

RECEIVED
TOWN CLERK
BELMONT, MA

CASE NO. 20-10

2020 FEB -4 PM 2:55

NOTICE OF PUBLIC HEARING BY THE
ZONING BOARD OF APPEALS

ON APPLICATION FOR 2 SPECIAL PERMITS

Notice is hereby given that the Belmont Zoning Board of Appeals will hold a public hearing on Monday, March 2, 2020 at 7:00 PM in the Wellington School Community Room, 121 Orchard Street, to consider the application of Isaac and Dynelle Long for two (2) Special Permits under Section 1.5 of the Zoning By-Law construct a Three and a Half story and a Third Floor addition at 24 Long Ave. located in a Single Residence C (SRC) zoning district. The By-Law allows two and a half story structures and requires a minimum side setback of 10.0'. Special Permits, 1.- The existing structure is three and a half (3-1/2) stories. The lowest level of the dwelling is a basement (60.9% of the foundation walls are exposed) and is considered a story. The proposed additions are a three and a half story and a third floor addition. 2.- The existing side setback is 7.7' and the proposed is 9.7'.

ZONING BOARD OF APPEALS



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

December 23, 2019

Isaac and Dynelle Long
24 long Ave.
Belmont, MA 02478

RE: Denial to Construct a Three and a Half Story and a Third story Addition.

Dear Mr. and Mrs. Long,

The Office of Community Development is in receipt of your building permit application for your proposal to construct a three and a half story and a third story addition at 24 Long Ave. 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 and requires a minimum side setback of 10.0'.

1. The existing structure is three and a half (3-1/2) stories. The lowest level of the dwelling is a basement (60.9% of the foundation walls are exposed) and is considered a story. The proposed are a three and a half (3-1/2) story and a third story addition.
2. The existing side setback is 7.7' and the proposed is 9.7'.

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 two (2) 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 Ara Yogurtian, Assistant Director, at (617) 993-2650 in order to begin the process.

Sincerely,

Ara Yogurtian
Assistant Director
Office of Community Development



Town of Belmont
Zoning Board of Appeals

RECEIVED
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BELMONT, MA

2020 FEB -4 PM 2:55

APPLICATION FOR A SPECIAL PERMIT

Date: 1-10-2020

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 24 Long Avenue 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 two special permits to construct a 3^{1/2} and 3rd story addition. The existing side setback is 7.7' and the proposed is 9.7'.

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

Isaac + Dynelle Long

Address

24 Long Avenue

Belmont, MA 02478

Daytime Telephone Number

857.333.5488

SPECIAL PERMIT APPLICATION
24 Long Avenue, Belmont, MA

STATEMENT

Due to the sloping topography of the rear yard and the existing non-conforming side setback, we the applicants at 24 Long Avenue are seeking two special permits for a rear yard building addition and a building addition above the existing sunroom.

We purchased the property in June 2019. The 1,880 sf center entrance colonial style house is located in a Single Residence C Zoning District. The house was constructed in 1925 with a partial kitchen renovation in the 1980s. The dwelling was well-maintained through the years, although is in need of extensive renovation and updating. The house currently has one living space, one bathroom, and 4 bedrooms (the 4th no larger than a small office). With three young, growing children and visiting grandparents, we hope to provide an updated kitchen, additional living space, and additional bathrooms to accommodate our everyday needs.

The project proposes the replacement and expansion of the screen porch at the back of the house. This rear yard addition includes the kitchen on the main level and a master bedroom suite above. The project also includes an addition above the existing sunroom on the east side of the house to provide an additional bathroom for our children. We intend to finish the basement, which will include a family room, laundry/bathroom, and study. The partially finished attic is accessed by an existing set of stairs, although due to the hip-roof, the usable space is limited.

The existing side setback is 9.1 ft. The addition moves further away from the side property line increasing the setback to 9.7 ft., just inches short of the side setback requirement of 10 ft. The design of the addition allows the roof line to tie into the existing eave line and allows a more efficient layout and use of space at the interior. The design of the addition over the sunroom room creates a smaller hip-roof that ties into the side of the existing roof, which also provides stabilization and support for the chimney that currently needs repair.

Similar to many of the houses along Long Avenue and the surrounding streets, the topography of our yard slopes down at the backyard. In our case, this condition is only evident at the rear yard with little to no visible change in slope at the front yard from street view. Photos of 24 Long Avenue as well as neighboring properties that have added a "third story" addition (a classification due to sloping topography) are submitted with this application.

We respectfully submit that the proposed addition and special permits will not be more substantially detrimental to the neighborhood than the existing home and is designed to reflect the architectural character of the surrounding neighborhood. The proposal is also consistent with additions built on neighboring homes in recent years. We have reached out to our neighbors, and those that have responded do not object to our request for the special permits.

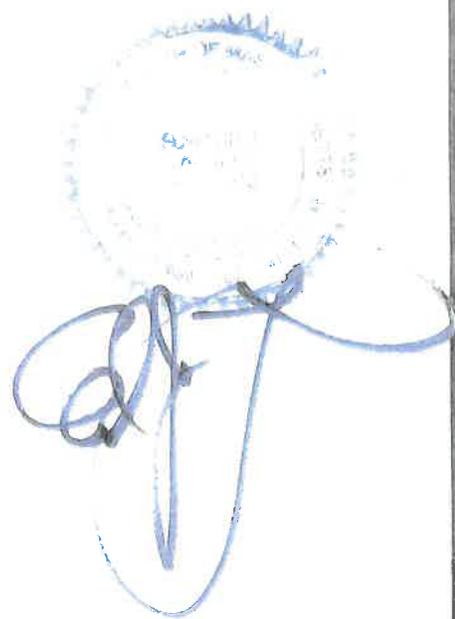
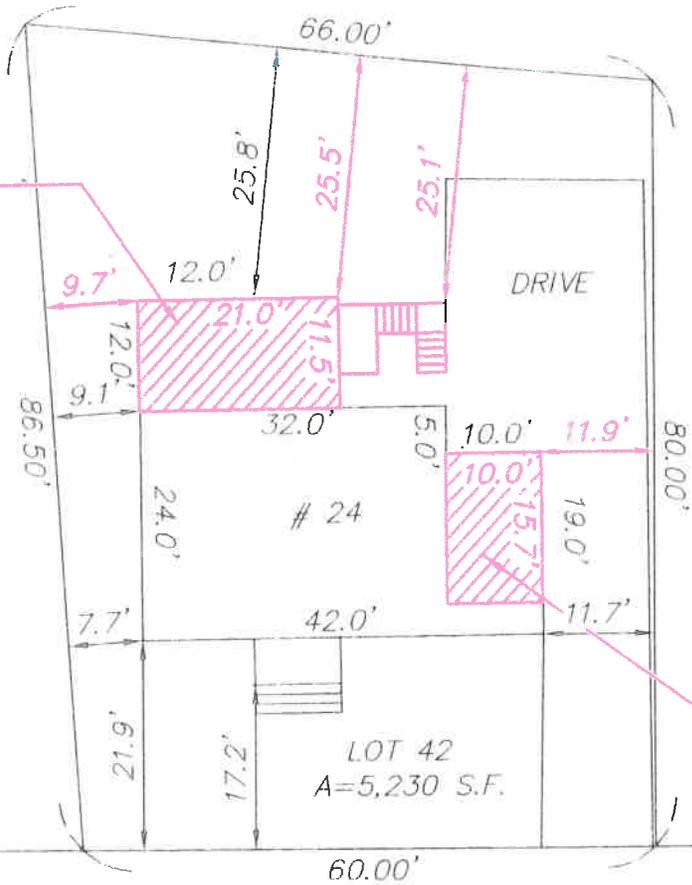
We respectfully request that the board grant the requested special permits. This will allow us to make functional space adjustments to our home, which will serve our family's day to day needs. As a former Navy family, we are grateful to settle with our children in this great neighborhood and be a part of this community.

