



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

March 8, 2023

Lance and Nicole Laviorie  
59 Selwyn Road  
Belmont, MA 02478

RE: Denial to enclose Second Story Porch

Dear Mr. and Mrs. Laviorie,

The Office of Community Development is in receipt of your building permit application for your proposed Second Story addition at 59 Selwyn 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-Law. More specifically, Section 4.2.2 of the Zoning By-Law Dimensional Regulations requires a minimum side setback of 10.0'.

1. The existing and proposed setback is 9.1'.

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 one (1) Special Permit 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 or [gdistler@belmont-ma.gov](mailto:gdistler@belmont-ma.gov) in order to begin the process.

Sincerely,

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



March 29, 2023

Zoning Board of Appeals  
Homer Municipal Building  
19 Moore Street  
Belmont, MA 02478

RE: Application for Special Permit – 59 Selwyn Road

Dear Zoning Board of Appeals,

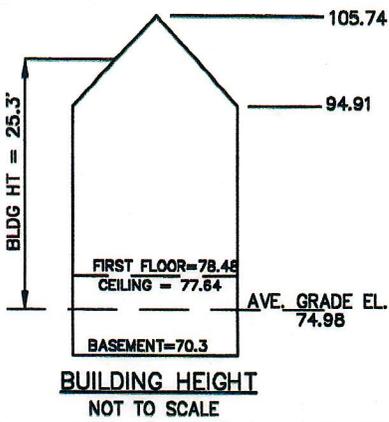
We appreciate your time in hearing our application for a Special Permit. We are a family of three with two full time working parents and a daughter who attends Belmont Public Schools. We purchased our home in 2013 and hope for our home to be our “forever home”. However, as our daughter has become older, we have run into an issue. We all leave the house the same time for the day and are currently fighting for bathroom time when getting ready in the mornings. In order to alleviate this issue and allow for our home to be more functional we are proposing a modest addition (roughly 131 sq ft.) of a bathroom above our existing sunroom on the first floor.

Although this addition does require a special permit, please know that we are not expanding the footprint of our house. Our current sunroom’s Easterly side set back is 9’1” and we are applying to be able to keep that same setback for the proposed room above. As you can see in the elevations, we are looking to match the current character of our house in hopes the addition will look as if it has always been there. We are sensitive to our neighbors and their needs and are confident that they will not be affected by this addition.

Thank you for your time and consideration in this matter it is greatly appreciated.

