

NOTICE OF PUBLIC HEARING BY THE
ZONING BOARD OF APPEALS

ON APPLICATION FOR ONE SPECIAL PERMIT

Notice is hereby given that the Belmont Zoning Board of Appeals will hold a public hearing on Monday, October 5, 2020 at 7:00 PM by remote access through the Zoom app. to consider the application of Marc and Joanna Valenti to construct a three story addition at 12 Franklin Street located in Single Residence C (SRC) Zoning District for One Special Permit under Section 1.5 of the Zoning By-Law. Special Permit, 1.- Section 4.2.2 of the Zoning By-Law Dimensional Regulations allow a maximum of 2-1/2 stories. The existing structure is three and a half (3-1/2) stories. The lowest level of the dwelling is a basement (50.59% of the foundation walls are exposed) and is considered a story. The proposed is a three story addition.

ZONING BOARD OF APPEALS



Town of Belmont
Zoning Board of Appeals

APPLICATION FOR A SPECIAL PERMIT

Date: SEPT. 3, 2020

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 12 FRANKLIN 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 _____
A THREE STORY ADDITION

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 MARC F. VALENTI
Address 12 FRANKLIN STREET
BELMONT, MA 02478
Daytime Telephone Number 617-202-8744



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

August 18, 2020

Marc and Joanna Valenti
12 Franklin Street
Belmont, MA 02478

RE: Denial to Construct a Three Story Addition.

Dear Mr. and Mrs. Valenti,

The Office of Community Development is in receipt of your building permit application for your proposal to construct a three story addition at 12 Franklin Street located in a Single Residence C (SRC) 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 allows a maximum of 2-1/2 stories.

1. The existing structure is three and a half (3-1/2) stories. The lowest level of the dwelling is a basement (50.59% of the foundation walls are exposed) and is considered a story. The proposed is a three story addition.

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 Ara Yogurtian, Assistant Director, at (617) 993-2650 in order to begin the process.

Sincerely,

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

To Whom It May Concern:

We purchased our house at 12 Franklin Street 5 years ago when our boys were ages 4 and 5. We loved the location and were thrilled to find a home with a sizeable yard. We also loved many aspects of the house but knew that it would eventually require updating. Rather than rush into a renovation prematurely, we wanted to live in the house for several years so we could grow into the space and determine the changes that were really necessary.

Since we moved in, we have made a few short-term improvements including HVAC upgrades and new windows in certain locations, which needed to be addressed immediately. We also landscaped the yard so our children could enjoy the outdoor space as frequently as possible.

Now, 5 years later, our boys are ages 9 and 10 and continue to grow, play sports, have friends over, etc. and we are able to see areas within our home that could be improved for their benefit. We are also two working parents, and now more than ever we see the long-term benefits of an open floor plan for everyday functionality and family time, as well as dedicated work and study spaces.

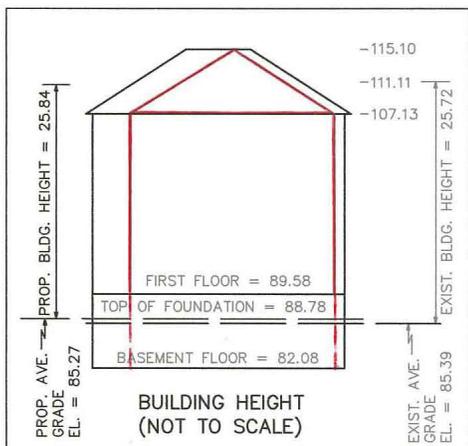
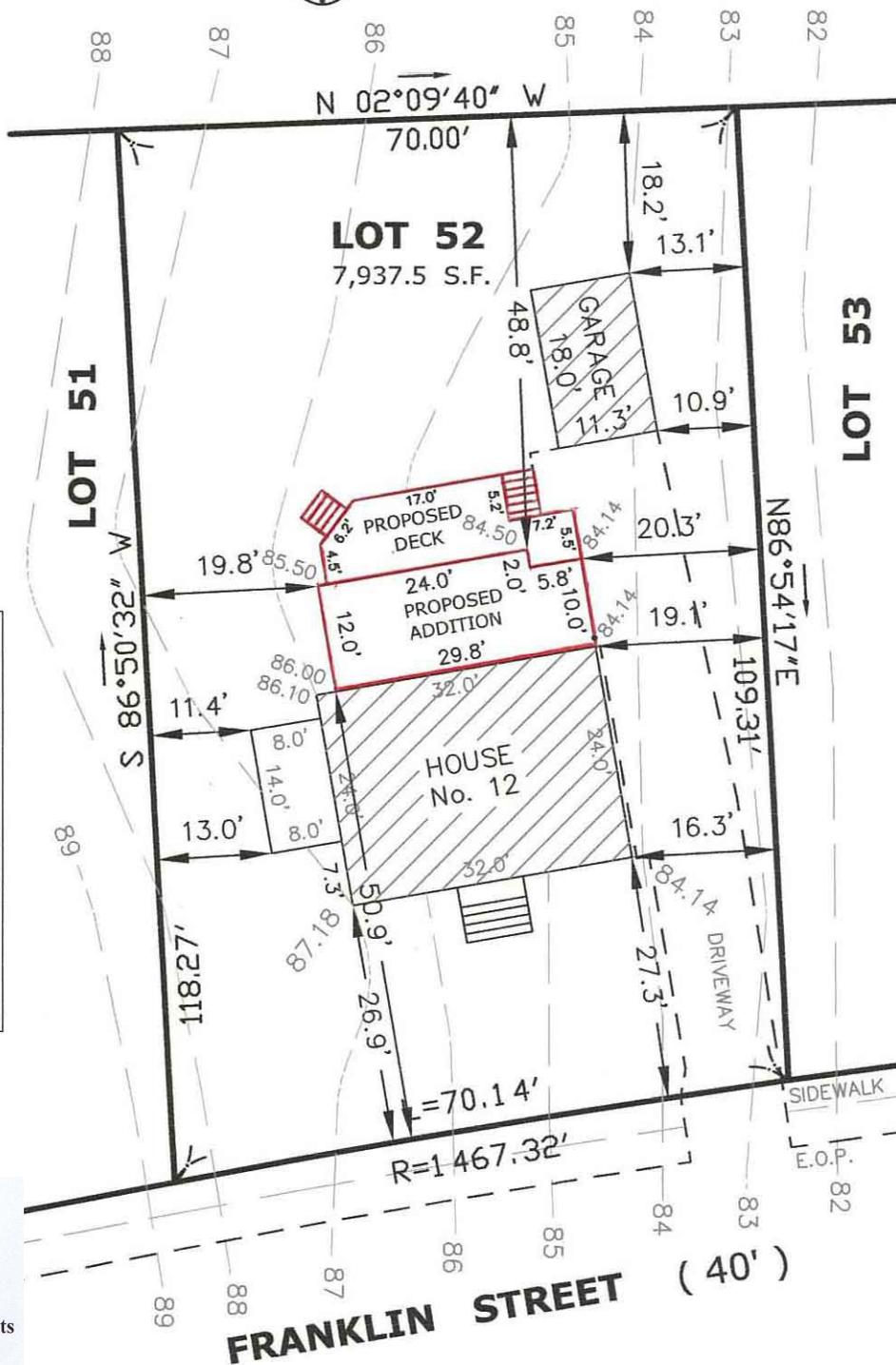
Ultimately our goal is to maximize the available living space without sacrificing the yard. We grill all year, enjoy entertaining and love that our children have space to practice sports and play with friends outside. We spend a significant amount of time in our yard and it has been a great asset during these challenging times. As a result, the goal of our renovation plans is to enhance the existing rooms and optimize any dead spaces to the best of our ability.

On the first floor, we are expanding the kitchen and opening it up into the living room so that we can enjoy cooking and playing games as a family, as well as entertaining guests. On the second floor, we are rearranging the interior walls to enhance the existing 3 bedrooms to even out the square footage. We are also adding functional closets, a master bath, and a reading nook for the children. Lastly, we are finishing the basement so that we can provide a safe and comfortable area for our children to play indoors during the cold winter months.

Thank you in advance for your consideration of our project.

Sincerely,

The Valenti Family
(Marc, Joanna, Max & Marco)



The LOT is in flood zone (C) as shown on The Federal Flood Insurance Rate Map.

The LOT is not in a wetland area as shown on the town of Belmont Wetlands Plan.

No public shade trees are located within the limits of the property frontage of the subject property.

ZONING DISTRICT: SRC			
	REQUIRED	EXISTING	PROPOSED
FRONT SETBACK	25.0	26.9	50.9
SIDE SETBACK	10.0	11.4	19.1
SIDE SETBACK	10.0	16.3	19.8
REAR SETBACK	26.0	64.2	48.8
BUILDING HEIGHT	36.0 (MAX)	25.72	25.84
LOT COVERAGE	25.0 (MAX)	19.01 %	21.73 %
OPEN SPACE	50.0 (MIN)	69.00 %	66.28 %

TOTAL LOT AREA = 7,937.5 S.F.
 EXISTING DWELLING FOOTPRINT = 927.2 S.F.
 EXISTING DECK & STAIRS AREA = 378.6 S.F.
 EXISTING GARAGE FOOTPRINT = 203.4 S.F.
 EXISTING DRIVEWAY AREA = 950.9 S.F.
 EXISTING LOT COVERAGE = 19.01 %
 EXISTING OPEN SPACE = 69.00 %
 EXISTING BUILDING HEIGHT = 25.72

PROPOSED ADDITION FOOTPRINT = 346.0 S.F.
PROPOSED DECK & STAIRS AREA = 248.8 S.F.
PROPOSED LOT COVERAGE = 21.73 %
PROPOSED OPEN SPACE = 66.28 %
PROPOSED BUILDING HEIGHT = 25.84

SITE PLAN

(Showing an addition to an existing dwelling)
 (Zoning: SRC)

Applicant: Marc Valenti & Joanna Valenti
 Surveyor: Michel El-Ashkar, P.L.S.

Scale: 1" = 20 ft.

Date: July 31, 2020

Location: 12 FRANKLIN STREET, BELMONT, MA.

