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Case #19-06

2019 APR 11 AM 11:26

NOTICE OF PUBLIC HEARING BY THE
PLANNING BOARD

ON APPLICATION FOR A SPECIAL PERMIT

Notice is hereby given that the Belmont Planning Board will hold a public hearing on **TUESDAY, MAY 7, 2019, at 7:00 PM** in the **Board of Selectmen's Meeting Room, Town Hall, 455 Concord Ave.**, to consider the application of **Yael Getz-Schoen** for a TWO SPECIAL PERMITS under Section 1.5.4 of the Zoning By-Laws to ALTER A NONCONFORMING STRUCTURE (required: front setback – 22.5', rear setback – 27'; existing and proposed: front setback – 20.6', existing rear setback: 17.7' proposed rear setback – 26.6') **IN ORDER TO CONSTRUCT A SECOND STORY AND A 2.5 STORY ADDITION** at **70 HOITT ROAD** located in a Single Residence C Zoning District.

Planning Board



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



Town of Belmont
Zoning Board of Appeals

APPLICATION FOR A SPECIAL PERMIT

March 5, 2018

Date: 8/29/2018

Yael Getz-Schoen
70 Hoitt Road
Belmont, MA 02478

RE: Denial to Construct a Second Story and a Two and a Half Story Addition.

Dear Mrs. Schoen:

The Office of Community Development is in receipt of your building permit application for the construction of a second story and a two and a half story additions at 70 Hoitt Road located in a Single Residence C (SRC) Zoning District.

Your application has been denied because it does not comply with the Zoning By-Law. More specifically Section 4.2 of the By-Law allows Maximum lot coverage of 25%, requires a Minimum front setback of 22.5' and a Minimum rear setback of 27.0'.

- The existing lot coverage is 20.8% and the proposed is 27.4%. Variance.
- The existing and proposed front setbacks are 20.6'. Special Permit.
- The existing rear setback is 17.7' and proposed is 26.6'. Special Permit.

You may alter your plans to conform to the Zoning By-Law and resubmit for a building permit or you may request One (1) variance and Two (2) Special Permits from the Zoning Board of Appeals. If you choose this option, please call the Office of Community Development at (617)-993-2650 to schedule an appointment with Ara Yogurtian, Assistant Director in order to begin this process.

Sincerely,


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

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 70 Hoitt 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 _____

Construction of second floor and attic
over existing house, and addition of one
car garage with second story above it

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

Signature of Petitioner Yael Schoen
Print Name Yael Getz-Schoen
Address 70 HOITT RD.
Daytime Telephone Number 617 669 2965

To: Belmont planning board

January 16 2019

Re: 70 Hoitt rd Belmont- request for special permits for home expansion

Dear Planning Board members,

We bought our house in the end of 2008 and have been happily living in it since. At that time we had two young kids (a 4 year old and a 1 year old baby), now we have three, ages 14, 11 and 6. We were attracted to the property because of its great location and because of the size of the house and options it presented for us, as a young family planning to expand. We love Belmont, our neighborhood and our beautiful street. We like the walkability of the neighborhood, the proximity to the town center and the easy access to the schools, as well as the convenient access to route 2, Cambridge and Boston.

Ten years have passed since we bought our house, our family needs have grown, with more space required for each child, and therefore the house as is has become too small for us to live in comfortably. We've been looking to buy a new larger house in Belmont for a very long time, but between our needs, our financial situation and the very hot real estate market, we are not successful at finding another property that will fit. We've made several offers in the last few years, unsuccessfully, and are discouraged by the competition on a small supply of houses in Belmont, both with developers and foreign investors who have the ability to offer full cash purchases and waive contingencies (inspections as well as mortgage contingencies) and beat local residents to the sale properties.

In our house currently we have 3 small bedrooms upstairs, and one small bathroom which all five of us use. Two of the kids share one bedroom, with one tiny closet, which is not enough for their clothes. Our kids reached the ages when they each need their own bedroom, as well as sufficient space to store all their music instruments, desks, computers, school material, books, art projects and clothes. Downstairs, there are 2 rooms- one is used for Yael's home office (she works full time from home) and the other is a small play room. In order to make our house fit our family we mostly need another large bedroom (master) and 2 bathrooms upstairs. The current house doesn't have a garage, and we would like to have at least a one car garage.

The existing house which was constructed in the 50's is not well built. It has various settlement cracks in the foundation and in the floors above. We've consulted with 2 structural engineers who advised on ways to strengthen the existing foundations and deal with the cracks. If we are to address these problems, we would like at the same time to be able to enlarge the house.

The original house is located on the lot in an angle relative to the street, making additions on the lot more difficult. The lot itself is small, smaller than prescribed by the zone minimum for residence C zone and smaller than many of the other lots in the neighborhood. We've considered tearing the house down and building a new house on the lot that will fully conform with the zoning requirements, but were told by the planning department that the house we proposed will be hard to approve on this lot. We abandoned that route and decided to continue with a smaller addition.

We've previously applied for a variance for an addition that passed the minimum lot coverage by 2.5% and were directed to change it. We've reworked the design to a smaller addition, that will still satisfy our needs, and that conforms with all the zoning regulations. The proposed drawings are for an addition

of a one car garage on the first floor, and a master suite above it. The proposed new construction piece of the addition conforms with all setbacks, and to do so, is positioned angled to the existing house. Turning the second floor into a full second floor, there are 2 corners of the existing house that are slightly outside of the setbacks and we're asking for a relief to build on top of them. The proposed house will be a 2.5 story building as limited by the zone.

We're asking the board for relief in:

1. Allowing addition of more than 30% of existing SF. The existing house is very small, 30% of it will not be enough to accommodate our needs. The proposed house area is 2639SF including the one car garage.
2. Allowing the addition of the full second story to go on top of the existing first floor exterior walls, even in the 2 corners that protrude into the setbacks. (because of the original angled positioning of the house).

The design we've suggested tries to retain the spirit of the existing neighborhood, and to enlarge the house but keep it within the allowed limitations as much as possible. We like the density of our street and we feel the small addition, resulting in a 2639SF is consistent with the neighborhood. While the angle of the existing house added complexity to the design, the proposed house matches the rest of the houses on the street and resembles the original. We've shown it to many of our neighbors and they were all very excited and fully supportive of this proposal.

In the last few years several houses on our street have expanded. All were ranch houses with garages, so their expansions were easier to achieve, but still needed a special permit/variance for area that is over the limit and building outside of the setbacks. Our condition is similar to others, but we have a more difficult starting point because of a smaller lot and a rotated house on the lot.

Thank you for considering our request and looking forward to discussing it more in detail with the board.

Best wishes,

Yael Getz Schoen and Gaddy Getz
70 Hoitt rd
Belmont MA 02478

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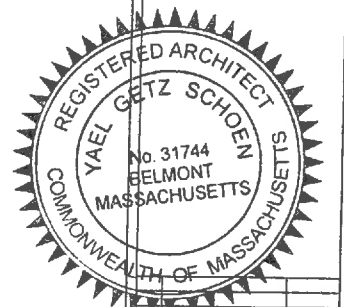


70 HOITT RD. BELMONT MA
EXPANSION AND RENOVATION
SPECIAL PERMIT APPLICATION MARCH 2019

YGS
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LLC

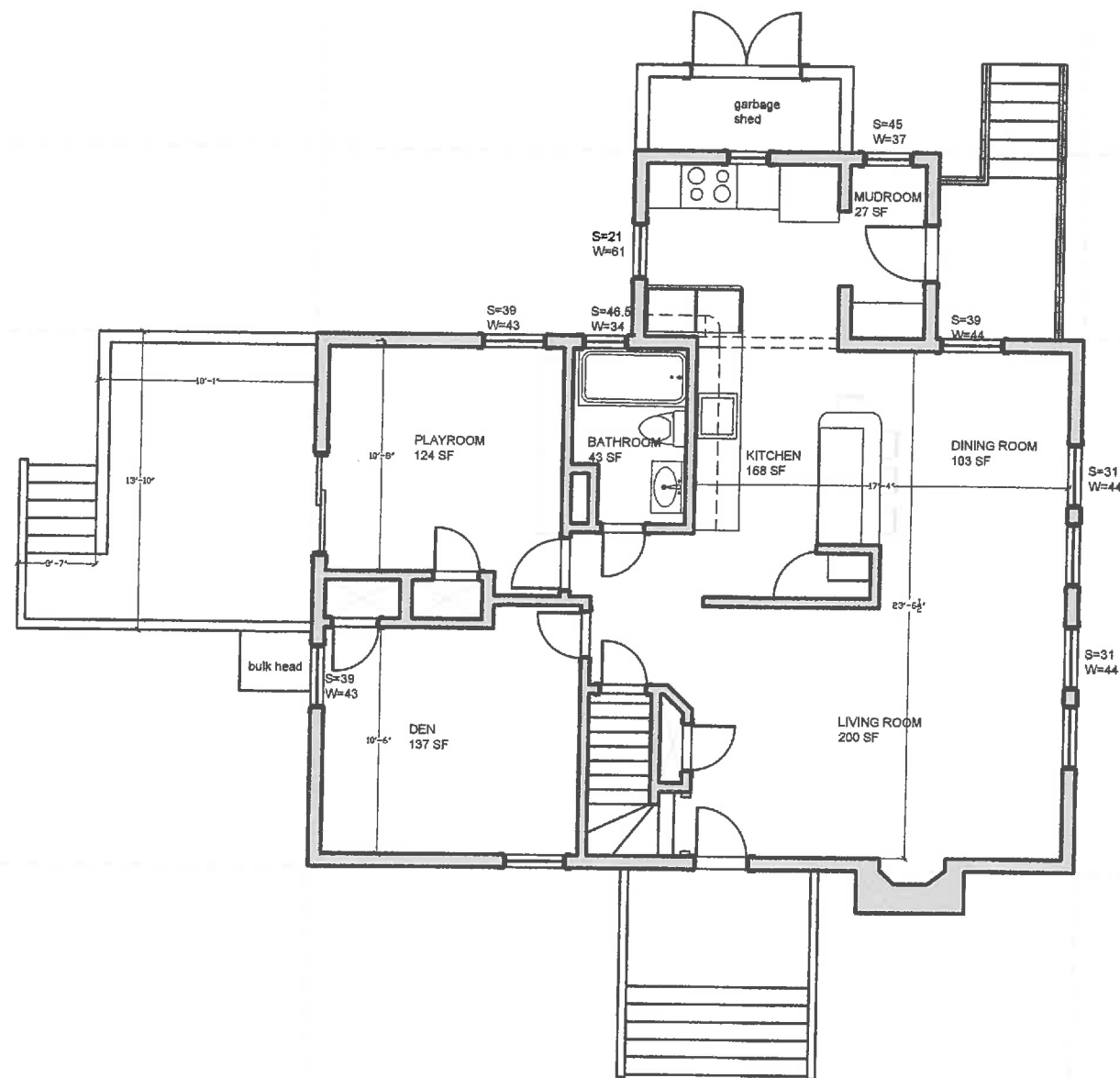
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REAL ESTATE DEVELOPMENT
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BELMONT MA 02478
617-869-2995
WWW.YGSDDD.COM