Sincerely,



Isaac and Dynelle Long
24 Long Avenue, Belmont MA

PROPOSED TWO STORY ADDITION



PROPOSED 2ND STORY ADDITION

LONG AVENUE

OWNER: ISAAC & DYNELLE LONG
 LOCUS HOUSE # - 24 LONG AVENUE
 LOCUS DEED - BOOK 72814 PAGE 437
 LOCUS PLAN - PLAN BOOK 337 PLAN 15

APP. # -

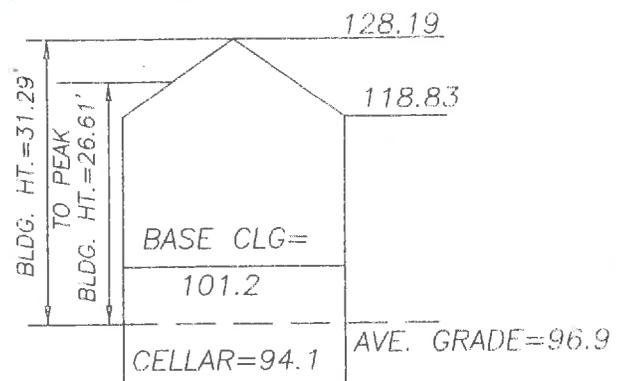
SITE DOES NOT FALL WITHIN
 THE WETLAND ZONE.

ZONING DISTRICT= SC

	REQ.	EXIST.	PROP.
MAX. LOT COVERAGE	25%	21.8%	24.9%*
MIN. OPEN SPACE	50%	57.3%	54.3%**
FRONT SETBACK	20.25'	17.2'	17.2'
SIDE SETBACK	10'	7.7'	9.7'
SIDE SETBACK	10'	11.7'	11.9'
REAR SETBACK	25'	25.8'	25.5'
HEIGHT	36'	26.61'	

* HOUSE (958 S.F. + 43 S.F. FRT. STOOP)
 + 242 S.F. REAR ADDITION + 60 S.F. REAR
 LANDING=1303/5230=24.9%

** HOUSE (958 S.F. + 43 S.F. FRT. STOOP +
 242 S.F. REAR ADDITION + 1089 S.F. DRIVE
 + 60 S.F. REAR LANDING)=2392/5230=45.7% OR 54.3%

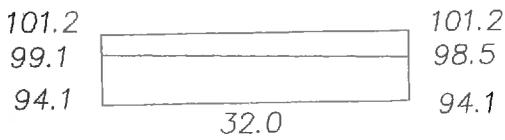
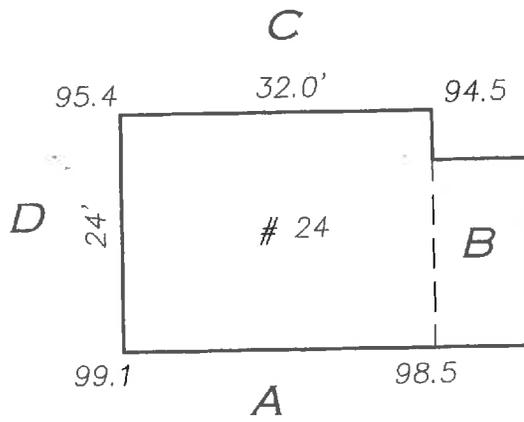


BUILDING HEIGHT

39.1% OF BASEMENT UNDERGROUND
 THEREFOR BASEMENT IS A STORY

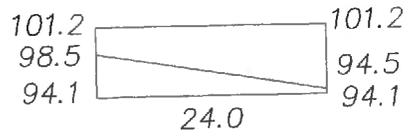
PLOT PLAN 24 LONG AVENUE BELMONT MASS.

SCALE: 1" = 20' NOVEMBER 14, 2019
 Prepared By
EDWARD J. FARRELL
 PROFESSIONAL LAND SURVEYOR
 110 WINN STREET ~ SUITE 203 ~ WOBURN,
 MA.
 (781)-933-9012



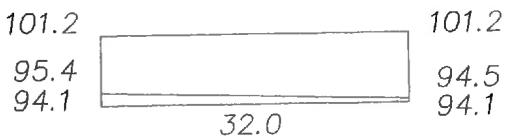
EXPOSED AREA=76.8 S.F.
TOTAL SEGMENT AREA=230.4 S.F.

A



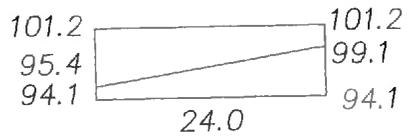
EXPOSED AREA=114.0 S.F.
TOTAL SEGMENT AREA=172.8 S.F.

B



EXPOSED AREA=203.2 S.F.
TOTAL SEGMENT AREA=230.4 S.F.

C

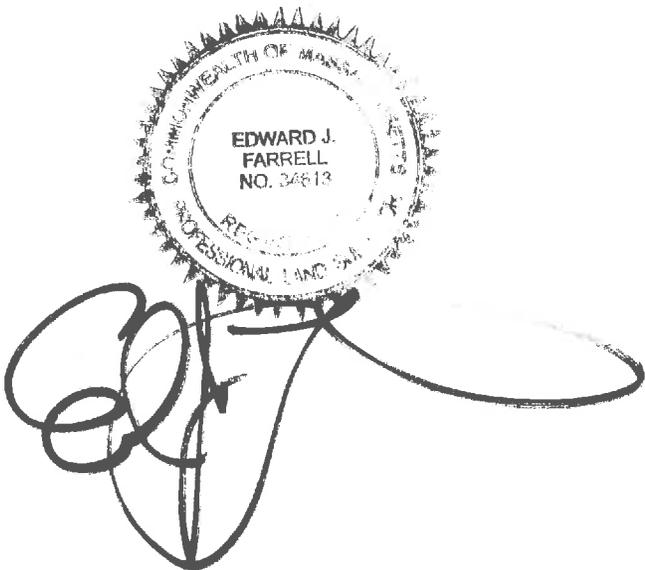


EXPOSED AREA=97.2 S.F.
TOTAL SEGMENT AREA=172.8 S.F.

D

$$\frac{\text{EXPOSED AREA}}{\text{TOTAL SEGMENT AREA}} \times 100 = \frac{491.2}{806.4} \times 100 = 60.9\%$$

39.1% OF BASEMENT UNDERGROUND
THEREFOR BASEMENT IS A STORY



BASEMENT CALCULATIONS
24 LONG AVENUE
BELMONT MASS.
SCALE: 1" = 20' OCTOBER 3, 2019
Prepared By
EDWARD J. FARRELL
PROFESSIONAL LAND SURVEYOR
110 WINN STREET ~ SUITE 203 ~ WOBURN,
MA.
(781)-933-9012

Zoning Compliance Check List (Registered Land Surveyor)

Property Address: 24 Long Avenue Belmont, MA Zone: SC

Surveyor Signature and Stamp: Edward J. Farrell Date: 1-16-2020

	REQUIRED	EXISTING	PROPOSED
Lot Area	9,000 SF	5,230 SF	5,230 SF
Lot Frontage	75'	60'	60'
Floor Area Ratio	NA	NA	NA
Lot Coverage	25%	21.8%	24.9%
Open Space	50%	57.3%	54.3%
Front Setback	20.25'	17.2'	17.2'
Side Setback	10'	7.7'	9.7'
Side Setback	10'	11.7'	11.9'
Rear Setback	25'	25.8'	25.5'
Building Height	30'	26.61'	26.11'
Stories	2 ½ Stories	3 ½ Stories	3 ½ & 3 Stories
½ Story Calculation			
<p>Note: The ceiling in the rear building addition is vaulted and includes a dormer. The top of ridge at the rear addition is less than 5'-0" above the 12'-0" dimensional line above the Level 2 floor line, which may not be considered a ½ story, and therefore, may only be a 3 story addition.</p>			

NOTES:

Due to the topography, 39.1% of the basement is underground, therefore, the basement is considered a story.