“References” { Deed Book: 1476, Page: 91 (Certificate of Title # 260084)
 { Land Court Case # 6851B (Lot # 52)
 { Assessor’s Parcel ID : 17 - 8

Recorded at the Middlesex County South District Registry of Deeds.



ASHKAR ENGINEERING
 Tel: (978) 914-6527

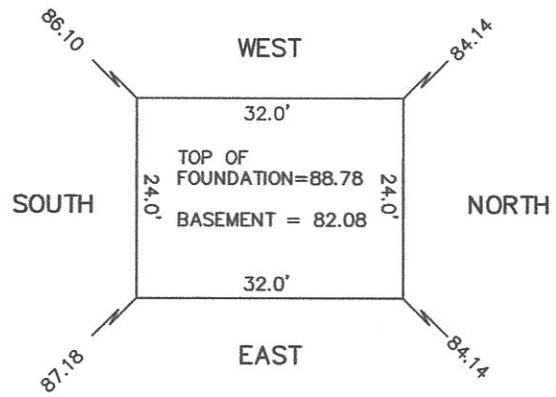
70 Washington Street - Suite # 306, Haverhill, MA 01832
 E Mail: ashkaengineering@live.com

ASHKAR ENGINEERING

70 WASHINGTON STREET
 SUITE # 306
 HAVERHILL, MA 01832
 Tel: (978) 914-6527

**EXISTING GRADE
 FOR
 12 FRANKLIN STREET**

Date: July 30, 2020



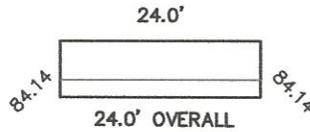
(BASEMENT CEILING AT TOP OF FOUNDATION)

NORTH

$$88.78 - 84.14 = 4.64$$

$$88.78 - 84.14 = 4.64$$

$$(4.64 + 4.64)/2 \times 24 = 111.36$$



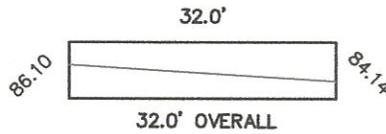
TOP OF FOUND. = 88.78
 BASEMENT = 82.08

WEST

$$88.78 - 84.14 = 4.64$$

$$88.78 - 86.10 = 2.68$$

$$(4.64 + 2.68)/2 \times 32 = 117.12$$



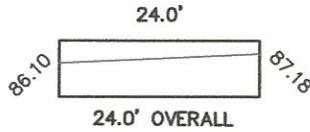
TOP OF FOUND. = 88.78
 BASEMENT = 82.08

SOUTH

$$88.78 - 86.10 = 2.68$$

$$88.78 - 87.18 = 1.60$$

$$(2.68 + 1.60)/2 \times 24 = 51.36$$



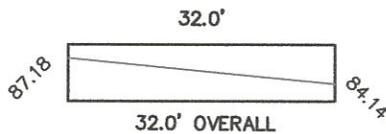
TOP OF FOUND. = 88.78
 BASEMENT = 82.08

EAST

$$88.78 - 87.18 = 1.60$$

$$88.78 - 84.14 = 4.64$$

$$(1.60 + 4.64)/2 \times 32 = 99.84$$



TOP OF FOUND. = 88.78
 BASEMENT = 82.08

$$\frac{111.36 + 117.12 + 51.36 + 99.84}{(6.7 \times 24) + (6.7 \times 32) + (6.7 \times 24) + (6.7 \times 32)} = \frac{379.68}{750.4} = 0.5059$$

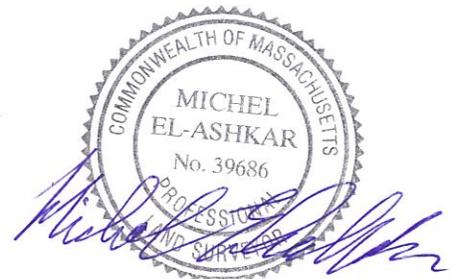
(0.5059 x 100) = 50.59 % OF FOUNDATION IS ABOVE GRADE

EXISTING AVERAGE GRADE CALCULATION

- NORTH (84.14 + 84.14)/2 x 24.0 = 2019.36
- WEST (84.14 + 86.10)/2 x 32.0 = 2723.84
- SOUTH (86.10 + 87.18)/2 x 24.0 = 2079.36
- EAST (87.18 + 84.14)/2 x 32.0 = 2741.12

PERIMETER: 24 + 32 + 24 + 32 = 112

$$\text{EXISTING AVERAGE GRADE} = \frac{2019.36 + 2723.84 + 2079.36 + 2741.12}{112} = 85.39$$

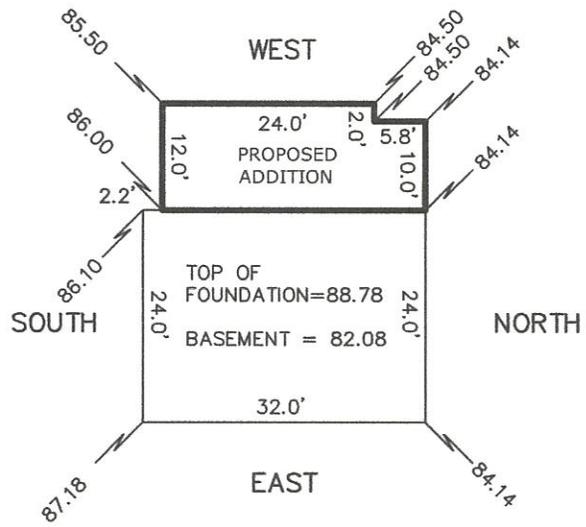


ASHKAR ENGINEERING

70 WASHINGTON STREET
 SUITE # 306
 HAVERHILL, MA 01832
 Tel: (978) 914-6527

**PROPOSED GRADE
 FOR
 12 FRANKLIN STREET**

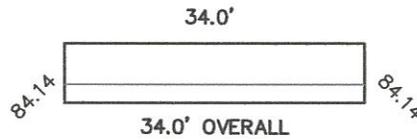
Date: July 30, 2020



(BASEMENT CEILING AT TOP OF FOUNDATION)

NORTH
 $88.78 - 84.14 = 4.64$
 $88.78 - 84.14 = 4.64$

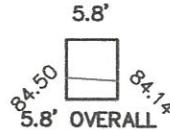
$(4.64 + 4.64) / 2 \times 34 = 157.76$



TOP OF FOUND. = 88.78
 BASEMENT = 82.08

WEST
 $88.78 - 84.14 = 4.64$
 $88.78 - 84.50 = 4.28$

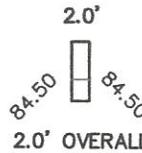
$(4.64 + 4.28) / 2 \times 5.8 = 25.86$



TOP OF FOUND. = 88.78
 BASEMENT = 82.08

WEST
 $88.78 - 84.50 = 4.28$
 $88.78 - 84.50 = 4.28$

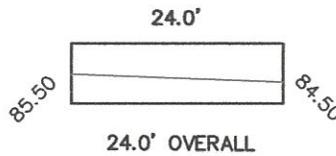
$(4.28 + 4.28) / 2 \times 2 = 8.56$



TOP OF FOUND. = 88.78
 BASEMENT = 82.08

WEST
 $88.78 - 84.50 = 4.28$
 $88.78 - 85.50 = 3.28$

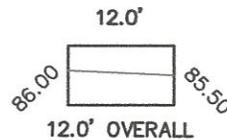
$(4.28 + 3.28) / 2 \times 24 = 90.72$



TOP OF FOUND. = 88.78
 BASEMENT = 82.08

SOUTH
 $88.78 - 85.50 = 3.28$
 $88.78 - 86.00 = 2.78$

$(3.28 + 2.78) / 2 \times 12 = 36.36$

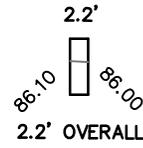


TOP OF FOUND. = 88.78
 BASEMENT = 82.08



SOUTH
 $88.78 - 86.00 = 2.78$
 $88.78 - 86.10 = 2.68$

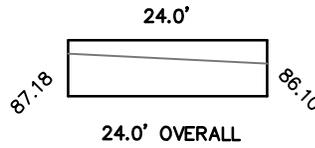
$(2.78 + 2.68)/2 \times 2.2 = 6.00$



TOP OF FOUND. = 88.78
 BASEMENT = 82.08

SOUTH
 $88.78 - 86.10 = 2.68$
 $88.78 - 87.18 = 1.60$

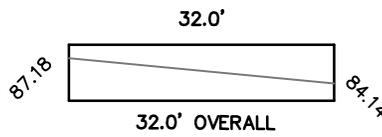
$(2.68 + 1.60)/2 \times 24 = 51.36$



TOP OF FOUND. = 88.78
 BASEMENT = 82.08

EAST
 $88.78 - 87.18 = 1.60$
 $88.78 - 84.14 = 4.64$

$(1.60 + 4.64)/2 \times 32 = 99.84$



TOP OF FOUND. = 88.78
 BASEMENT = 82.08

$$\frac{157.76 + 25.86 + 8.56 + 90.72 + 36.36 + 6.0 + 51.36 + 99.84}{(6.7 \times 34) + (6.7 \times 5.8) + (6.7 \times 2) + (6.7 \times 24) + (6.7 \times 12) + (6.7 \times 2.2) + (6.7 \times 24) + (6.7 \times 32)} = \frac{476.46}{911.2} = 0.5228$$

$(0.5228 \times 100) = 52.28 \%$ OF FOUNDATION IS ABOVE GRADE

EXISTING AVERAGE GRADE CALCULATION

NORTH $(84.14 + 84.14)/2 \times 34.0 = 2860.76$
 WEST $(84.14 + 84.50)/2 \times 5.8 = 489.05$
 WEST $(84.50 + 84.50)/2 \times 2.0 = 169$
 WEST $(84.50 + 85.50)/2 \times 24 = 2040$
 SOUTH $(85.50 + 86.00)/2 \times 12.0 = 1029$
 SOUTH $(86.00 + 86.10)/2 \times 2.2 = 189.31$
 SOUTH $(86.10 + 87.18)/2 \times 24.0 = 2079.36$
 EAST $(87.18 + 84.14)/2 \times 32.0 = 2741.12$