YGS
Design &
Development

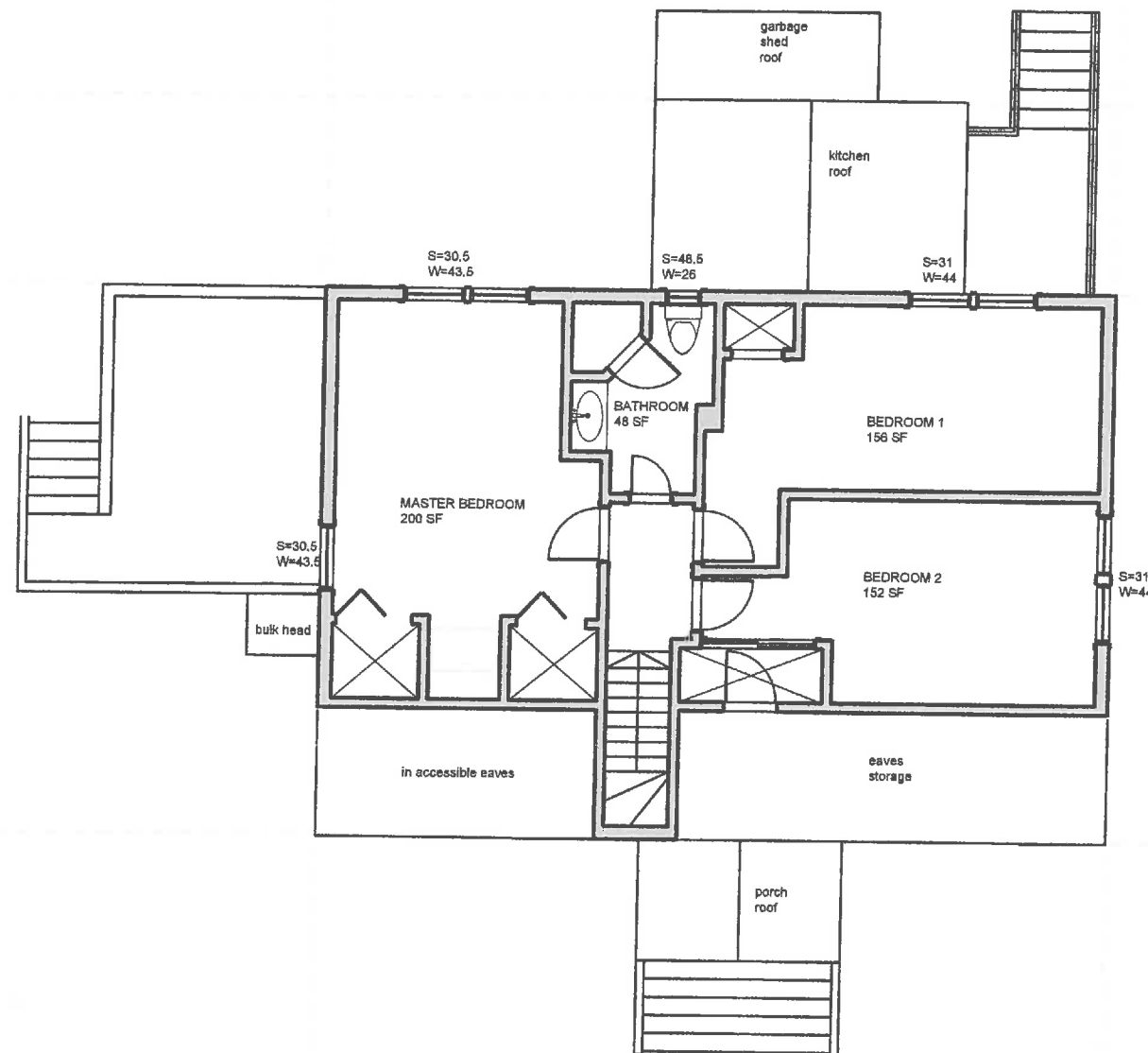


GETZ RESIDENCE	
70 HOITT RD BELMONT MA	
YGS	MAR 06, 2019

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1 EXISTING FIRST FLOOR PLAN
E-101 SCALE: 1/8" = 1'-0"



2 EXISTING SECOND FLOOR PLAN
E-101 SCALE: 1/8" = 1'-0"



REV	DESCRIPTION	DATE

GETZ RESIDENCE

70 HOITT RD
BELMONT MA

EXISTING FLOOR
PLANS



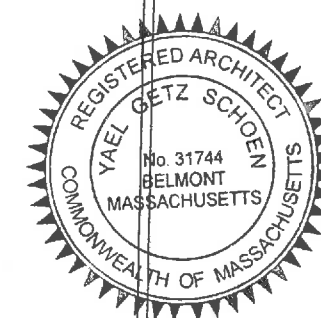
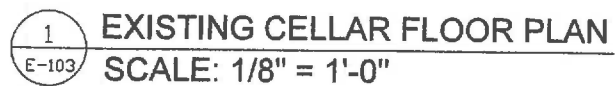
YGS
1/8" = 1' 0" MAR 06, 2019

E-101

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REV	DESCRIPTION	DATE

70 HOITT RD
BELMONT MA

EXISTING BASEMENT
FLOOR PLAN



YGS

1/8" = 1' 0" MAR 06, 2019

E-102

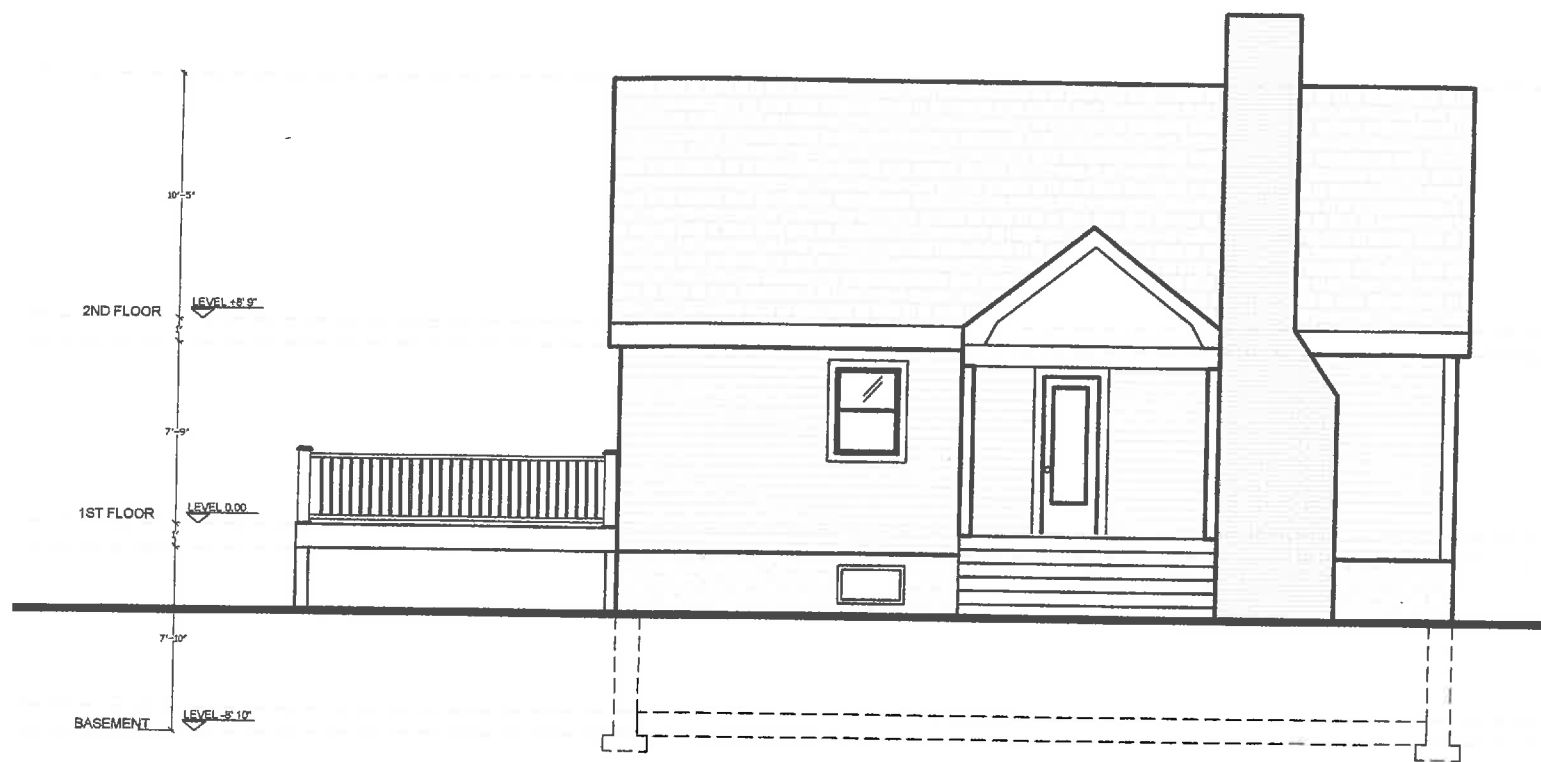
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Feet 1 2 3 4 5 6 7 8
Graphic Scale

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2 EXISTING NORTH WEST ELEVATION
E-103 SCALE: 1/8" = 1'-0"



