



Town of Belmont  
Planning Board

**APPLICATION FOR DESIGN AND SITE PLAN REVIEW**

Date: July 17, 2020

Homer Municipal Building  
19 Moore Street  
Belmont, MA 02478

To Whom It May Concern:

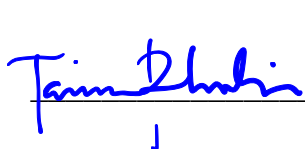
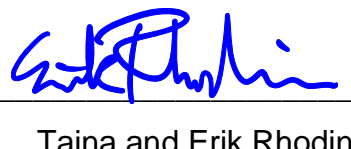
Pursuant to the provisions of Section 7.3, Design and Site Plan Review, of the Town of Belmont Zoning By-Laws, I/We the undersigned, being owner(s) of certain parcel of land, situated on Clark Lane, hereby make application to your Board for **DESIGN AND SITE PLAN REVIEW** for the erection on said premises or the use thereof under the applicable Section of the Zoning By-Laws of said Town for the construction of a single family home, on the ground that the same will be in harmony with the general purpose and intent of said Zoning By-Law.

Petitioner(s) are further to comply with the requirements of Section 7.3.5 of said Zoning By-Law attached.

Signature of Petitioner

Print Name

Address

Taina and Erik Rhodin

70 B Thomas Street Belmont, MA

Daytime Telephone Number

617 283 1425



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

October 17, 2019

Ms. Taina and Mr. Erik Rhodin  
70B Thomas Street  
Belmont, MA 02478

Re: Clark Lane

Dear Ms. and Mr. Rhodin:

I'm writing to confirm that it has been determined that Clark Lane, located in Belmont, Massachusetts, is a Private Way that meets the requirements for frontage as defined in the Town of Belmont Zoning Bylaw.

As you are aware, this matter has been the subject of extensive research and analysis over the last many months. Working with Town Counsel and utilizing information provided by you, your attorney, and records found in the Office of Community Development, I am able to report that Clark Lane is a Private Way and can be utilized as frontage for a parcel created for a lot you own that currently is known as 70 B Thomas Street, subject to meeting the zoning requirements for a buildable lot.

Please do not hesitate to contact me if you have further questions.

Sincerely,

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

July 27, 2020

**Belmont Planning Board  
Design and Site Plan Review Statement**

**Clark Lane – Assessors Map 30 – Part Parcel 58B**

Taina and Erik Rhodin of 70B Thomas Street, Belmont are seeking Planning Board design and site plan approval to build a single family home on Clark Lane, Belmont.

The proposed single family home is 2,563 sq. ft., a 2 ½ story house with 4 bedrooms, 3 full baths and an attached one car garage.

The proposed lot coverage is 27.4%, and max. allowed is 30%.

The proposed open space is 62.6% and min. required is 40%.

The height of the proposed house is 25.9 ft. and allowed is 33 ft.

The proposed site improvements include landscaping with existing trees, new ornamental trees, and shrubs.

The proposed home is designed to fit well into the existing neighborhood with its' proportion, scale, height and massing. Open space, site circulation, lighting, screening and drainage are in accordance with Belmont design requirements. A screened outdoor mechanical unit will be located behind the house and not within the setbacks.

This proposed home is located on a new subdivided lot of 5,143 sq. ft. with 50.22 ft frontage in an open area with no immediate abutting homes as shown in the provided diagrams. The existing homes to the East, behind the proposed home are all located on grade about 20 ft above this lot.

Clark Lane is located at the base of the foothill of the Clark Hill neighborhood. The homes in this area consists of diverse architectural styles and sizes of single, two and multifamily houses with porches and attic dormers dating back from 1830's to 1980's. The proposed home is designed to fit in and compliment this neighborhood collage of styles with its' massing and by evoking some of the architectural elements of the existing homes.

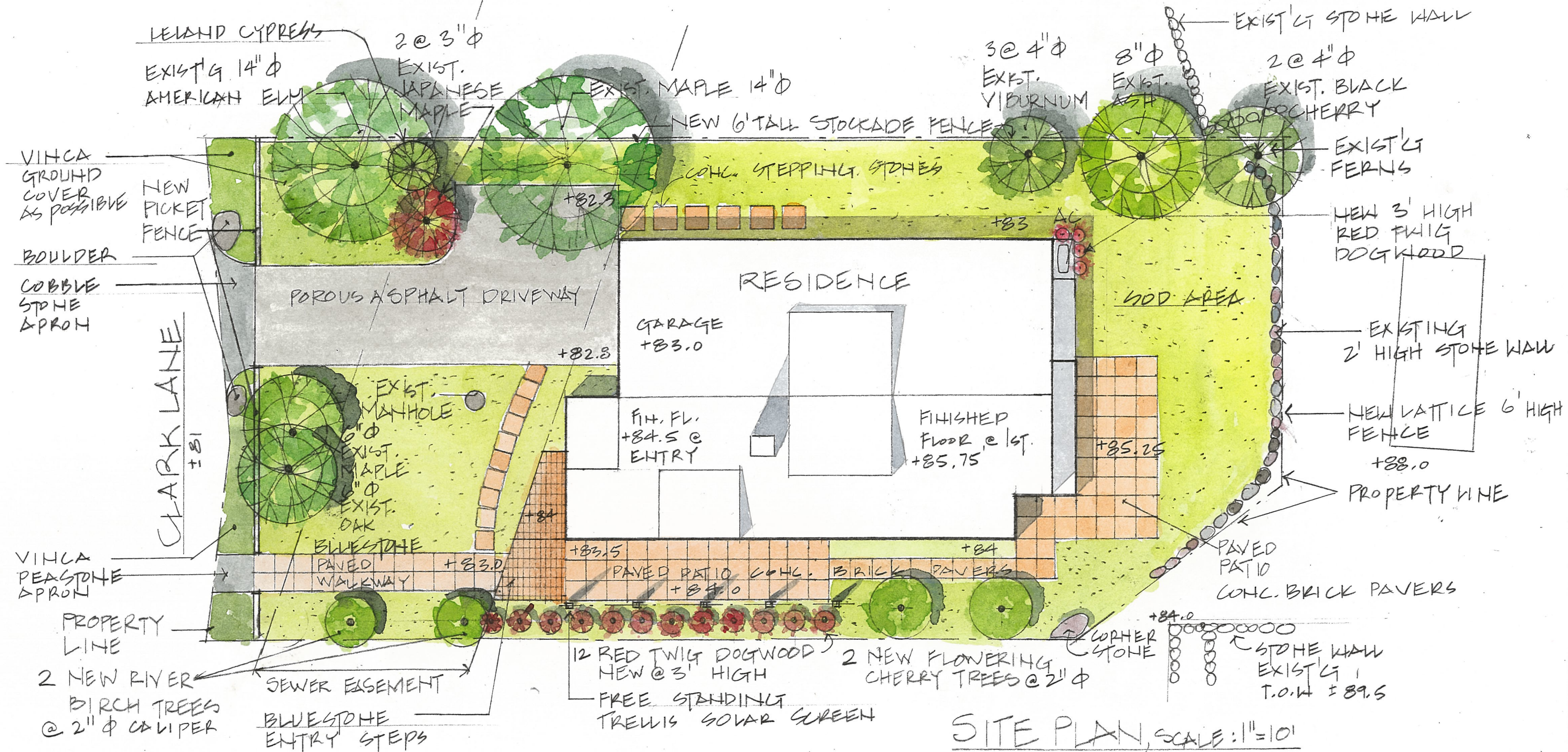
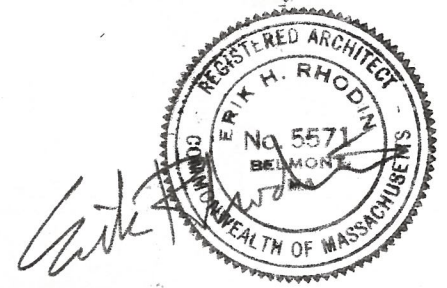
We had a design review with Jeffrey Wheeler in early March over the phone due to Covid19 pandemic. Jeffrey Wheeler had reviewed the drawings prior to the meeting. The overall response was favorable, of the proposed single family home on Clark Lane. The major feedback was related to the proposed dormers. In general, larger dormers are not recommended. We are proposing a small dormer or rather an "eyebrow" over the master bedroom French balcony and a double shed dormer at the ridge of the roof to allow ventilation and natural light into the proposed home office in the attic. These dormer design features are consistent as a neighborhood design element in many existing homes from estates to the Belmont public housing.

We have contacted all abutters and neighbors with a letter to invite them to review the plans and give us their feedback and hopefully their support.





CLARK LANE RESIDENCE, BELMONT, MA  
 LINE CO. ARCHITECTS, BELMONT, MA. TEL. 617-283-1425

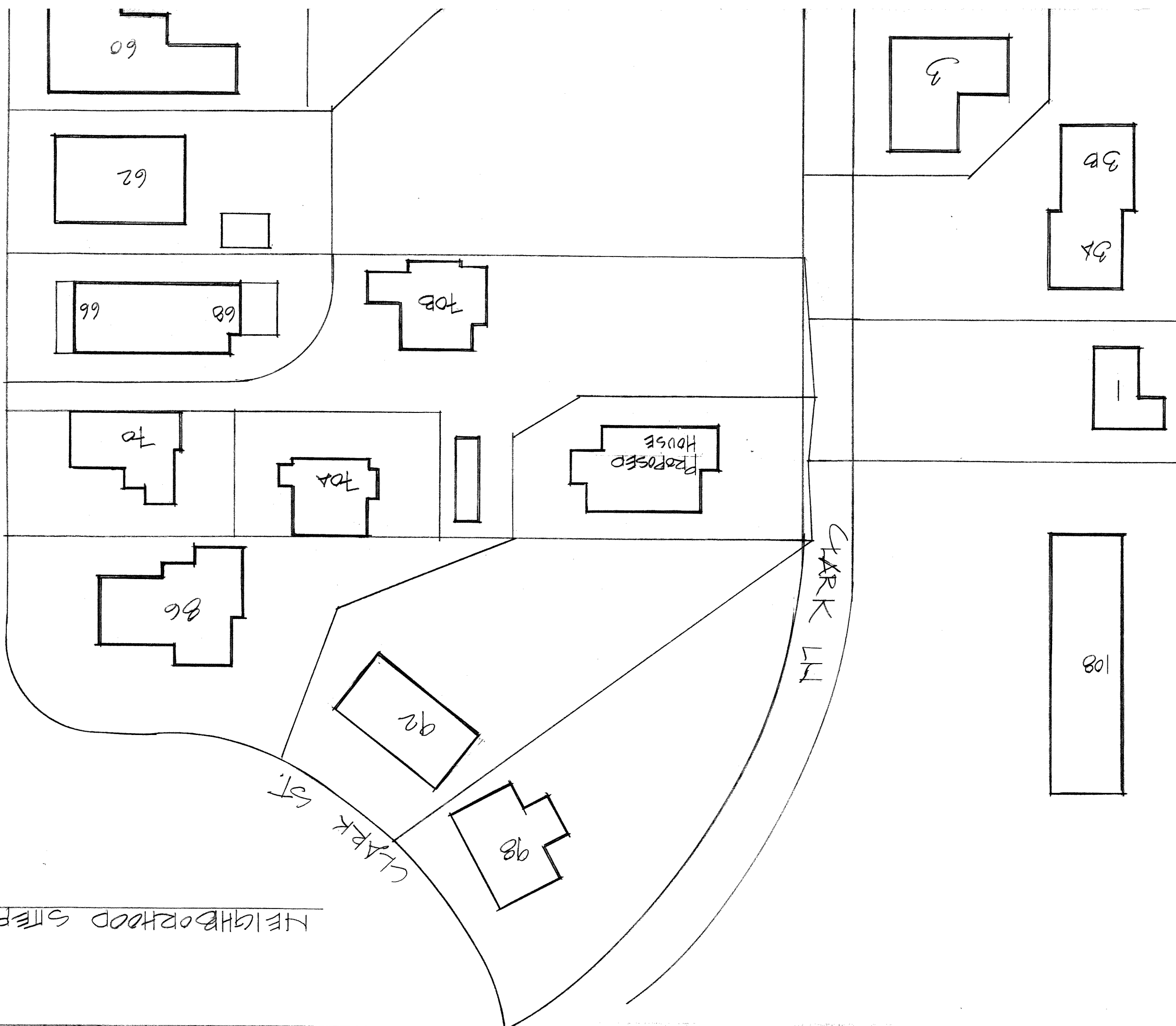


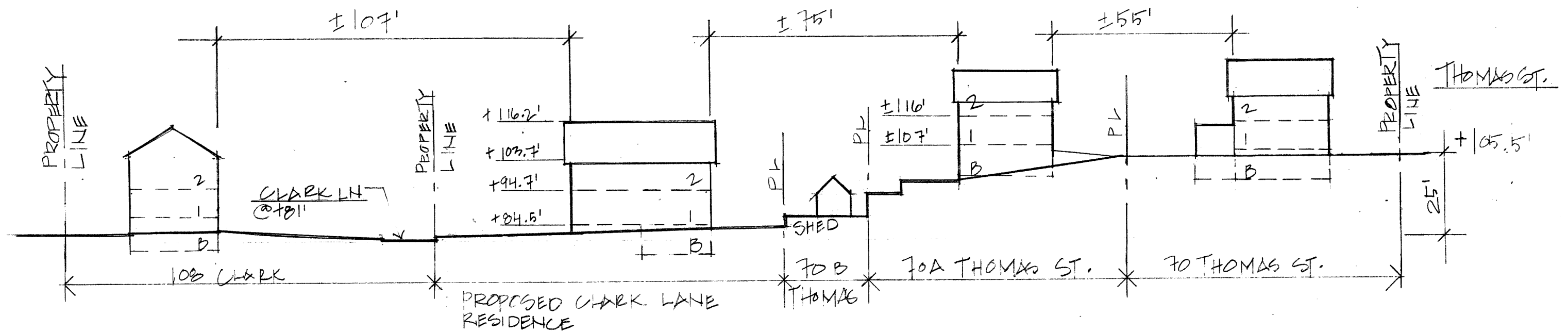
SITE PLAN, SCALE: 1" = 10'



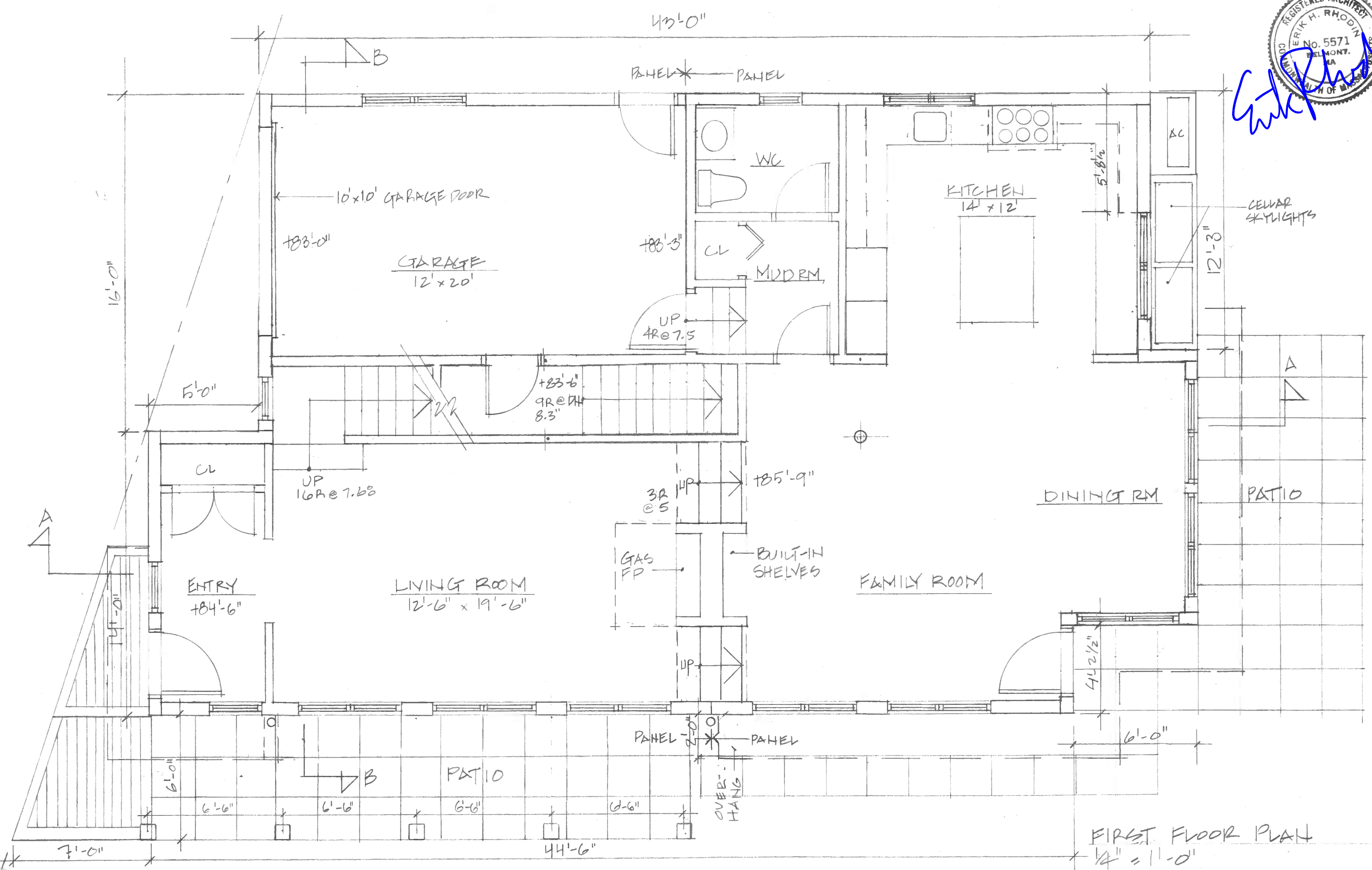
NEIGHBORHOOD SITEPLAN

THOMAS ST.





LONGITUDINAL SITE DIAGRAM, SCALE: 1"=30'-0"



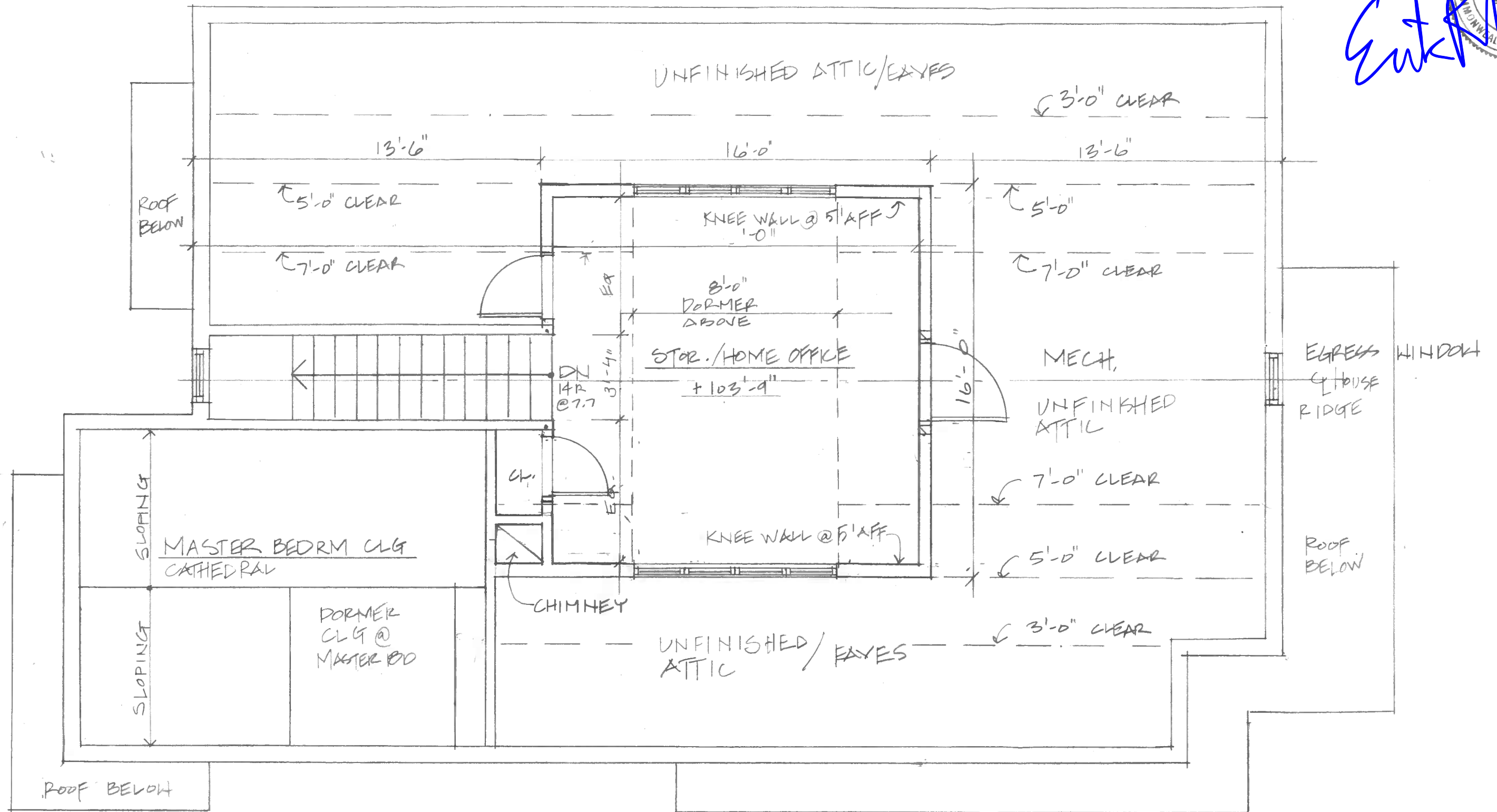
FIRST FLOOR PLAN  
1/4" = 1'-0"



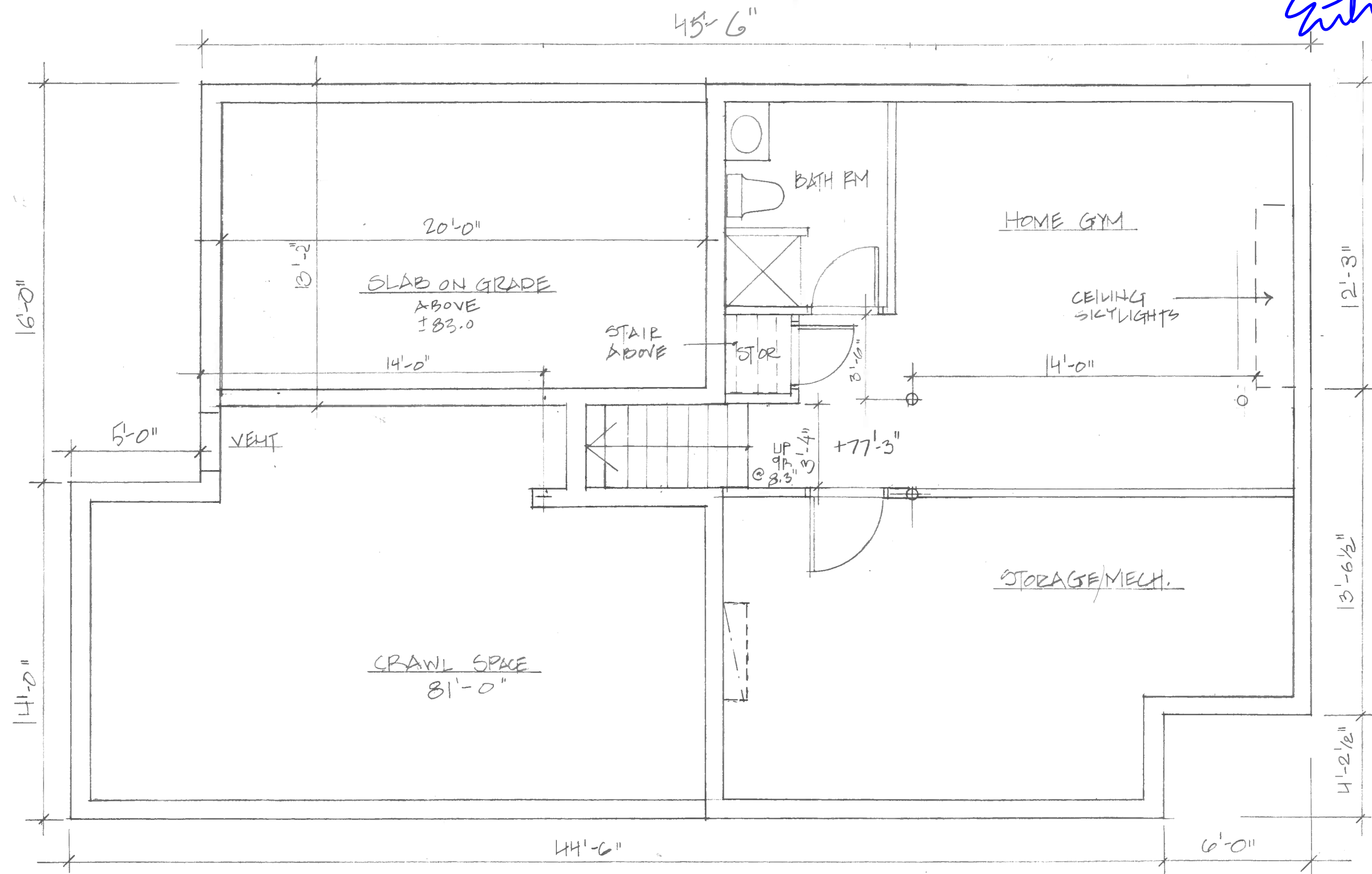




*Erik Rhoads*



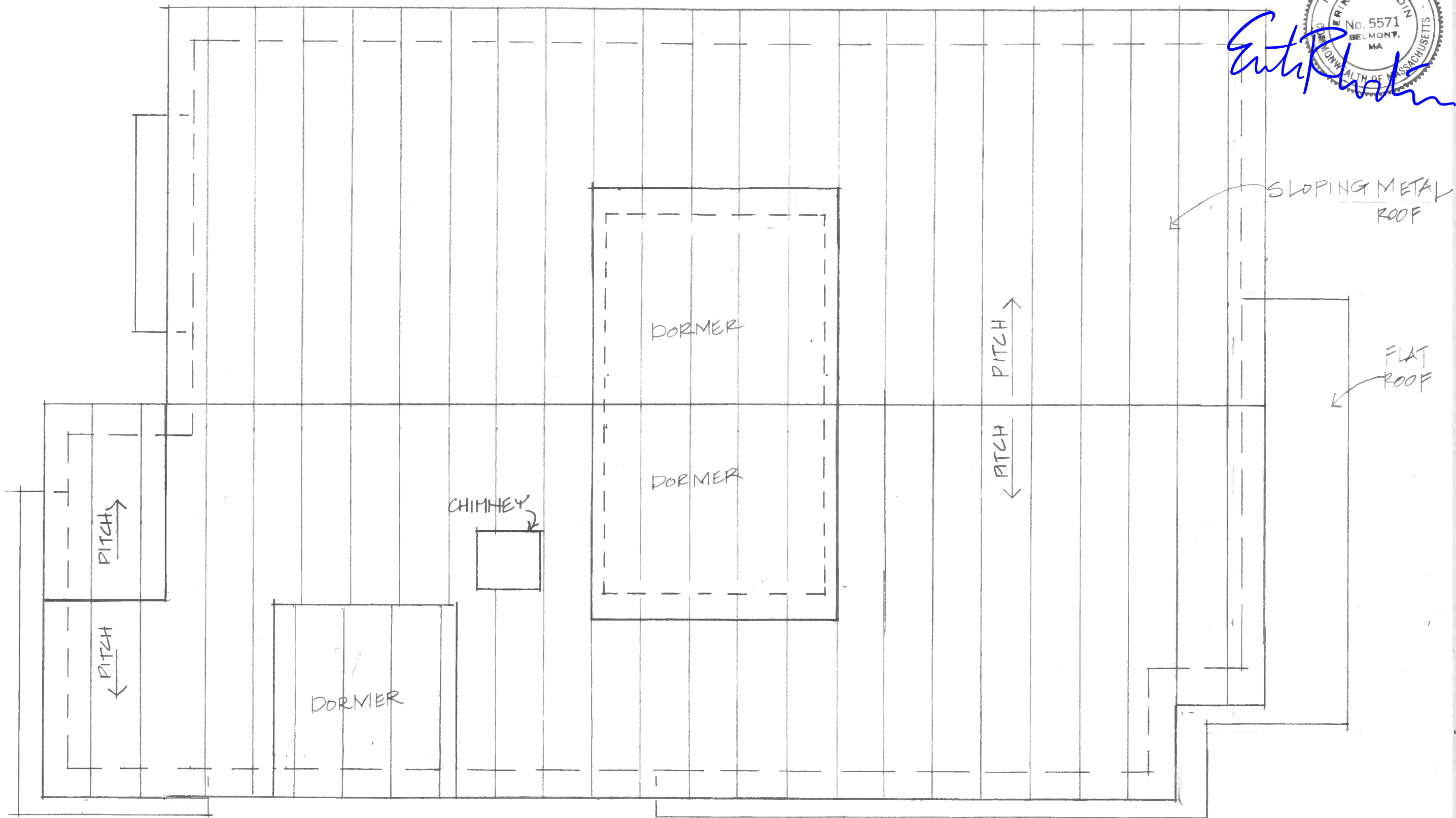
ATTIC PLAN, SCALE: 1/4" = 1'-0"



CELLAR FLOOR PLAN  
1/4" = 1'-0"

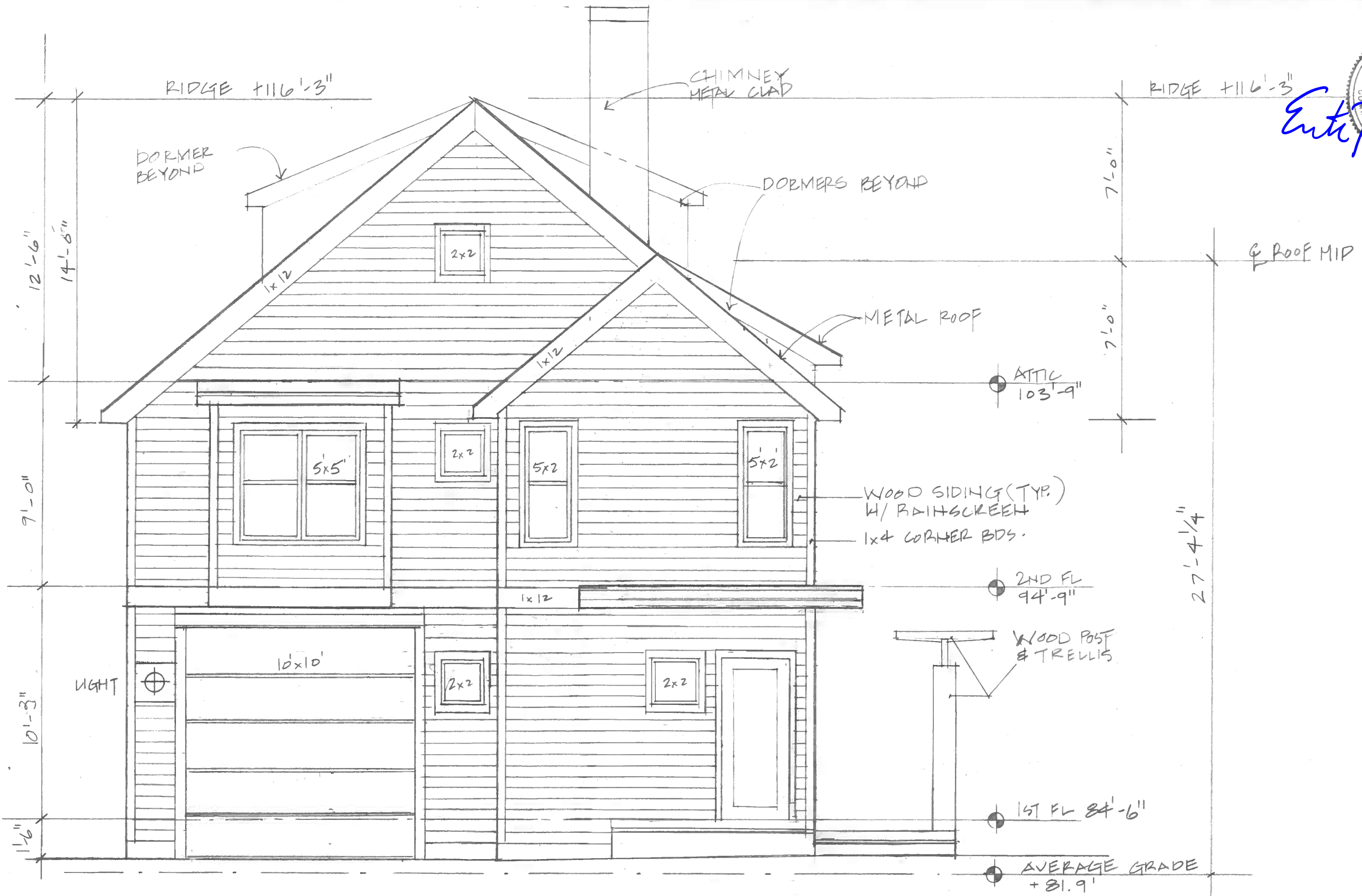


*Erik Rhodin*

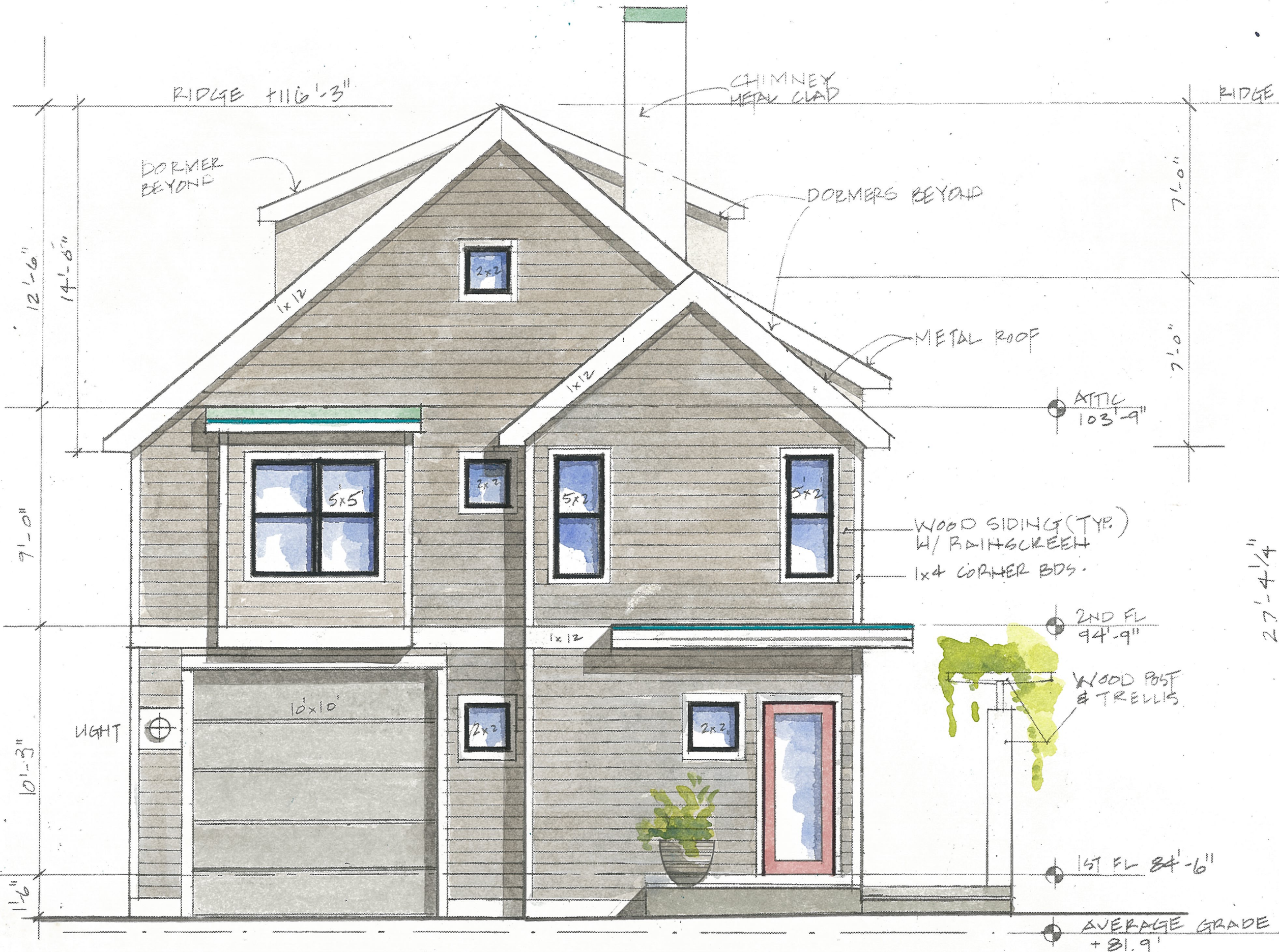


ROOF PLAN, SCALE:  $\frac{1}{4}'' = 1'-0''$









FRONT ELEVATION, SCALE:  $\frac{1}{4}'' = 1'-0''$





*Erik Rhodin*



SOUTH ELEVATION  
SCALE: 1/4" = 1'-0"





*Erik Rhodin*

RIDGE  
116'-3"

CHIMNEY METAL CLAD  
DORMER

METAL ROOF

ATTIC 103'-9"

WOOD SIDING  
F RAINSCREEN

METAL RAILING

2ND FL  
94'-9"

1ST FL  
84'-6"

AVERAGE GRADE  
81.9



SOUTH ELEVATION  
SCALE: 1/4" = 1'-0"





CHIMNEY  
DORMER

RIDGE  
116'-3"

12'-6"

ATTIC  
103'-9"

9'-0"

2ND FL.  
94'-9"

10'-3"

1ST FL.  
85'-9"

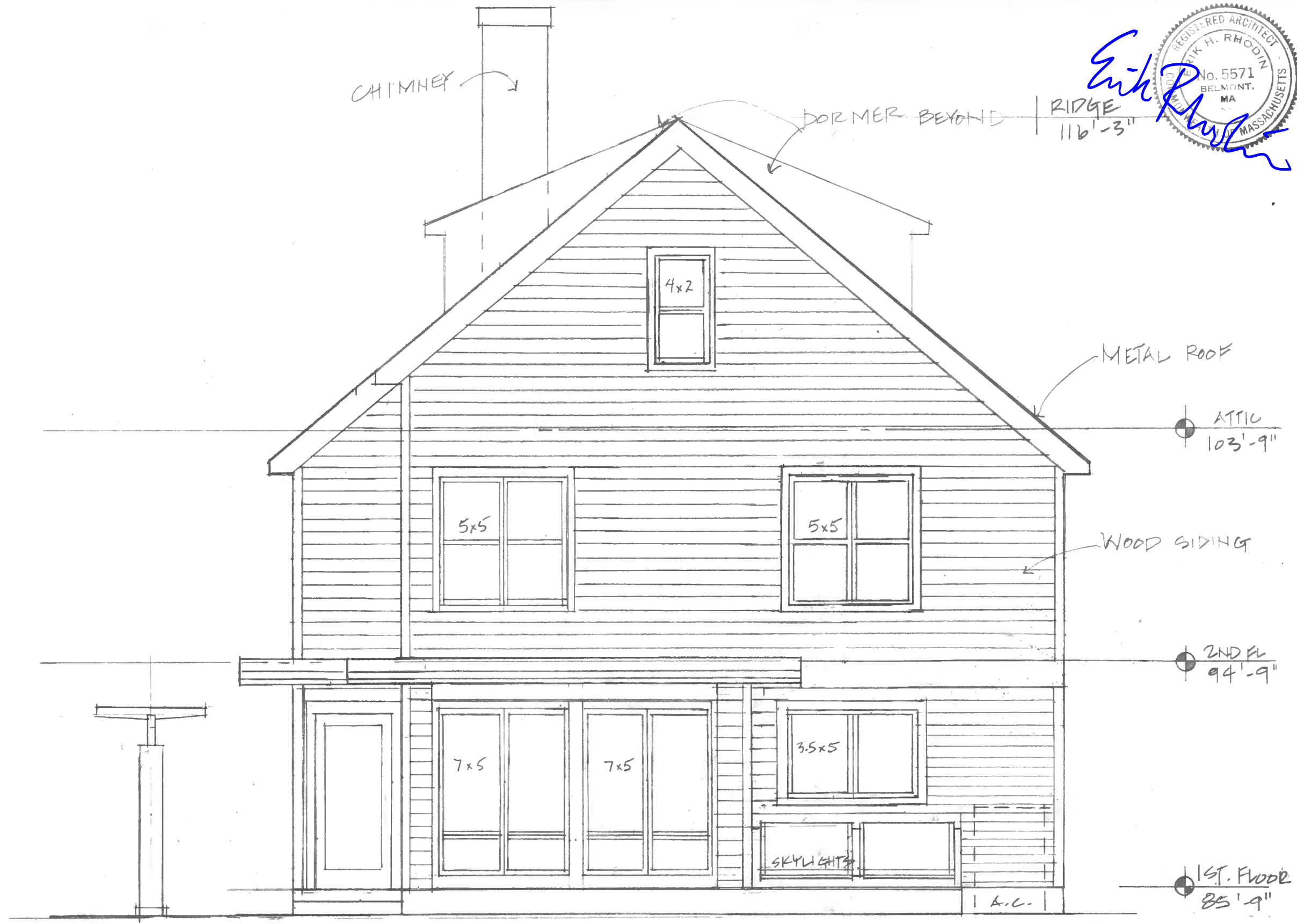
1'-3"

DOWNSPOUT

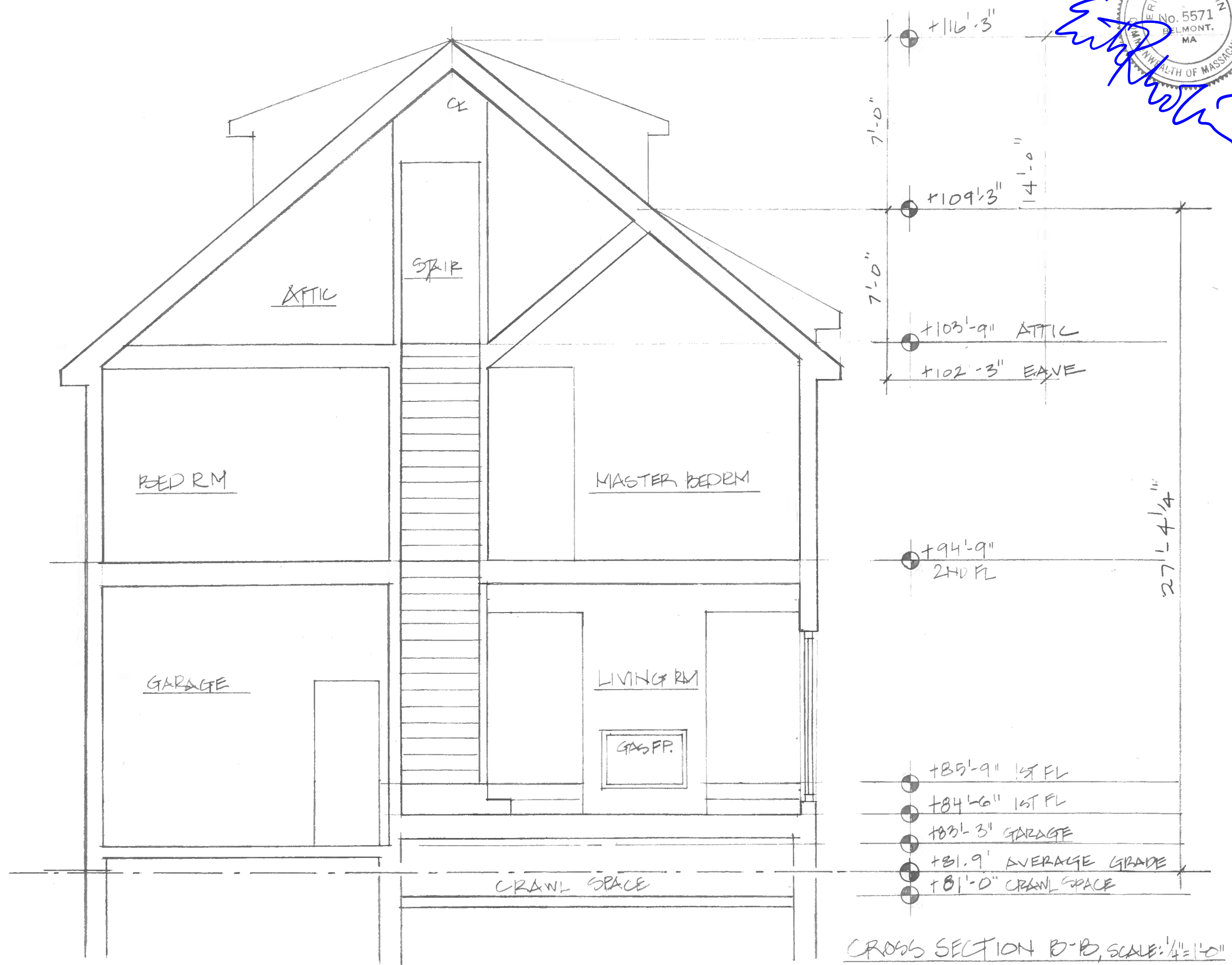
NORTH ELEVATION  
SCALE: 1/4" = 1'-0"



*Erik Rhodin*

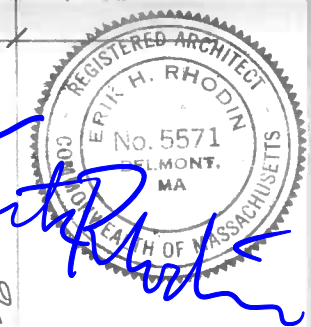


REAR ELEVATION, SCALE: 1/4" = 1'-0"



CROSS SECTION B-B, SCALE: 1/4" = 1'-0"

116'-3"  
RIDGE

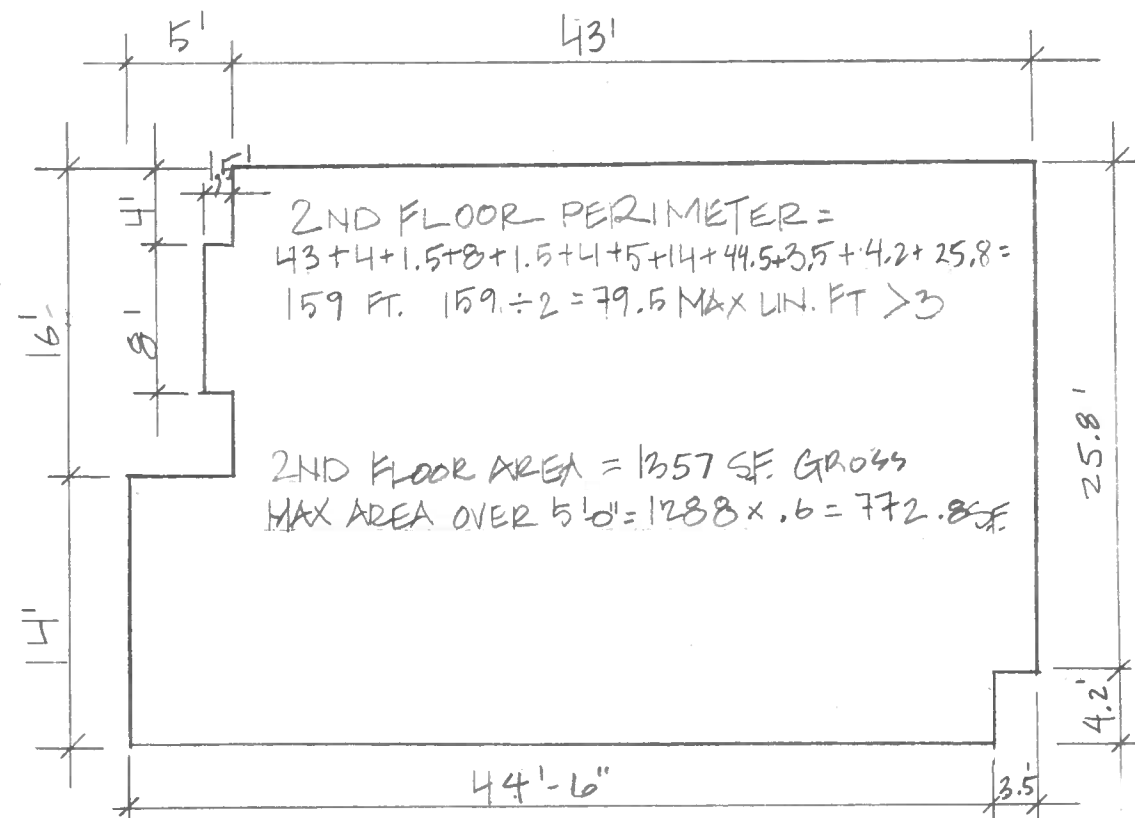


LONGITUDINAL SECTION A-A, SCALE: 1/4"=1'-0"

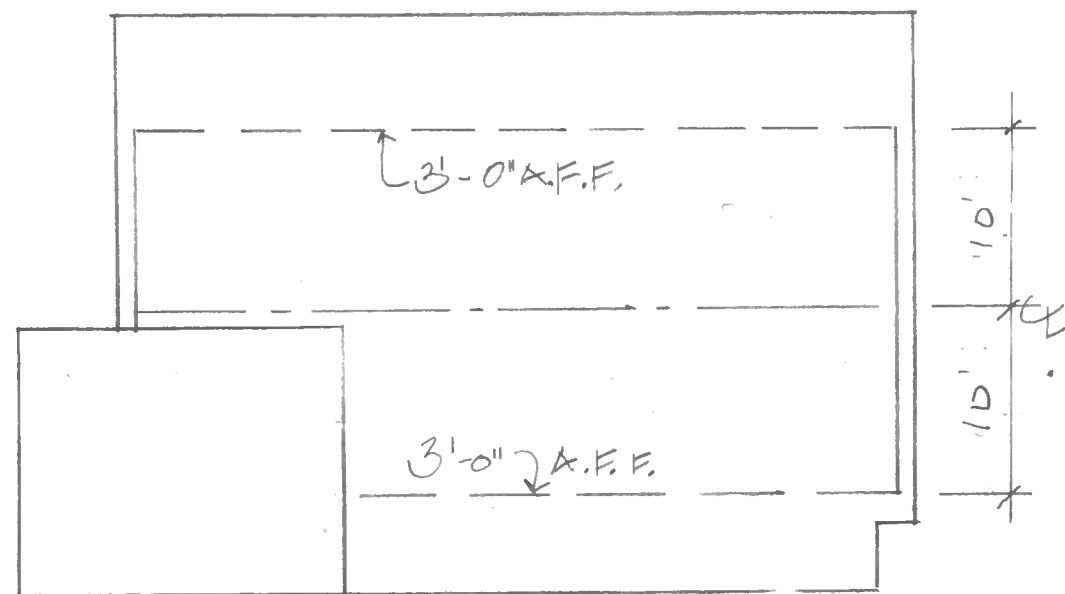




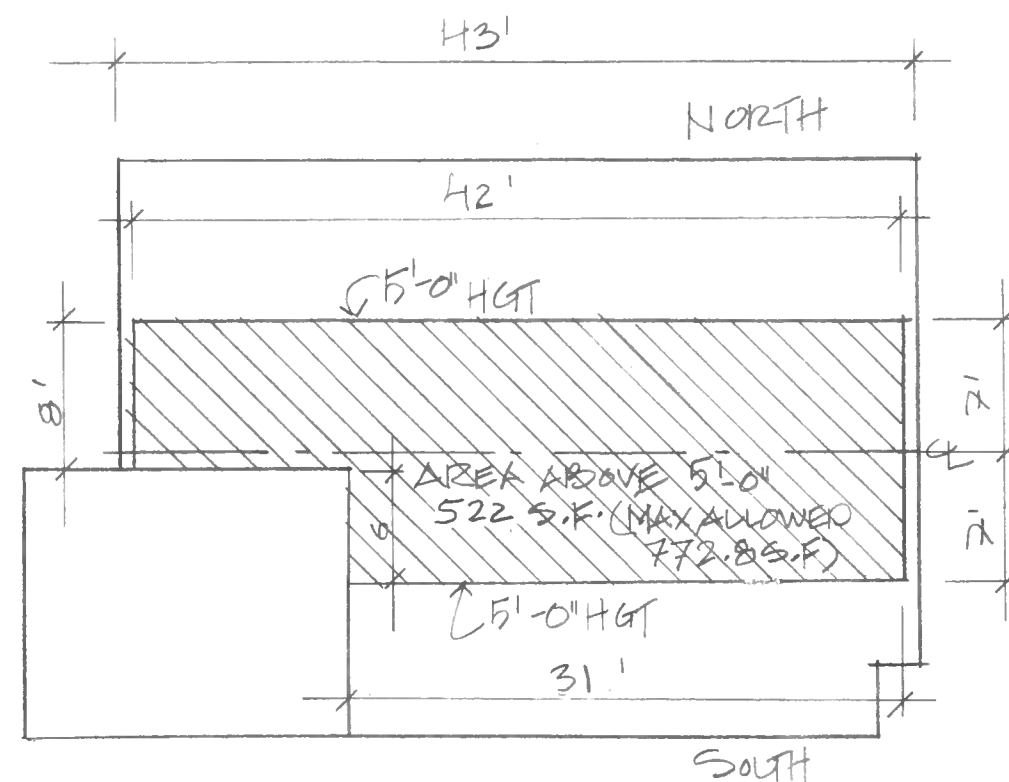
*Erik Rhodin*



2ND FLOOR FOOTPRINT



LINEAR WALLS ABOVE 3'-0":  $10' + 10' + 10' + 10' = 40'-0"$  SHOWN  
 MAX ALLOWED 79.5'



1/2 STORY FLOOR (ATTIC)

MAX DORMER LENGTH PER SIDE: NORTH SIDE:  $43' \times .75 = 32.25'$   
 MAX ALLOWED  
 9 LINEAR FT SHOWN

SOUTH SIDE:  $44.5' \times .75 = 33.37'$   
 MAX. ALLOWED  
 15 LINEAR FT SHOWN

LIVABLE AREA

1ST FLOOR 1028  
 2ND FLOOR 1279  
 HALF STORY 256 (16'x16')

TOTAL NET LIVABLE AREA 2,563 S.F.

HALF STORY CALCULATIONS