

RECEIVED  
TOWN CLERK  
BELMONT, MA

Case #19-15

2019 JUL 10 PM 3:32

NOTICE OF PUBLIC HEARING BY THE  
PLANNING BOARD

ON AN APPLICATION FOR A SPECIAL PERMIT

Notice is hereby given that the Belmont Planning Board will hold a public hearing on **TUESDAY, JULY 16, 2019, at 7:00 PM** in the **Board of Selectmen's Meeting Room, Town Hall, 455 Concord Ave.**, to consider the application of **Jennifer Leigh** for a SPECIAL PERMIT under Section 1.5.4 B of the Zoning By-Laws to **ALTER A NONCONFORMING STRUCTURE IN ORDER TO INCREASE THE HEIGHT, BOTH IN FEET AND NUMBER OF STORIES, AS WELL AS THE SIZE OF THE SINGLE-FAMILY HOME BY MORE THAN 700 SF** at **150 Radcliffe Road** located in the Single Residence B Zoning District.

Planning Board

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BELMONT, MA

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Town of Belmont  
Planning Board

## APPLICATION FOR A SPECIAL PERMIT

Date: 07.09.19

Planning Board  
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-Law 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 150 RADCLIFFE 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 INTERIOR RENOVATIONS AND AN ADDITION AND LANDSCAPE IMPROVEMENTS.

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

Signature of Petitioner

JL Craig Markin

Print Name

JENNIFER LEIGH, CRAIG MARKIN

Address

150 RADCLIFFE RD  
BELMONT

Daytime Telephone Number

617-395-8863



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

May 29, 2019

Mr. Craig Malkin and Ms. Jennifer Leigh  
150 Radcliffe Road  
Belmont, MA 02478

RE: Denial to Construct Second Story Addition:

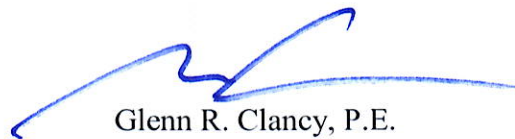
Dear Ms. Lance:

The Office of Community Development is in receipt of your building permit application for the construction of a second story addition on top of your home located in a Single Residence B (SR-B) Zoning District.

Your application has been denied because it does not comply with the Zoning By-Law. More specifically, Section 1.5.4 B of the Zoning By-Law allows extensions or alterations to non-conforming structures in the SR-B zoning district by a Special Permit from the Planning Board.

You may alter your plans to conform to the Zoning By-Law and resubmit a building permit application, or you may request one (1) Special Permit from the Planning Board. If you choose this option, please contact the Office of Community Development to schedule an appointment with a member of the Planning Staff at (617) 993-2666 in order to begin the process.

Sincerely,



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

150 Radcliffe Road  
Special Permit Application  
Narrative Statement  
06.20.19

### **Project description**

We are planning a modest addition to our 70 year old home to meet our family needs. Our home accommodates a family of four in 1900 square feet with two home offices over the garage and a semi-finished partial basement. The proposed addition adds 875 sf to that, creating a master bedroom and small family room, allowing our daughters to each have their own bedroom.

The house is unusual looking, a nearly flat-roofed one-story concrete block structure, two-story garage addition in front. We are eager to improve the appearance with a contemporary style. We have worked hard over the past year with a talented design team to transform our house to meet our practical and design goals.

We were prepared to begin construction on June 1 after multiple visits to the planning department which indicated there would be no zoning issues. We rented an apartment and office space for the anticipated six months of construction. When the builder submitted the plans on April 24<sup>th</sup>, he was told he needed to have the property survey printed on vellum before the plans would be accepted. When he returned with the vellum on May 9<sup>th</sup>, the new bylaw had been enacted. Nearly one month later we were finally informed of the new bylaw and that our permit had been denied.

We understand that the new bylaw is intended to prevent additions that would negatively impact abutters or be detrimental to the neighborhood, or not in the character of the neighborhood. We believe our addition does not fall in to any of those categories.

### **1. Potential impacts on abutters**

*(1.5.4.B (4) c. ....addresses topographic conditions to avoid the disproportionate distribution of bulk and mass, with particular consideration for the minimization of impacts upon abutting properties.)*

The proposed addition is placed over the south-east corner of the house, which is distant (55' at the closest point) from the street and distant from the nearest house (65' at the closest point). We deliberately chose that portion of the house for the addition to minimize any potential crowding or overshadowing. Our shadow study shows that the addition will not create shadow issues on that closest house (265 Clifton) which is to the northwest of our house.

### **2. Not substantially more detrimental than the existing (non-conforming) structure to the neighborhood**

*1.5.4.B (4) b. Will neither generate excessive traffic, parking, noise or density impacts on the abutters, nor create other detrimental effects on the neighborhood.*



We do not consider our existing home to be detrimental in any way to our neighborhood, other than perhaps it's unusual and unattractive appearance from the street. The addition, re-cladding of the existing home and the new landscape treatment will substantially improve the appearance. There will be absolutely no change to traffic, parking, noise or density.