1 EXISTING SOUTH EAST ELEVATION
E-103 SCALE: 1/8" = 1'-0"



REV	DESCRIPTION	DATE

GETZ RESIDENCE

70 HOITT RD
BELMONT MA

EXISTING
ELEVATIONS 1

YGS

1/8" = 1' 0" MAR 06, 2019

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GETZ RESIDENCE

70 HOITT RD
BELMONT MA

EXISTING
ELEVATIONS 2

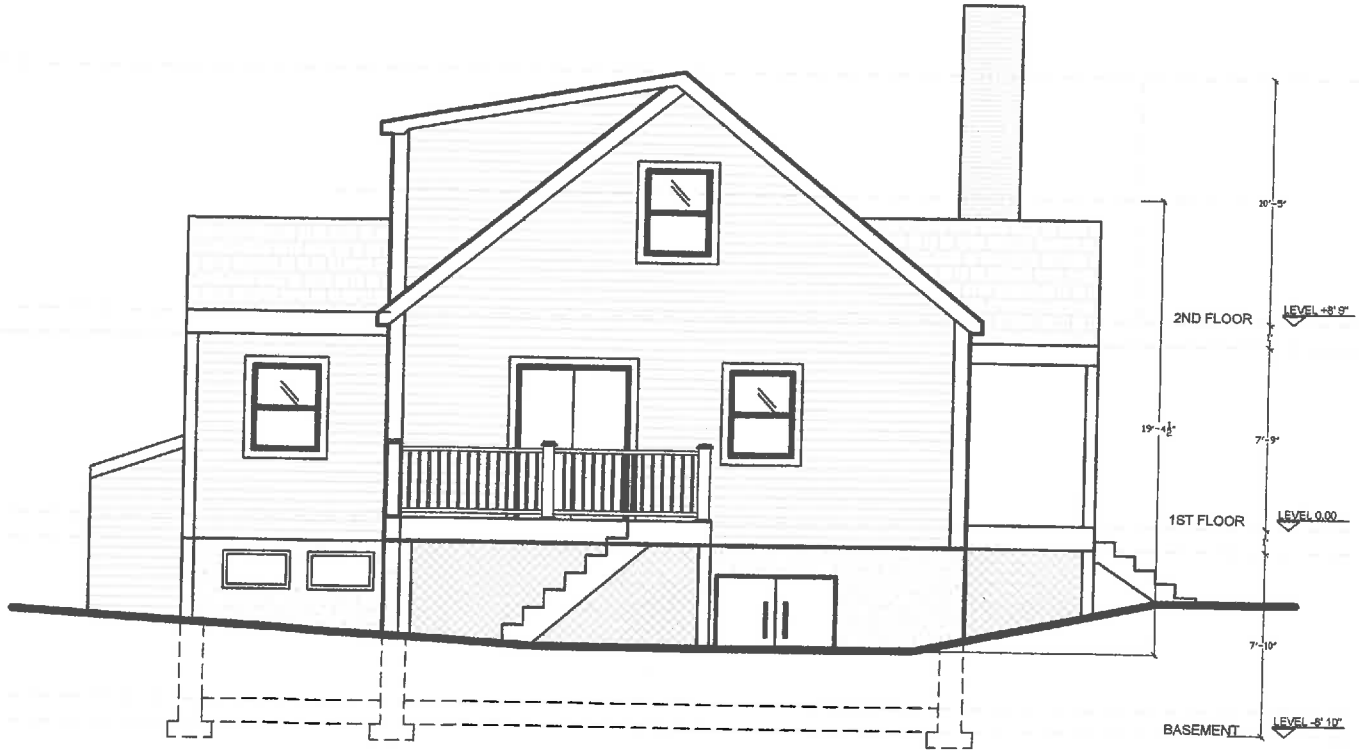
YGS

1/8" = 1' 0" MAR 06, 2019

E-104



2 EXISTING NORTH EAST ELEVATION
SCALE: 1/8" = 1'-0"



1 EXISTING SOUTH WEST ELEVATION
SCALE: 1/8" = 1'-0"



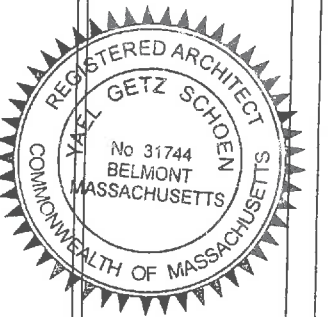
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DATE	DESCRIPTION	DATE

GETZ RESIDENCE

70 HOITT RD
BELMONT MA

EXISTING
3D IMAGES

DATE	YGS
DATE	MAR 06, 2019

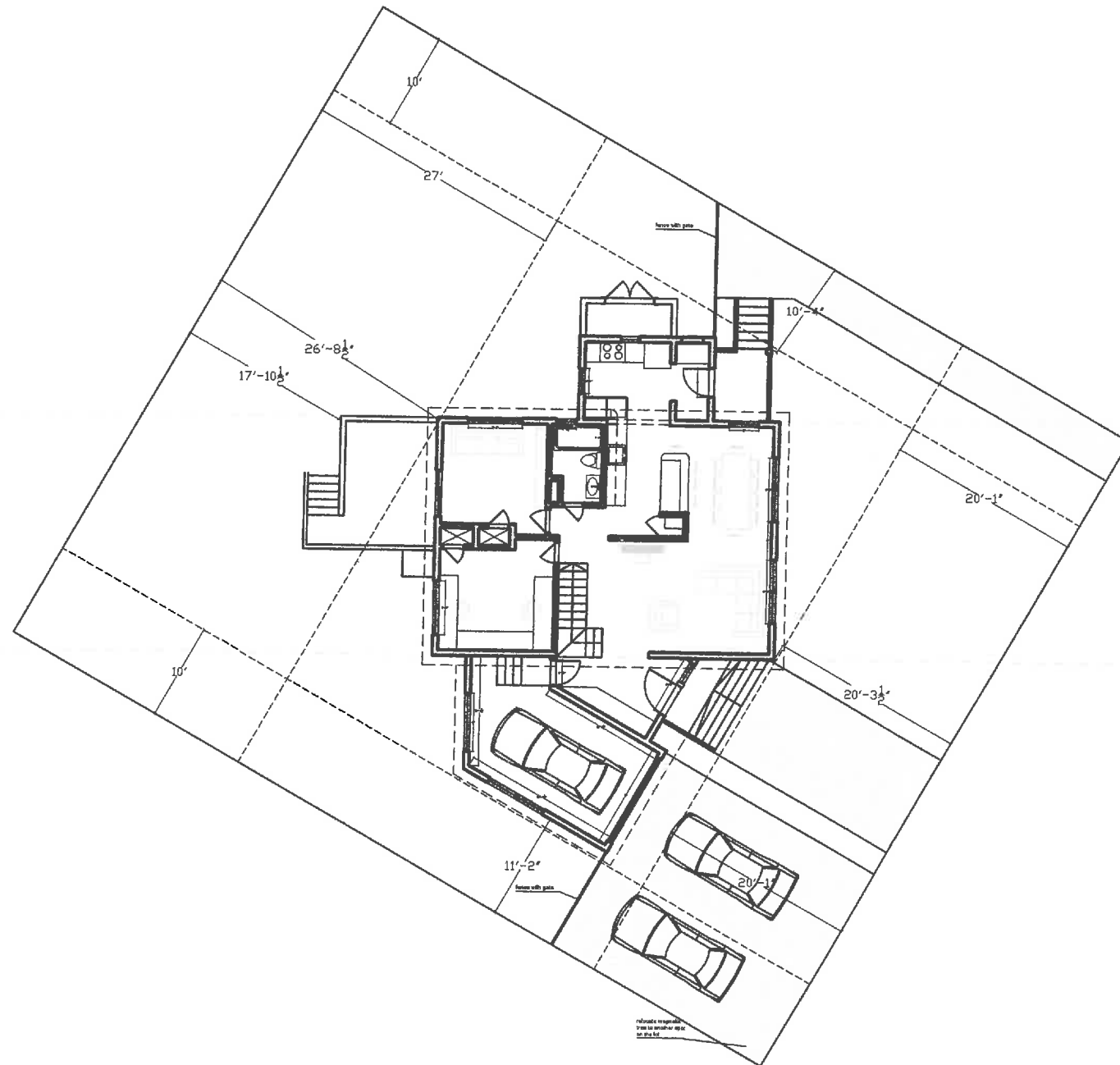
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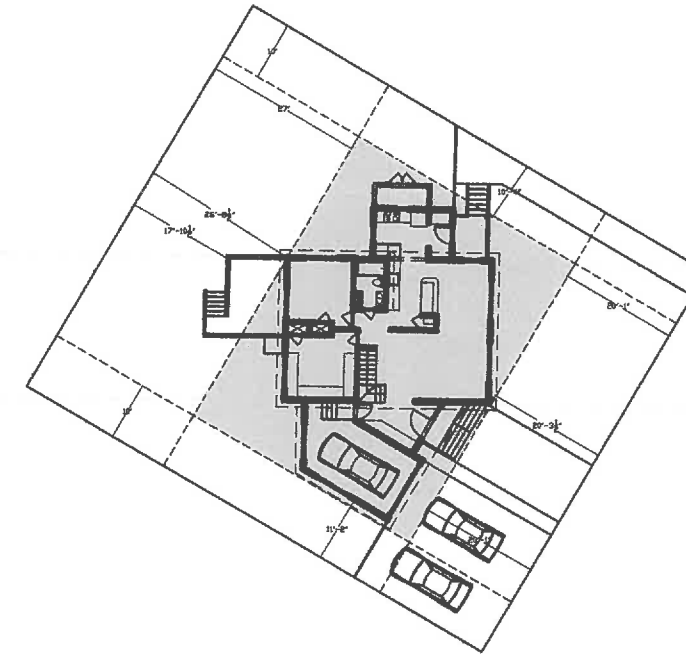
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8/24/18



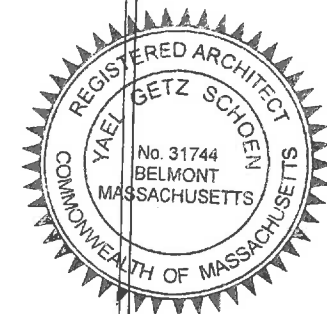
1 PROPOSED SITE PLAN
A-100 SCALE: 1/16" = 1'-0"



2 PROPOSED ZONING DIAGRAM
A-100 SCALE: 1/16" = 1'-0"

	ZONING	ACTUAL	PROPOSED
ZONE	SRC	SRC	SRC
MIN LOT SIZE	9,000	6750 SF	6750 SF
LOT COVERAGE	25%	20.8 %	25%
OPEN SPACE	50%	71%	59%
FRONT SETBACK	20.1'	20' 3.5"	20' 3.5"
SIDE SETBACK	10'	10' 4" 10' 8"	10' 4" 11' 2"
REAR SETBACK	27'	26' 8.5" to house 17' 10.5" to deck	26' 8.5" to house 17' 10.5" to deck
MAX BUILDING HEIGHT	30'	19' 4.5"	27' 4.5"
STORIES	2 1/2	1 1/2	2 1/2
BUILT AREA		1700 SF	gross- 2542 SF (with garage) 2296 SF (without garage)

	EXISTING GROSS FLOOR AREA	PROPOSED GROSS FLOOR AREA
CELLAR AREA	998 SF not counted to GFA	998 SF not counted to GFA
FIRST FLOOR AREA	1007 SF	1332 (with garage) 1096 (without garage)
SECOND FLOOR AREA	693 SF	1210 SF
ATTIC ABOVE 6'	0 SF	324 SF not counted to GFA
TOTAL	1700 SF	2542 SF (with garage) 2296 SF (without garage)



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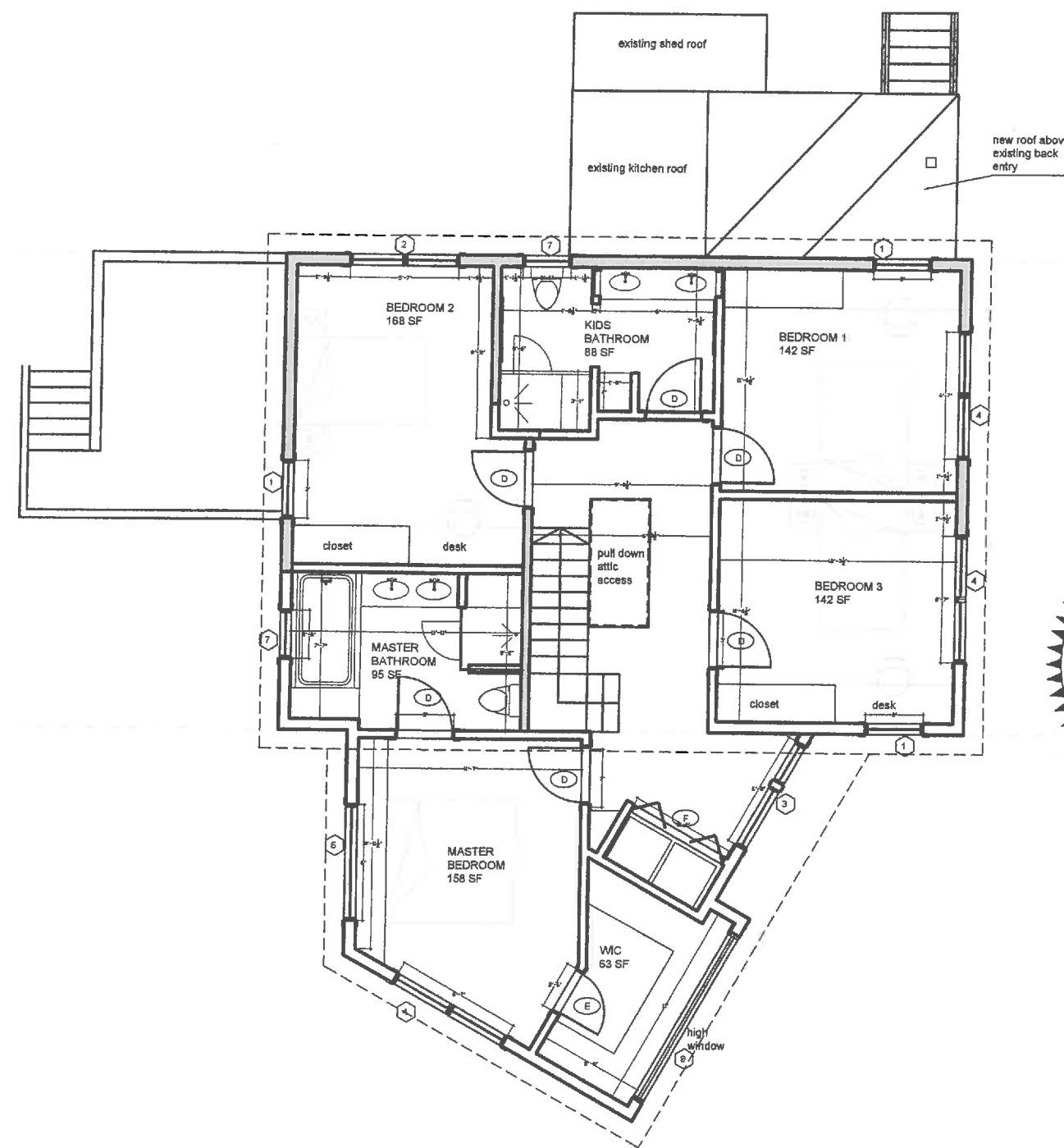
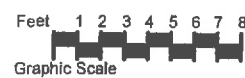
PROPOSED SITE AND
ZONING



