



Town of Belmont
Planning Board

APPLICATION FOR A SPECIAL PERMIT

Date: 6/12/23

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 62 Carleton 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 _____
Remove the existing upper level deck and lower level landing & stairs.
Build new upper level deck (15'-6" x 12') and new lower level deck with screened wall enclosure. Lower will have an adjacent landing & stair to yard.

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

Signature of Petitioner

Talcara Stanley

Print Name

Talcara Stanley

Address

62 Carleton Rd.

Belmont MA

Daytime Telephone Number

617 359-9815

August 20, 2014

Regarding the application for a Special Permit – 62 Carleton Road

Planning Board
Homer Municipal Building
19 Moore Street
Belmont MA 02478

To Whom It May Concern:

The home at 62 Carleton Road has an aged existing upper-level deck that has become structurally unsound, to the point where it is a clear danger for occupancy. Our proposed plan calls for the replacement of the existing upper-level deck with a new deck (15'-6" x 12'-0"). There is an existing lower-level egress landing and stairs of the same age that will be replaced with a screened in deck directly below the new upper-level deck (15'-6" x 11'-0"), with an adjacent small landing and stairs for access to the rear yard. Also, the existing storage shed against the rear house wall will be removed – it's function replaced by the area below the new lower-level deck.

Sincerely yours,

Takara Stanley
62 Carleton Road



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 27, 2023

Takara Stanley
62 Carleton Road
Belmont, MA 02478

CC COPY

RE: Denial to Construct a Deck.

Dear Ms. Stanley,

The Office of Community Development is in receipt of your building permit application for your proposal to construct a new porch and rebuild a non-conforming third story deck at 62 Carleton Road located in a General Residence Zoning District.

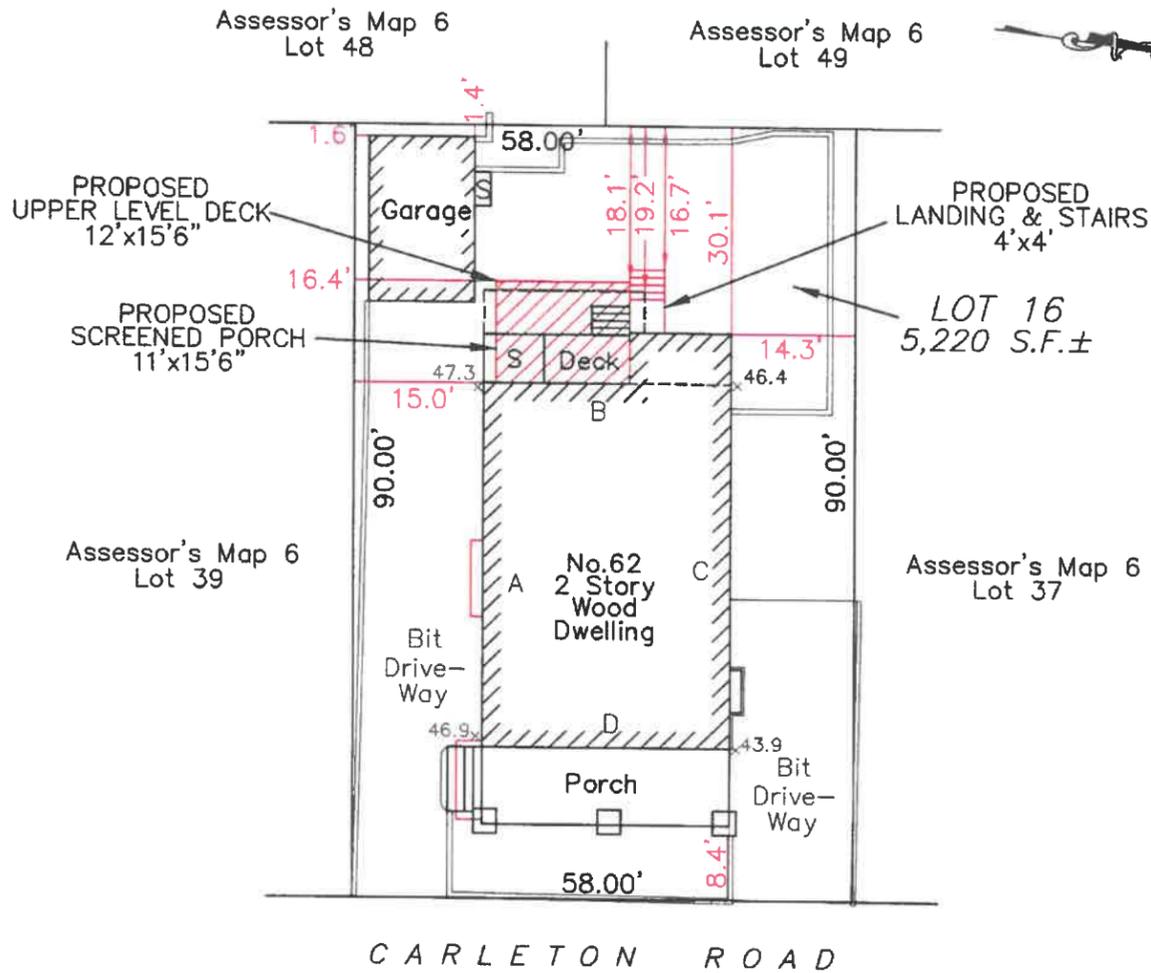
Your application has been denied because it does not comply with the current Town of Belmont Zoning By-Law. More specifically, Section 1.5.4 A allows extension and alterations of non-conforming structure in the GR Zoning district by a Special Permit from the Zoning Board of Appeals. Section 4.2 of the Zoning By-Law Dimensional Regulations allow a maximum lot coverage of 30%, requires a minimum open space of 40%, and allow a maximum of 2-1/2 story.