### **3. In keeping with the character of the neighborhood**

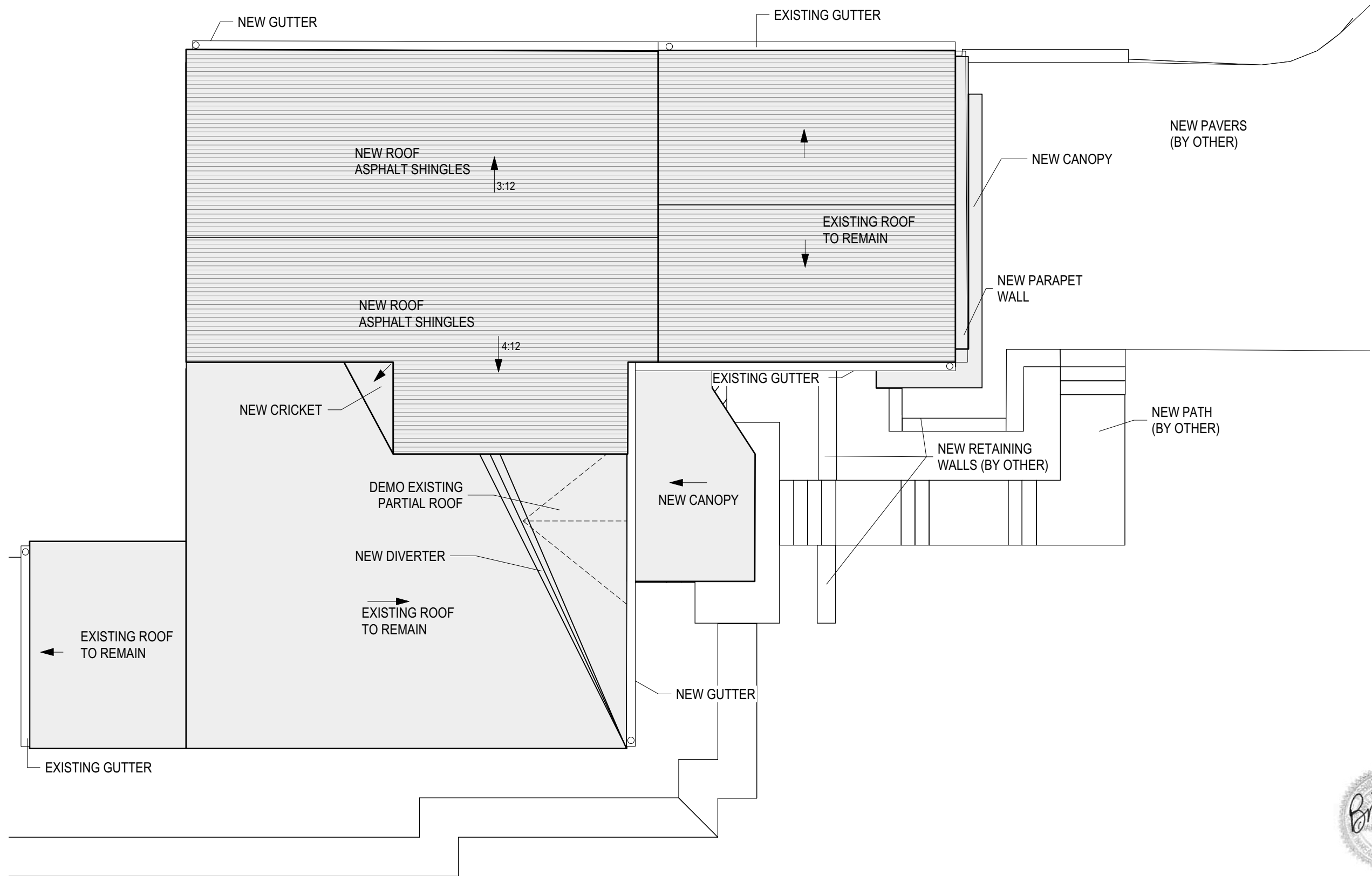
*1.5.4.B (4) a. Generally in harmony with the neighborhood*

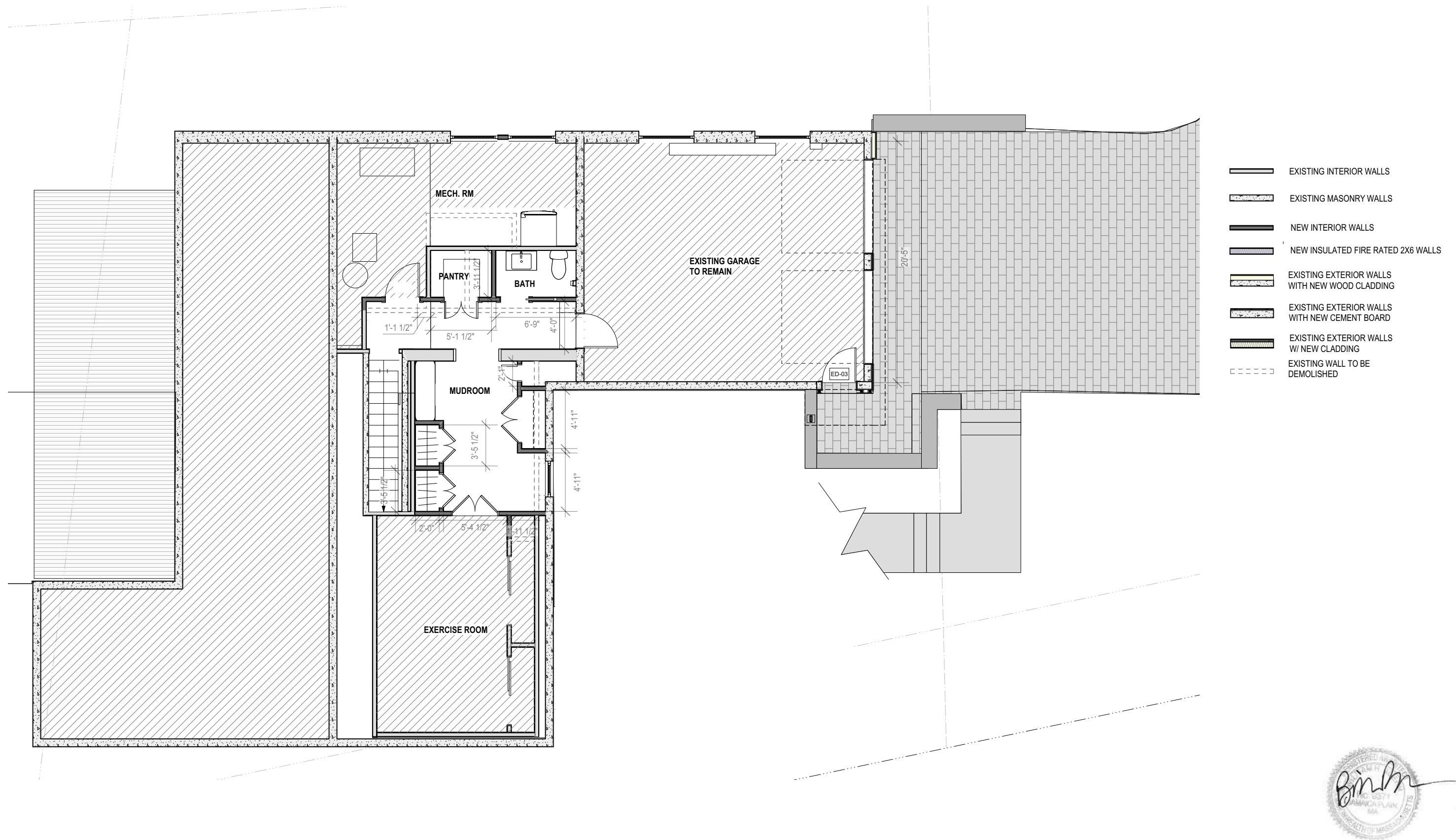
*1.5.4.B (4) c. Is appropriate in scale and mass for the neighborhood, and addresses topographic conditions to avoid the disproportionate distribution of bulk and mass...*