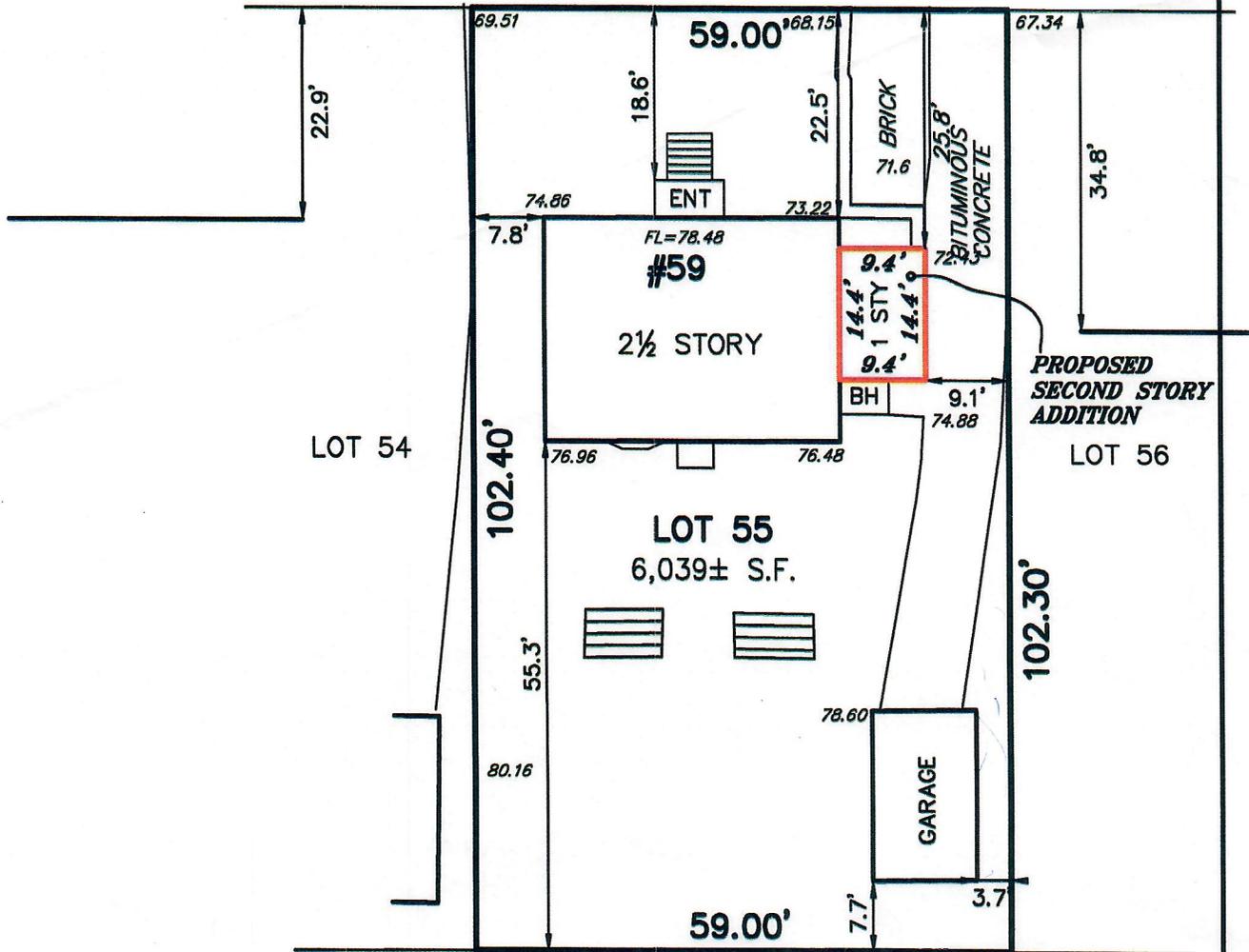
Sincerely,

Nicole and Lance Lavoie



64.5% OF BASEMENT UNDERGROUND  
THEREFOR BASEMENT IS NOT A STORY

# SELWYN ROAD



THERE ARE NO STREET TREES.

THE PROPERTY IS NOT LOCATED  
WITHIN WETLANDS AS SHOWN  
ON THE TOWN OF BELMONT  
WETLANDS ATLAS.

LOT H

LOT G

ZONING DISTRICT: SC (SINGLE RESIDENCE C)

	REQ.	EXISTING	PROP.
FRONT SETBACK:	25'	18.6'	25.8'
SIDE SETBACK:	10'	7.8'	9.1'
REAR SETBACK:	30'	55.3'	-
MAXIMUM LOT COVERAGE:	25%	19.4%	-
MINIMUM OPEN SPACE:	50%	69.5%	-
LOT FRONTAGE:		59.00'	-

TOTAL LOT AREA: 6,039± S.F.

OWNER: LANCE & NICOLE LAVOIE  
62036/211  
ASSESSORS MAP 7 - PARCEL 59

PROPOSED PLOT PLAN  
#59 SELWYN ROAD  
IN  
BELMONT, MA  
(MIDDLESEX COUNTY)

SCALE: 1" = 20' DATE: 9/16/2022



**ROBER SURVEY**  
1072 MASSACHUSETTS AVENUE  
ARLINGTON, MA 02476  
(781) 648-5533  
DWG. NO. 7125PP1.DWG



SCOTT LYNCH, PLS

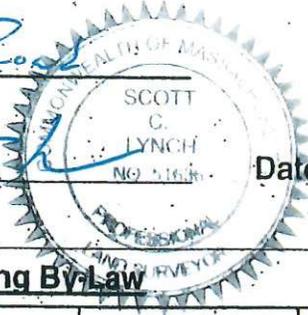
DATE

# Zoning Compliance Check List

Properties Located within the SR-C Districts  
(To be Completed by a Registered Land Surveyor)

Property Address: 59 Selwyn Road

Surveyor Signature and Stamp: Scott Lynch



Date: 9/15/2022

**Per §4.2 of the Zoning By-Law**

		REQUIRED		EXISTING		PROPOSED	
Lot Area (sq. ft.)		9,000		6039		-	
Lot Frontage (feet)		75		59.00		-	
Lot Coverage (% of lot)		25		19.4		-	
Open Space (% of lot)		50		69.5		-	
Setbacks: (feet)	➤ Front (a)	25		18.6		25.8	
	➤ Side/Side	10	10	78	9.1	9.1	-
	➤ Rear	30		55.3		-	
Building Height:	➤ Midpoint (feet)	30		25.3		-	
	➤ Ridge (feet)						
	➤ Stories	2 1/2					
1/2 Story (feet) (Per §1.4)	➤ Perimeter (50%)						
	➤ Area (60%)						
	➤ Length (75%)						
HVAC:	Prohibited in Front Yard and Side and Rear Setbacks						