1. The proposed changes to the structure are allowed by a Special Permit.
2. The existing lot coverage is 38.5% and the proposed lot coverage is 39.0%.
3. The existing open space is 35.8% and the proposed open space is 33.9%.
4. The existing structure is three and a half (3-1/2) stories. The lowest level of the dwelling is a basement (40.25% of the foundation walls are exposed) and is considered a story. The existing structure and the proposed deck are at a three and a half (3-1/2) story level.

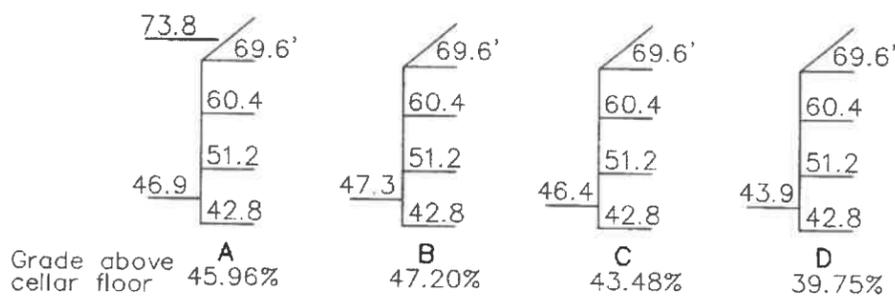
You may alter your plans to conform to the current Town of Belmont Zoning By-Law and resubmit a building permit application, or you may request Four (4) Special Permits from the Zoning Board of Appeals. If you choose this option, please contact the Office of Community Development to schedule an appointment with Gabriel S. Distler, Staff Planner, at (617) 993-2666 in order to begin the process.

Sincerely,

Glenn R. Clancy, P.E.
Inspector of Buildings



ZONE DISTRICT GR	REQUIRED	EXISTING	PROPOSED
Lot Area	4,000 SF	5,220 SF	-
Lot Frontage	50 Ft	58 Ft	-
Floor Area Ratio	-	-	-
Lot Coverage	30%	38.5%	39.0%
Open Space	40%	35.8%	33.9%
Front Setback	20 Ft	8.4 Ft	-
Side Setback	10 Ft	14.3 Ft	16.4 Ft
Rear Setback	20 Ft	19.2 Ft	18.1 Ft
Building Height	33 Ft	27.17 Ft	-
Stories	2 1/2	2 1/2	-



Average grade above cellar floor = 59.18%
 Average middle cellar grade = 46.63'
 Peak Height - 77.7'
 Average Ground Height = 46.12'
 Bldg. Height Elev. 73.8' - 46.63' = 27.17'



PLOT PLAN OF LAND BELMONT, MA.