June 4, 2013



PREPARED BY:
 Dynelle Volesky Long, AIA
 24 Long Avenue
 Belmont, MA 02478

24 LONG AVENUE

BELMONT, MA

SEAL

PRELIMINARY
 NOT FOR
 CONSTRUCTION

SUBMISSIONS / REVISIONS

NO.	DESCRIPTION	DATE
1	PERMIT SET	11/20/19

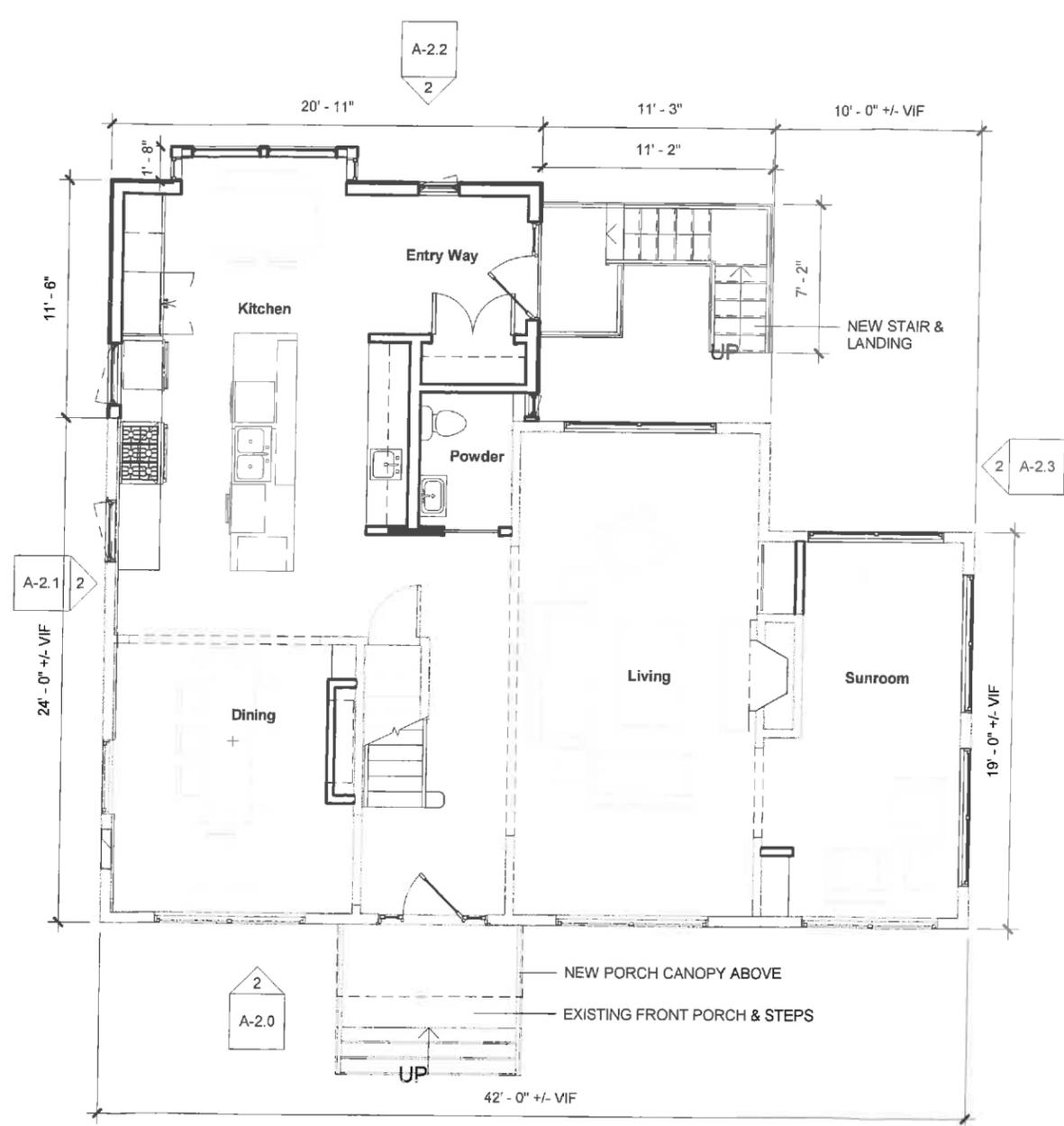
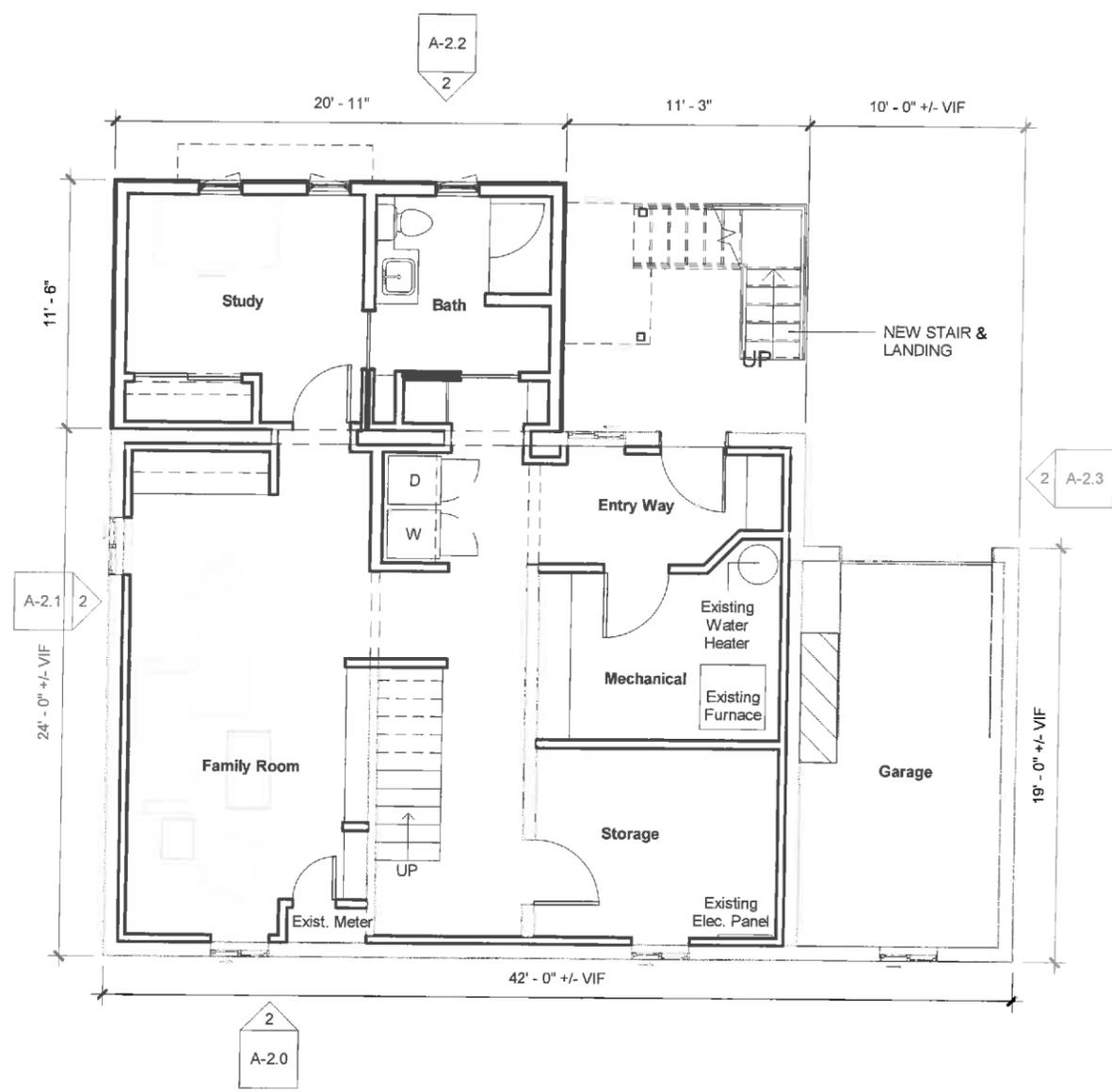
SHEET TITLE
**PROPOSED FLOOR
 PLANS**