PERIMETER: $34 + 5.8 + 2.0 + 24 + 12 + 2.2 + 24 + 32 = 136$

EXISTING AVERAGE GRADE = $\frac{2860.76 + 489.05 + 169.0 + 2040.0 + 1029.0 + 189.31 + 2079.36 + 2741.12}{136} = \frac{11597.6}{136} = 85.27$

Zoning Compliance Check List (Registered Land Surveyor)

Property Address: 12 FRANKLIN STREET

Zone: SRG

Surveyor Signature and Stamp: Michael El-Ashkar

Date: July 31, 2020



	REQUIRED	EXISTING	PROPOSED
Lot Area	9,000.0	7,957.0	
Lot Frontage	75.0	70.14	
Floor Area Ratio	—	—	
Lot Coverage	25% (MAX)	19.01 %	21.73 %
Open Space	50% (MIN)	69.00 %	66.28 %
Front Setback	25.0	26.9	50.9
Side Setback	10.0	11.4	19.1
Side Setback	10.0	16.3	19.8
Rear Setback	26.0	64.2	48.8
Building Height	36.0 (MAX)	25.72	25.84
Stories	2½	2.0	2.0
½ Story Calculation			

NOTES:

SEE ARCHITECT PLANS FOR DETAILS



Valenti Residence

12 Franklin Street,
Belmont, MA

Addition & Renovation

Schematic Design Drawings
May 8, 2020

Drawing List

- Cover
- EC0.1 Existing Conditions Zoning Calculations & Diagrams
- EC1.1 Existing Conditions Plans
- EC1.2 Existing Conditions Plans
- EC3.1 Existing Conditions Exterior Elevations
- A0.0 Site Plan & Zoning Information
- A0.1 Zoning Calculations & Diagrams
- A1.0 Basement Floor Plan
- A1.1 First Floor Plan
- A1.2 Second Floor Plan
- A1.3 Roof Plan
- A3.1 Exterior Elevations & Views



Patrick
Rettig
Architect
LLC

RESIDENTIAL ARCHITECTURE
& PROJECT MANAGEMENT

126 Alexander Ave.
Belmont, MA 02478
617.201.5694

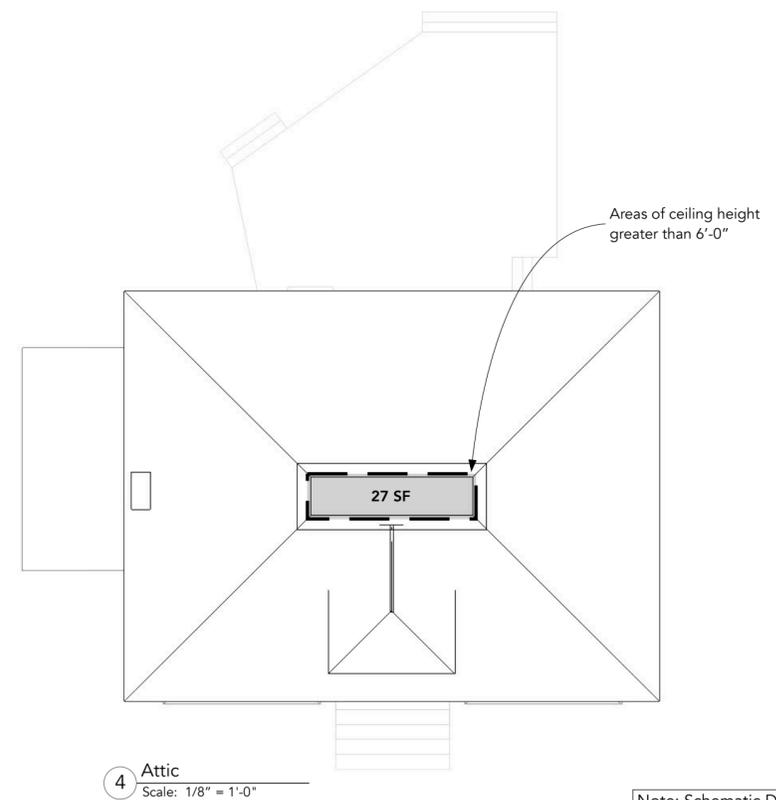
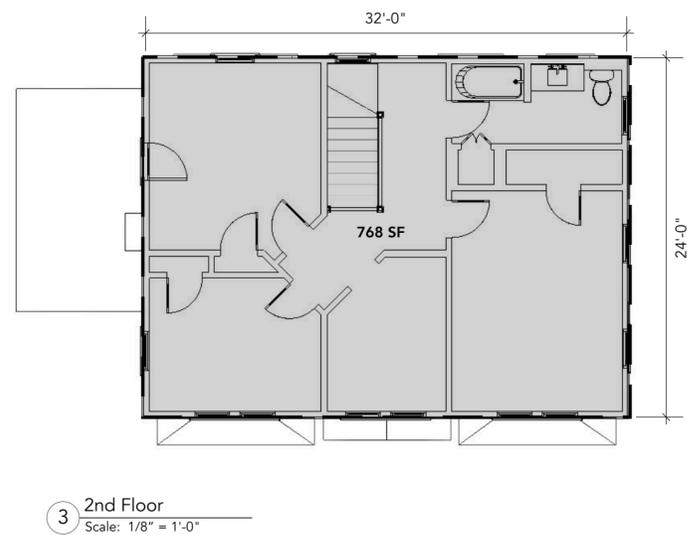
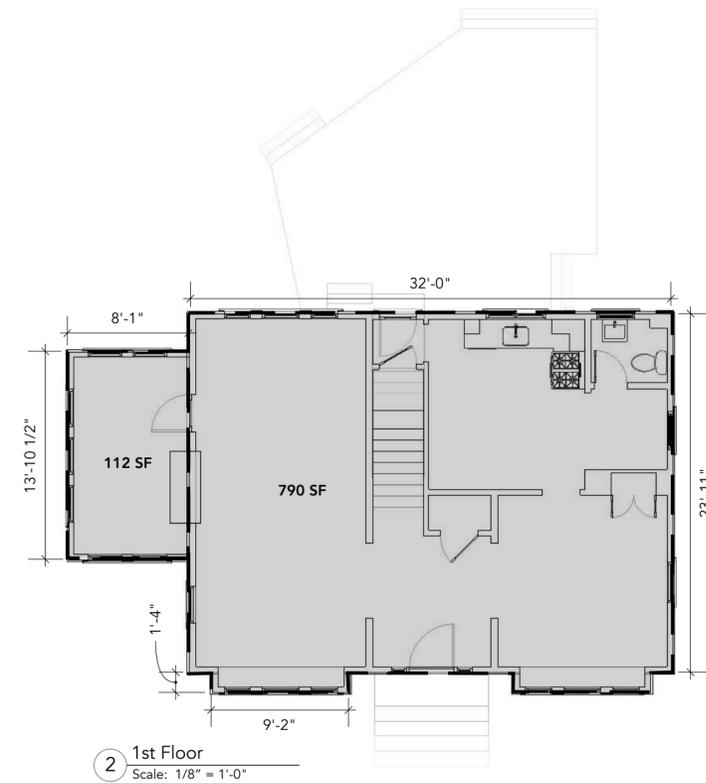
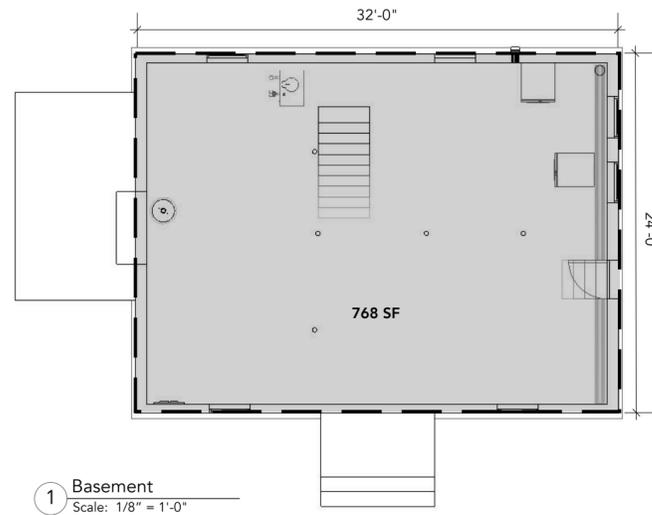
Existing Gross Floor Area Calculations