PREPARED FOR:

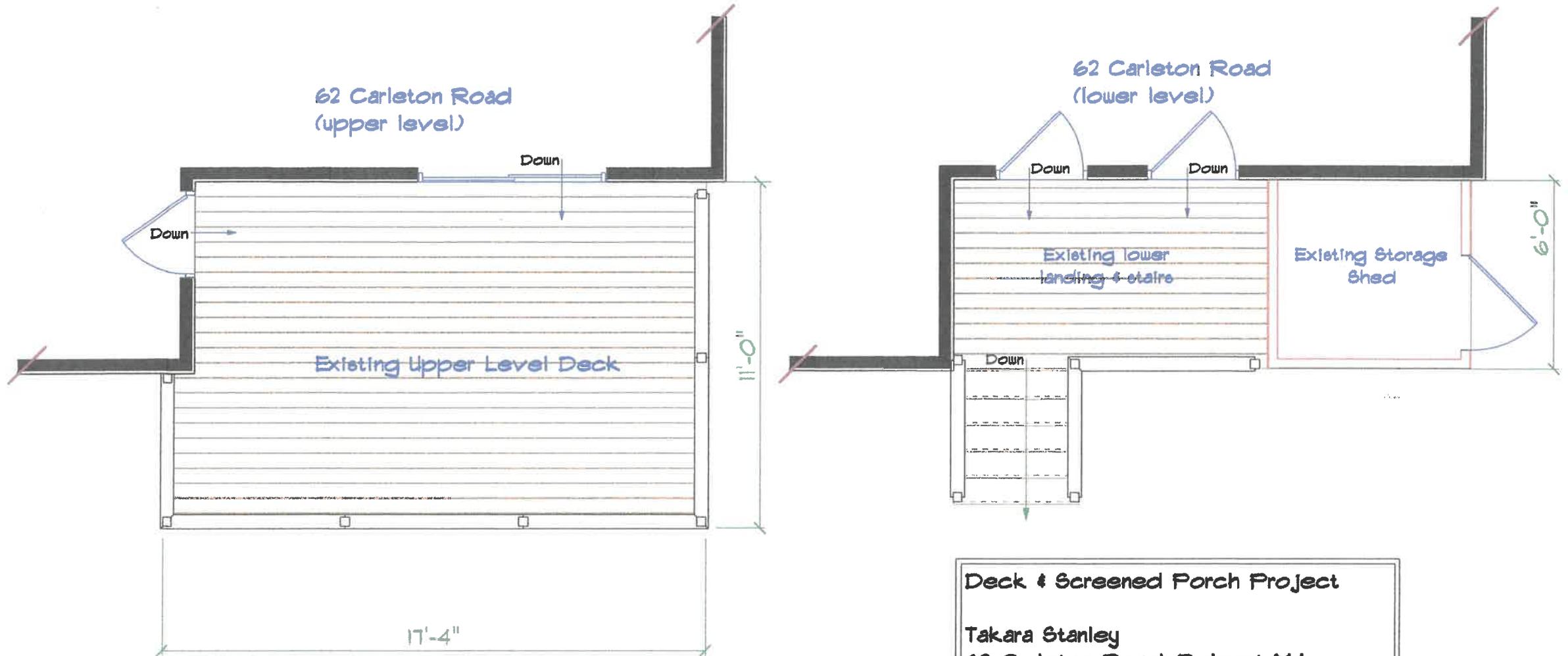
**TAKARA LEAH STANLEY
62 CARLETON ROAD**