VARIES YGS
MAR 06, 2019

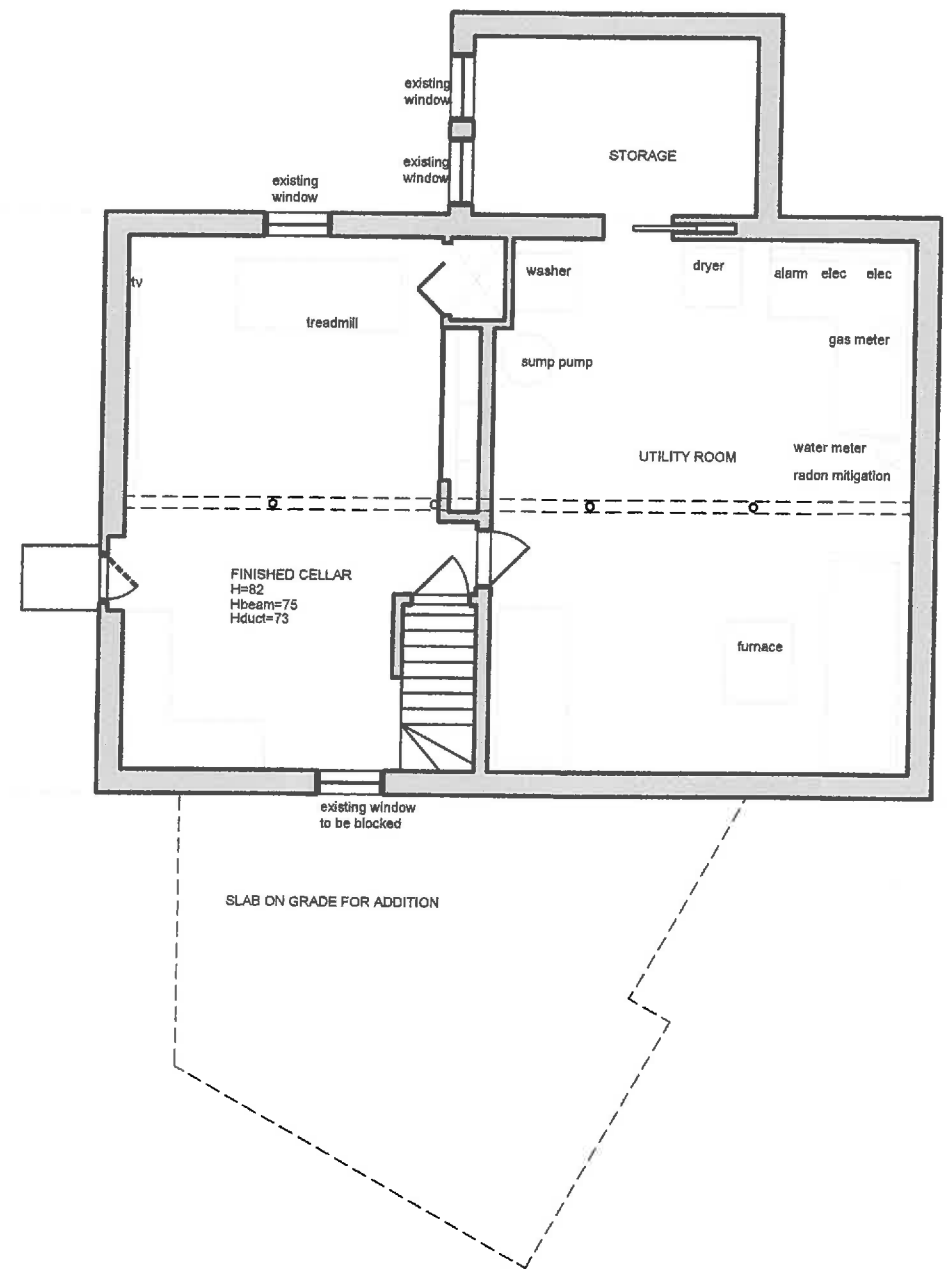
A-100

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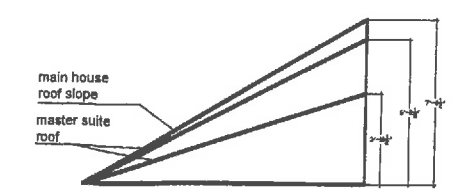


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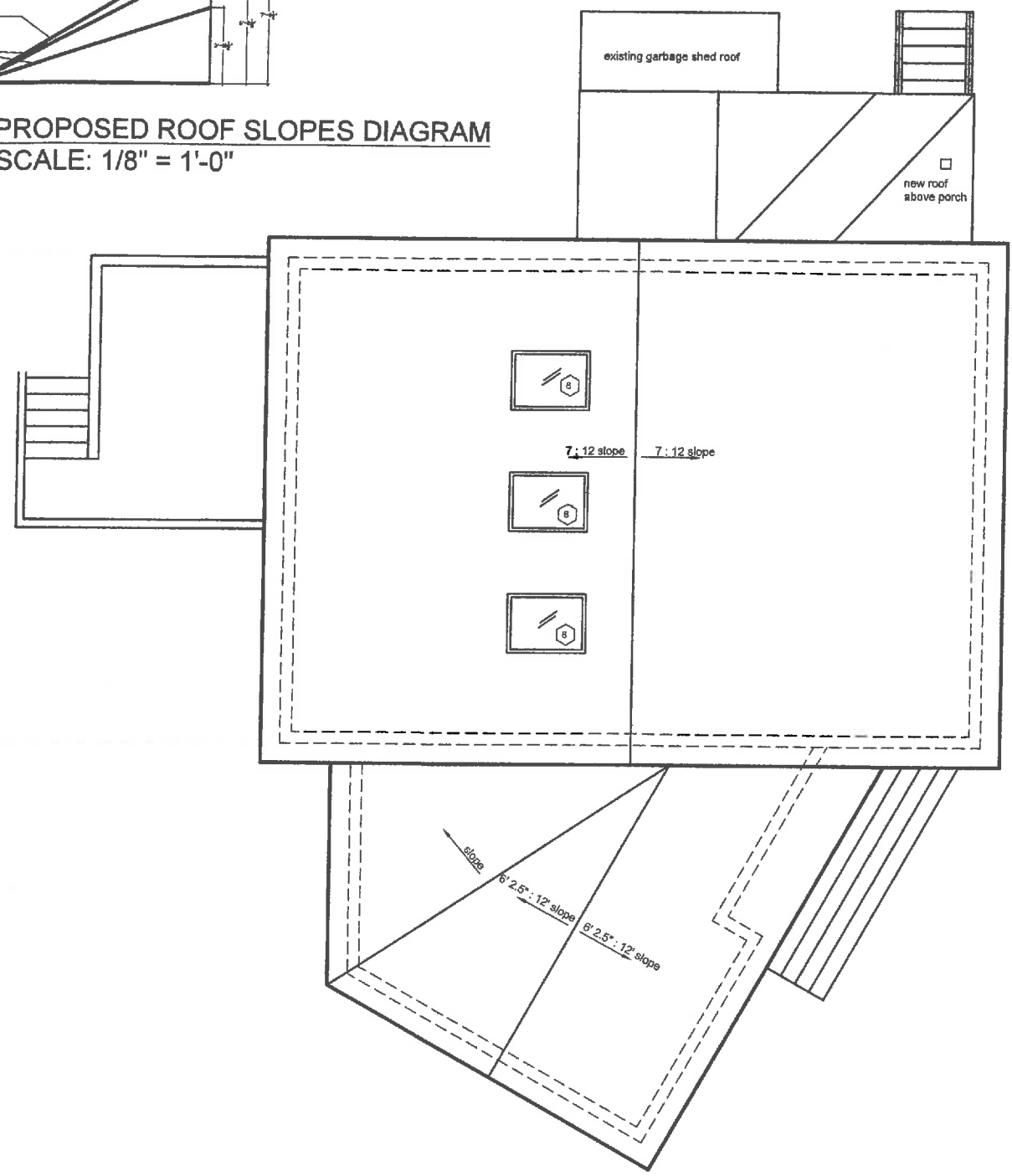
- existing wall to remain
- new wall
- existing door to demolish
- existing door to remain
- new door
- 1 window mark- see window schedule
- A door mark- see door schedule
- interior elevations mark