PROJ. NO. _____
 SHEET NO. _____

DRAWN BY
 DVL

CK. BY
 DVL

A-1.0



1 BASEMENT
 1/8" = 1'-0"

2 LEVEL 1
 1/8" = 1'-0"



PROJECT NORTH

PREPARED BY:
 Dynelle Volesky Long, AIA
 24 Long Avenue
 Belmont, MA 02478

24 LONG AVENUE

BELMONT, MA

SEAL

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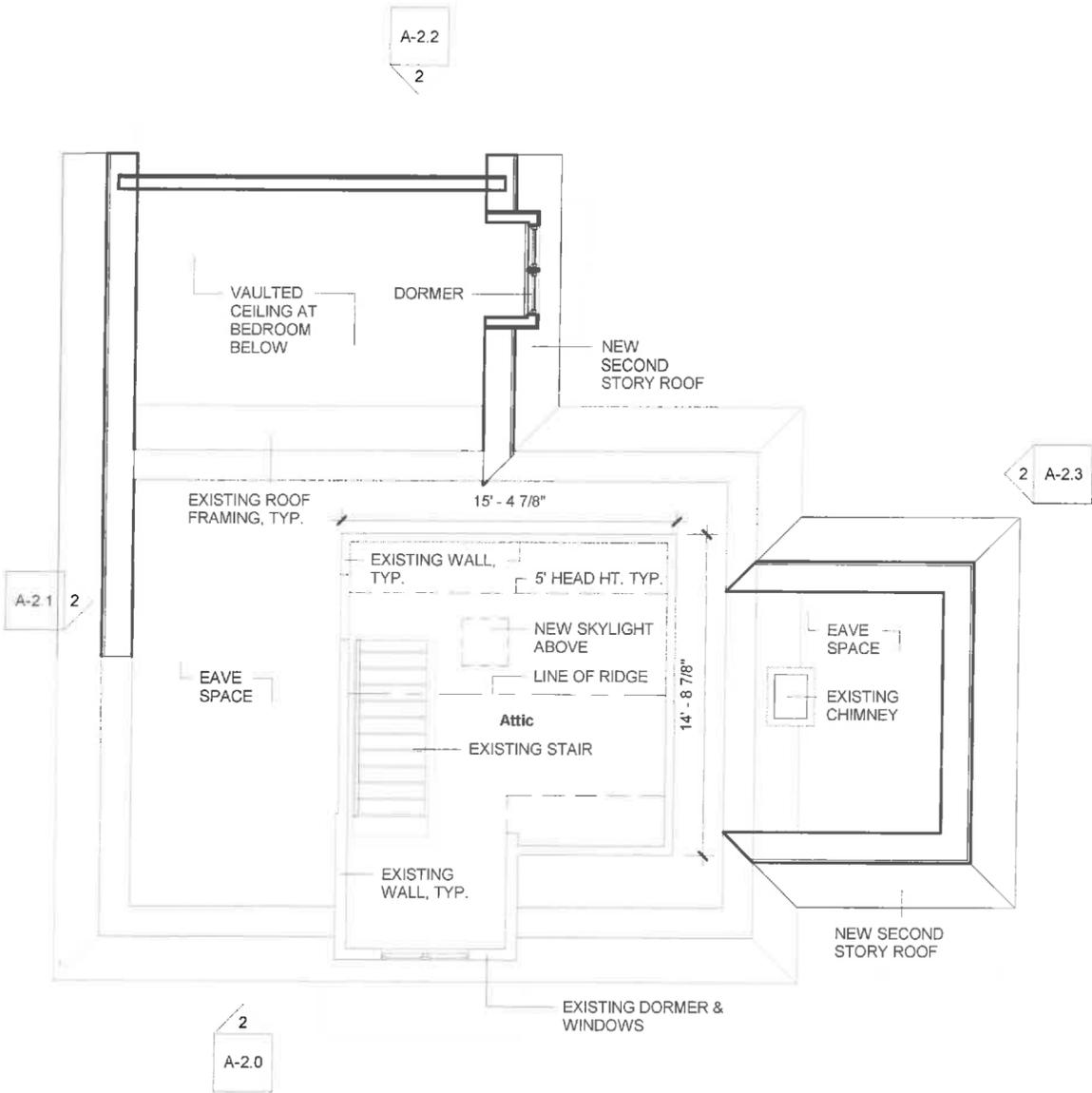
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**PROPOSED FLOOR
 PLANS**

PROJ. NO. _____ SHEET NO.