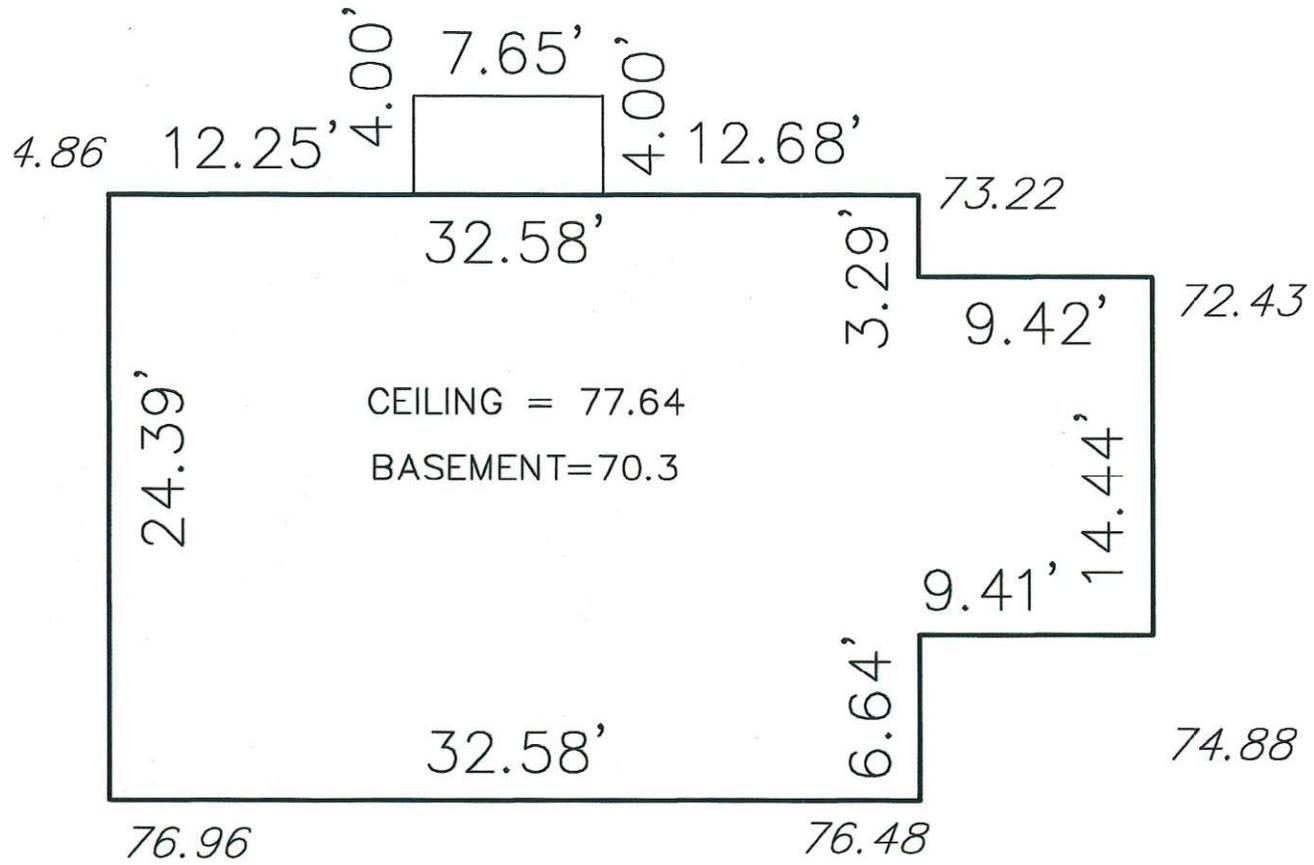
(a) Front setback is equal to the average front setbacks of the abutting properties on either side.

SUBMIT CALCULATIONS for all of the requirements listed above on a separate piece of paper(s) to verify how they were calculated

R/125

59 SELWYN ROAD

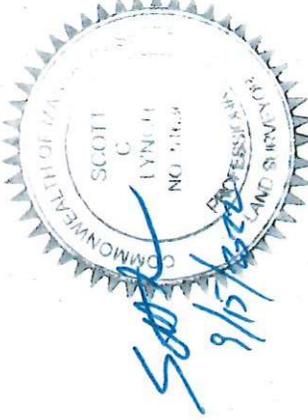
9/15/2022



Segment	Segment From Existing Grade	Segment From New Grade	Existing Grade	Segment To New Grade	Segment Avg Length	Existing	Avg New	Difference	0.00
A	76.96	76.96	76.48	76.48	32.58	2499.538	2499.538	0.00	7.34
B	76.48	76.48	74.88	74.88	6.64	502.5152	502.5152	0.00	70.3
C	74.88	74.88	74.88	74.88	9.41	704.6208	704.6208	0.00	77.64
D	74.88	74.88	72.43	72.43	14.44	1063.578	1063.578	0.00	140.76
E	72.43	72.43	73.22	73.22	9.42	686.0115	686.0115	0.00	1033.18
F	73.22	73.22	73.22	73.22	3.29	240.8938	240.8938	0.00	74.98
G	73.22	73.22	73.22	73.22	12.69	929.1618	929.1618	0.00	74.98
H	73.22	73.22	73.22	73.22	4	292.88	292.88	0.00	0.00
I	73.22	73.22	74.86	74.86	7.65	566.406	566.406	0.00	63.70%
J	74.86	74.86	74.86	74.86	4	299.44	299.44	0.00	
K	74.86	74.86	74.86	74.86	12.25	917.035	917.035	0.00	
L	74.86	74.86	76.96	76.96	24.39	1851.445	1851.445	0.00	
					140.76	10553.52	10553.52	0	

Ceiling Height: 7.34  
 Basement Floor Elevation: 70.3  
 Ceiling Elevation: 77.64  
 Perimeter Total Length: 140.76  
 Total Perimeter Square Foot: 1033.18  
 Average Existing Grade: 74.98  
 New Average Grade: 74.98  
 Difference in Grade in feet: 0.00