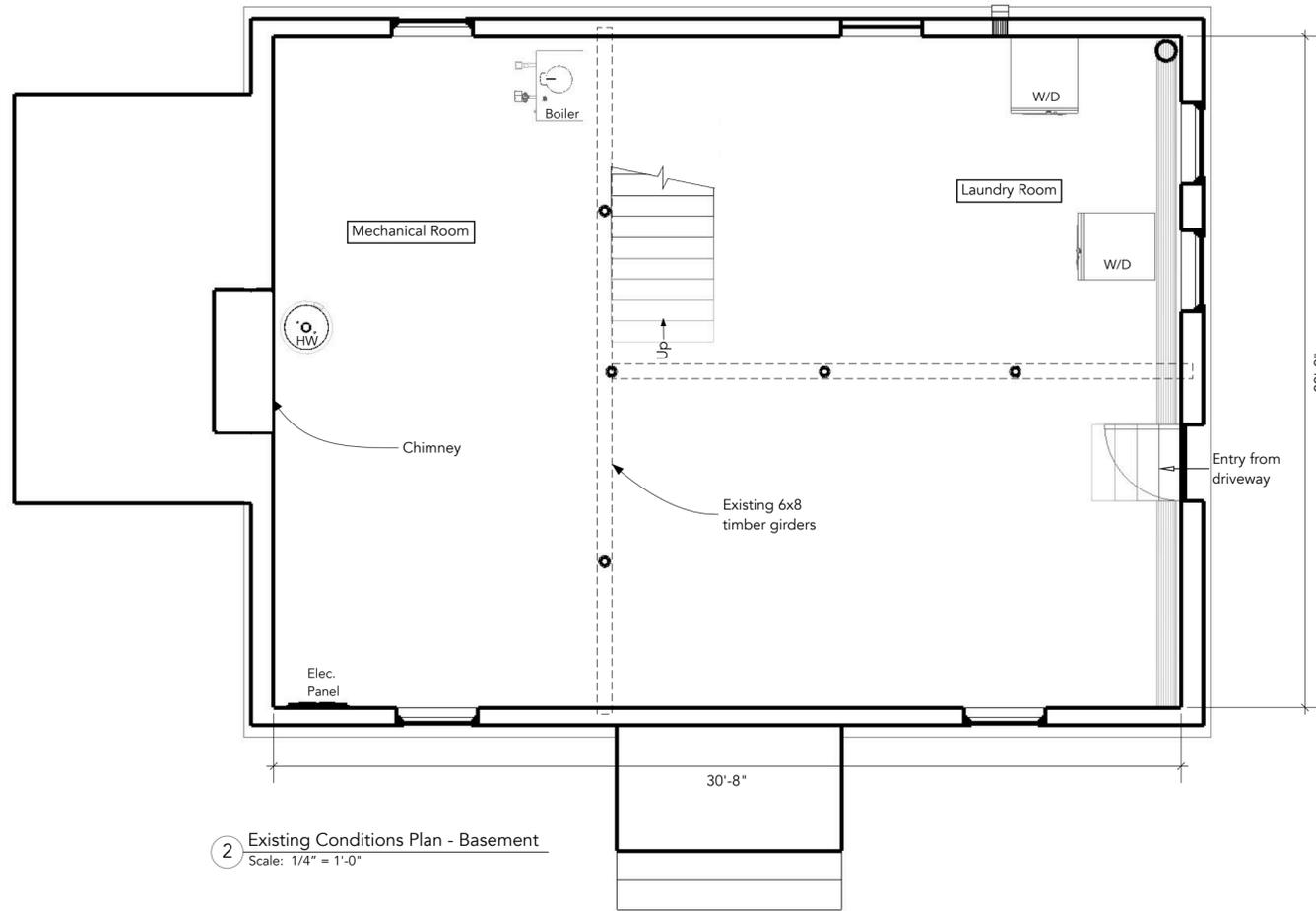
- Basement Area 768 SF
- 1st Floor Area 902 SF
- 2nd Floor Area 768 SF
- 3rd Floor Area 27 SF
- SF calculated based on measurements to exterior face of exterior wall framing, and at basement to exterior face of foundation walls.

Note: Information on this sheet is intended to provide information related to conformance with zoning requirements. Some existing conditions dimensions are based on interior measurements and estimated wall thicknesses. Refer to floor plans and certified plot plan for detailed layout information.

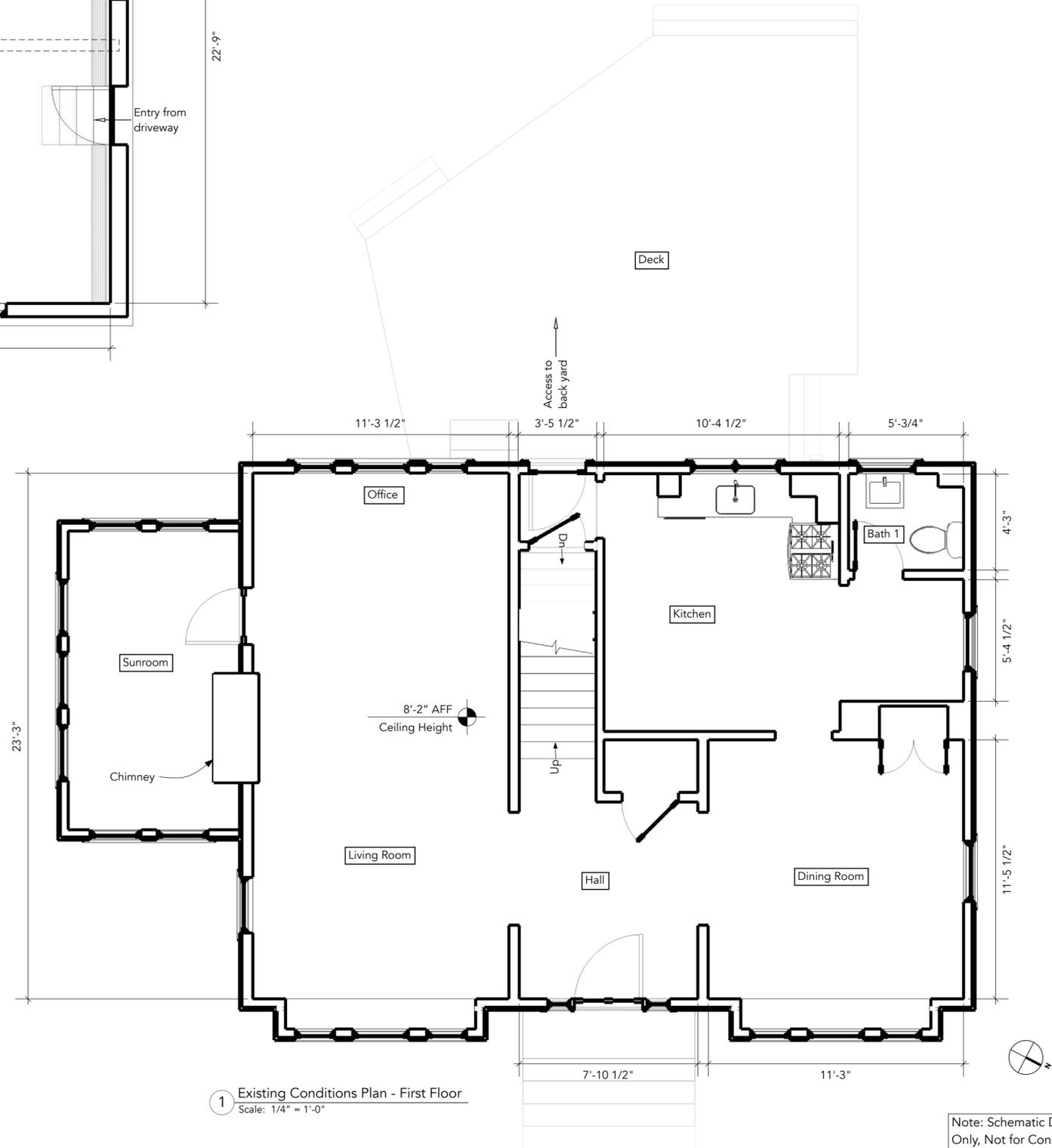
Belmont Zoning Bylaw 1.5.4.B.2 Calculation

- Existing structure is considered nonconforming due to a lot that does not comply with the minimum area and frontage requirements (1.5.4.B.6)
- Lot is in an SRC zone, subject to section 1.5.4.B.2
- Per Ashkar Engineering Survey dated 11/26/2019 basement is a story and will count toward Gross Floor Area.
- Total existing Gross Floor Area = 768 + 902 + 768 + 27 = 2,465 SF
- 30% Calculation, 2,465 x .3 = 739.5 SF
- Maximum additional Gross Floor Area allowable without a special permit approval under 1.5.4.B.2 is 739.5 SF