SCALE: 1"=20' DATE: APRIL 12, 2023

**DAVID P. TEREZONI, P.L.S.
4 ALLEN ROAD, PEABODY, MA. 01960**

Zoning District: GR
 Deed Reference: Book 63128, Page 563
 Assessor's Map 6, Lot 38-1 & 38-2
 Flood Map: Panel No.25017C0418E (not in flood zone)

Existing Conditions



Archadeck of Suburban Boston

Scale: 1/4" = 1'-0"

Deck & Screened Porch Project

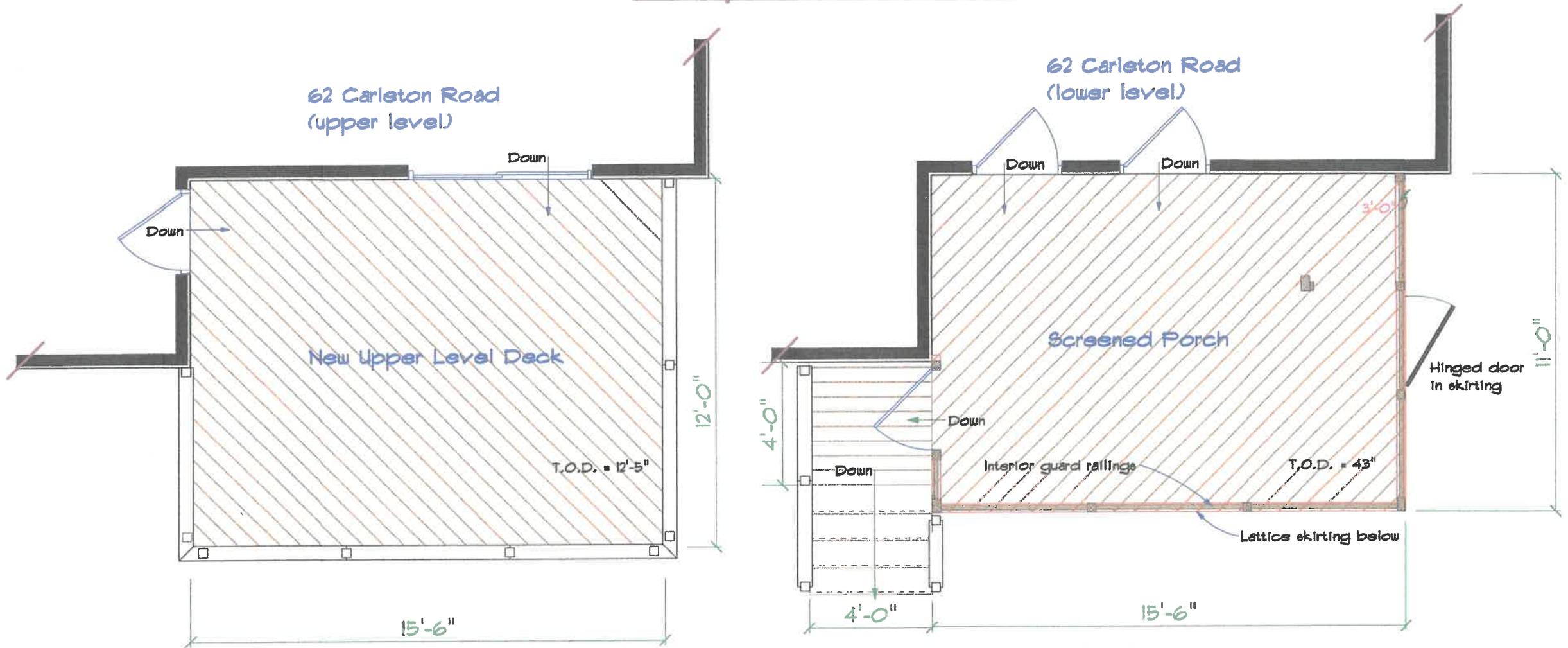
Takara Stanley
62 Carleton Road, Belmont MA

Contract # _____ Date _____

Client Signature _____

Builder Signature _____

Proposed Plan



Archadeck of Suburban Boston

Scale: 1/4" = 1'-0"