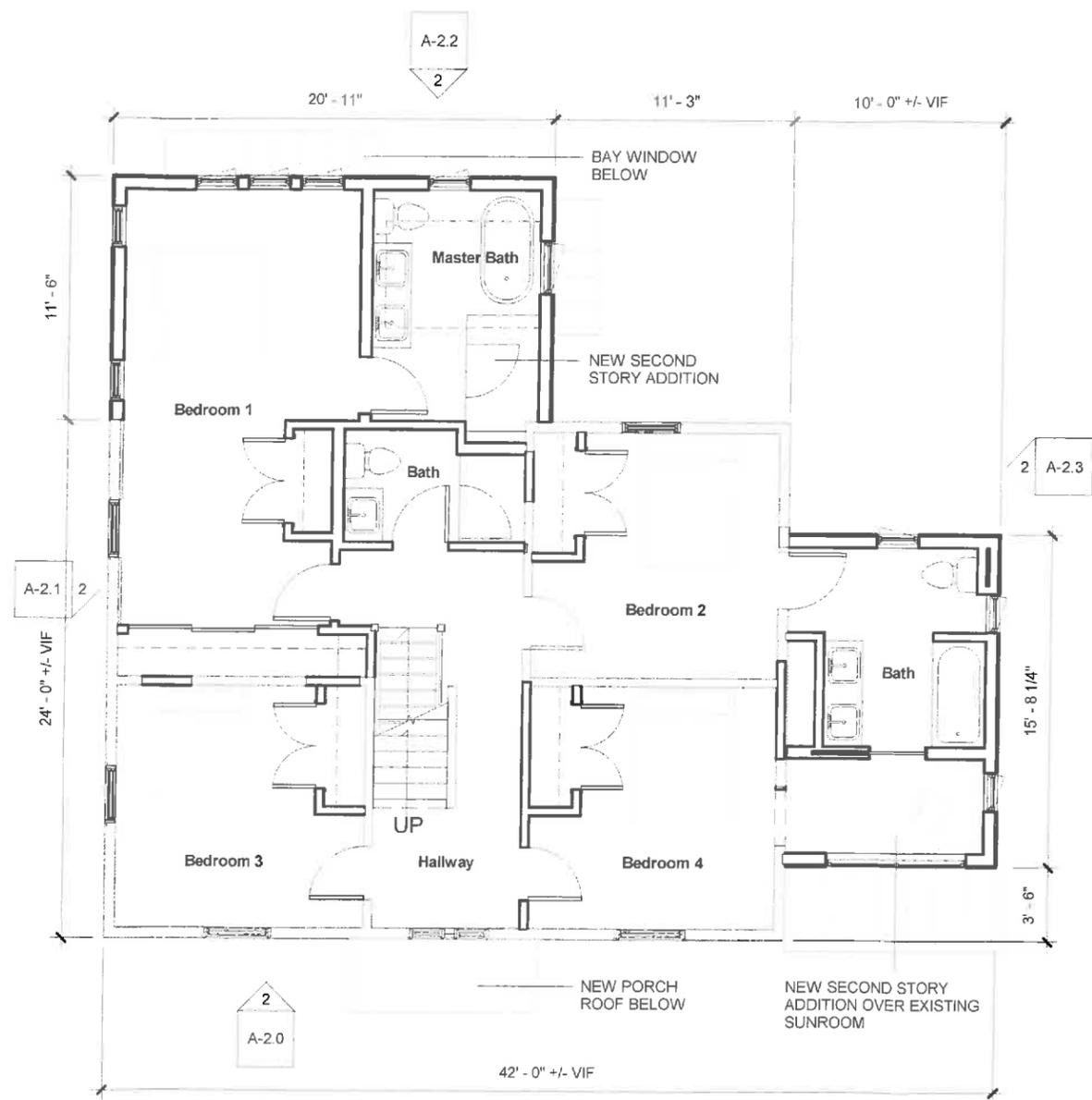
DRAWN BY
 DVL

CK. BY
 DVL

A-1.1



1 ATTIC
 1/8" = 1'-0"



2 LEVEL 2
 1/8" = 1'-0"



PROJECT NORTH

PREPARED BY:
 Dynelle Volesky Long, AIA
 24 Long Avenue
 Belmont, MA 02478

24 LONG AVENUE

BELMONT, MA

SEAL

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SUBMISSIONS / REVISIONS

NO.	DESCRIPTION	DATE
1	PERMIT SET	11/20/19

SHEET TITLE
EXTERIOR ELEVATIONS

PROJ. NO. _____
 SHEET NO. _____

DRAWN BY
 DVL

CK. BY
 DVL

A-2.0



1 EXISTING FRONT (SOUTH) ELEVATION
 1/8" = 1'-0"



2 PROPOSED FRONT (SOUTH) ELEVATION
 1/8" = 1'-0"

PREPARED BY:
 Dynelle Volesky Long, AIA
 24 Long Avenue
 Belmont, MA 02478

24 LONG AVENUE

BELMONT, MA

SEAL

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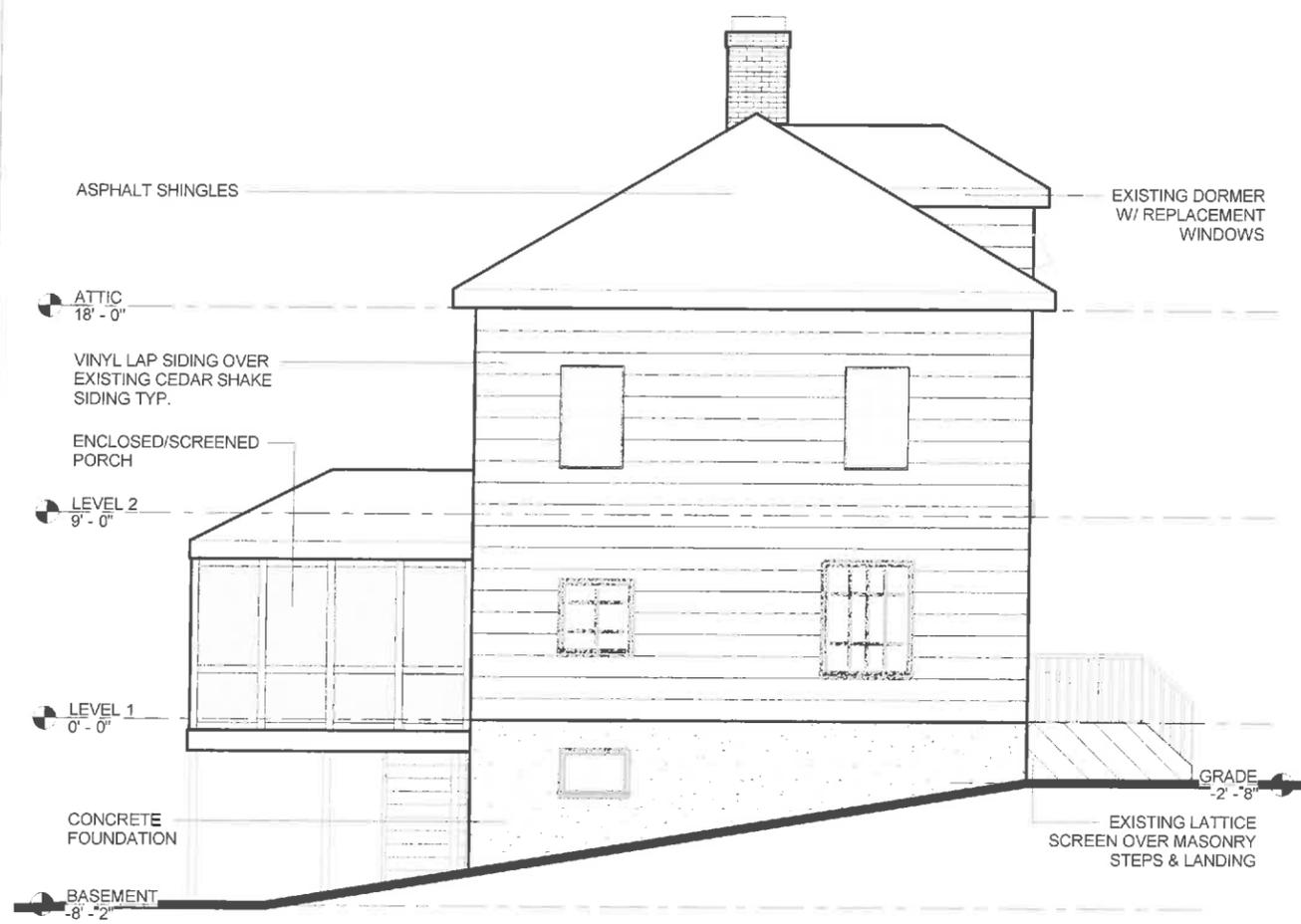
SHEET TITLE
EXTERIOR ELEVATIONS

PROJ. NO. _____ SHEET NO. _____

DRAWN BY
 DVL

CK. BY
 DVL

A-2.1



1 EXISTING SIDE (WEST) ELEVATION
 1/8" = 1'-0"



2 PROPOSED SIDE (WEST) ELEVATION
 1/8" = 1'-0"

PREPARED BY:
 Dynelle Volesky Long, AIA
 24 Long Avenue
 Belmont, MA 02478

24 LONG AVENUE

BELMONT, MA

SEAL
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SUBMISSIONS / REVISIONS

NO.	DESCRIPTION	DATE
1	PERMIT SET	11/20/19

SHEET TITLE
 EXTERIOR
 ELEVATIONS

PROJ. NO. _____ SHEET NO.