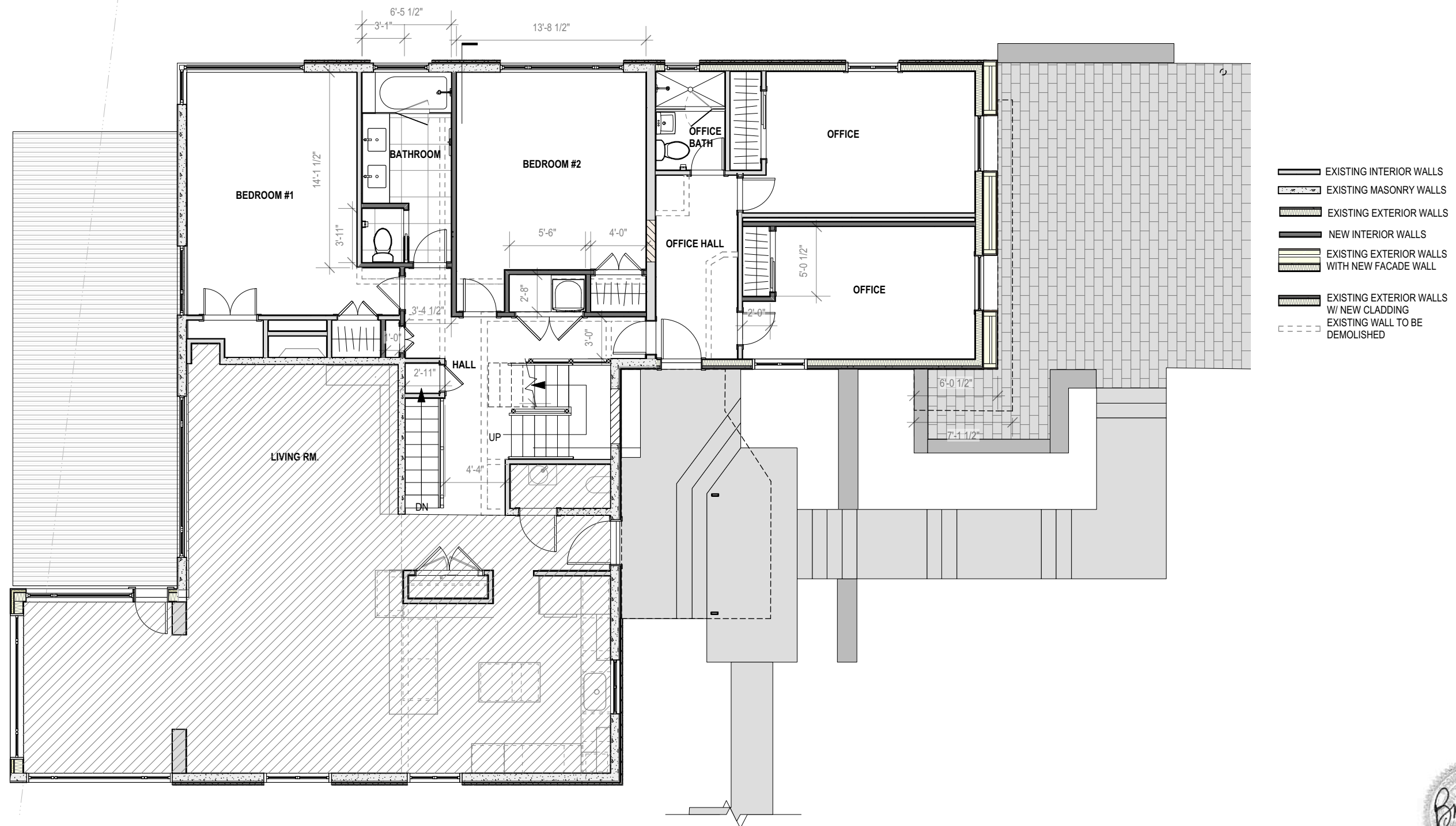
Our home is currently at the smaller end of the spectrum of home sizes in our immediate neighborhood. When we add the 875 sf, it will still be very much within the range of the smaller homes of the neighborhood. It is currently a single level house with a garage and semi-finished basement below. The addition will be a partial second floor, covering about 1/3 of the main first floor. This is not unusual in this neighborhood, which consists of a few single-floor homes, but mostly 1-1/2 floor and 2-floor homes.

Stylistically, the neighborhood is a mix of Neo-colonial, split-level and contractor modern homes, with larger Colonial Revival homes on Rutledge Street. Our home is unique- a shed-roof concrete moderne core with a gable-ended wood-frame garage addition fronting the street. Our design will pick up on the moderne origins and unify the home into an elegant and understated contemporary home that we will be happy to come home to.