% Covered using Avg Grade: 63.70%







**Existing Front**



**Proposed Front**



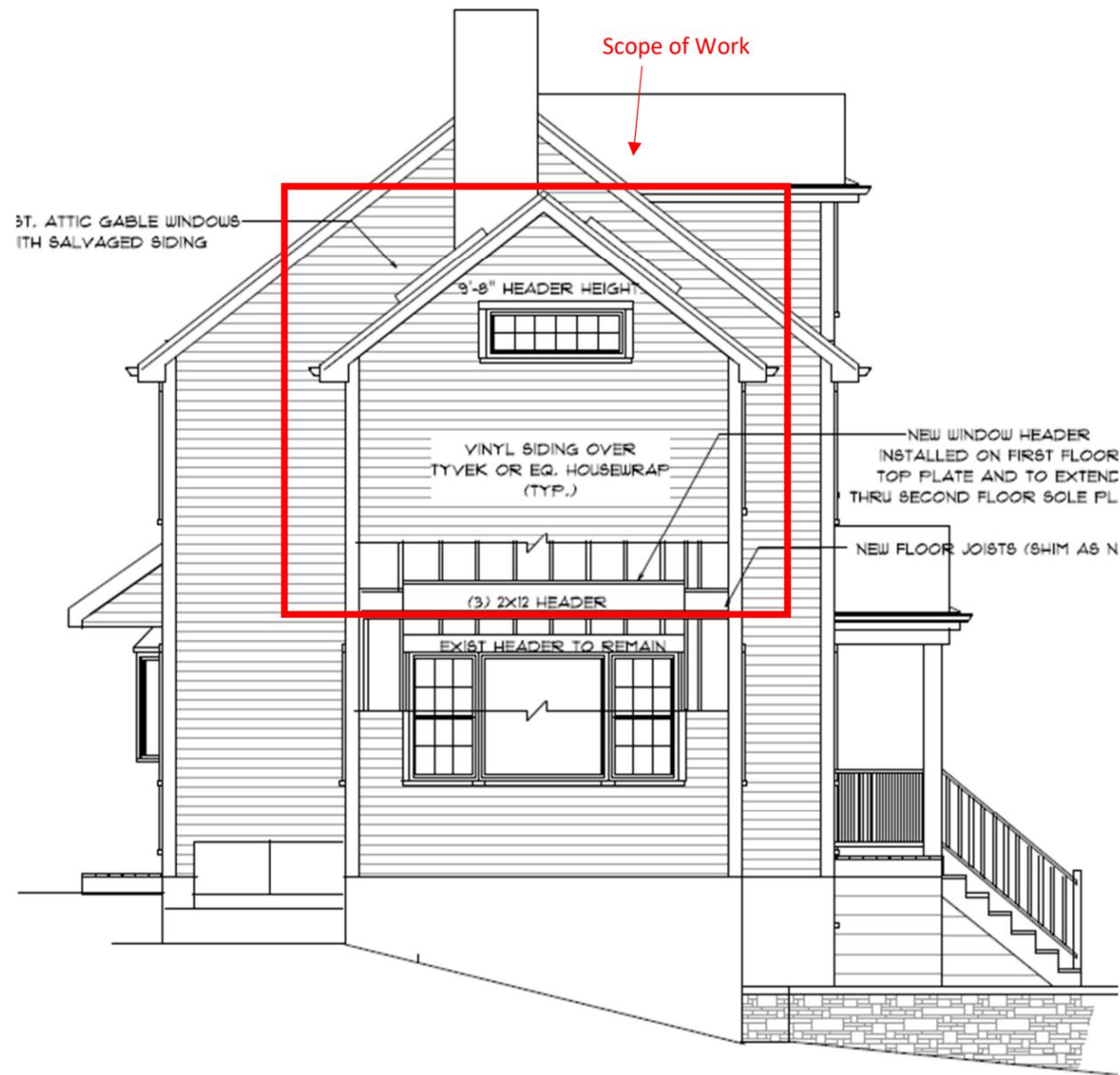
**Existing Rear**



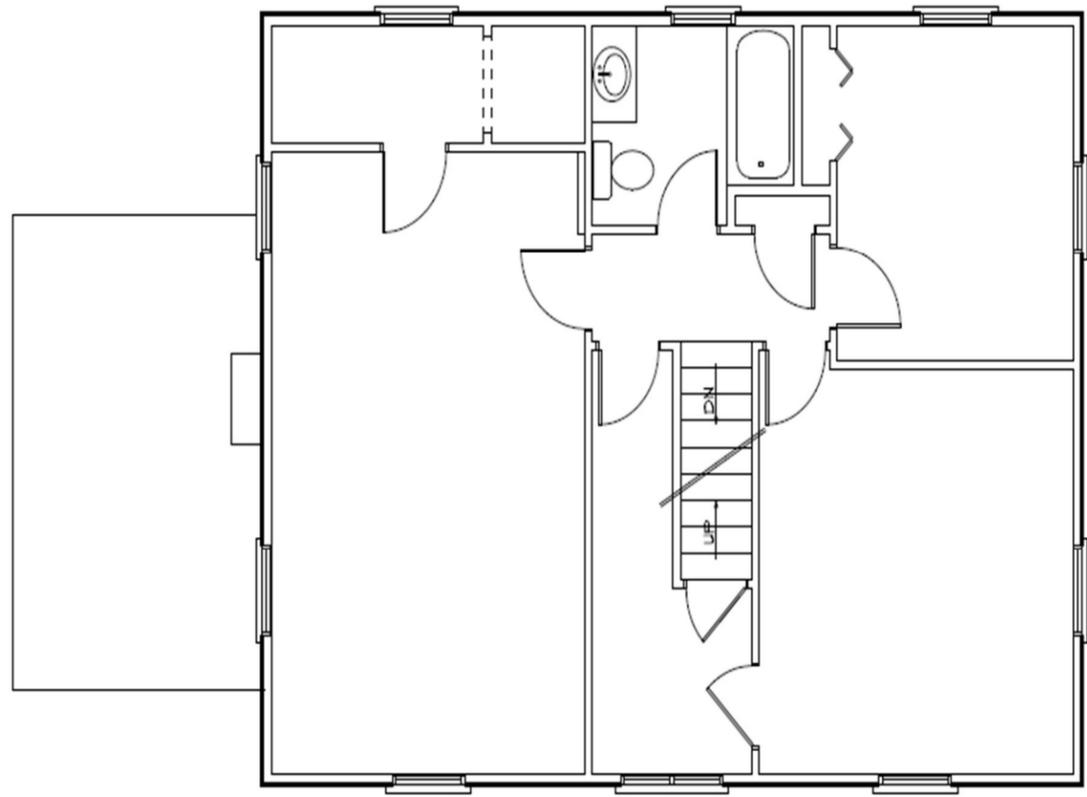
**Proposed Rear**



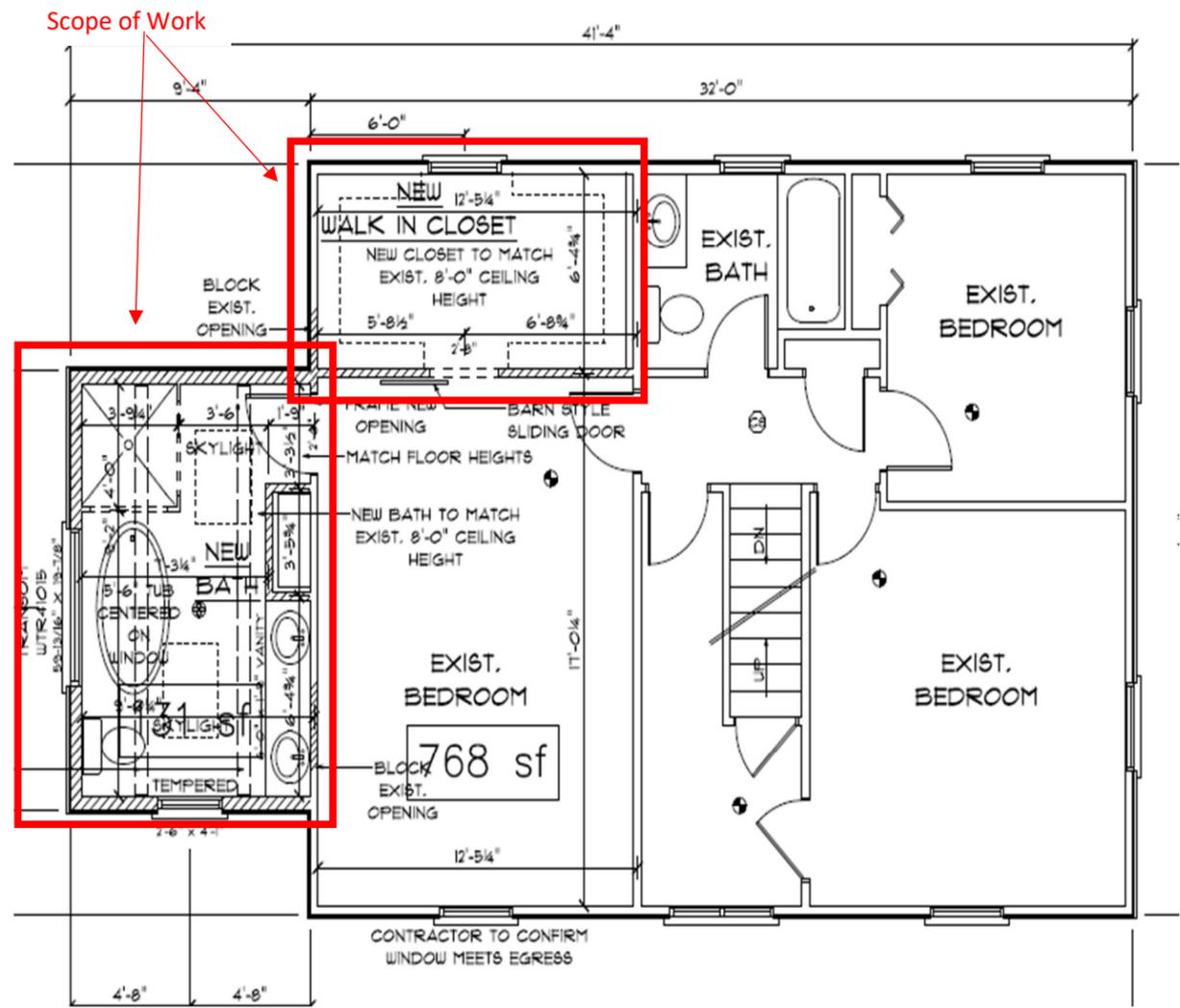
Existing Side



Proposed Side



Existing 2<sup>nd</sup> Floor



Proposed 2<sup>nd</sup> Floor

DATE 1/19/2023  
 DRAWING NO. 59SELWY  
 SCALE 1/4" = 1'-0"

PROPOSED ADDITION AND RENOVATION TO  
**THE LAVOIE RESIDENCE**  
 59 SELWYN RD.  
 BELMONT MA.