 DRAWN BY
 DVL
 CK. BY
 DVL
A-2.2



1 EXISTING REAR (NORTH) ELEVATION
 1/8" = 1'-0"



2 PROPOSED REAR (NORTH) ELEVATION
 1/8" = 1'-0"

PREPARED BY:
 Dynelle Volesky Long, AIA
 24 Long Avenue
 Belmont, MA 02478

24 LONG AVENUE

BELMONT, MA

SEAL

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SHEET TITLE

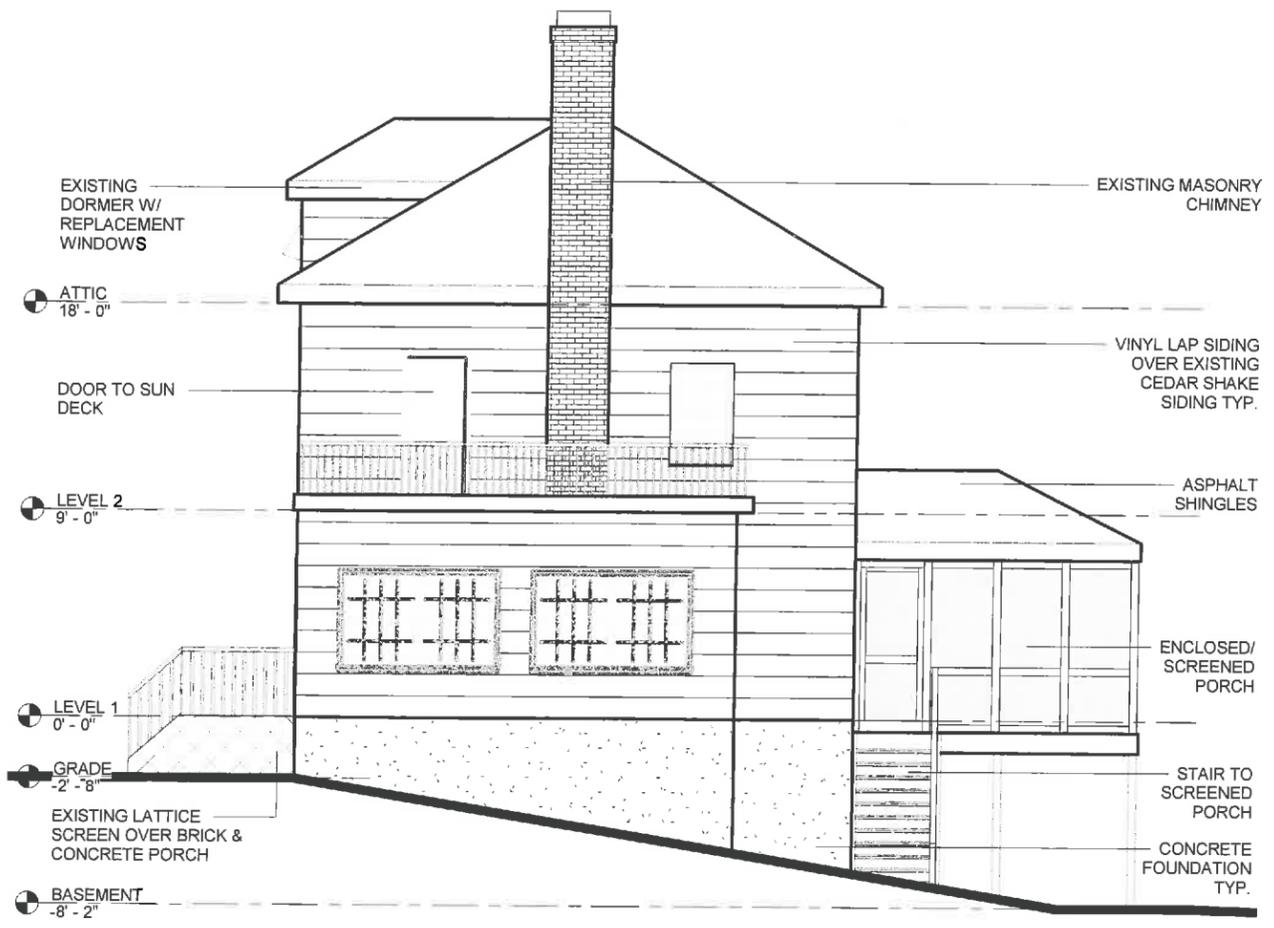
EXTERIOR
 ELEVATIONS

PROJ. NO. SHEET NO.

DRAWN BY
 DVL

CK. BY
 DVL

A-2.3



1 EXISTING SIDE (EAST) ELEVATION
 1/8" = 1'-0"

EXISTING MASONRY CHIMNEY
 VINYL LAP SIDING OVER EXISTING CEDAR SHAKE SIDING TYP.
 ASPHALT SHINGLES
 ENCLOSED/SCREENED PORCH
 STAIR TO SCREENED PORCH
 CONCRETE FOUNDATION TYP.



2 PROPOSED SIDE (EAST) ELEVATION
 1/8" = 1'-0"

EXISTING DORMER
 ATTIC 18'-0"
 ARCHITECTURAL GRADE ASPHALT SHINGLES, TYP.
 NEW HARD BOARD LAP SIDING, TYP.
 LEVEL 2 9'-0"
 NEW PORCH ROOF & BRACKETS
 LEVEL 1 0'-0"
 GRADE -2'-8"
 NEW WOOD DECKING & RAILINGS AT EXISTING FRONT PORCH
 BASEMENT -8'-2"
 ARCHITECTURAL GRADE ASPHALT SHINGLES TYP.
 1'-0"
 HARD BOARD LAP SIDING, TYP.
 BAY WINDOW
 1'-8"
 ENTRY STAIR & LANDING