1 PROPOSED CELLAR FLOOR PLAN
SCALE: 1/8" = 1'-0"



3 PROPOSED ROOF SLOPES DIAGRAM
SCALE: 1/8" = 1'-0"



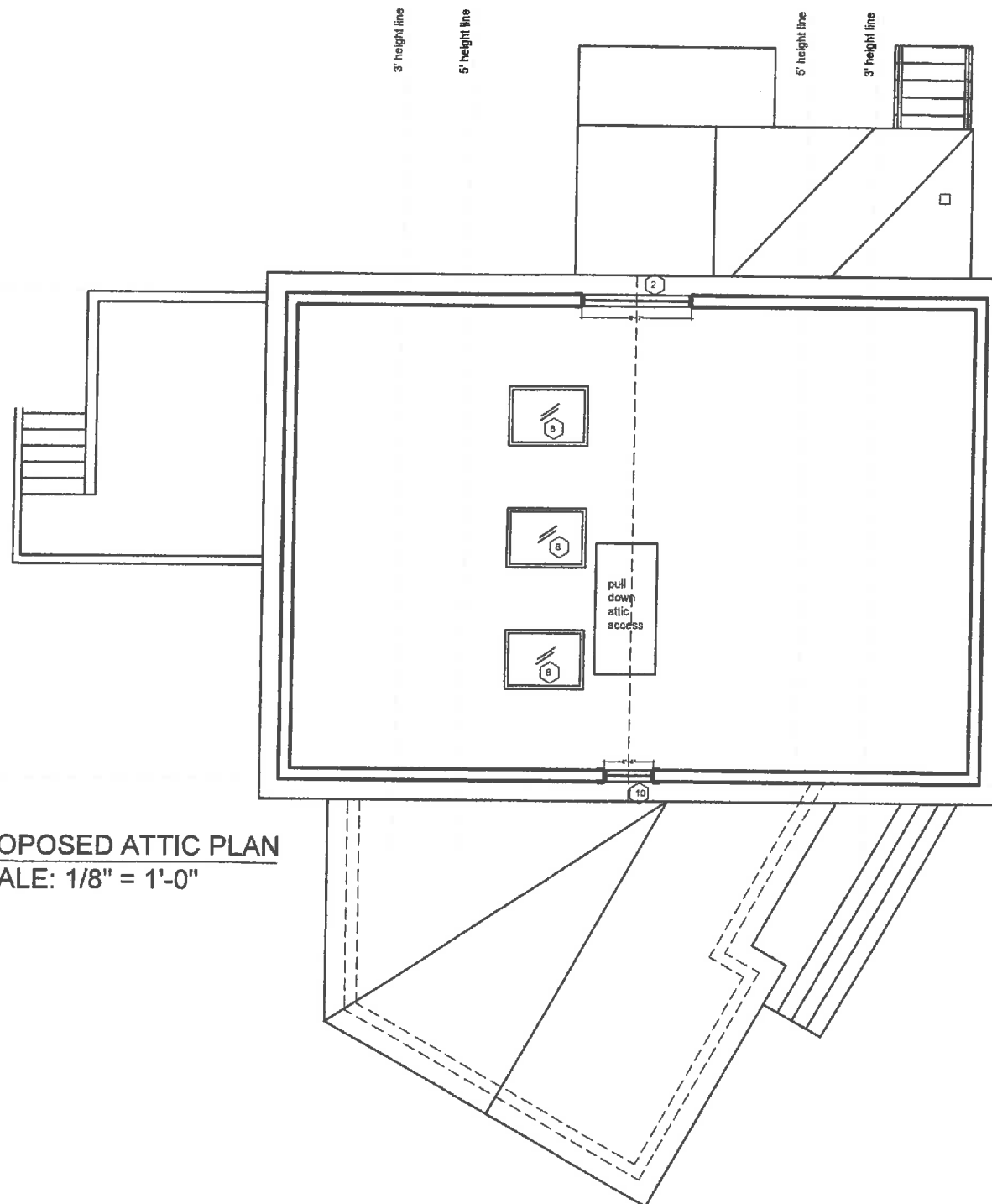
2 PROPOSED ROOF PLAN
SCALE: 1/8" = 1'-0"



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70 HOITT RD
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PROPOSED CELLAR AND ROOF
1/8" = 1' 0" MAR 06, 2019
A-102

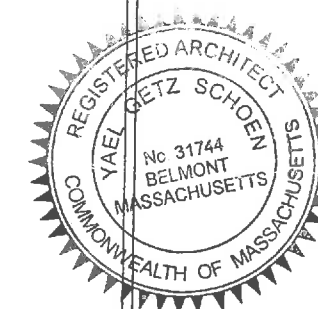
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Feet 1 2 3 4 5 6 7 8
Graphic Scale

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Development



REV.	DESCRIPTION	DATE

GETZ RESIDENCE

70 HOITT RD
BELMONT MA

PROPOSED ATTIC AND CALCULATIONS



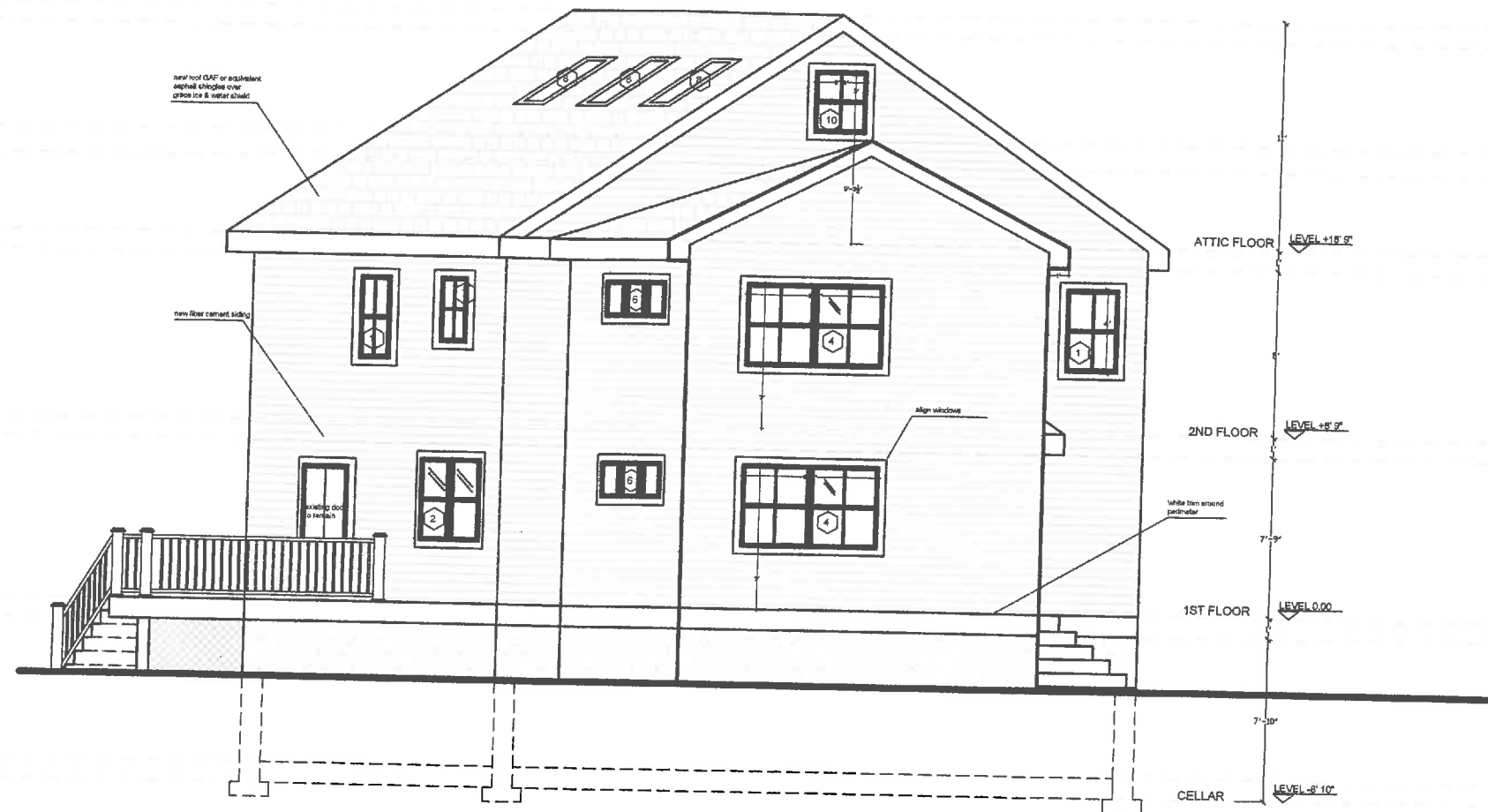
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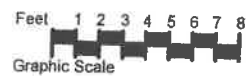
A-103

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2 PROPOSED NORTH EAST ELEVATION
SCALE: 1/8" = 1'-0"



1 PROPOSED NORTH WEST ELEVATION
SCALE: 1/8" = 1'-0"



REV	DESCRIPTION	DATE

GETZ RESIDENCE

70 HOITT RD
BELMONT MA

PROPOSED ELEVATIONS

YGS
1/8" = 1' 0" MAR 06, 2019

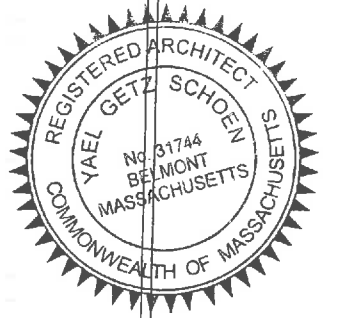
A-104

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PROPOSED ELEVATIONS

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1/8" = 1' 0" MAR 06, 2019

A-105

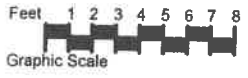
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2 PROPOSED SOUTH EAST ELEVATION
SCALE: 1/8" = 1'-0"



1 PROPOSED SOUTH WEST ELEVATION
SCALE: 1/8" = 1'-0"



DATE
TIME
DATE

WINDOW	LOCATION	QT	DESCRIPTION	ROUGH OPENING	FINISH	MFR	MODEL	NOTES	HARDWARE
1	back entry, kids bedrooms	4	double hung, low E, triple glazed, argon filled	3'-0" x 4'-0"	White	Marvin		min opening 20"x 24"	
2	playroom, office, bedroom 2, attic	4	2 wide, double hung, low E, triple glazed, argon filled	5'-7" x 4'-0"	White	Marvin			
3	above entry	1	combination window, low E, triple glazed, argon filled	6'-2" x 5'-7"	Ebony	Marvin			
4	bedrooms 2,3, master garage	4	2 wide, double hung, low E, triple glazed, argon filled	6'-7" x 4'-0"	White	Marvin			
5	kitchen	1	double hung, low E, triple glazed, argon filled	2'-7" x 5'-0"	White	Marvin			
6	master, garage	2	high window, low E, triple glazed, argon filled	6'-0" x 1'-9"	White	Marvin			
7	second floor bathrooms	2	double hung, low E, triple glazed, argon filled	2'-6" x 3'-2"	White	Marvin		tempered	
8	attic	3	non operable skylight	3'-0" x 4'-0"	White	Marvin			
9	wic	1	high window, low E, triple glazed, argon filled	10'-0" x 1'-9"	Ebony	Marvin			
10	attic	1	double hung, low E, triple glazed, argon filled	2'-6" x 3'-0"	White	Marvin			
11	living room, dining	2	2 wide, double hung, low E, triple glazed, argon filled	6'-7" x 4'-5"	White	Marvin			

PROPOSED WINDOW SCHEDULE

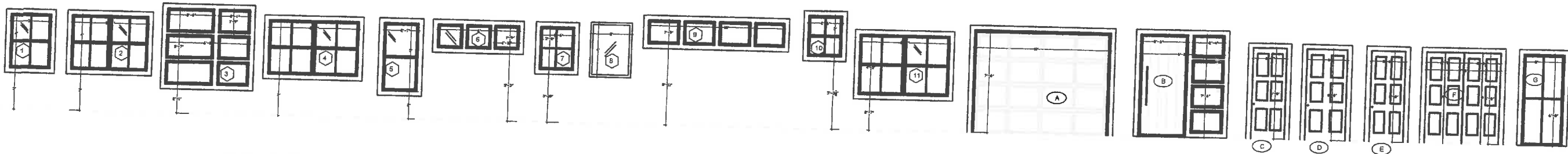
DOOR	LOCATION	QT	DESCRIPTION	ROUGH OPENING	FINISH	MFR	MODEL	NOTES	HARDWARE
A	garage door	1	frosted glass top row	10' 0" x 7'-6"	Ebony				
B	main entry	1	entrance door with 2 side lights, wood	6'-2" x 7'-6"	stained wood	Simpson			
C	garage to entry	1	entrance door, fiberglass	2'-6" x 6'-8"	painted white	Simpson			
D	bedrooms	6	entrance door	3'-0" x 6'-8"	painted white	Simpson			
E	wic	1	entrance door	2'-6" x 6'-8"	painted white	Simpson			
F	laundry closet	1	double folding door	5'-6" x 6'-8"	painted white	Simpson			
G	mudroom	1	exterior glass door	3'-0" x 6'-8"	White	Marvin			