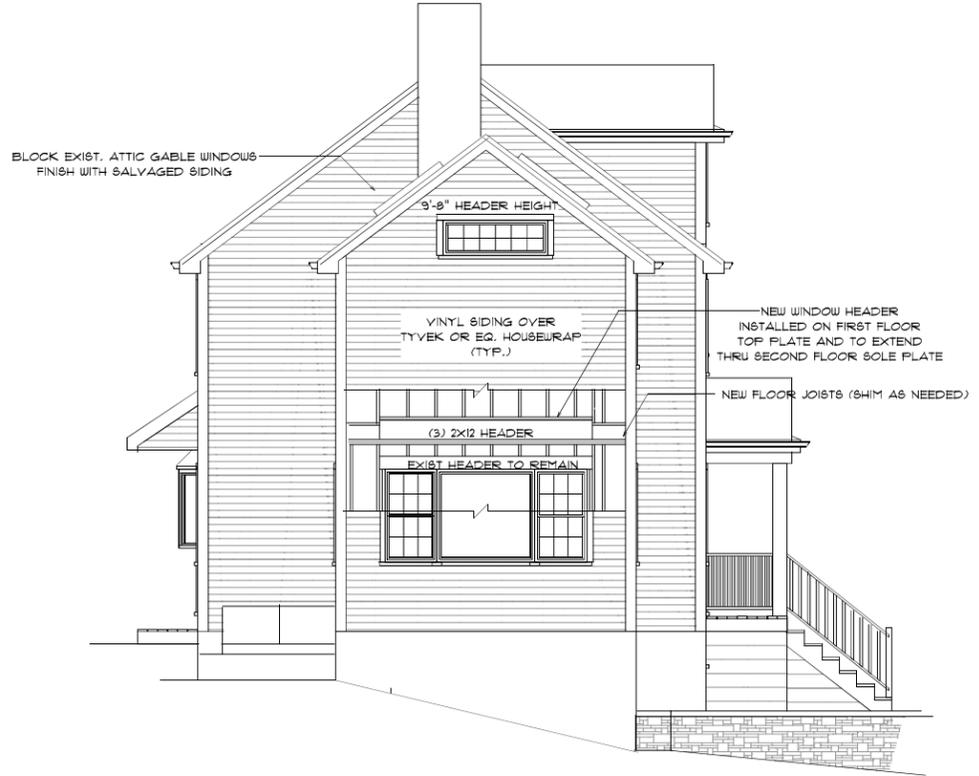


AFAB ENTERPRISES  
 PO BOX 916  
 BURLINGTON, MA  
 01803

OFFICE (781)272-2156  
 FAX (781)229-6394  
 WWW.AFABHOMES.COM



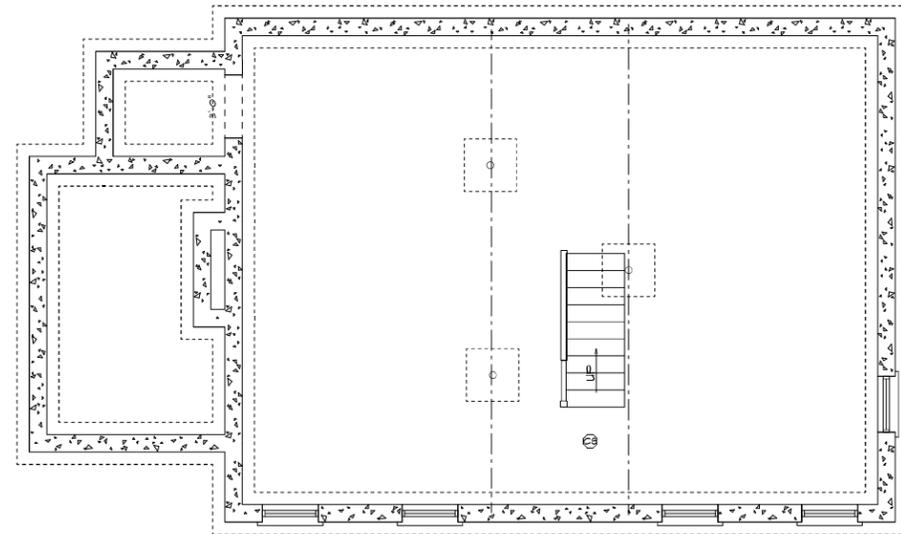
FRONT ELEVATION



LEFT ELEVATION

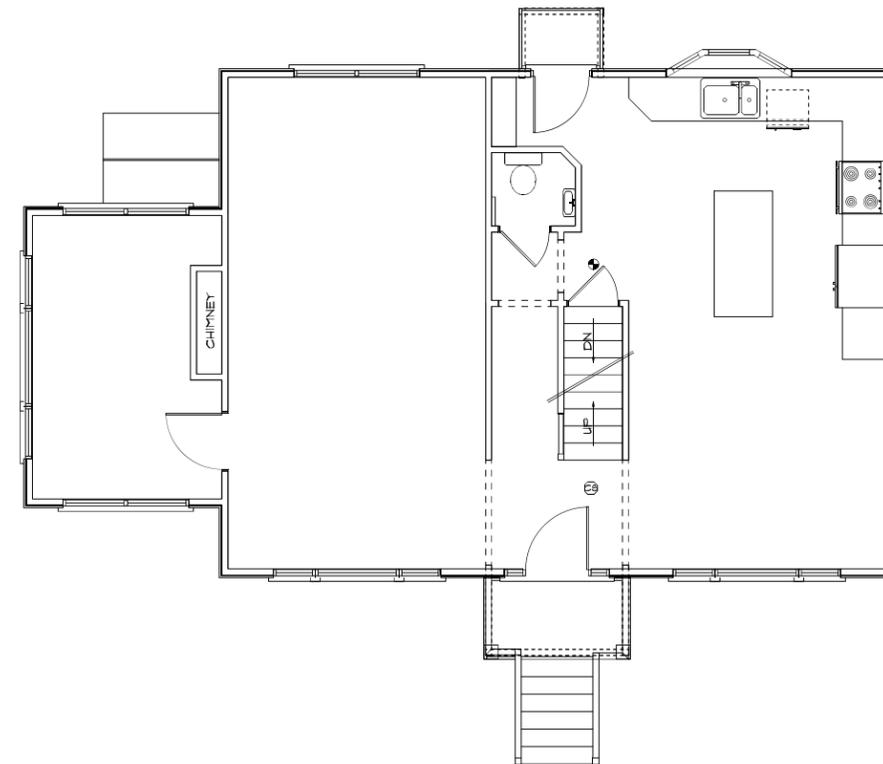


REAR ELEVATION



EXISTING FOUNDATION PLAN

(UNCHANGED)