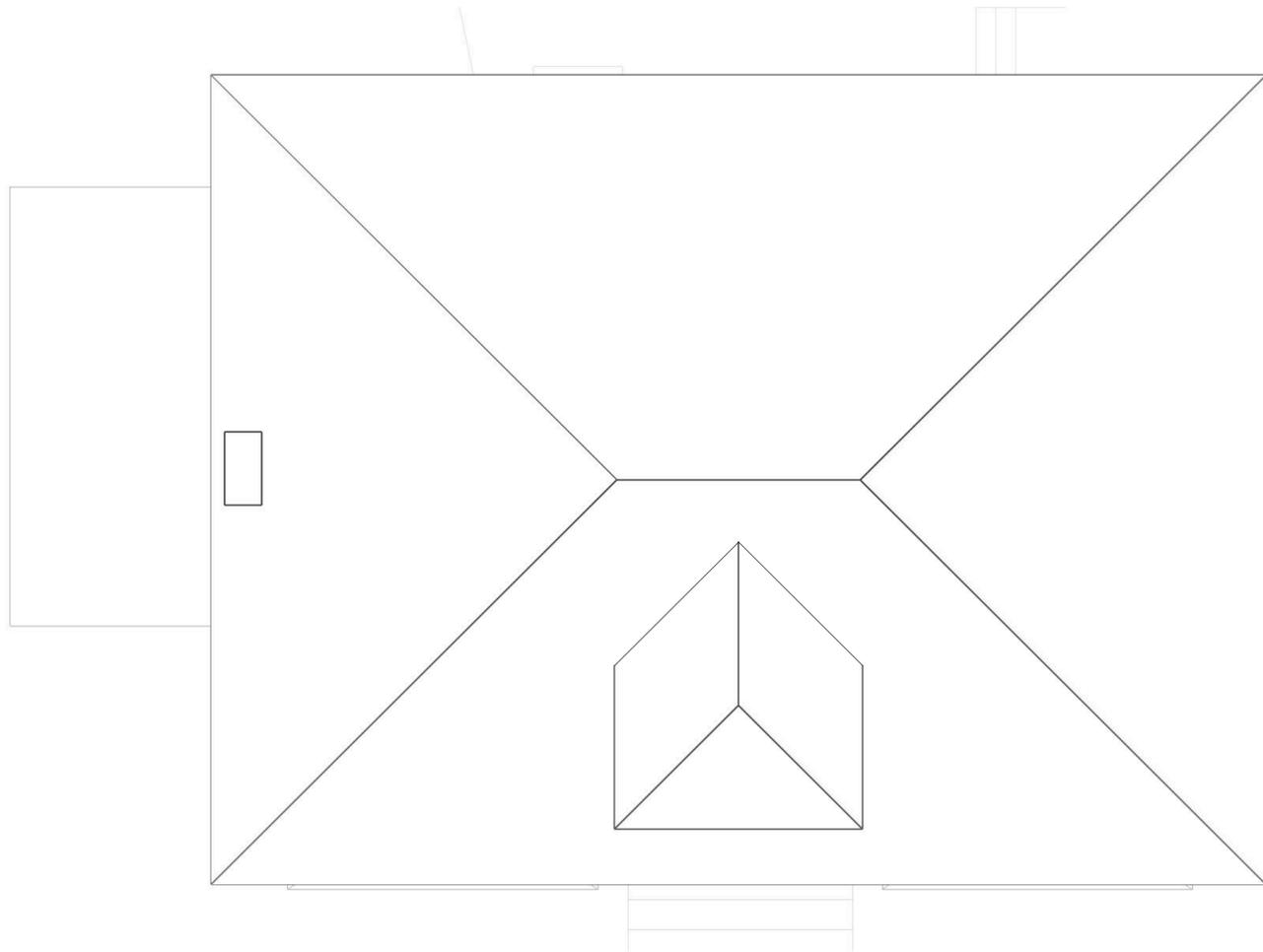


2 Existing Conditions Plan - Basement
Scale: 1/4" = 1'-0"

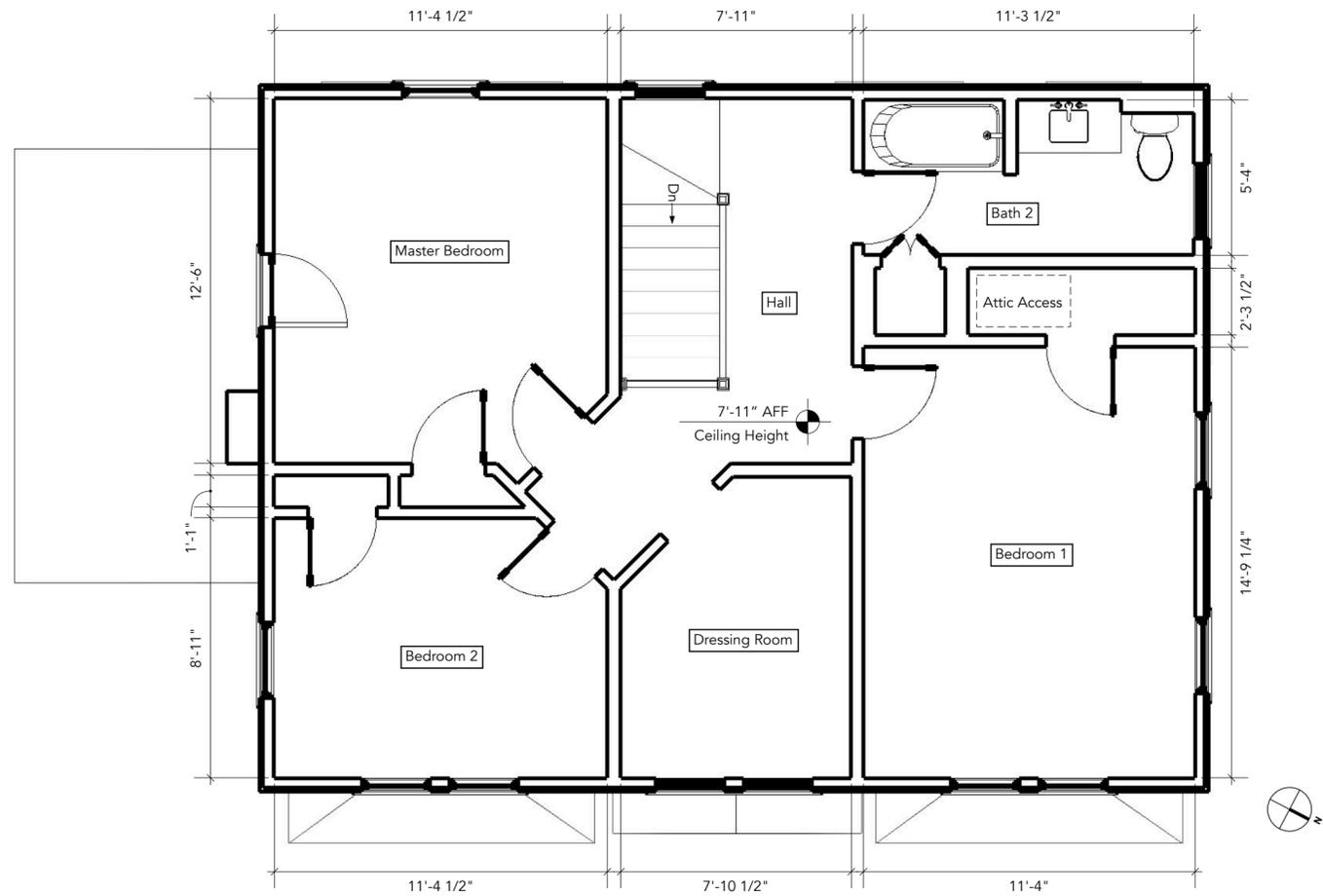


1 Existing Conditions Plan - First Floor
Scale: 1/4" = 1'-0"

Note: Schematic Design
Only, Not for Construction



2 Existing Conditions Plan - Roof
Scale: 1/4" = 1'-0"



1 Existing Conditions Plan - Second Floor
Scale: 1/4" = 1'-0"

Note: Schematic Design
Only, Not for Construction



3 Exterior Elevation - North
Scale: 3/16" = 1'-0"



1 Exterior Elevation - Front
Scale: 3/16" = 1'-0"

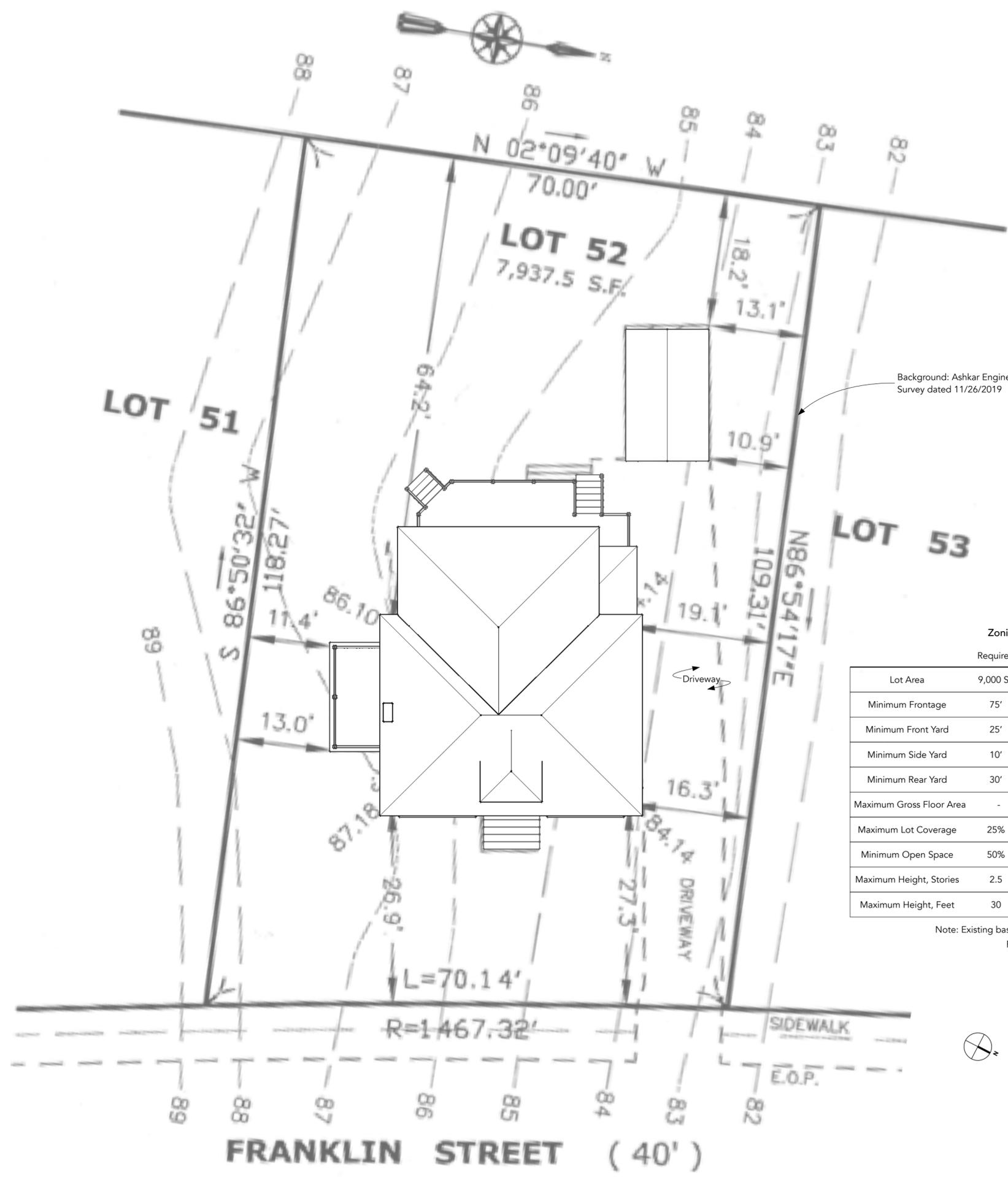


4 Exterior Elevation - South
Scale: 3/16" = 1'-0"



2 Exterior Elevation - Rear
Scale: 3/16" = 1'-0"

Note: Schematic Design
Only, Not for Construction



Background: Ashkar Engineering
Survey dated 11/26/2019

Property Overview

