.7' for existing & proposed.
 - b) North side setback allowed 10'. Maintain 9.0' for existing & proposed.
 - c) Front yard setback allowed 26.8'. Maintain 25.0' for existing & proposed.

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

Signature of Petitioner William U. Murphy
Print Name WILLIAM U. MURPHY
Address 10 ANIS ROAD
BELMONT, MA 02478
Daytime Telephone Number Cell: 813-957-5944
office: 617-864-2003



October 3rd, 2016

Dear Belmont Building Permitting Board,

My boys (Kavi & Ketan) and I, **are applying for interior renovation and addition to our new home at 10 Anis Road purchased in June 2016.**

I am a single dad of twin boys. I am born in India and came to the US when I was 12 years old. After completing my schooling at the University of Pennsylvania, I served as a Captain and a Comprehensive General Dentist in the US Air Force Medical Corps serving with the men & women of the US Armed Forces around the world. In 2009, I had the opportunity to become the sole owner and provider for Orthodontics of Cambridge and have taken great pride in transforming smiles for people of all ages in the greater Boston (Belmont, Cambridge, Watertown etc,) area.

As a small business owner, I am passionate about giving back to the communities that have given so much to me. I am a proud sponsor for the Foundation for Belmont Education, St. Peter School in Cambridge, as well as a financial contributor in the re-construction of Joey's Park in Belmont and a myriad of other local sponsorships over the years. Ever aware of the economic struggles that many families find themselves facing, I also provide scholarships annually for two children in need of orthodontic treatment in the greater Boston area.

I. WHAT DOES MY RENOVATION & ADDITION INVOLVE?

I worked with my architect and explained **my vision for my home**. "I would like to live in this house for as long as time permits. I would like my twin boys to want to come back to the home they grew up in as much as possible after graduating from Belmont High School. I would want them to bring their wives and my future grandchildren to our home. And, we need extra room for my future spouse as well." Keeping my vision in mind, maintaining the overall character & balance of my existing home, and keeping my neighbors homes in mind, my architect and I have designed our renovation plans that you are all witnessing right now.

1) INTERNAL RENOVATION:

- A) First floor:** 1) I am doing an open concept kitchen, dining, study for myself & boys, their future wives and my future grand kids. I foresee having amazing thanksgiving meals, christmas morning hot chocolates, and opening appropriate age bottles for the new-year celebration in my new open concept first floor. 2) I am winterizing the current three-season porch and maintaining the existing overall dimensions as my personal TV room. The front wall of this porch will have an adequate size window, as this is where my TV will be wall mounted. We will plant couple of plants (as drawn up by my landscape architect) so this wall will look as symmetric as possible with the other walls of the home. Moreover, we are trying to reduce heat loss/gain load calculations and putting less strain on the equipment delivering heat and cold air during respective seasons. 3) I am adding a new powder room and a side entrance that opens inside the garage so in the 6-7 months of winter, my family can get in/out off the car inside the garage and come inside the house directly. 4) Finally, the living room will have new French door opening into a modest back deck.

- B) **Second floor:** 1) My master bedroom will have an en suite bathroom and closet. 2) The existing one bathroom will be made large by extending into one of the existing current bedrooms. 3) Part of this existing bedroom will house a new second bathroom for my boys and guests.
- C) **Attic:** Will remain the same.
- D) **Basement:** Will remain the same except the internal "make shift walls" will be removed in the unfinished part. The stairs exiting from the basement will be redone and be incorporated as part of the garage structure. The existing "bulk-head" will be removed for safety issues with my boys, and not practical in the winter time when the snow sits on the bulk head if we need to get out of the basement for any emergency situation. It is much easier to just run up the stairs out into the back yard instead of lifting and opening the heavy bulkhead door.

2) ADDITION TO THE HOUSE OVER THE NEW GARAGE:

- A) The existing garage will be extended to the front of the house, to the rear of the house and will maintain all the existing side and front setbacks. As such, my family will have two-car tandem parking spots inside the garage. As I alluded to before, we have 6-7 months of winter and I would like my family to get in and out of the car inside the garage. The rear of the garage will be extended within the allowed rear setback guideline and will house the garbage/recycling bins, bikes/skis, gardening equipment and other materials.
- B) Above the garage, will house my boys' new bedrooms and a small loft. The boys will be able to climb up & down and "have a very cool secret place" that can be accessed from each of their rooms.
- C) We will also have a laundry room between the boys' rooms.
- D) We are bringing the front of the garage to match the existing front of the house for character, symmetry, and achieve stable architectural roof support to match and assimilate into the existing roof height and design.
- E) ***PLEASE NOTE THE OVERALL ROOF HEIGHT OF THE HOUSE WILL REMAIN THE SAME IN ALL THE WORK*****

II. WHAT ARE THE VIOLATIONS-REASONS FOR DENIAL OF THE BUILDING PERMIT?

I was denied to construct my dream home for the following conditions:

- A) 1.5.4 paragraph B-2-b, which partially reads "increase the gross floor area.....more than 30%....when combined with.....," the existing square footage of my home 2629.25 square feet and my proposed additions are 877.5 square feet, a 33.4% expansion.
- B) 4.2.2 of the By-Law which requires:
 - 1) Minimum side setback (South) 10'. My existing and proposed side setbacks are 8.7'.
 - 2) Minimum side setback (North) 10'. My existing and proposed side setbacks are 9.0'.
 - 3) Front yard setback at 26.8' (section 4.2.2-A-4). My existing and proposed front setbacks are 25.0'.

III. HOW ARE MY DENIALS/IMPACTS MINIMIZED?

Once again, keeping my vision in mind, maintaining the overall character & balance of my existing home, and keeping my neighbors homes in mind, my architect and I have designed our plan NOT ONLY to assimilate my home into the existing overall character of the neighborhood but will also bring in more vitality to the neighborhood as a whole.

- A) My architect and I have carefully planned the overall structure to be in character & harmony with the existing house and the recent renovations done in my neighborhood.
- B) All the work that will be done will have the same overall building roof height.
- C) All the work that will be done will be within the existing setbacks- sides, rear and front. A big part of the expansion is being taken up by the "non-living space" which consists of the two-car tandem garage space and for the garbage/recycling bins.
- D) Appropriate plants will be strategically placed (see landscape plan) in front and sides of the "winterized 3-season porch" and front of the house.
- E) MY 2 cars will be parked inside my 2-car tandem garage. This will not add to any parking issues on Anis Road.
- F) All the drainage will be appropriately well constructed around the house per Belmont Town Code. This will be a much better system than currently exists.
- G) The siting of the structure and driveway will remain the same with existing dimensions. Adequate lighting will be added around the house.
- H) All of my direct abutters have signed and blessed their letters of approval for my renovation and addition project. PLEASE SEE ENCLOSED SIGNED LETTERS.

My boys and I thank you all for hearing our proposal and request a swift approval of our project. I can be reached on my cell 813-957-5944 and/or my email wmurthy@hotmail.com anytime.

Warmest Regards, ---Kavi, Ketan and William Murthy

Kavi, Ketan, & Will