PROPOSED DOOR SCHEDULE

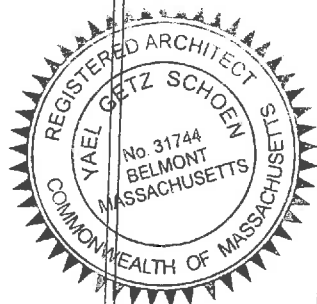
PROPOSED WINDOW AND
DOORS SCHEDULES

2
A-106

SCALE: 1/8" = 1'-0"



1
A-106
PROPOSED NORTH ELEVATION
SCALE: 1/8" = 1'-0"



GETZ RESIDENCE

70 HOITT RD
BELMONT MA

PROPOSED ELEVATION
AND SCHEDULES

YGS
VARIES
MAR 06, 2019

A-106

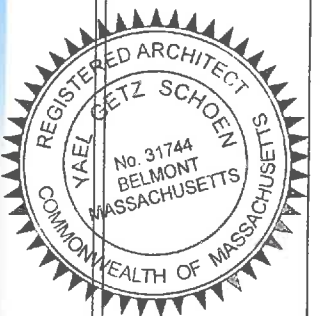
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REV	DESCRIPTION	DATE

GETZ RESIDENCE

70 HOITT RD
BELMONT MA

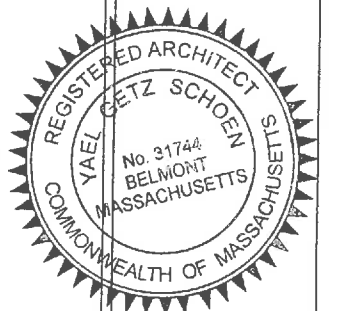
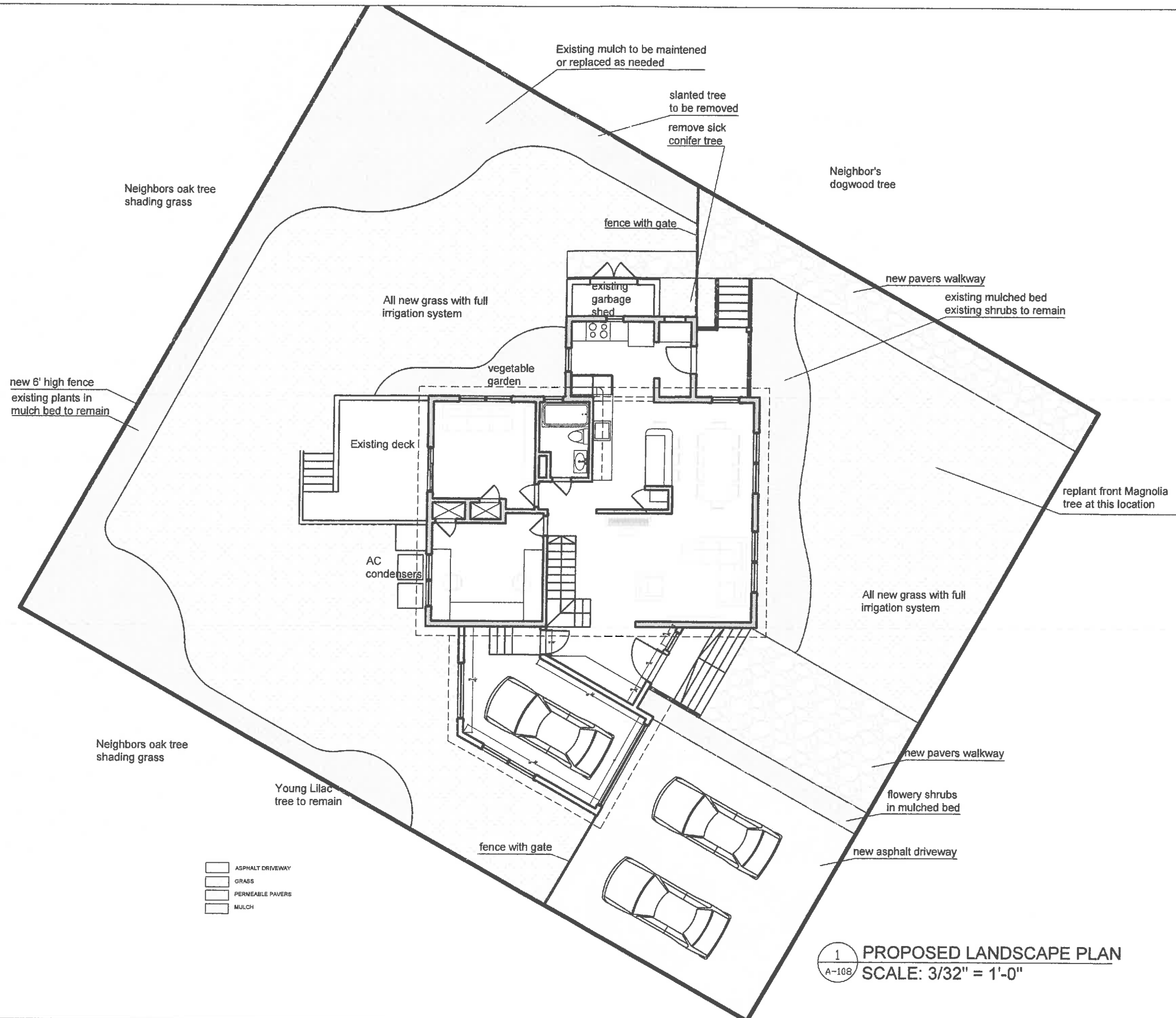
PROPOSED
3D IMAGES

YGS	
MAR 06, 2019	

A-107

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DATE: 03/06/2019
TIME: 10:00 AM
PAGE: 1



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REV	DESCRIPTION	DATE

GETZ RESIDENCE

70 HOITT RD
BELMONT MA

PROPOSED LANDSCAPE
PLAN

YGS

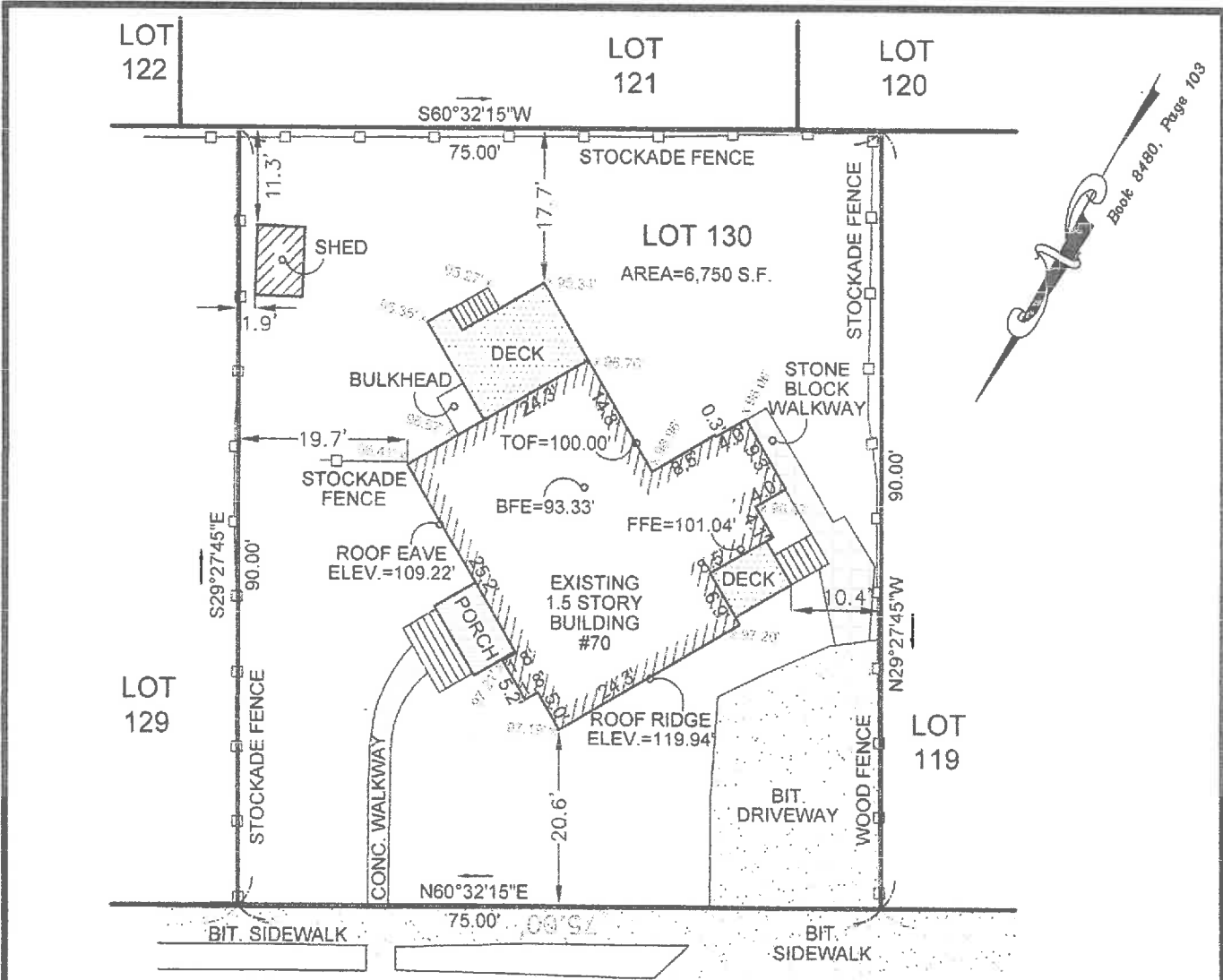
3/32" = 1' 0" MAR 06, 2019

A-108

YGS
DESIGN &
DEVELOPMENT
LLC

ARCHITECTURAL DESIGN &
REAL ESTATE DEVELOPMENT
70 HOITT RD
BELMONT MA 02478
617-669-2955
WWW.YGSDO.COM

YGS
Design &
Development



HOITT (40' WIDE) ROAD

	Setbacks			Lot Coverage	Open Space	Building Height	Stories
	Front	Side	Rear				
Required	min. 25'	min. 10'	min. 30'	max. 25%	min. 50%	max 36'	max 2.5
Existing	20.6'	19.7' ; 10.4'	17.7'	20.8%	71.0%	17.8'	1.5

NOTES:

- * Assessors Ref.: Map 37, Lot 130
- * Deed Ref.: Book 51639, Page 320
- * Plan Ref.: End of Book 7573
End of Book 8469
Book 8480, Page 103
End of Book 9895
End of Book 8955
Plan No. 21089-D
Plan No. 148 of 1935
Book 8418, Page 193
Book 8044, Page 422
- * Zone: Single Residence C
- * Property is outside of flood zone based on Flood Insurance Rate Map for the town of Belmont #25017C 0418E, effective date June 4, 2010.
- * Locus lot is not within the wetlands or wetland buffer zone.
- * No other public shade trees are located within the limits of the property frontage of the subject property.
- * Distances shown were measured from building clapboard.
- * Elevations based on assumed datum.