Deck & Screened Porch Project

Takara Stanley
62 Carleton Road, Belmont MA

Contract # _____ Date _____

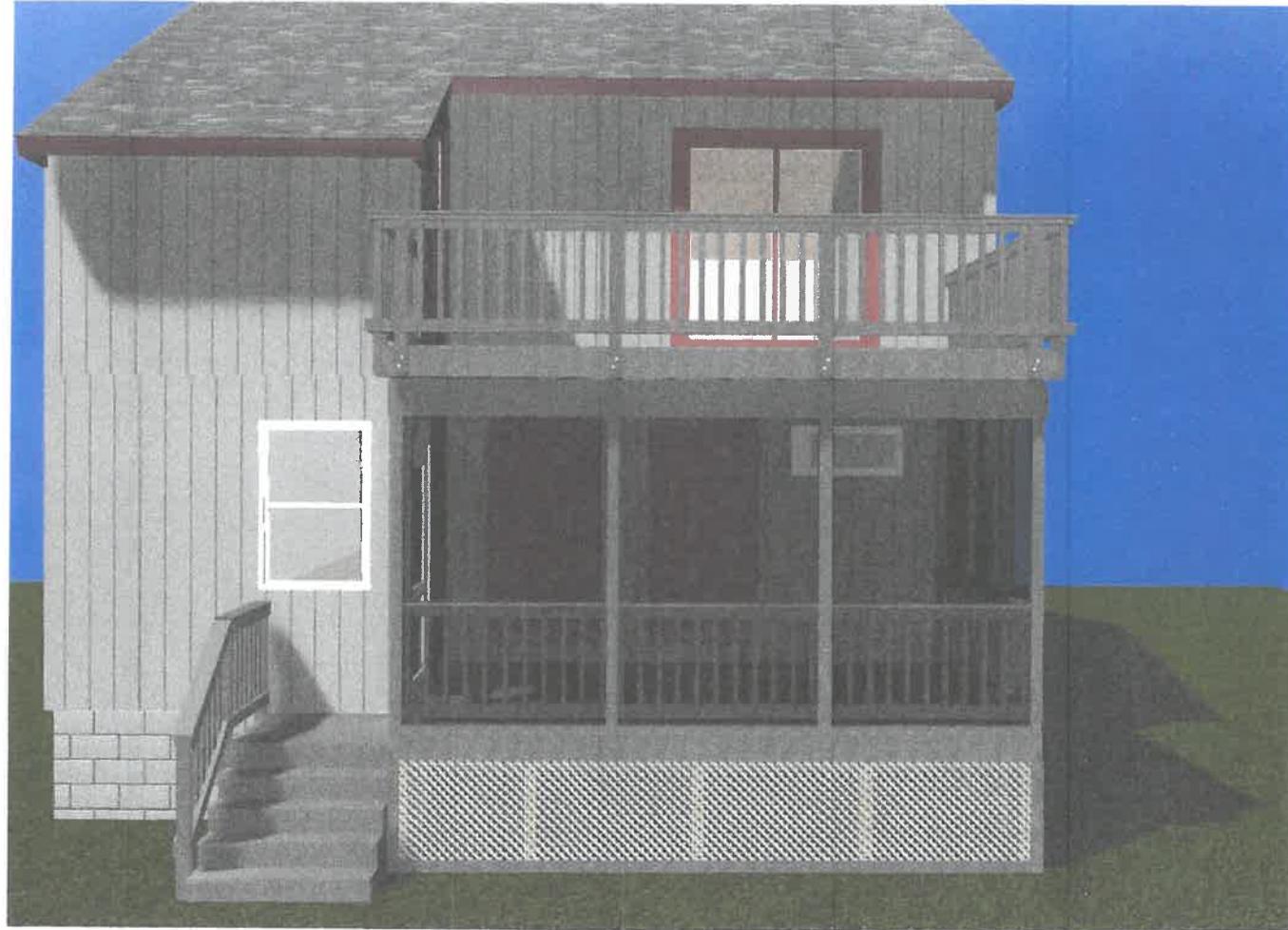
Client Signature _____