PREPARED BY:
 Dynelle Volesky Long, AIA
 24 Long Avenue
 Belmont, MA 02478

24 LONG AVENUE

BELMONT, MA

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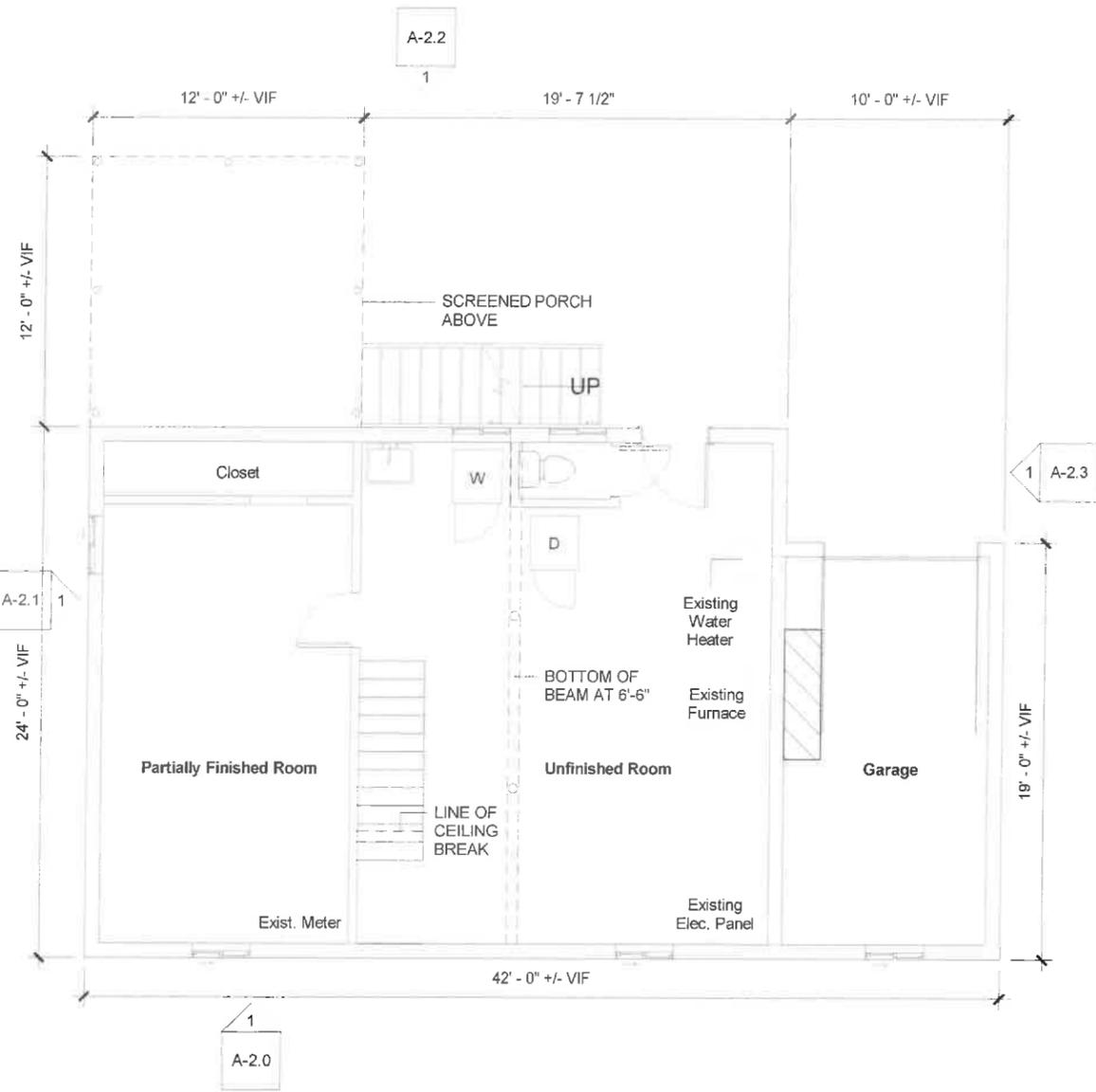
SHEET TITLE
EXISTING FLOOR PLANS

PROJ. NO. _____ SHEET NO. _____

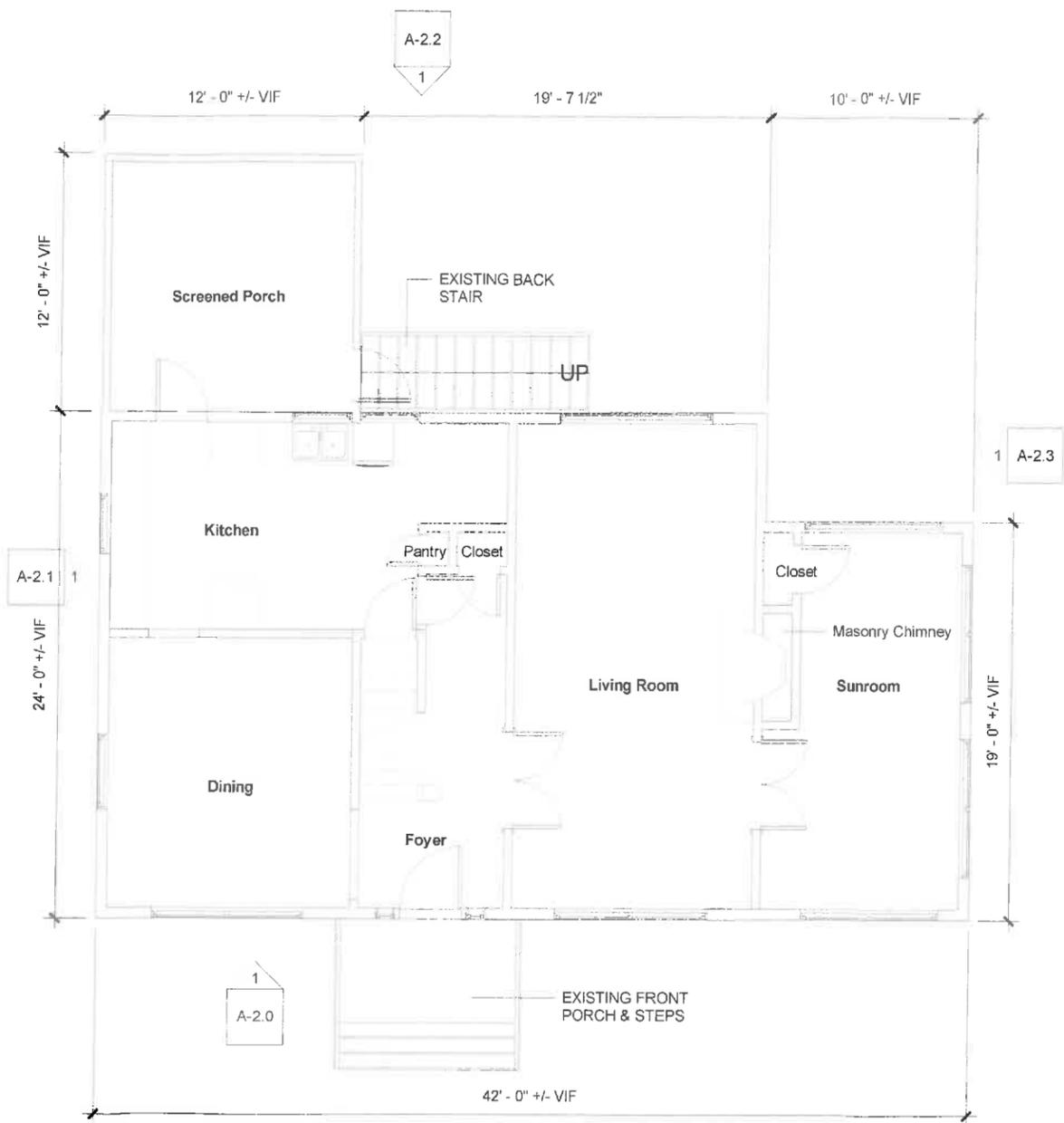
DRAWN BY
 DVL

CK. BY
 DVL

X-1.0



1 EXISTING BASEMENT
 1/8" = 1'-0"



2 EXISTING LEVEL 1
 1/8" = 1'-0"



PROJECT NORTH

PREPARED BY:
 Dynelle Volesky Long, AIA
 24 Long Avenue
 Belmont, MA 02478

24 LONG AVENUE

BELMONT, MA

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NO.	DESCRIPTION	DATE
1	PERMIT SET	11/20/19