EXISTING FIRST FLOOR PLAN

DATE  
1/20/2023  
DRAWING NO.  
59SELWY  
SCALE  
1/4" = 1'-0"

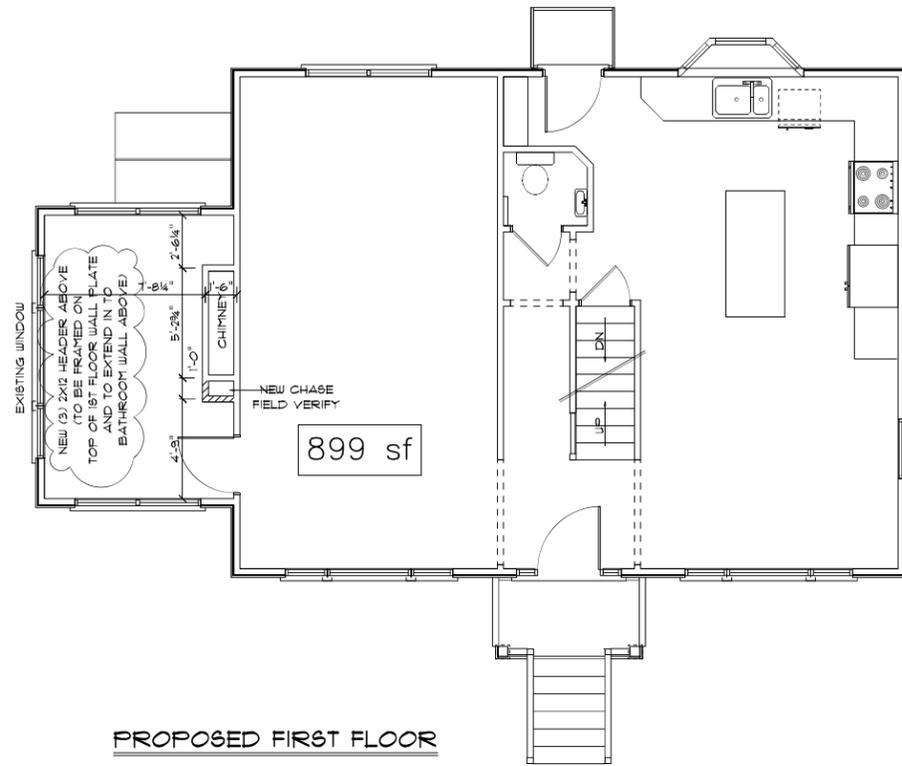
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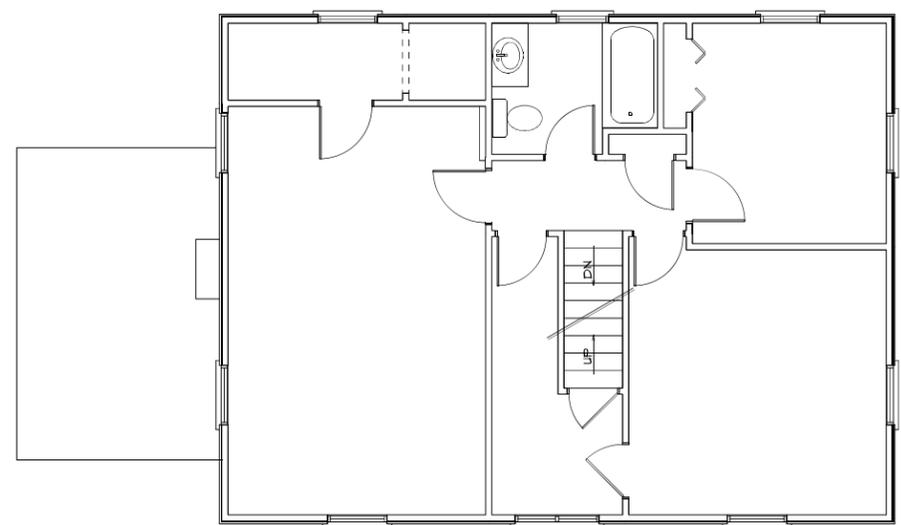
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PROPOSED FIRST FLOOR



EXISTING SECOND FLOOR

ELECTRICAL	SYMBOL
SMOKE DETECTOR	☼
CO DETECTOR	☼
SMOKE / CO COMBINATION	☼☼
HEAT DETECTOR	☼

**CARBON MONOXIDE DETECTOR SPECIFIC INSTALLATION PROVISIONS R315.2**

EVERY RESIDENTIAL STRUCTURE THAT PRESENTLY OR IN THE FUTURE CONTAINS FOSSEL FUEL BURNING EQUIPMENT OR HAS ENCLOSED PARKING SHALL BE EQUIPPED, BY THE OWNER, LANDLORD OR SUPERINTENDENT, WITH WORKING AND LISTED CARBON MONOXIDE ALARM PROTECTION.