Builder Signature _____

Existing Conditions



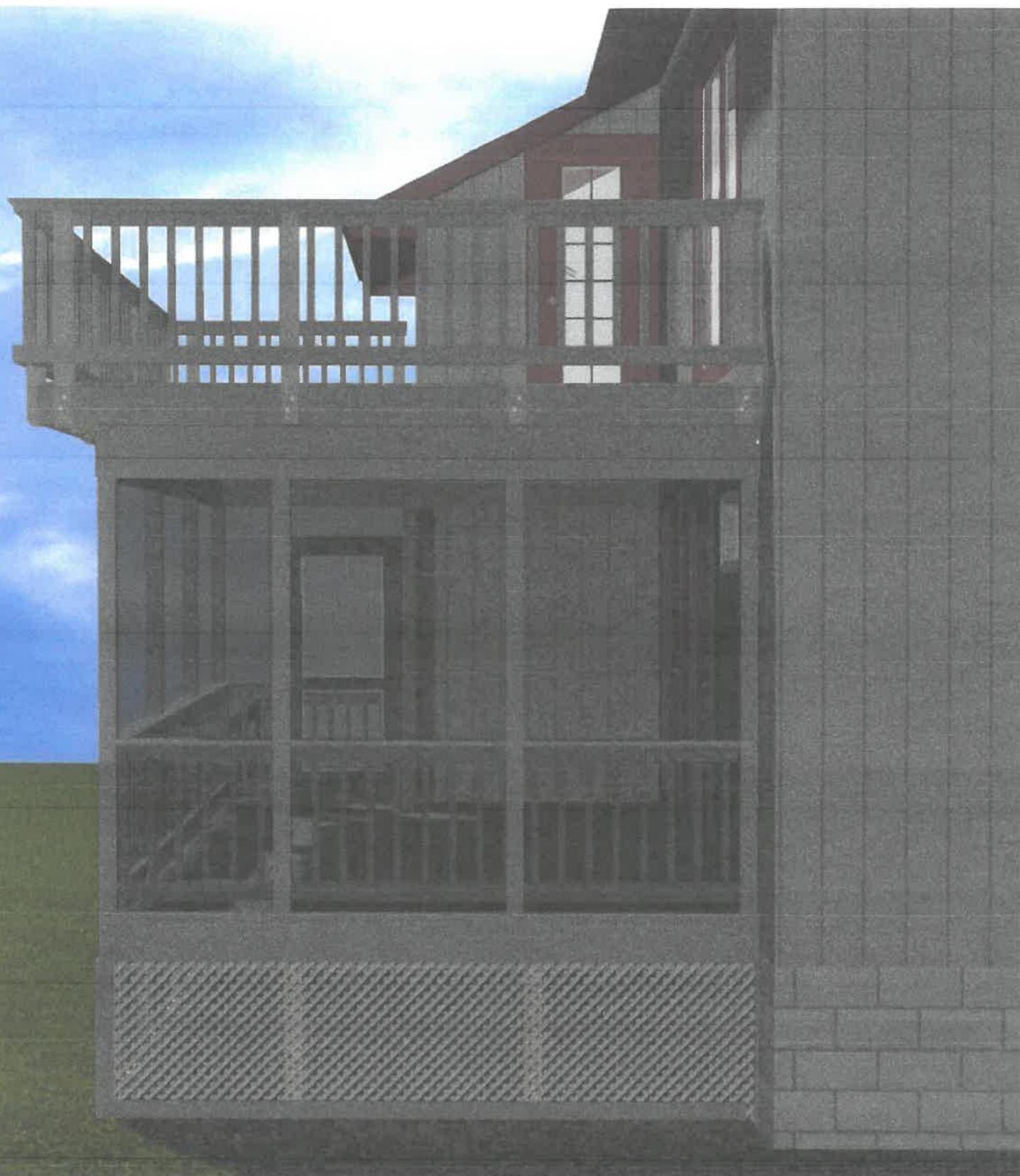
Proposed



Existing Conditions



Proposed



Existing Conditions



Proposed