Sincerely,  
Jennifer Leigh and Craig Malkin  
150 Radcliffe Street

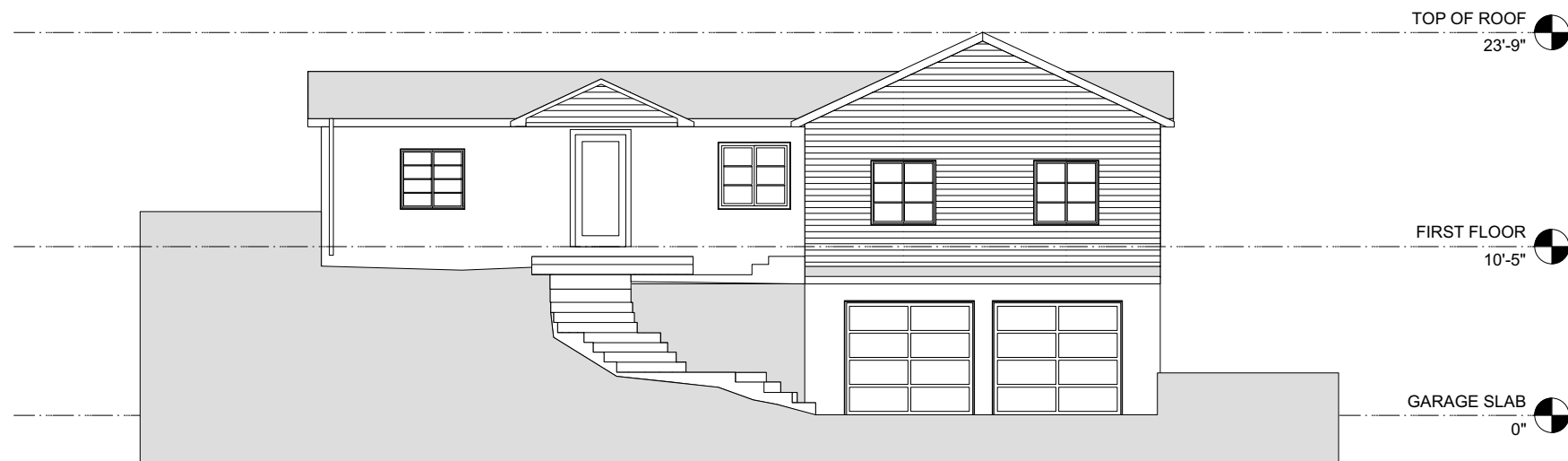




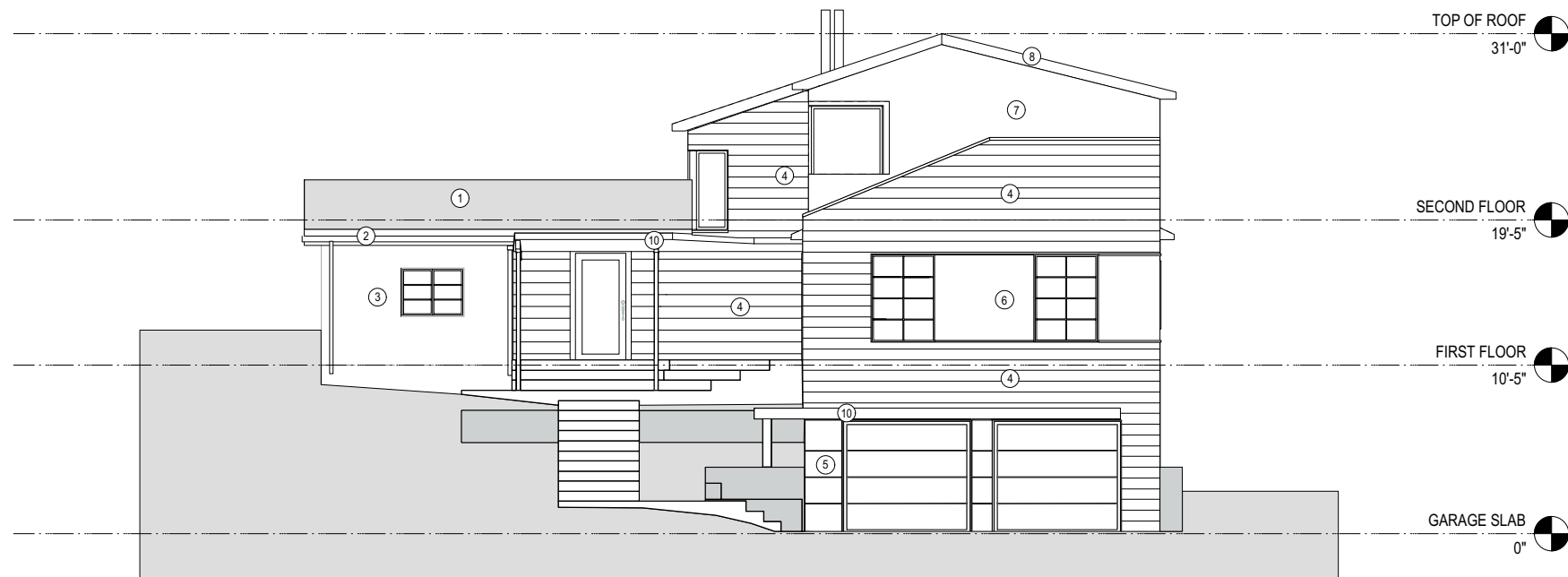








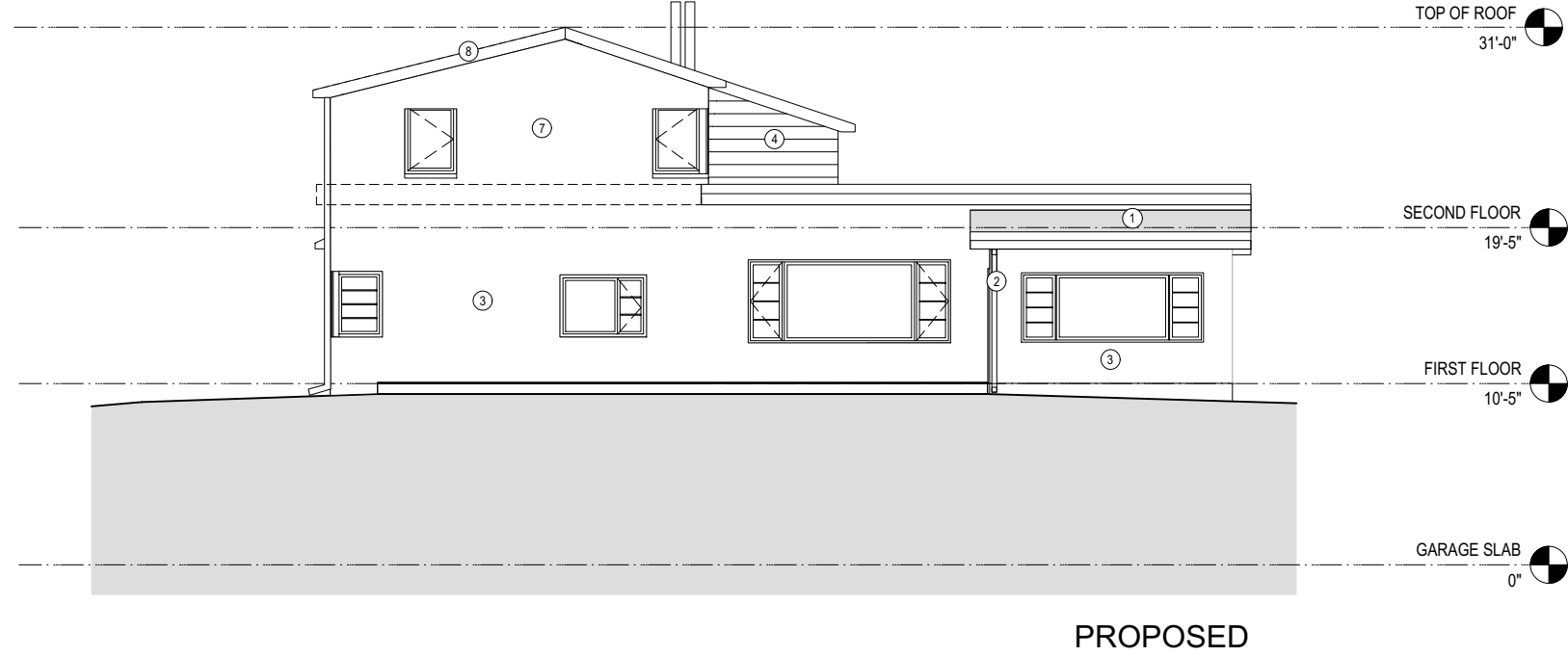
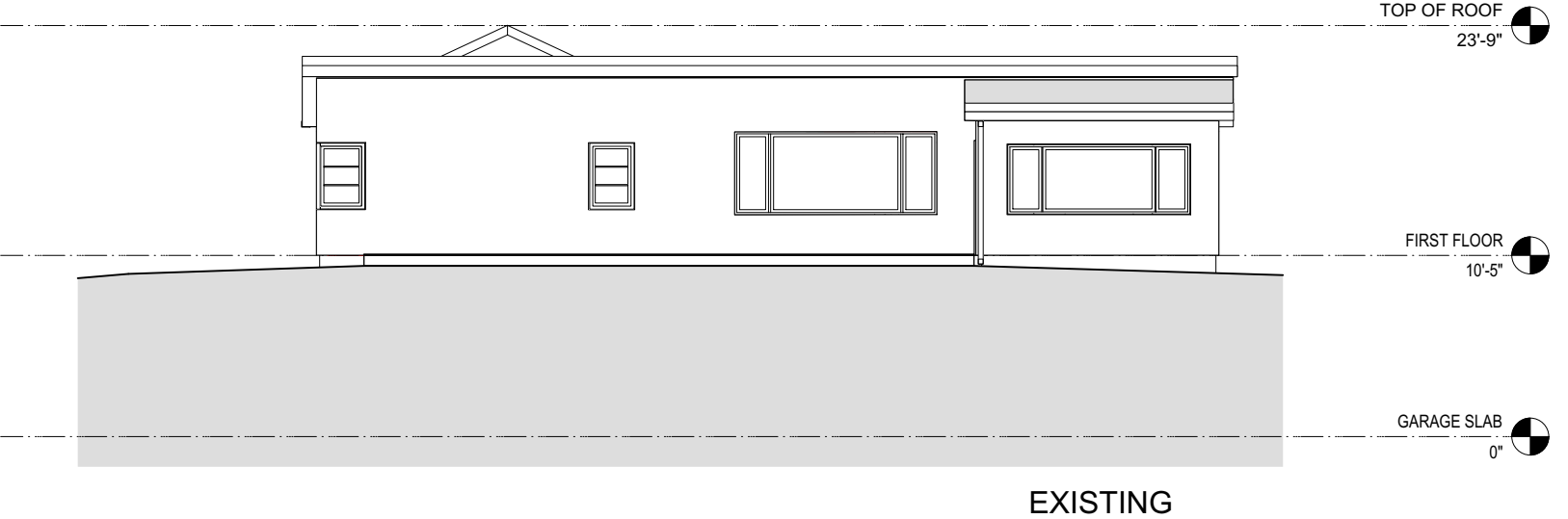
EXISTING



PROPOSED

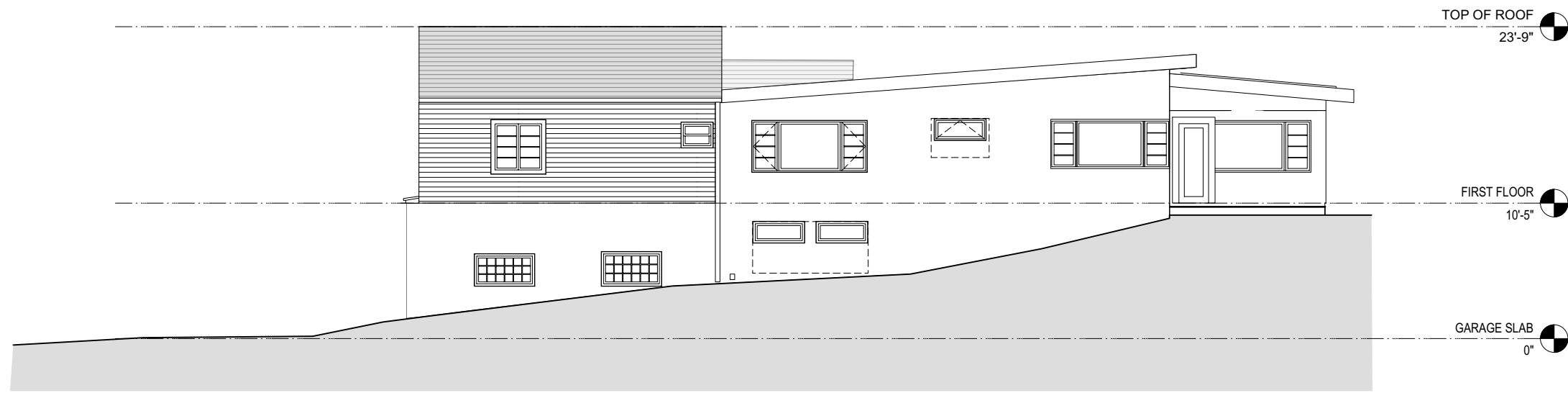
- ① EXISTING RUBBER MEMBRANE ROOF - REPAIR AS NECESSARY
- ② EXISTING GUTTER AND DOWNSPOUTS - REPLACE
- ③ EXISTING STUCCO WALL - ALTERNATIVE PRICING FOR EIFS (INSULATION AND STUCCO)
- ④ 8" BORAL NICKEL GAP SIDING
- ⑤ DARK GRAY WIDE CEMENT BOARD
- ⑥ EIFS/STUCCO ON EXISTING WALL (SIDING REMOVED)
- ⑦ EIFS/STUCCO ON NEW WALL
- ⑧ ASPHALT SHINGLES ON NEW ROOF
- ⑨ EXISTING ASPHALT SHINGLES - REPAIR/REPLACE AS NECESSARY
- ⑩ STEEL FRAME CANOPY
- (W-#) NEW OR REPLACEMENT WINDOWS (ALL UNMARKED WINDOWS TO REMAIN)



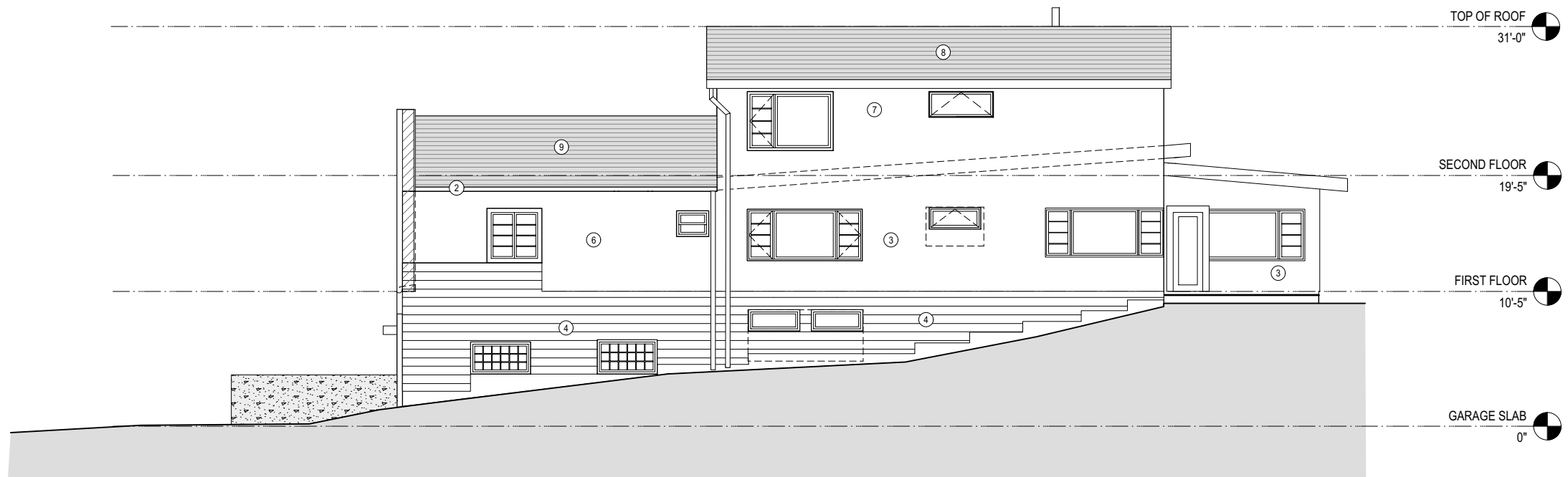


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- W-R NEW OR REPLACEMENT WINDOWS (ALL UNMARKED WINDOWS TO REMAIN)





EXISTING



PROPOSED

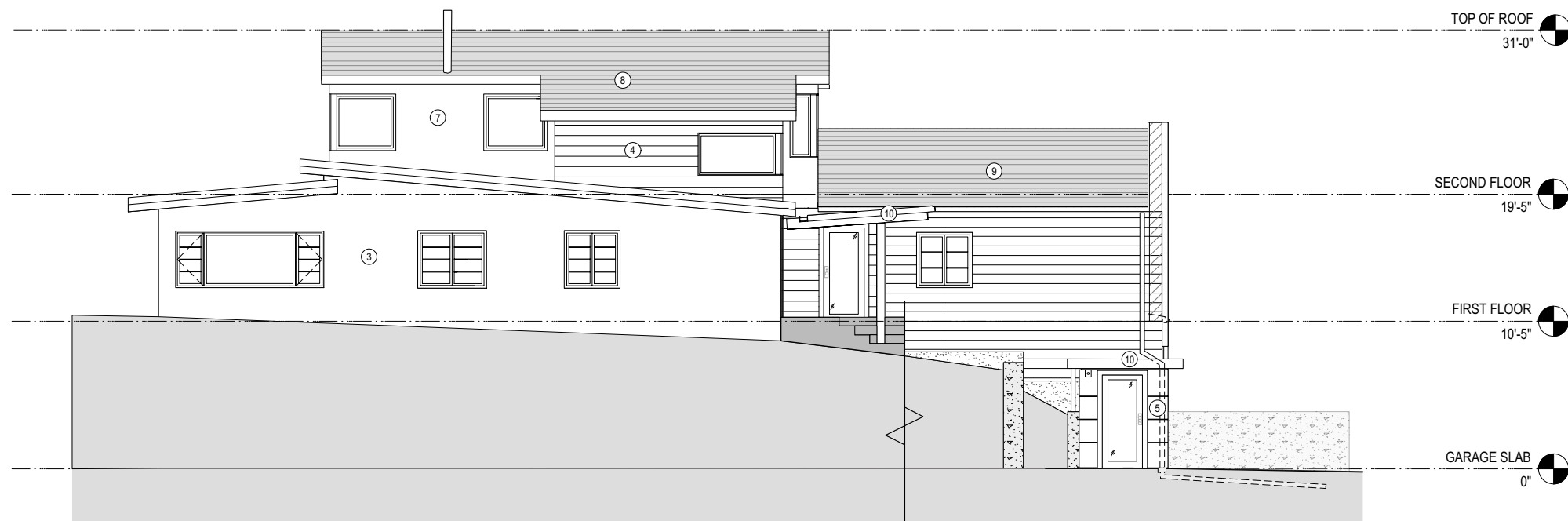
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PROPOSED



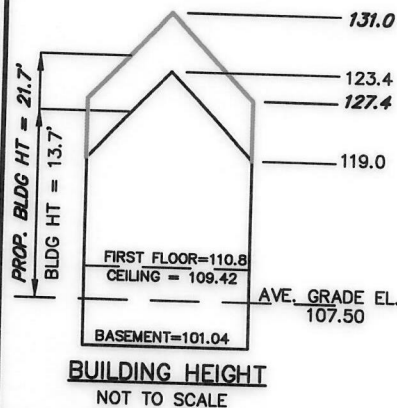
## Trees

Shrubs					
SYMBOL	QTY	SCIENTIFIC NAME	COMMON NAME	SIZE	
AM	42	Aronia melanocarpa 'Lowscape Mound'	'Lowscape Mound' Chokeberry	#3	gal.
CS	5	Cornus sericea 'Ivory Halo'	'Ivory Halo' Red Twig Dogwood	5	gal.
DB	3	Daphne burkwoodii 'Carol Mackii'	'Carol Mackie' Daphne	3	gal.
HI	1	Hamamelis x intermedia 'Arnold Promise'	'Arnold Promise' Witchhazel	6'	ht.
HM	11	Hydrangea macrophylla 'Zorro'	'Zorro' Hydrangea	5	gal.
IG	4	Ilex glabra 'Gem Box'	'Gem Box' Inkberry	2	gal.
PJ	1	Pieris japonica 'Variegata'	Variegated Japanese Pieris	5	gal.
PS	2	Pinus strobus 'Soft Touch'	'Soft Touch' White Pine	7	gal.
RW	4	Rhododendron 'Weston Sparkler'	'Western Sparkler' Rhododendron	7	gal.
RC	2	Rhododendron catabiense	'Catawba' Rhododendron	7	gal.
SD	10	Spiraea x 'Double Play Doozie'	'Double Play Doozie' Spirea	3	gal.
TO	7	Thuja occidentalis 'Bobozam'	'Bowling Ball' Arborvitae	24"	ht.
VPT	2	Viburnum plicatum tomentosum 'Mariesii'	'Mariesii' Doublefile Viburnum	6-7'	ht.
VR	4	Viburnum rhytidophyllum 'Emerald Envoy'	'Emerald Envoy' Leatherleaf Viburnum	4-5'	ht.

SYMBOL	QTY	SCIENTIFIC NAME	COMM
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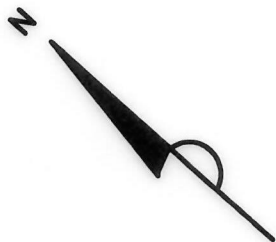
<p>PLANTING NOTES:</p> <ol style="list-style-type: none"> <li>1. CONTRACTOR SHALL USE DARK PINE MULCH MIXED WITH ORGANIC COMPOST.</li> <li>2. CONTRACTOR SHALL ADD PLANTING AMENDMENTS AND ROOT STARTER TO SOIL WHEN PLANTING.</li> <li>3. PLANT BULBS IN CLUSTERS OF ODD NUMBERS.</li> <li>4. LANDSCAPE ARCHITECT SHALL APPROVE PLANT LAYOUT PRIOR TO INSTALLATION.</li> <li>5. THE DRAWING PLANT QUANTITIES SHALL TAKE PRECEDENCE IF THERE IS A DISCREPANCY IN PLANT QUANTITIES BETWEEN DRAWING AND PLANT LIST.</li> </ol>	<p>TR TRANS</p>
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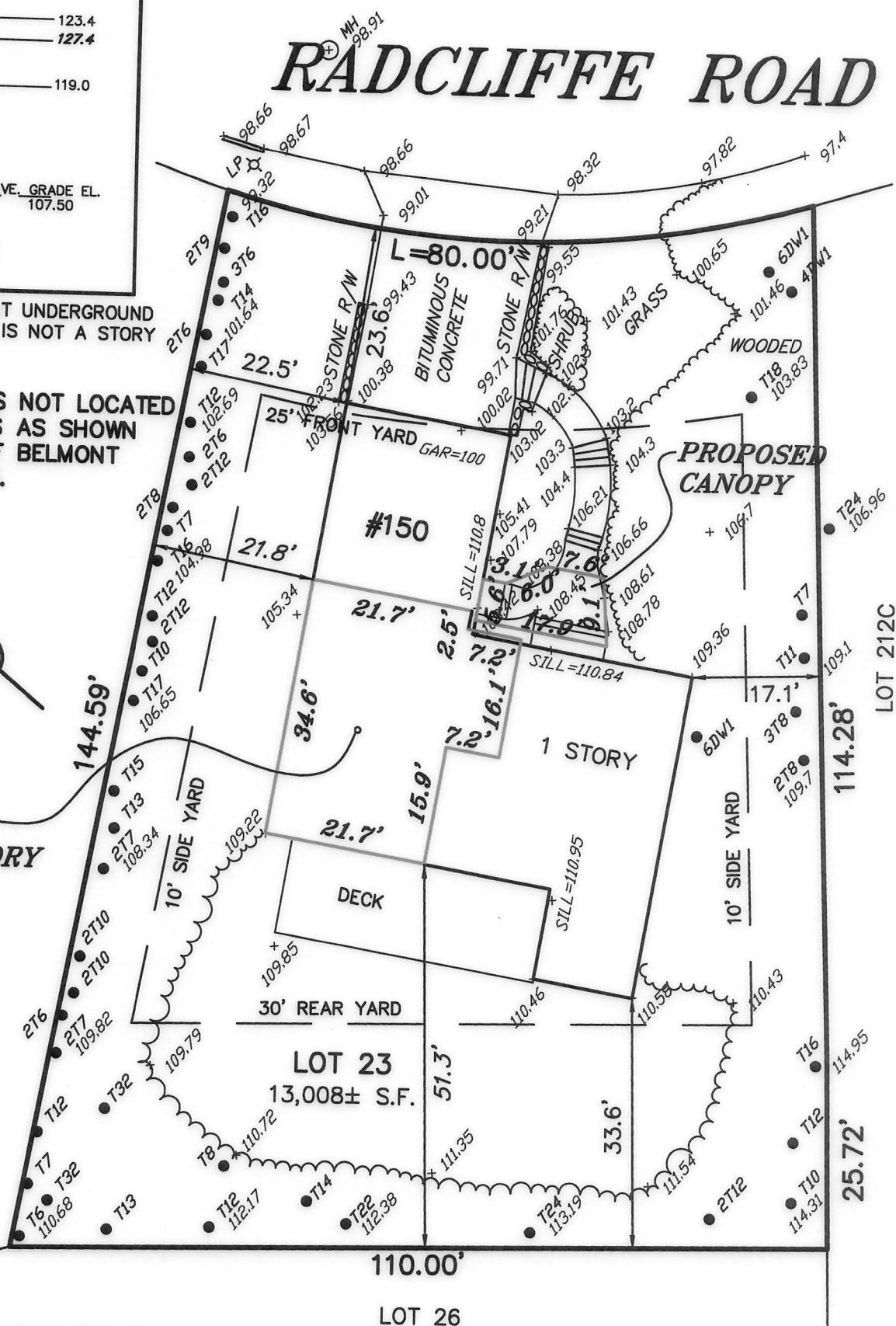
76.46% OF BASEMENT UNDERGROUND  
THEREFOR BASEMENT IS NOT A STORY

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



LOT 24

PROPOSED  
SECOND STORY



THERE ARE NO STREET TREES.

ZONING DISTRICT: SB (SINGLE RESIDENCE B)

	REQ.	EXISTING	PROP.
FRONT SETBACK:	25'	23.6'	—
SIDE SETBACK:	10'	17.1'	21.8'
REAR SETBACK:	30'	33.6'	51.3'
MAXIMUM LOT COVERAGE:	25%	22.2%	23.2%
MINIMUM OPEN SPACE:	50%	73.6%	72.6%
LOT FRONTAGE:		80.00'	

TOTAL LOT AREA: 13,008± S.F.

OWNER: CRAIG MALKIN & JENNIFER LEIGH  
CERT. 247727  
ASSESSORS MAP 51 — PARCEL 48

PROPOSED PLOT PLAN  
#150 RADCLIFFE ROAD

IN  
BELMONT, MA  
(MIDDLESEX COUNTY)

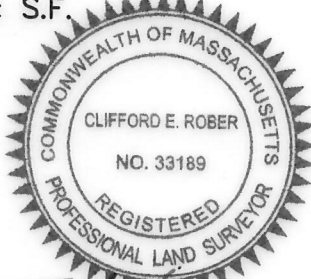
SCALE: 1" = 20' DATE: 12/21/2018



ROBER SURVEY

1072 MASSACHUSETTS AVENUE  
ARLINGTON, MA 02476  
(781) 648-5533

DWG. NO. 5573PP1.DWG



CLIFFORD E. ROBER, PLS

DATE



# Zoning Compliance Check List

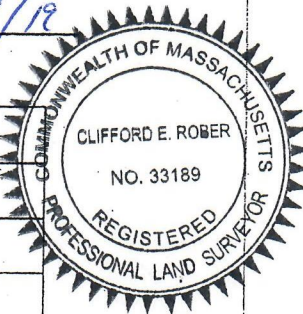
(Registered Land Surveyor)

Property Address: 150 Radcliffe Road

Zone: SB

Surveyor Signature and Stamp: 

Date: 7/9/12



	REQUIRED	EXISTING	PROPOSED
Lot Area	12,000	13,008	—
Lot Frontage	90'	80'	—
Floor Area Ratio	—	—	—
Lot Coverage	25%	22.2%	23.2%
Open Space	50%	73.6%	72.6%
Front Setback	25'	23.6'	—
Side Setback	10'	17.1'	17.1'
Side Setback	10'	21.8'	21.8'
Rear Setback	30'	33.6'	51.3'
Building Height	36'	13.7'	21.7'
Stories	2 1/2 STY	1 STY	2 STY
1/2 Story Calculation			

<b>NOTES:</b>

Town of Belmont  
Department of Community Development  
Attn: Mr. Glenn Clancy  
19 Moore St, 2<sup>nd</sup> floor  
Belmont MA 02478  
gclancy@belmont-ma.gov

June 27, 2019

RE: renovations at 150 Radcliffe Road

Dear Members of Community Development Department,

I own one of the homes deemed to abut the home of Jennifer Leigh and Craig Malkin, at 150 Radcliffe Road. Thank you for the invitation to attend the hearing on July 16<sup>th</sup>, regarding their proposed renovations. I'm not sure that I will be able to attend that hearing in person, so I want to submit my vote in writing.

I have reviewed Jenn and Craig's plans in detail—i.e. the proposed addition of a half story, (approximately 11' in height, and 850 added square footage), placed on the north side of the home., as well as the proposal to add a contemporary façade to the front. I have verified that the height increase would not obstruct views from my home in any detrimental way.

I am aware of the department's concern that the proposed addition would give their existing ranch home the appearance of having three stories when viewed from the north side due to the visibility of basement windows on that side. This fact is not something that causes me concern.


On the contrary, I see many positives in their proposed changes. The addition of a half-story, and the updated contemporary design, will bring their 1948 ranch home much needed improvements in both look and function. As a result, their property value will go up, as will the property values of the homes around them. I welcome this addition to the neighborhood.

Thank you for taking my feedback into consideration

  
\_\_\_\_\_  
Signature

Susan Burgess-Cox  
\_\_\_\_\_  
Print Name

135 Radcliffe Rd  
\_\_\_\_\_  
Street address

  
\_\_\_\_\_  
Signature

Michael Cox  
\_\_\_\_\_  
Print name

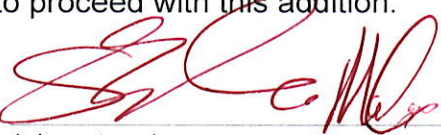
135 Radcliffe Rd  
\_\_\_\_\_  
Street address




Date: June 16, 2019

To: Members of the Board, Department of Community Development

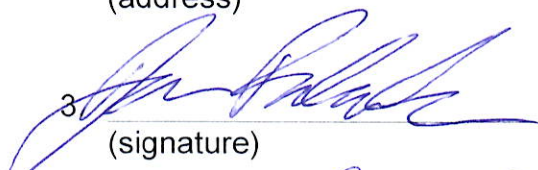
We, the undersigned abutters and neighbors of Jennifer Leigh and Craig Malkin of 150 Radcliffe Road, Belmont MA have reviewed their plans to add a second story addition at the above mentioned address. We support their petition for a special permit allowing them to proceed with this addition.

1.  Susan Burgess and Michel G  
(signature) (name)

135 Radcliffe Rd, Belmont, MA 02478  
(address)

2.  Caleb and Shauna Collins  
(signature) (name)


165 Radcliffe Rd. Belmont, MA 02478  
(address)

3.  Donna Peleck  
(signature) (name)

265 Clifton St, Belmont MA 02478  
(address)

4.  Gilda Cordone <sup>Tom</sup>  
(signature) (name)

257 Clifton St, Belmont MA 02478  
(address)

5.  Linda H. Magni  
(signature) (name)

140 Radcliffe Rd. Bel 02478  
(address)

6.  John F. Myers Jr  
(signature) (name)

129 Radcliffe Rd Belmont 02478  
(address)

7. Jean Hanna (signature) Jean Hanna (name)  
123 Radcliffe Rd. Belmont, MA (address) 02478

8. Raymond Hanna (signature) Raymond Hanna (name)  
123 Radcliffe Rd Belmont MA 02418 (address)

9. LUCIA RUNYON (signature) LUCIA RUNYON (name)  
117 RADCLIFFE RD BELMONT, MA 02478 (address)

10. JANET DEMERS (signature) JANET DEMERS (name)  
111 RADCLIFFE RD BELMONT MA 02478 (address)

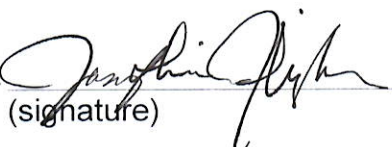
11. Mike Seraderian (signature) Mike Seraderian (name) mike Seraderian  
116 Radcliffe Rd (address)


12. Linda Brodegan (signature) Linda Brodegan (name) Tim +  
124 Radcliffe Road (address)


13. Susan Welling (signature) Susan Welling (name)  
125 Rutledge Rd. (address)





We, the undersigned abutters and neighbors of Jennifer Leigh and Craig Malkin of 150 Radcliffe Road, Belmont MA have reviewed their plans to add a second story addition at the above mentioned address. We support their petition for a special permit allowing them to proceed with this addition.


14.  JOSEPHINE AKMEZIKYAN  
(signature) (name)  
3 BEATRICE CIR  
(address)

15.  Portia Thompson  
(signature) (name)  
11 BEATRICE CIRCLE portia.thompson30@gmail.com  
(address)

16.  Katharine Vatter  
(signature) (name)  
244 Clifton St. Belmont MA.  
(address)

17.  Hoton Hou  
(signature) (name)  
268 Clifton St.  
(address)

18.  Charles Sorblom  
(signature) (name)  
276 Clifton St.  
(address)

19.  Chiocca + Maria  
(signature) (name)  
275 Clifton  
(address)

We, the undersigned abutters and neighbors of Jennifer Leigh and Craig Malkin of 150 Radcliffe Road, Belmont MA have reviewed their plans to add a second story addition at the above mentioned address. We support their petition for a special permit allowing them to proceed with this addition.

20.

(signature)

(name)

(address)

21.

(signature)

(name)

(address)

22.

(signature)

(name)

(address)

23.

(signature)

(name)

(address)

24.

(signature)

(name)

(address)

25.

(signature)

(name)

(address)

26.

(signature)

(name)

(address)