SHEET TITLE
EXISTING FLOOR PLANS

PROJ. NO. _____ SHEET NO. _____

DRAWN BY
 DVL

CK. BY
 DVL

X-1.1

A-2.2
1

A-2.2
1

A-2.3
1

A-2.3
1

A-2.1
1

A-2.1
1

A-2.0
1

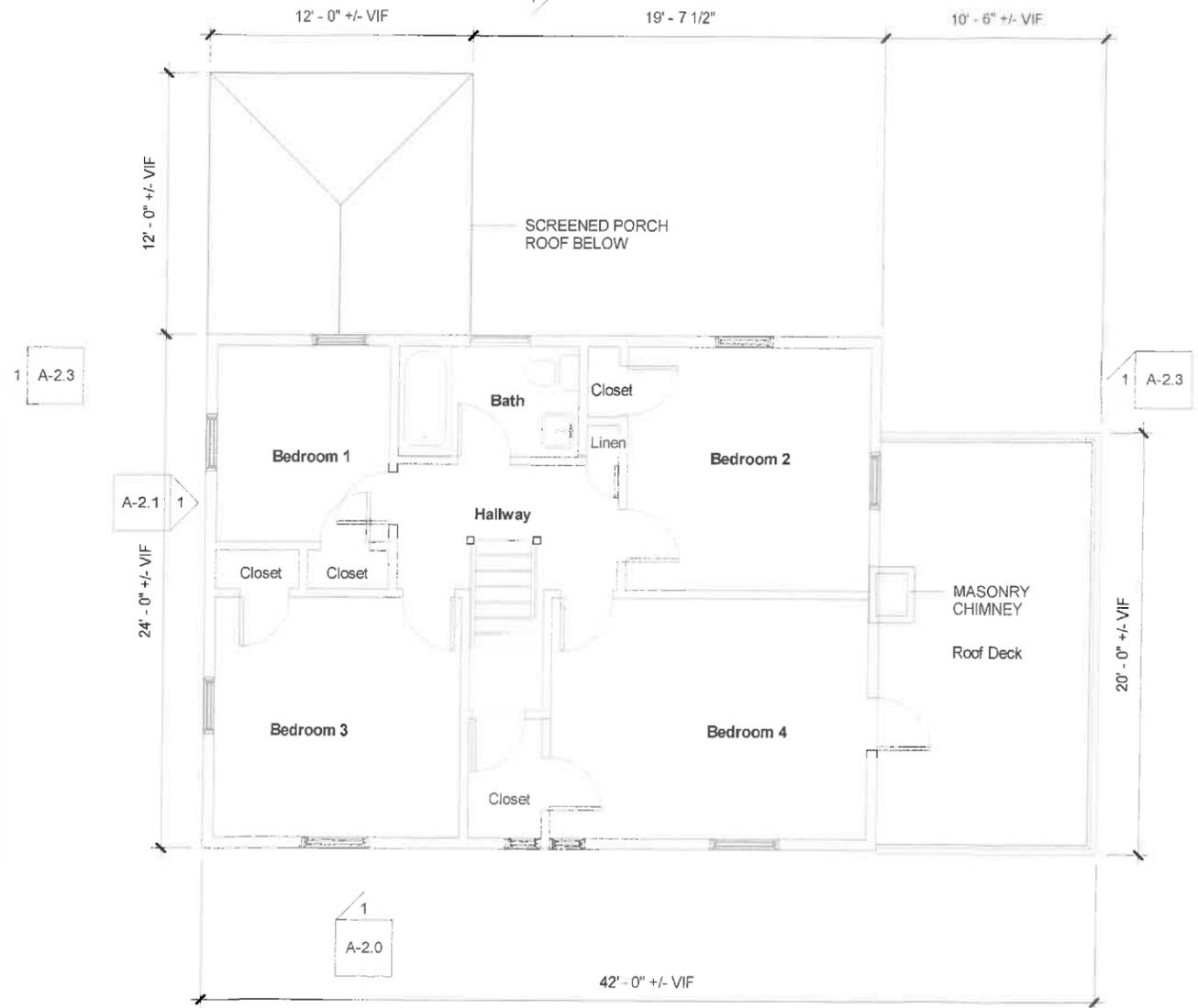
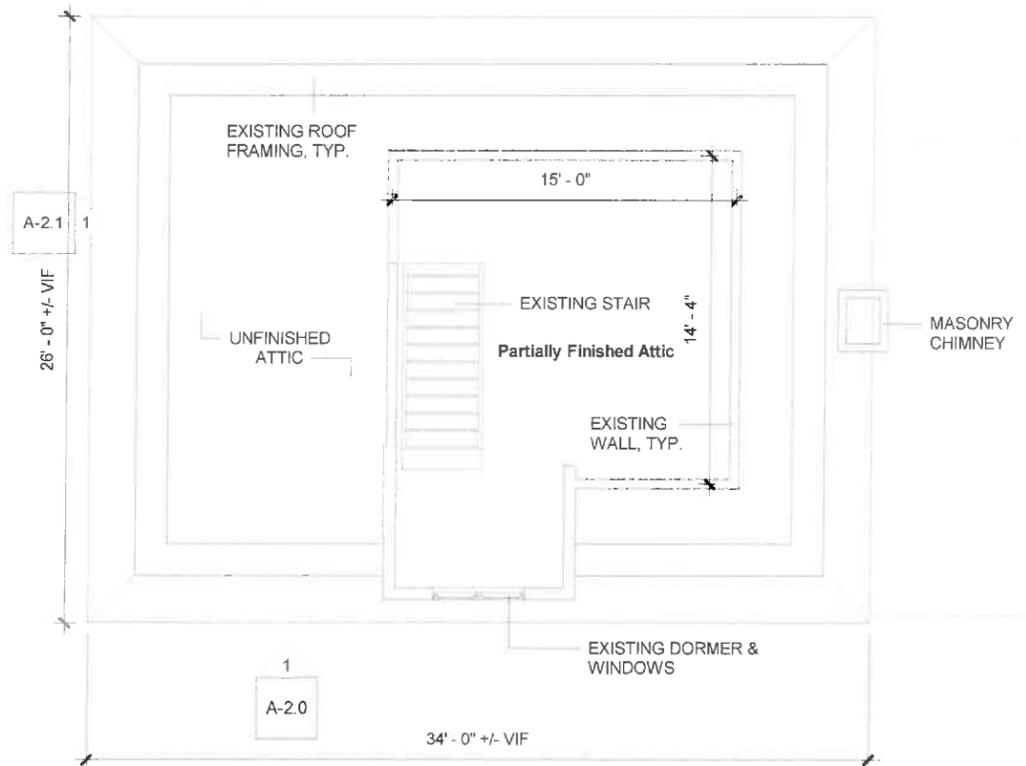
A-2.0
1

1 EXISTING ATTIC
 1/8" = 1'-0"

2 EXISTING LEVEL 2
 1/8" = 1'-0"



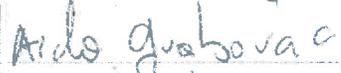
PROJECT NORTH



SPECIAL PERMIT APPLICATION - SIGNATURES
24 Long Avenue, Belmont, MA

JANUARY 2020

We, the neighbors of Isaac and Dynelle Long at 24 Long Avenue, Belmont MA, do not object to the special permit requests for the building addition at the above mentioned address.

	Signature	Printed Name	Address
1		Maureen S. Kelleher	18 Long Avenue
2		AIDA GRABOVAC	29 Long Ave
3		Emily Giorgetti	48 Long Ave.
4		Brian DeChristopher	3 Long Ave.
5		Jerry Brown	38 Long Ave.
6		Mary Gavin	12 Long Ave
7		Sarah Guo	23 Long Ave
8		Justin Marahan	66 Long Ave
9		Sarah Marahan	66 Long Avenue
10		Katherine Stivater	34 Long Ave
11			
12			

24 LONG AVENUE

Front View



24 LONG AVENUE
Front View



24 LONG AVENUE
Rear Yard View



24 LONG AVENUE
Rear Yard View



24 LONG AVENUE
View Looking from 24 Long Avenue to 30 and 34 Long Avenue



24 LONG AVENUE
View Looking from 24 Long Avenue to 18 Long Avenue



LONG AVENUE
View Looking at Houses West of 24 Long Avenue



EXISTING CONDITIONS
Building Addition Examples in Surrounding Neighborhood

CORNER OF SELWYN ROAD AND JACKSON ROAD



EXISTING CONDITIONS
Building Addition Examples in Surrounding Neighborhood

CORNER OF WASHINGTON STREET AND DALTON ROAD



EXISTING CONDITIONS
Building Addition Examples in Surrounding Neighborhood

NEAR ORCHARD STREET AND COMMON STREET