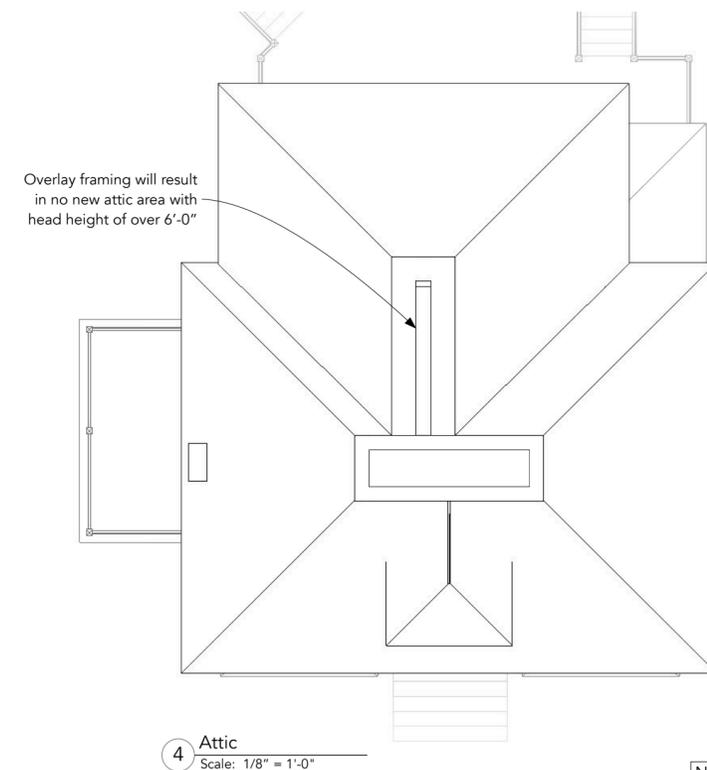
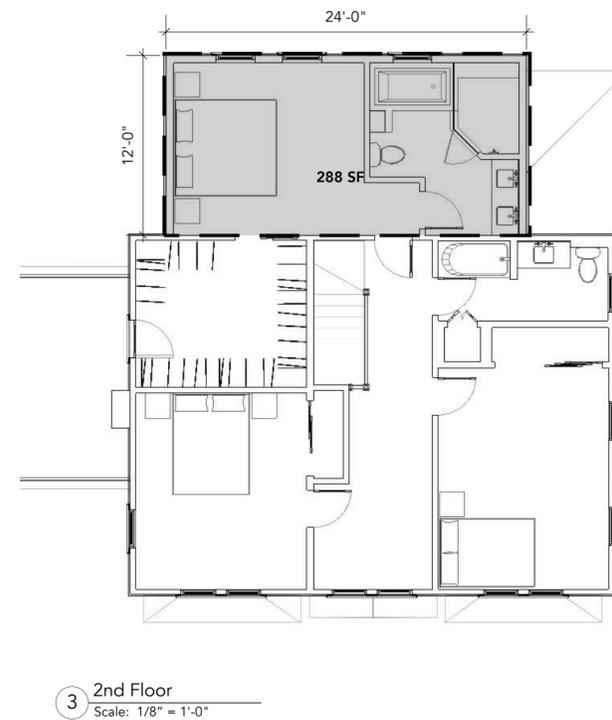
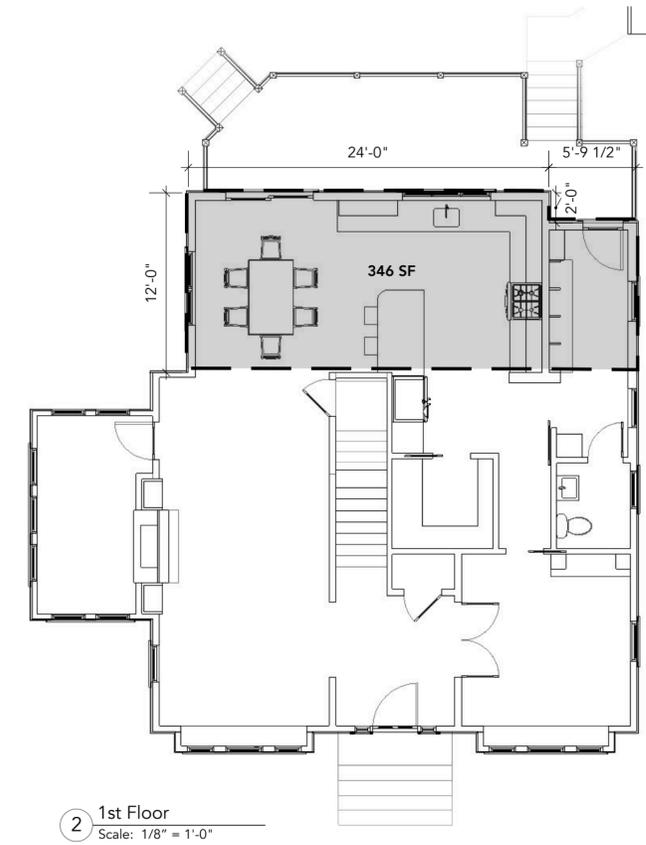
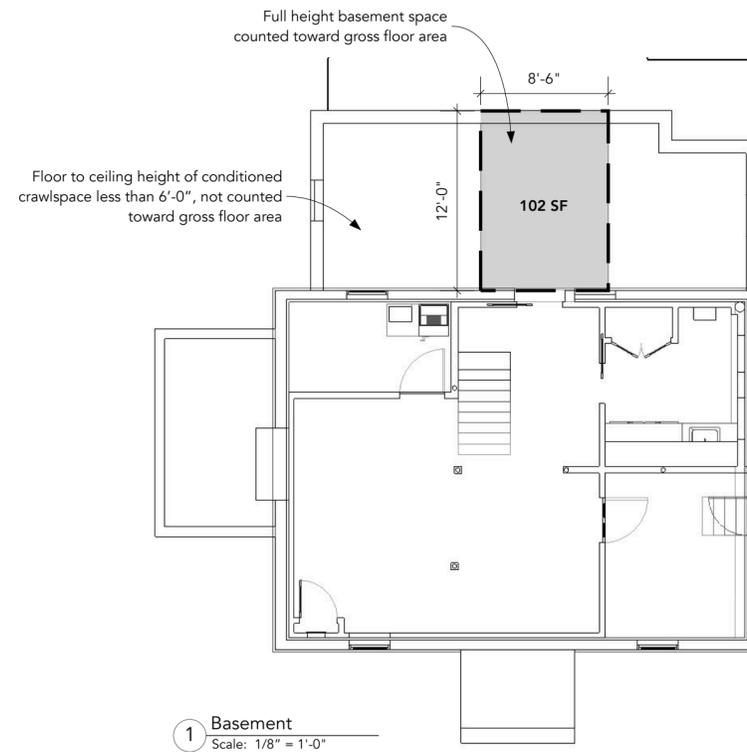
Use	Residential, single family
Zone	SRC
Lot Area	7,937.5 SF

Zoning Dimensional Requirements

	Required	Existing	Proposed	Notes
Lot Area	9,000 SF	7,937.5 SF	7,937.5 SF	
Minimum Frontage	75'	70.14'	70.14'	
Minimum Front Yard	25'	26.9'	26.9'	
Minimum Side Yard	10'	11.4'	11.4'	
Minimum Rear Yard	30'	64.2'	See Plot Plan	
Maximum Gross Floor Area	-	2,465 SF	3,201 SF	Maximum 30% increase per 1.5.4.B.2
Maximum Lot Coverage	25%	19.01%	See Plot Plan	
Minimum Open Space	50%	69%	See Plot Plan	
Maximum Height, Stories	2.5	3.5	3.5	
Maximum Height, Feet	30	See Plot Plan	See Plot Plan	

Note: Existing based on Ashkar Engineering Survey dated 11/26/2019,
proposed to be verified by Surveyor