(A) CARBON MONOXIDE ALARM PROTECTION SHALL BE LOCATED IN EACH LEVEL OF EACH DWELLING UNIT INCLUDING HABITABLE PORTIONS OF BASEMENTS, CELLARS AND ATTICS, BUT NOT INCLUDING CRAWL SPACES.

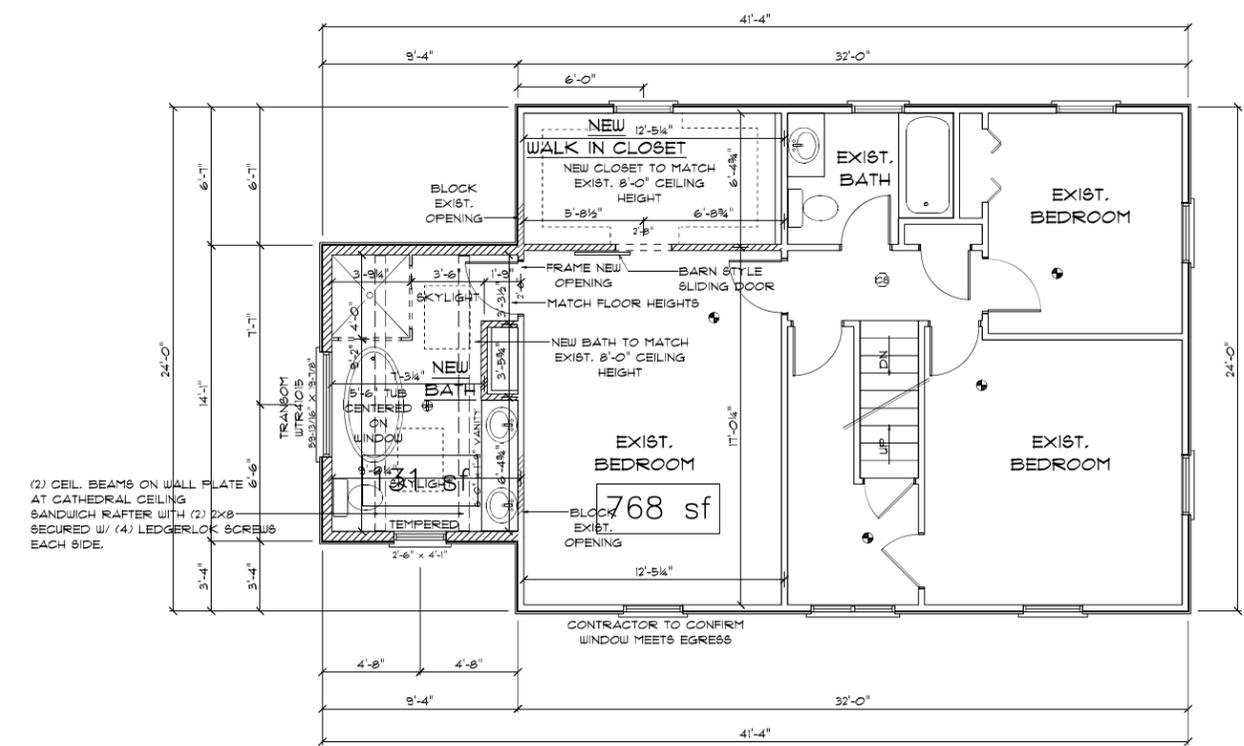
(B) WHEN MOUNTING CARBON MONOXIDE ALARM PROTECTION ON A LEVEL OF A DWELLING UNIT WITH A SLEEPING AREA, THE ALARM SHALL BE INSTALLED IN THE IMMEDIATE VICINITY OF THE SLEEPING AREA, NOT TO EXCEED 10 FEET AS MEASURED IN ANY DIRECTION FROM ANY BEDROOM DOOR.

**SMOKE DETECTOR REQUIRED LOCATIONS, R314.3**

SMOKE DETECTORS SHALL BE INSTALLED IN THE FOLLOWING LOCATIONS.

1. IN ALL BEDROOMS; AND
2. IN THE IMMEDIATE VICINITY OF BEDROOMS
3. IN EACH STORY OF A DWELLING UNIT, INCLUDING BASEMENTS AND CELLARS BUT NOT INCLUDING CRAWL SPACES AND UNINHABITABLE ATTICS.
5. FIXED TEMPERATURE HEAT DETECTORS SHALL BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF R314.5

899sf first  
 +768sf second  
 =1,667sf total  
 1,667 x .3 = 500.1sf  
 131sf addition < 500.1sf



(2) CEIL. BEAMS ON WALL FLATE AT CATHEDRAL CEILING SANDWICH RAFTER WITH (2) 2x8 SECURED W/ (4) LEDGERLOCK SCREWS EACH SIDE.

CONTRACTOR TO CONFIRM WINDOW MEETS EGRESS

PROPOSED SECOND FLOOR PLAN

- EXIST. EXTERIOR WALLS
- NEW EXTERIOR WALLS
- EXIST. INT. PARTITIONS
- NEW INT. PARTITIONS

DATE: 1/19/2023  
 DRAWING NO: 59SELWY  
 SCALE: 1/4" = 1'-0"

PROPOSED ADDITION AND RENOVATION TO  
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