Roof Ridge El. =119.94'

Roof Midpoint El.=114.58'

Roof Eave El.= 109.22'

First Floor El. (FFE)=101.04'

Top of Foundation(TOF)= 100.00'

Average Grade El.= 96.8'

Basement Floor El.(BFE) =93.33'



BUILDING HEIGHT CALCULATION (NTS)

Plot Plan
70 Hoitt Road
Belmont, MA 02478

Owner: Yael Schoen Getz & Gad Getz
House No. 70
Lot No. 130
App. No. n/a
Date January 30, 2018
Scale 1 inch = 20 feet

Plan Prepared By:

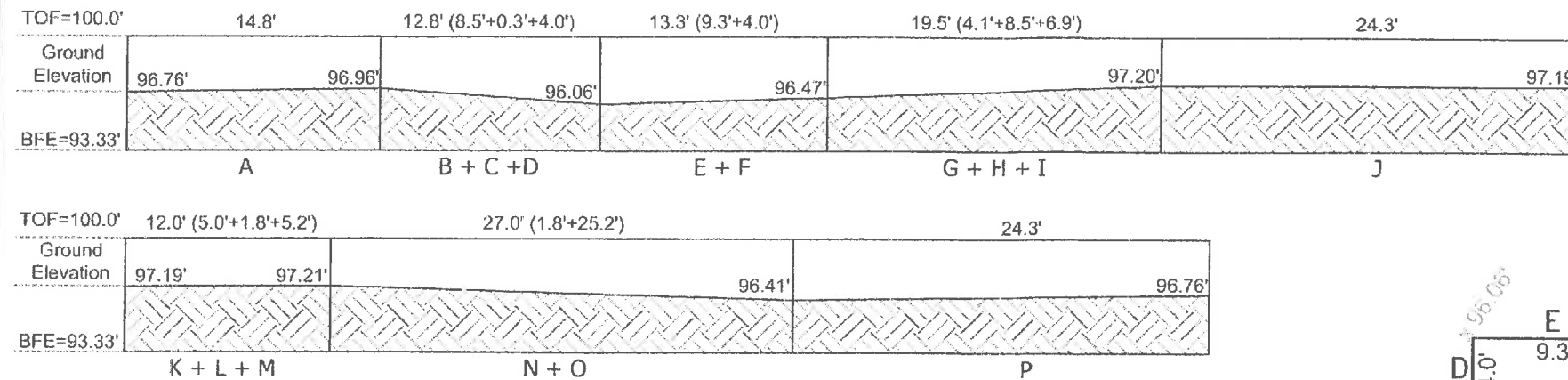


10 Andrew Square,
South Boston, MA 02127
Tel. 857-544-3061



Neil J. Murphy
Professional Land Surveyor

FOUNDATION WALLS SKETCH
scale 1"=10'



EXPOSED FOUNDATION WALLS AREA CALCULATIONS:

Wall A = $[(100.0' - 96.76') + (100.0' - 96.96')] / 2 \times 14.8' = 46.47' \text{ Sq.Ft.}$
 Walls B+C+D = $[(100.0' - 96.96') + (100.0' - 96.06')] / 2 \times (8.5' + 0.3' + 4.0') = 44.67' \text{ Sq.Ft.}$
 Walls E+F = $[(100.0' - 96.06') + (100.0' - 96.47')] / 2 \times (9.3' + 4.0') = 49.68' \text{ Sq.Ft.}$
 Walls G+H+I = $[(100.0' - 96.47') + (100.0' - 97.20')] / 2 \times (4.1' + 8.5' + 6.9') = 61.72' \text{ Sq.Ft.}$
 Wall J = $[(100.0' - 97.20') + (100.0' - 97.19')] / 2 \times (24.3') = 68.16' \text{ Sq.Ft.}$
 Walls K+L+M = $[(100.0' - 97.19') + (100.0' - 97.21')] / 2 \times (5.0' + 1.8' + 5.2') = 33.60' \text{ Sq.Ft.}$
 Walls N+O = $[(100.0' - 97.21') + (100.0' - 96.41')] / 2 \times (1.8' + 25.2') = 86.13' \text{ Sq.Ft.}$
 Wall P = $[(100.0' - 96.41') + (100.0' - 96.76')] / 2 \times (24.3') = 82.98' \text{ Sq.Ft.}$
 Total Area of exposed foundation wall =
 $46.47' \text{ Sq.Ft} + 44.67' \text{ Sq.Ft} + 49.68' \text{ Sq.Ft} + 61.72' \text{ Sq.Ft} + 68.16' \text{ Sq.Ft} + 33.60' \text{ Sq.Ft} + 86.13' \text{ Sq.Ft} + 82.98' \text{ Sq.Ft.} = 473.41' \text{ Sq.Ft.}$

Total Area of foundation wall =
 $(100.0' - 93.33') \times (14.8' + 8.5' + 0.3' + 4.0' + 9.3' + 4.0' + 4.1' + 8.5' + 6.9' + 24.3' + 5.0' + 1.8' + 5.2' + 1.8' + 25.2' + 24.3') = 987.16' \text{ Sq.Ft.}$

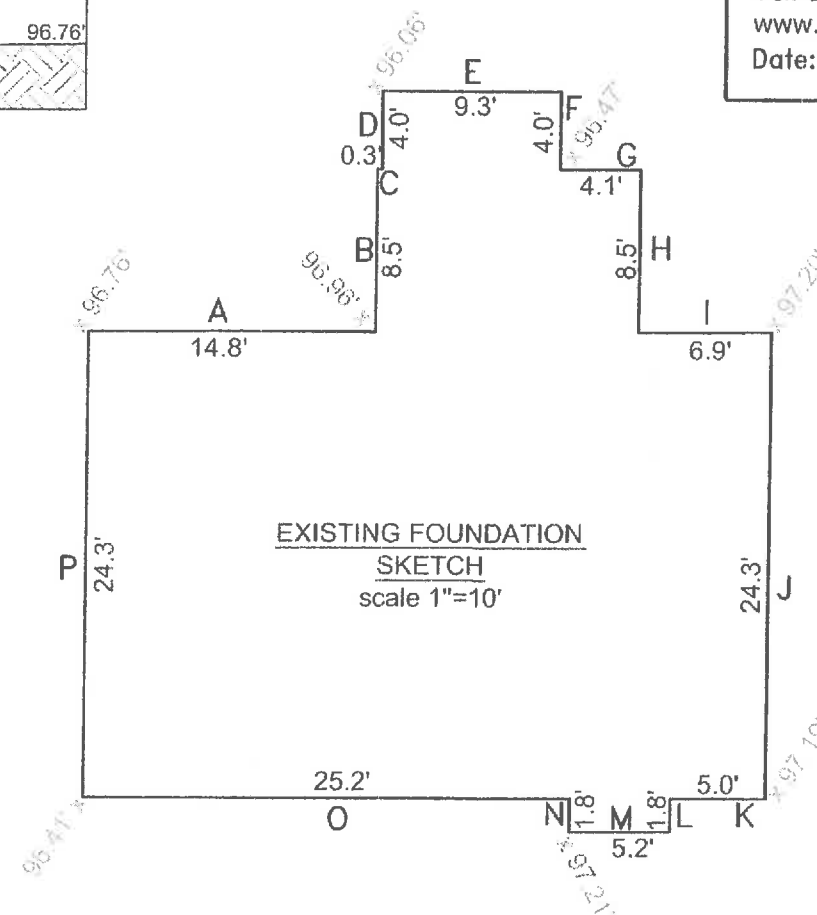
Exposed Foundation Walls Area/ Total Foundation Walls Area = 48.0 %

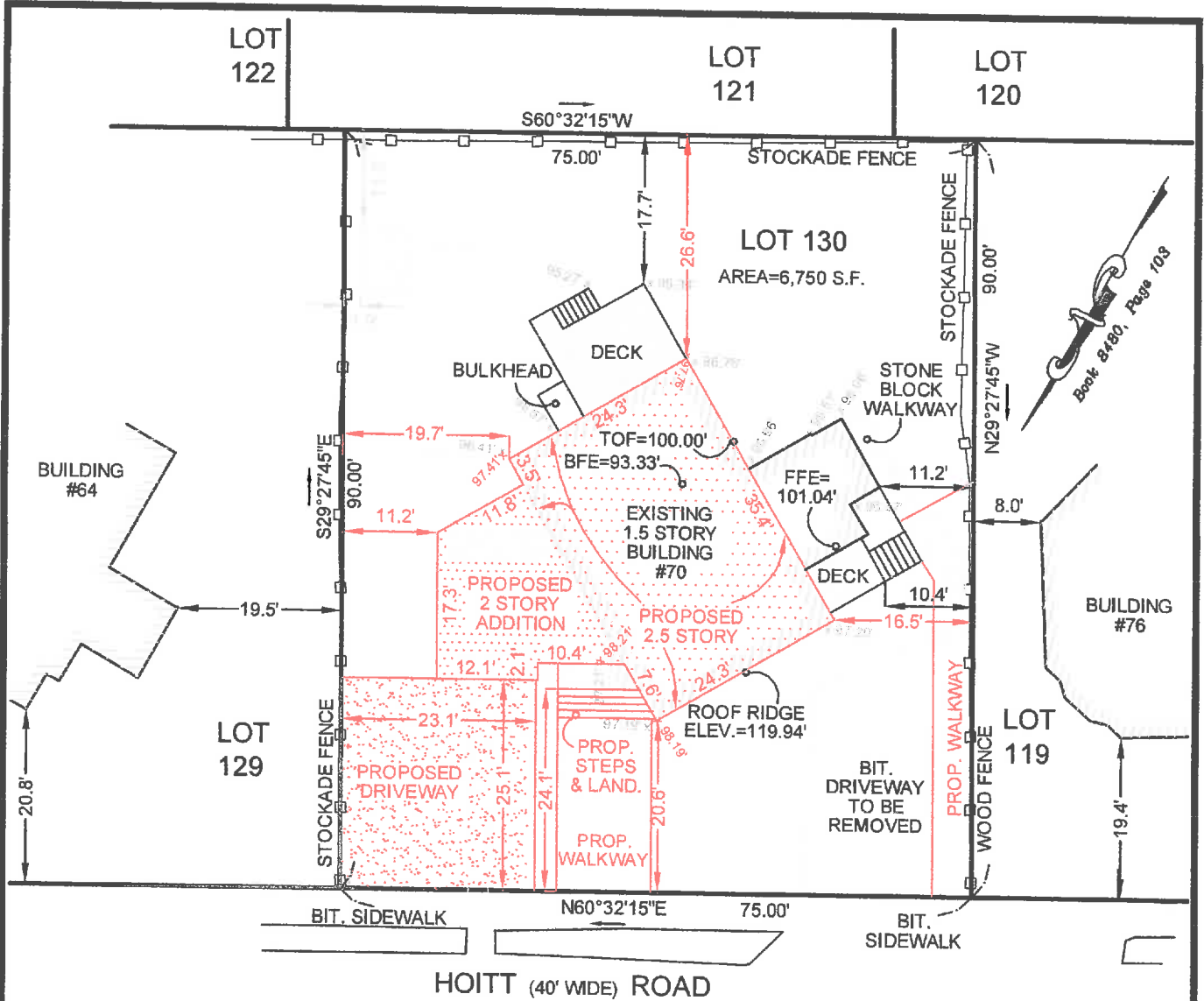
Exposed Foundations Calculations

70 Hoitt Road
Belmont, MA 02478



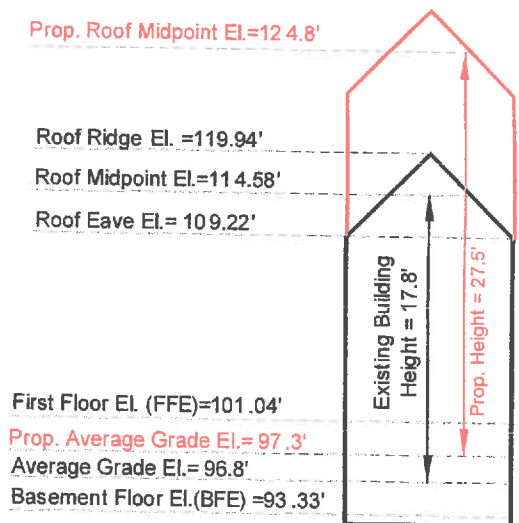
10 Andrew Square, Suite 201B
 South Boston, MA 02127
 Tel. 857-544-3061
 www.land-mapping.com
 Date: January 30, 2018