Note: Schematic Design
Only, Not for Construction



Gross Floor Area Calculations for Addition

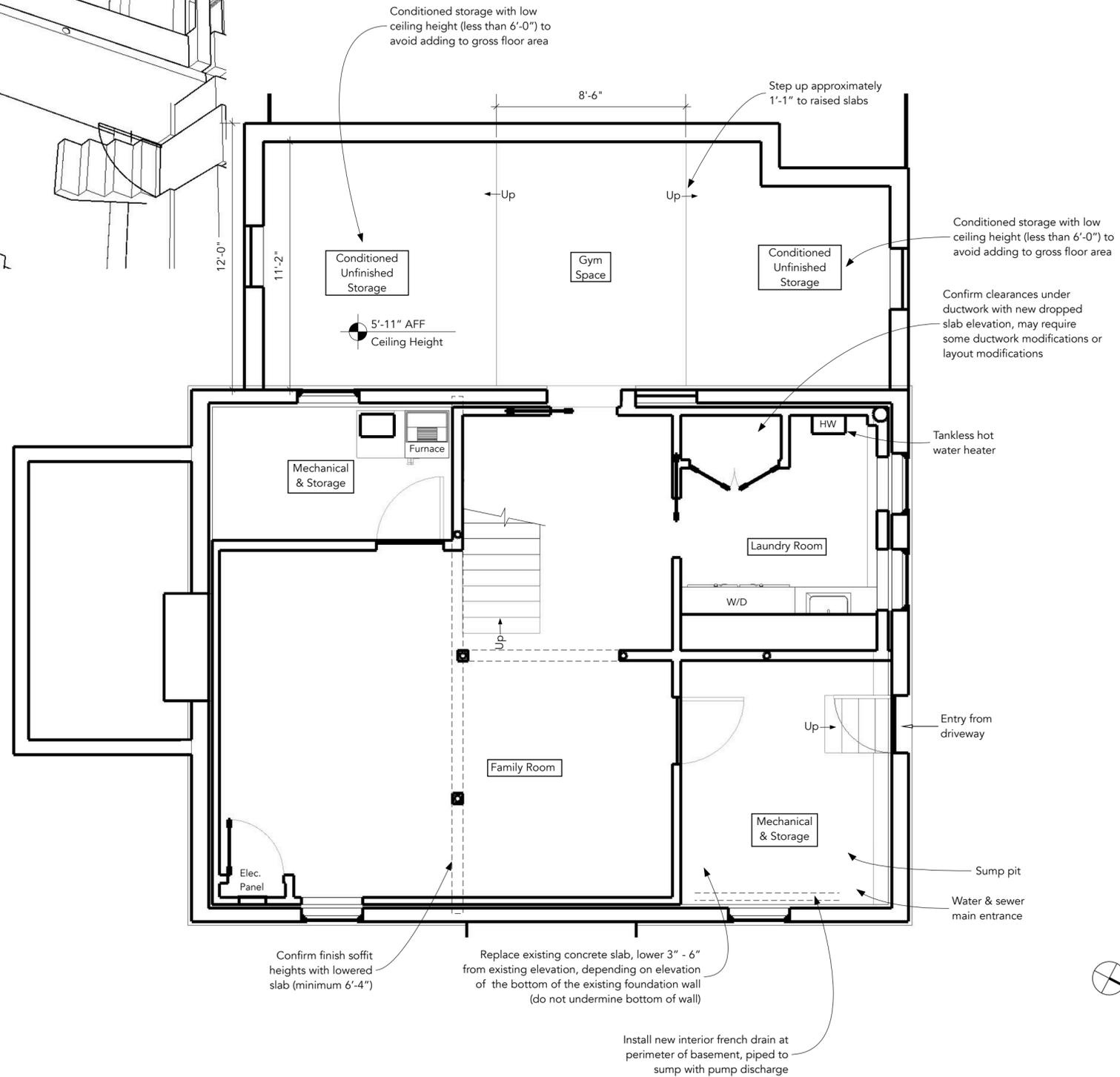
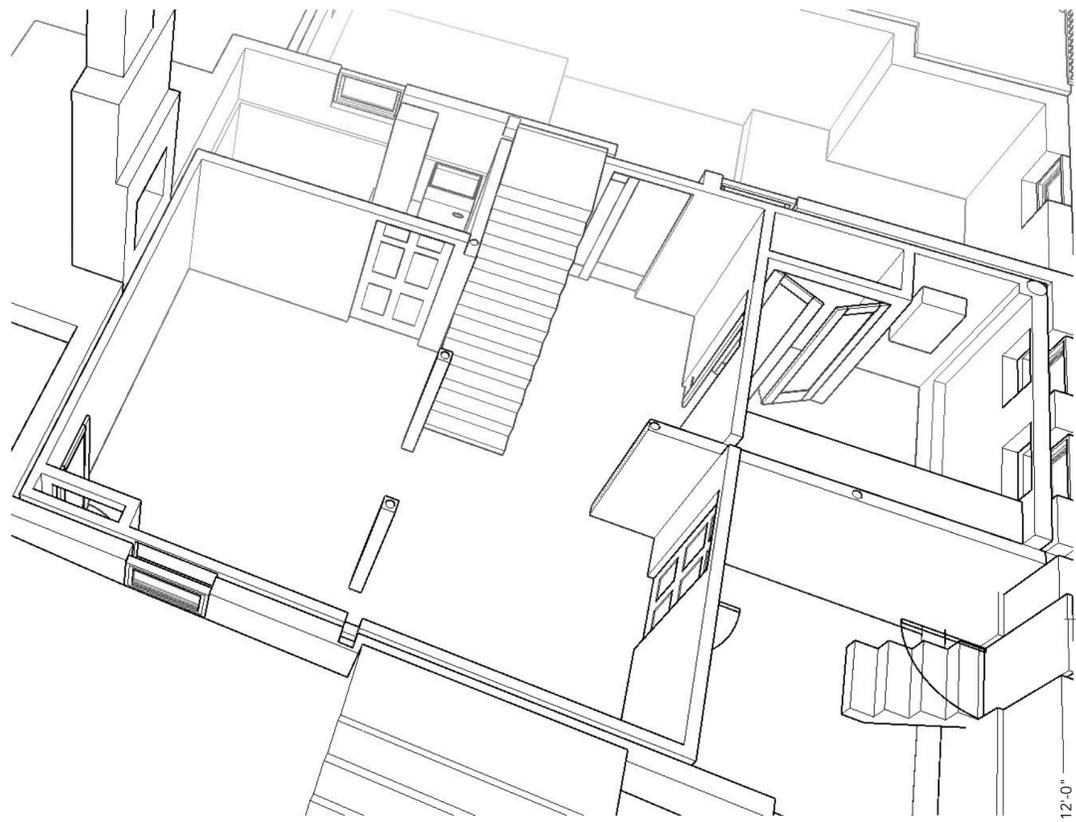
- Basement Area 102 SF
- 1st Floor Area 346 SF
- 2nd Floor Area 288 SF
- Attic Area 0 SF
- SF calculated based on measurements to exterior face of exterior wall framing, and at basement to exterior face of foundation walls.

Note: Information on this sheet is intended to provide information related to conformance with zoning requirements. Some existing conditions dimensions are based on interior measurements and estimated wall thicknesses. Refer to floor plans and certified plot plan for detailed layout information.

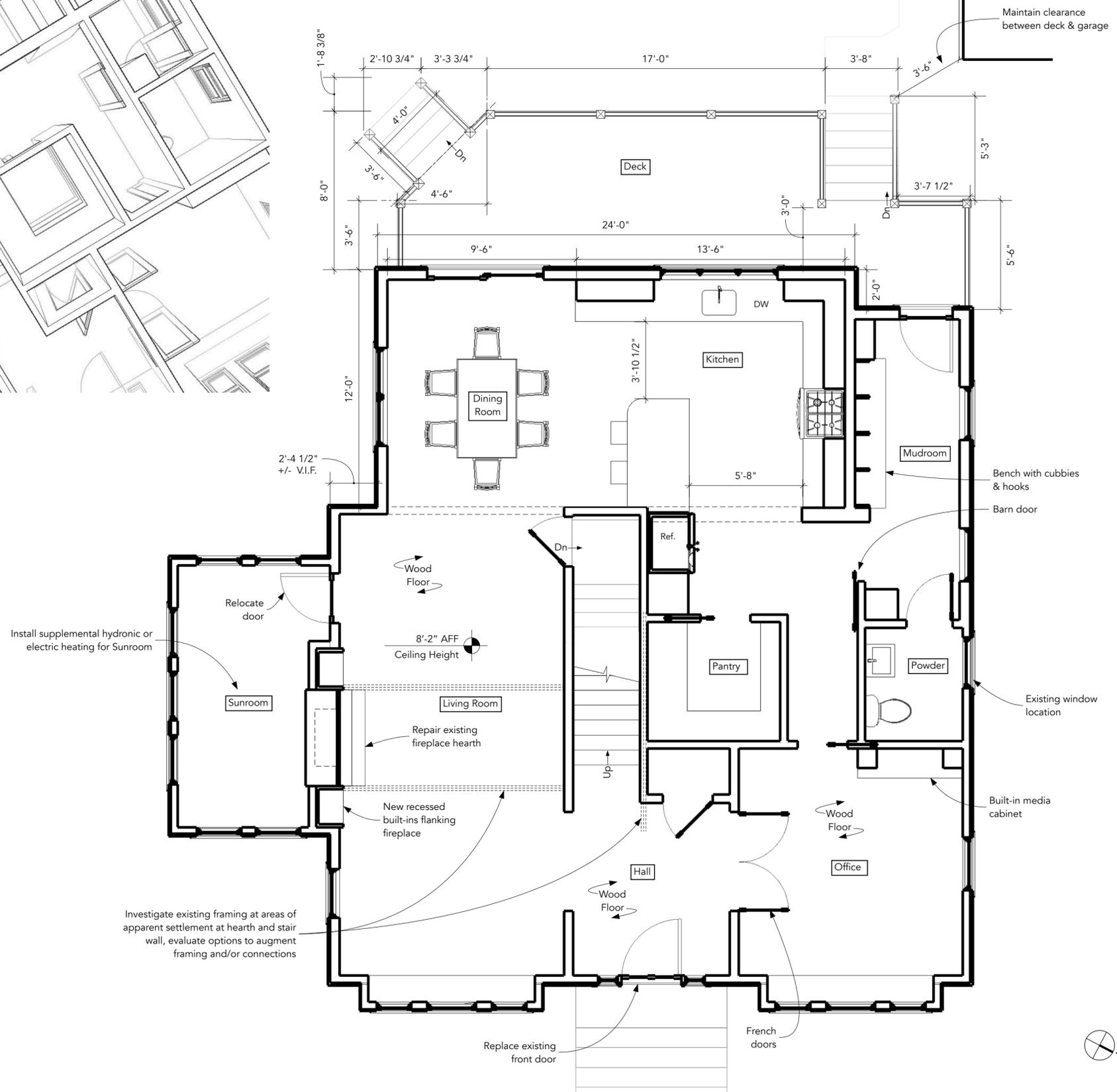
Belmont Zoning Bylaw 1.5.4.B.2 Calculation

- Total Additional Gross Floor Area = 102 + 346 + 288 = 736 SF
- Maximum additional Gross Floor Area allowable without a special permit approval under 1.5.4.B.2 is 739.5 SF (see EC0.1)
- 736 SF < 739.5 SF, therefore the addition would not require a special permit under 1.5.4.B.2.

Note: Schematic Design
Only, Not for Construction

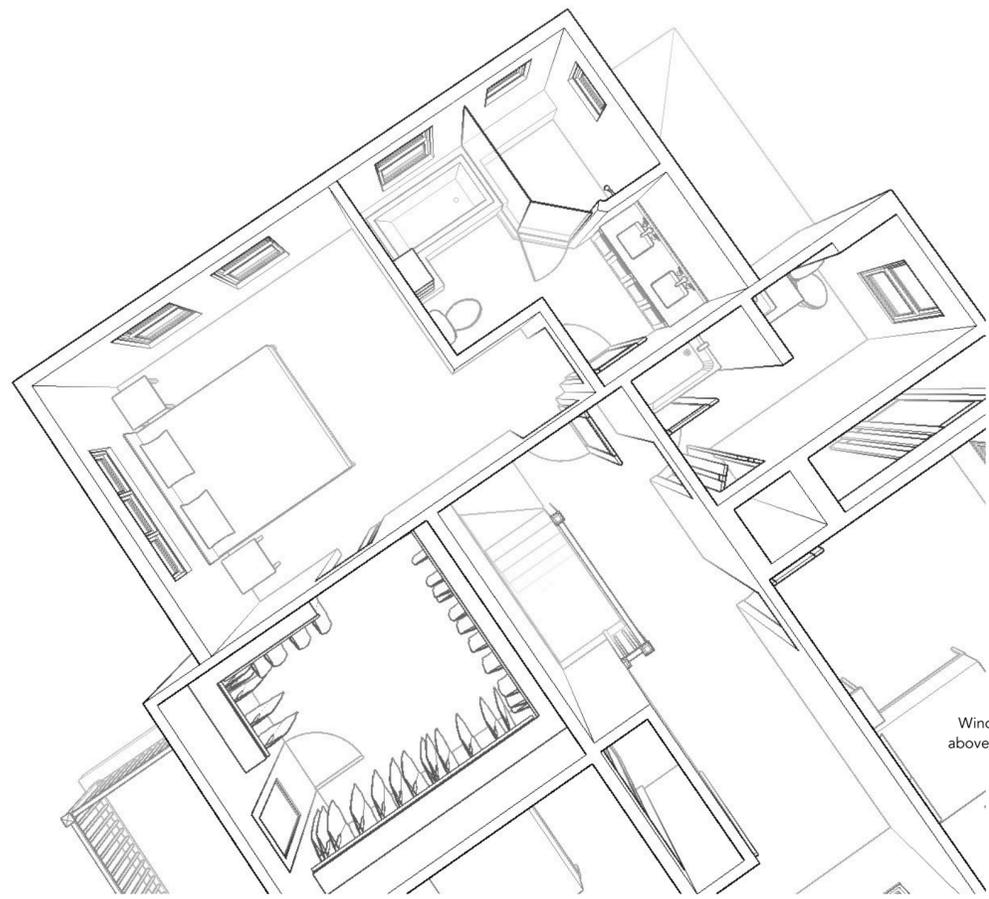


Note: Schematic Design Only, Not for Construction



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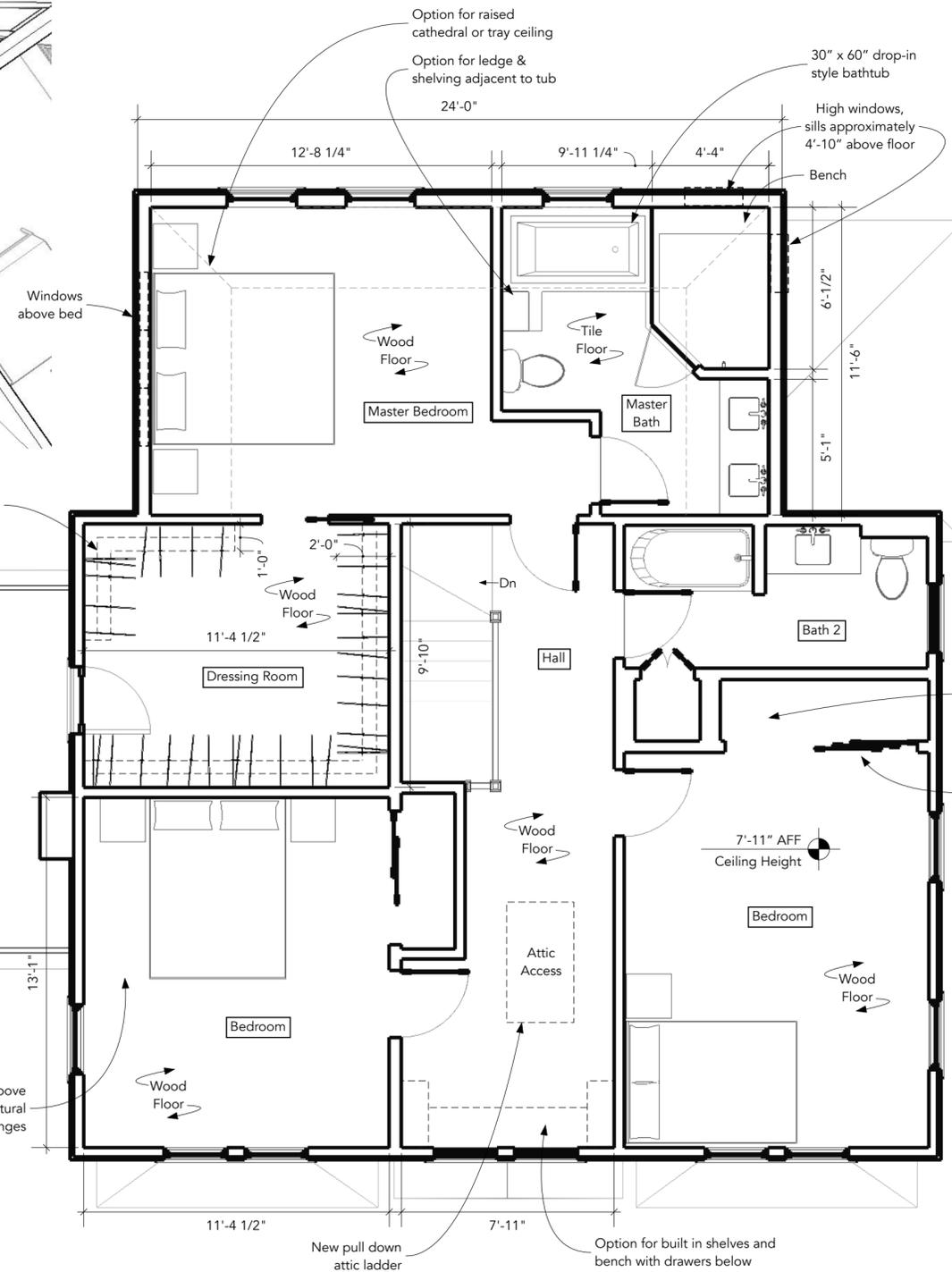
These drawings are to scale when printed on sheet size: 18x24



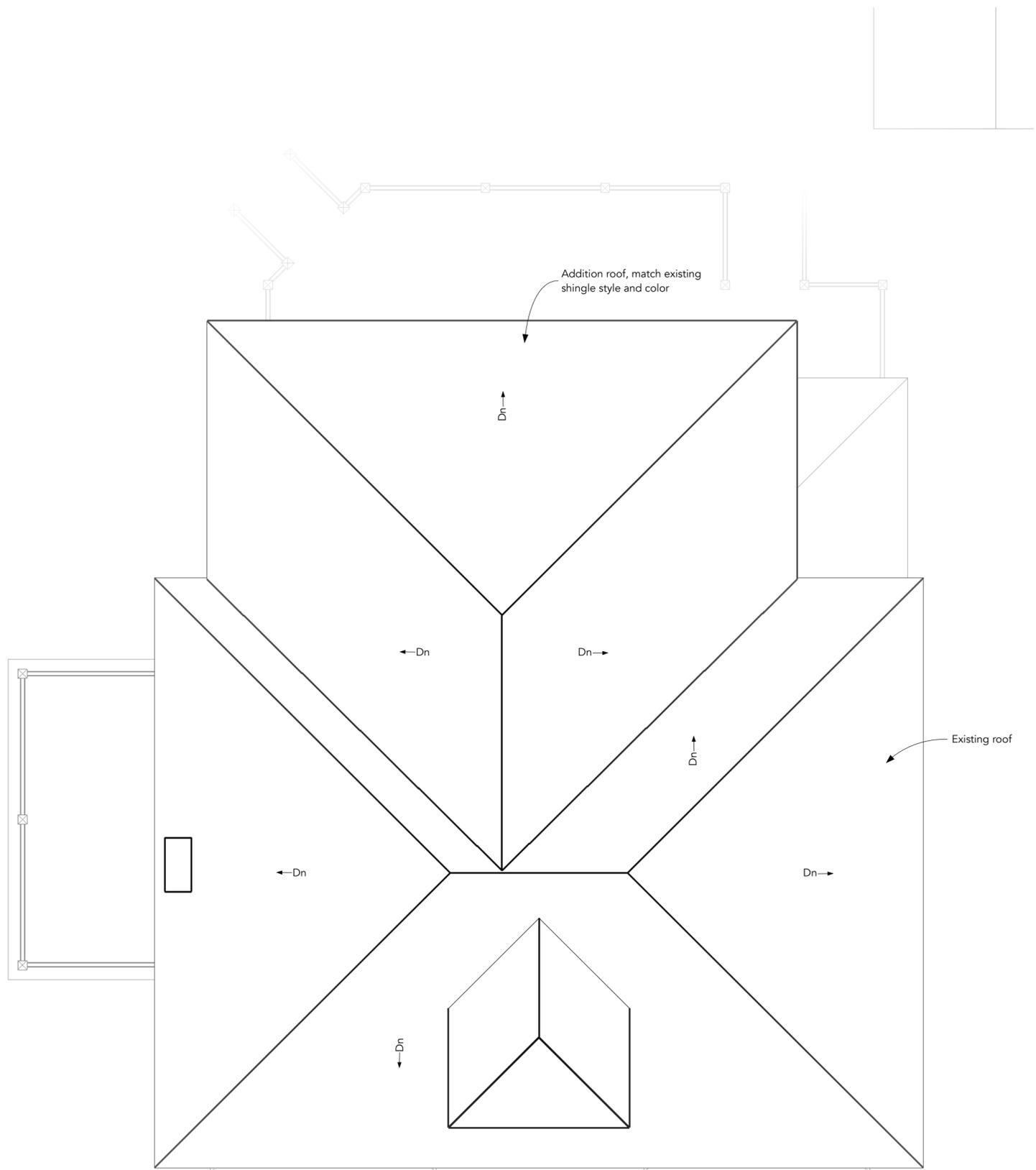
Clothes hanger rods with shelf above, option to substitute closet system components including drawers, shelves, rods at multiple heights, etc.

Replace existing metal railing with new railing to match new rear deck railing

Investigate attic floor framing above partition walls to determine structural impacts of layout changes



Note: Schematic Design Only, Not for Construction



Note: Schematic Design
Only, Not for Construction



1 Exterior Elevation - North
Scale: 1/4" = 1'-0"

Salvage existing rear wall siding and re-use at extension of side wall



3 Exterior View
Scale: None



4 Exterior View
Scale: None



2 Exterior Elevation - Rear
Scale: 1/4" = 1'-0"

Vinyl windows to match existing, match existing casing style

Addition roof peak to match existing

Addition siding to be determined

2nd Floor Finish Floor

1st Floor Finish Floor

Deck

9'-2" +/- V.I.F.

6"

Note: Schematic Design Only, Not for Construction