	Setbacks			Lot Coverage	Open Space	Building Height	Stories
	Front	Side	Rear				
Required	min. 20.1'	min. 10'	min. 27'	max. 25%	min. 50%	max 36'	max 2.5
Existing	20.6'	19.7'; 10.4'	17.7'	20.8%	71.0%	17.8'	1.5
Proposed	20.6'	11.1'; 10.4'	17.7'	25.0%	64.7%	27.5'	2.5

- NOTES:
- * Assessors Ref.: Map 37, Lot 130
 - * Deed Ref.: Book 51639, Page 320
 - * Plan Ref.: End of Book 7573
End of Book 8469
Book 8480, Page 103
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 - * Locus lot is not within the wetlands or wetland buffer zone.
 - * No other public shade trees are located within the limits of the property frontage of the subject property.
 - * Distances shown were measured from building clapboard.
 - * Elevations based on assumed datum.
 - * Existing lot coverage = 20.8 %
 - * Proposed lot coverage = 1,686 Sq.Ft. (25.0%)
 - * Existing open space = 71.0 %
 - * Proposed open space = 4,370 Sq.Ft. (64.7%)



BUILDING HEIGHT CALCULATION (NTS)

Plot Plan
70 Hoitt Road
Belmont, MA 02478

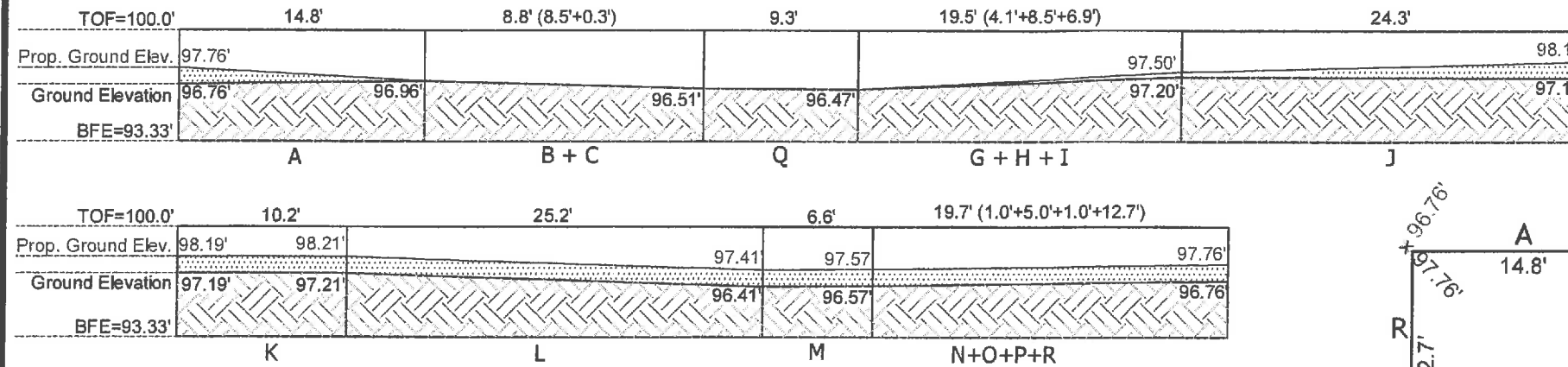
Owner: Yael Schoen Getz & Gad Getz
House No. 70
Lot No. 130
App. No. n/a
Date March 13, 2019
Scale 1 inch = 20 feet

Plan Prepared By:

LAND MAPPING INC.
10 Andrew Square,
South Boston, MA 02127
Tel. 857-544-3061

Neil J. Murphy Lic.#17460
Professional Land Surveyor

FOUNDATION WALLS SKETCH
scale 1"=10'



Basement perimeter = 131.8'

Total area of basement walls = 131.8' x (100.00' - 93.33') = 879.11 Sq. Ft.

Proposed Expose foundation walls area:

Wall A = $[(100.0' - 97.76') + (100.0' - 96.96')]/2 \times 14.8' = 39.07$ Sq.Ft.

Walls B+C = $[(100.0' - 96.96') + (100.0' - 96.51')]/2 \times (8.5' + 0.3') = 28.73$ Sq.Ft.

Walls Q = $[(100.0' - 96.51') + (100.0' - 96.47')]/2 \times (9.3') = 32.64$ Sq.Ft.

Walls G+H+I = $[(100.0' - 96.47') + (100.0' - 97.50')]/2 \times (4.1' + 8.5' + 6.9') = 58.79$ Sq.Ft.

Wall J = $[(100.0' - 97.50') + (100.0' - 98.19')]/2 \times (24.3') = 52.36$ Sq.Ft.

Walls K = $[(100.0' - 98.19') + (100.0' - 98.21')]/2 \times (10.2') = 18.36$ Sq.Ft.

Walls L = $[(100.0' - 98.21') + (100.0' - 97.41')]/2 \times (25.2') = 55.19$ Sq.Ft.

Wall M = $[(100.0' - 97.41') + (100.0' - 97.57')]/2 \times (6.6') = 16.56$ Sq.Ft.

Wall N+O+P+R = $[(100.0' - 97.57') + (100.0' - 97.76')]/2 \times (19.7') = 45.99$ Sq.Ft.

Proposed Total area of exposed foundation wall =

39.07 Sq.Ft + 28.73 Sq.Ft + 32.64 Sq.Ft + 58.79 Sq.Ft + 52.36 Sq.Ft + 18.36 Sq.Ft + 55.19 Sq.Ft + 16.56 Sq.Ft + 45.99 Sq.Ft = 347.69 Sq.Ft.

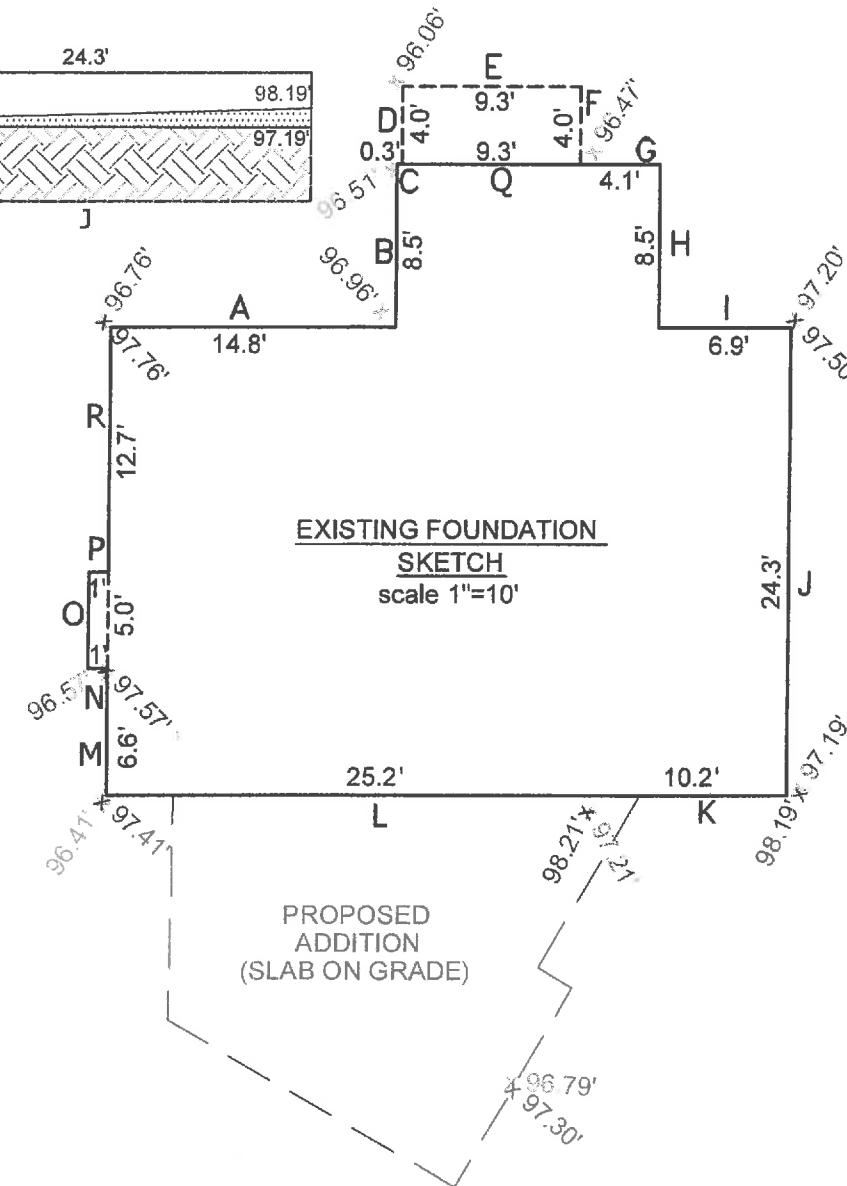
Proposed Exposed Foundation Walls Area/ Total Foundation Walls Area = 3 9.5 %

Proposed Covered Foundation Walls Area/ Total Foundation Walls Area = 6 0.5 %

Building perimeter = 144.4'

Proposed Average Grade = $[(97.76' + 96.96')/2 \times 14.8' + (96.96' + 96.06')/2 \times 12.8' + (96.06' + 96.47')/2 \times 13.3' + (96.47' + 97.50')/2 \times 19.5' + (97.50' + 98.19')/2 \times 24.3' + (98.19' + 98.21')/2 \times 10.2' + (98.21' + 97.41')/2 \times 25.2' + (97.41' + 97.57')/2 \times 6.6' + (97.57' + 97.76')/2 \times (5.0' + 12.7')]/144.4' = 97.3'$

EXISTING FOUNDATION SKETCH
scale 1"=10'



Proposed Foundations Calculations

70 Hoitt Road
Belmont, MA 02478



10 Andrew Square, Suite 201B
South Boston, MA 02127
Tel. 857-544-3061
www.land-mapping.com
Date: July 16, 2018

Zoning Compliance Check List

(Registered Land Surveyor)

Property Address: 70 HOITT RD.
Surveyor Signature and Stamp: 

Zone: SRC
Date: 7/18/2018

	REQUIRED	EXISTING	PROPOSED
Lot Area	9,000 SQ.FT.	6,750 SQ.FT.	6,750 SQ.FT.
Lot Frontage	75'	75'	75'
Floor Area Ratio	---	---	---
Lot Coverage	max. 25 %	20.8 %	25.0 %
Open Space	min. 50%	71.0 %	64.7%
Front Setback	20.1'	20.6'	20.6'
Side Setback	10'	10.4'	10.4'
Side Setback	10'	19.7'	11.2'
Rear Setback	27'	17.7'	17.7'
Building Height	36'	17.8'	27.5'
Stories	2.5	1.5	2.5
½ Story Calculation			

NOTES: