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BELMONT, MA

2019 SEP -9 PM 5:48

NOTICE OF PUBLIC HEARING BY THE
PLANNING BOARD

ON AN APPLICATION FOR ONE SPECIAL PERMIT

Notice is hereby given that the Belmont Planning Board will hold a public hearing on **TUESDAY, SEPTEMBER 17, 2019, at 7:00 PM** in the **Board of Selectmen's Meeting Room, Town Hall, 455 Concord Ave.**, to consider the application of **Renee Victoria Fuller** for **ONE SPECIAL PERMIT** under Section 1.5.4 C of the Zoning By-Laws to **ALTER A NONCONFORMING STRUCTURE IN ORDER TO CONSTRUCT A TWO-STORY ADDITION AND INCREASE THE SIZE OF THE SINGLE-FAMILY HOME BY MORE THAN 30%** at **117 Alexander Avenue** located in the Single Residence C Zoning District.

Planning Board

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BELMONT, MA

COMMUNITY
DEVELOPMENT



2019 SEP -9 PM 5:48
Town of Belmont
Planning Board

APPLICATION FOR A SPECIAL PERMIT

Date: 7/10/19

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 117 Alexander Ave 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 two story rear addition with basement
below

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

Signature of Petitioner

B. Victoria Fuller

Print Name

Bence Victoria Fuller

Address

117 Alexander Ave

Belmont MA 02478

Daytime Telephone Number

617-970-5214



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

April 18, 2019

Arlan and Renee Fuller
117 Alexander Avenue
Belmont, MA 02478

RE: Denial to Construct a Two Story Addition:

Dear Mr. and Mrs. Fuller:

The Office of Community Development is in receipt of your building permit application for the construction of a two story addition located in a Single Residence C (SR-C) 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 exceeding 30% of the existing Gross Floor Area of non-conforming structures in the SR-C zoning district by a Special Permit from the Planning Board.

Your proposed addition increases the Gross Floor Area by 52%.

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 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

Belmont Planning Board

Special Permit Narrative Statement

117 Alexander Ave

Vicki and Arlan Fuller of 117 Alexander Ave seek a special permit in order to construct a 2 story rear addition on a single family home with an existing non-conforming story count. The proposed increase in GFA is 52%.

The current 1,730 sf (TLA) home has a one story rear family room addition and the upstairs has two bedrooms and a small study. The current family room is poorly constructed; it has a floor that is slightly lower than the main house, it is built on piers, it has inadequate insulation and windows, it has insufficient heat, and the exterior aesthetic leaves something to be desired. The proposed addition would replace this with a new family room that is better integrated with the main living space and improves the overall functionality of the first floor of the home. On the second floor, the bedroom layout – two bedrooms and a small study – is challenging for the Fullers because they have two children and would like for each child to have his/her own bedroom. The proposed addition would allow for four bedrooms and would incorporate a new master bathroom. In addition, the proposed addition would have a full foundation allowing for a future play room. The proposed addition would add 688 sf of living space with an additional 603 sf of basement space.

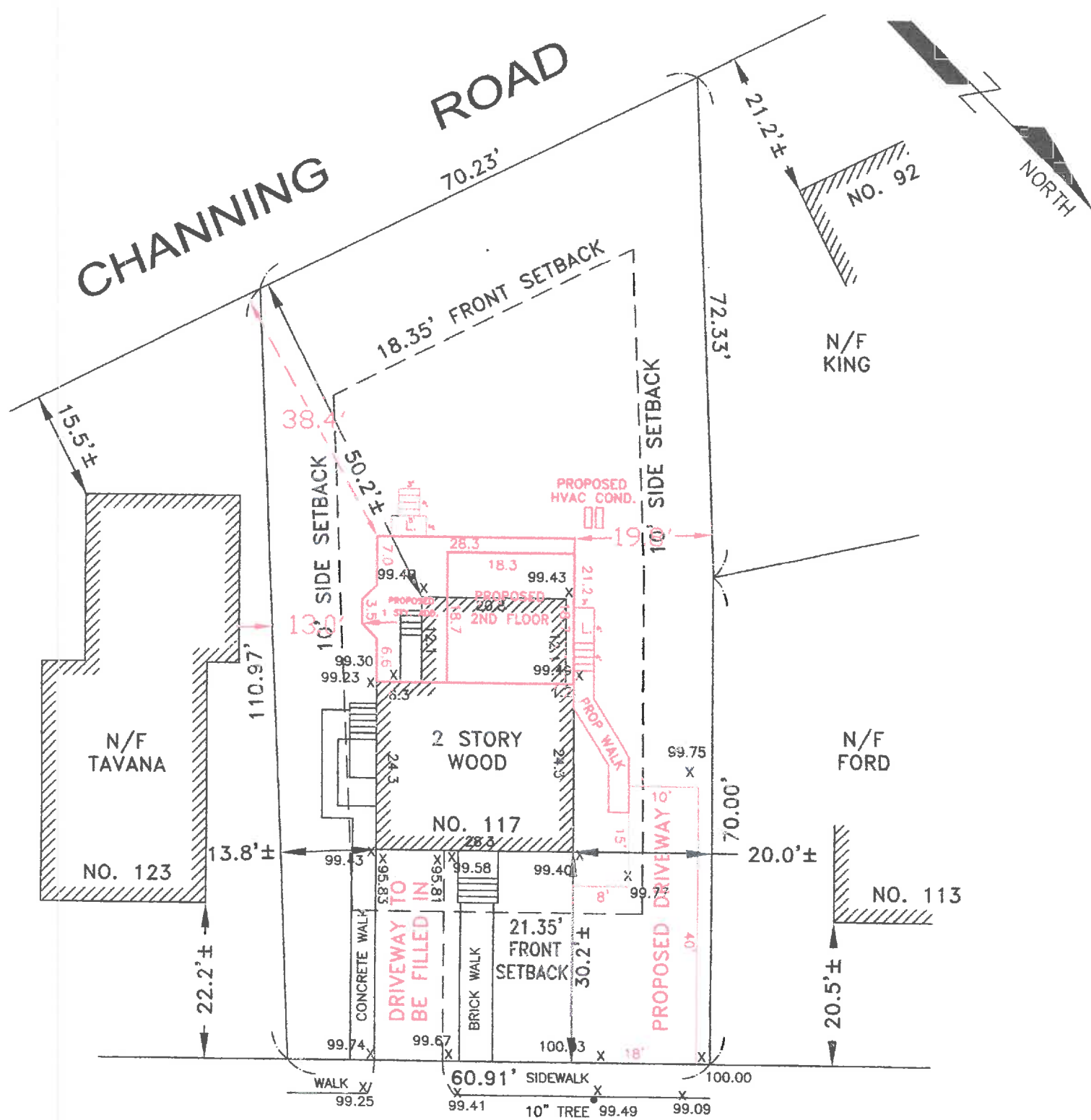
This property is unique in that it has two opposite frontages – the front of the house faces Alexander Ave and the rear faces Channing Road. Therefore, the proposed rear addition was designed with the intention to improve the massing and scale, particularly as it relates to Channing. The proposed addition introduces a new two story cross gable facing Channing, breaks up the massing with a one story hip volume, and introduces visual interest with a side bay. The overall effect will be in harmony with the architecture and scale of the neighborhood.

The addition still leaves a generous distance regarding all setbacks and lot coverage; 13' and 19.8' proposed side setbacks (10' min required), 38.4' proposed Channing Rd setback (18.35' min required), and 16.5% proposed lot coverage (25% max allowed). The height of the addition is also considerably less than what is allowed; 24'-2" to midpoint (30' max allowed) and 27'-2" to ridge (34' max allowed).

The proposed design reflects feedback from a design review meeting with Spencer Gober and a working group meeting with Steve Pinkerton who recommended some additional landscaping which we have incorporated. The Fuller family has also shared these plans with and received enthusiastic support from many neighbors including abutters.

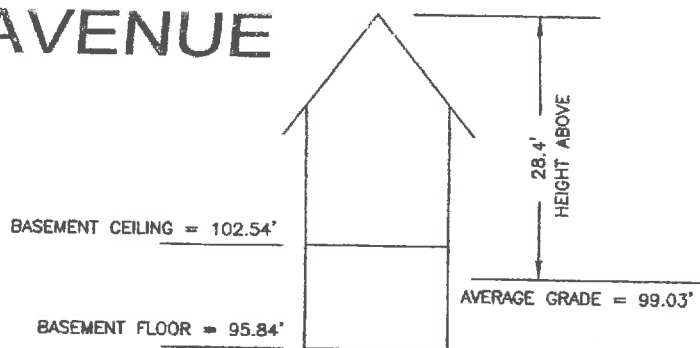
The proposed design is in harmony with the neighborhood vernacular, and the size of the proposed home is consistent with many in the neighborhood. The proposed design is in keeping with the intent of Town Meeting and the Planning Board Special permit criteria (Section 1.5.4.B) and is not substantially detrimental to the neighborhood. In fact, we believe that the proposed addition represents a significant improvement to the property and therefore the neighborhood as a whole.

Thank you for your consideration on this matter.



ALEXANDER AVENUE

LOT AREA = 7,986 S.F.±
 EXISTING BUILDING = 940 S.F.±
 EXISTING PAVEMENT + WALK = 470 S.F.±
 NET PROPOSED ADDITION = 378 S.F.±
 PAVEMENT TO BE REMOVED = 300 S.F.±
 PROPOSED PAVEMENT = 720 S.F.±
 EXISTING LOT COVERAGE = 11.8%
 PROPOSED LOT COVERAGE = 16.5%
 EXISTING OPEN SPACE = 82.3%
 PROPOSED OPEN SPACE = 72.4%



NOTES

1. SEE DEED RECORDED IN MIDDLESEX COUNTY REGISTRY OF DEEDS IN LAND COURT CERT. 245083.
2. SEE PLAN RECORDED IN MIDDLESEX COUNTY REGISTRY OF DEEDS IN LAND COURT PLAN 6680-E.
3. SUBJECT PARCEL IS LOCATED IN ZONE SRC.
4. SUBJECT PARCEL IS LOCATED IN FLOOD ZONE X AS SHOWN ON PANEL 25017C0418E WITH AN EFFECTIVE DATE OF JUNE 4, 2010.
5. ONE PUBLIC SHADE TREE IS LOCATED WITHIN THE LIMITS OF THE PROPERTY FRONTAGE OF THE SUBJECT PROPERTY.



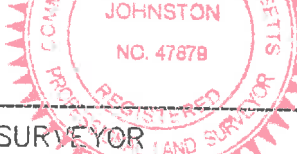
(IN FEET)
1 inch = 20 ft.

PROPOSED PLOT PLAN
IN
BELMONT, MA

SCALE: 1" = 20' JULY 12, 2019

DLJ GEOMATICS
 PROFESSIONAL LAND SURVEYING
 276 NORTH STREET
 WEYMOUTH, MA 02191
 (781) 812-0457

117 ALEXANDER AVE BELMONT.dwg


 PROFESSIONAL LAND SURVEYOR DATE 7-12-19

Zoning Compliance Check List

(Registered Land Surveyor)

Property Address: 117 Alexander Ave

Zone: SRC

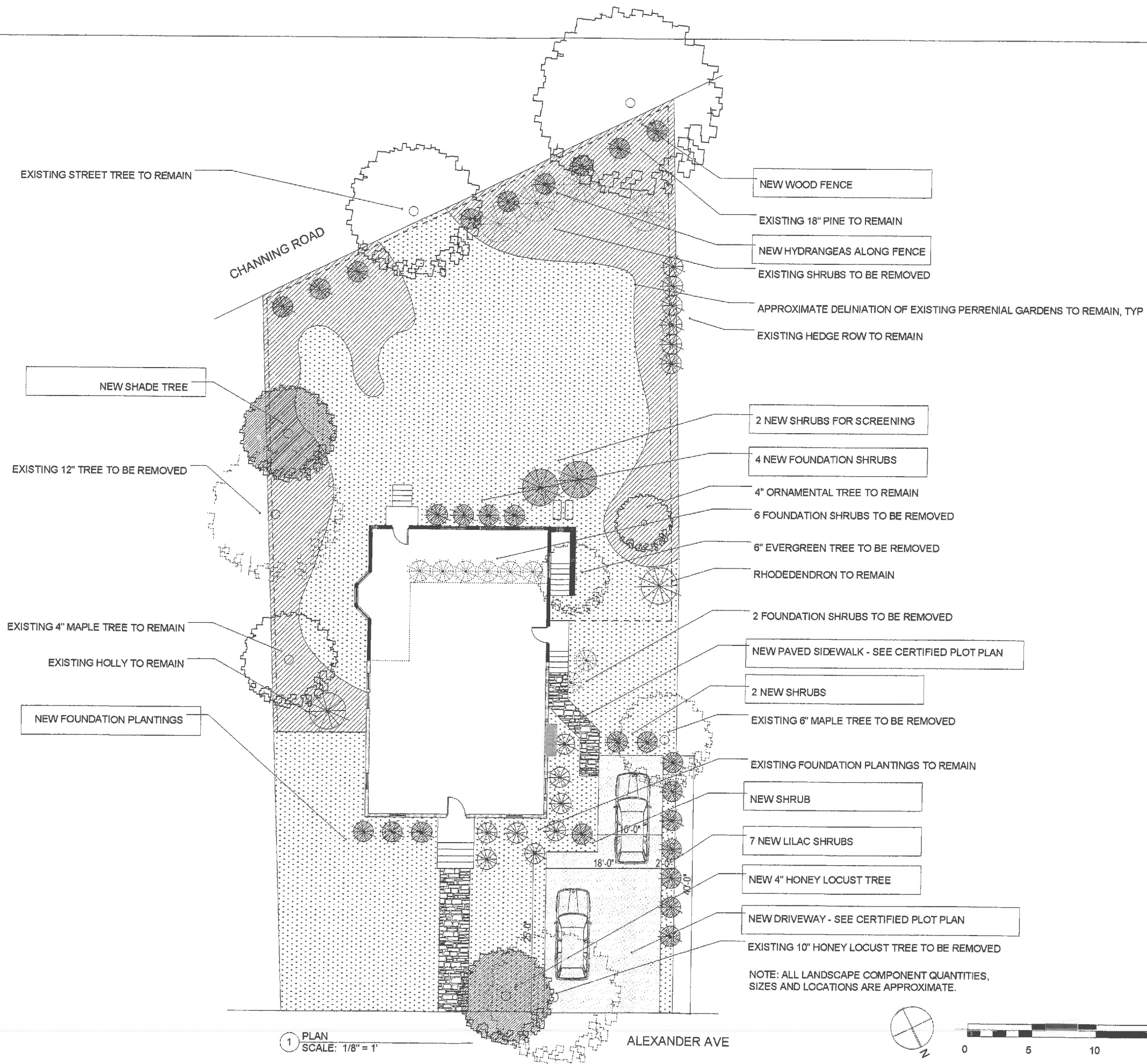
Surveyor Signature and Stamp: _____

Date: 7-12-19

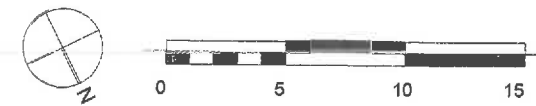
	REQUIRED	EXISTING	PROPOSED
Lot Area	9,000 S.F.	7,986 S.F.	7,986 S.F.
Lot Frontage	75'	60.91'	60.91'
Floor Area Ratio	N/A	N/A	N/A
Lot Coverage	25%	11.8%	16.5%
Open Space	50%	82.3%	72.4%
Front Setback	21.35' Alexander Ave	30.2'	30.2'
Front Setback	18.35' Channing Street	50.2'	38.4'
Side Setback	10'	13.8'	13'
Side Setback	10'	20'	19.8'
Building Height	30'	28.4'	28.4'
Stories	2-1/2	3-1/2	3
1/2 Story Calculation See basement calc. sheets.			

NOTES:

KEY	
	GRASS
	MULCH
	HARDWOOD DECK
	PAVERS
	ASPHALT
	CONCRETE
	RETAINING WALL



1 PLAN
SCALE: 1/8" = 1'

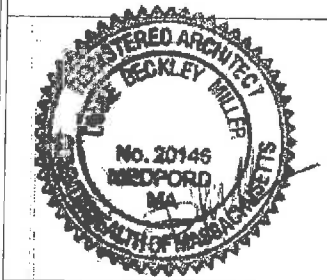


**MILLER
DESIGN LLC**

80 CLARK STREET
BELMONT, MA 02478

Architect:
Miller Design LLC
80 Clark Street
Belmont MA 02478
617-993-3167

Date:	Issued for:
1/14/19	SCHEMATIC DESIGN
1/31/19	DESIGN DEVELOPMENT
4/4/19	PB REVIEW
7/9/19	REVISIONS



FULLER RESIDENCE
117 ALEXANDER AVE
BELMONT MA 02478

LANDSCAPE PLAN

Sheet
Number:

L1

PLANNING BOARD REVIEW SET
APRIL 4, 2019

ENERGY AUDIT:

REFERENCE CH 11 - ENERGY EFFICIENCY 2015 INTERNATIONAL RESIDENTIAL CODE W/ MASS AMENDMENTS.

PRESCRIPTIVE OPTION FOR RESIDENTIAL ADDITION (401.3):

1. RENOVATION TO COMPLY WITH ENERGY STAR QUALIFIED HOMES THERMAL BYPASS INSPECTION CHECKLIST. INSULATION VALUES AS FOLLOWS: R49 ROOF R-VALUE, R20 WALL R-VALUE, R15/19 BASEMENT / CRAWL SPACE WALL R-VALUE.

2. RENOVATION TO COMPLY WITH ENERGY STAR PROGRAM REQUIREMENTS FOR RESIDENTIAL WINDOWS, DOORS, AND SKYLIGHTS - VERSION 5.0. ALL NEW WINDOW GLAZING TO BE .30 U FACTOR AND SKYLIGHTS TO BE .55 U-FACTOR.

3. HEATING / COOLING DUCTS TO BE SEALED AND TESTED TO MEET REQUIREMENTS OF 401.3.

PROJECT INFORMATION:

BELMONT ZONING SR-C:

REQUIRED:

MAX 25% LOT COVERAGE
MIN 50% OPEN SPACE

FRONT YARD SETBACK: 25'-0" OR AVERAGE
REAR YARD SETBACK: 30'-0"
SIDE YARD SETBACK: 10'-0"

MAX HEIGHT: 2 1/2 STORIES,
30' TO MIDPOINT AND 34' TO RIDGE

- DRAWING LIST
- A1 COVER SHEET
 - A2 EXISTING BASEMENT FLOOR PLAN
 - A3 EXISTING FIRST FLOOR PLAN
 - A4 EXISTING SECOND FLOOR PLAN
 - A5 EXISTING ATTIC FLOOR PLAN
 - A6 EXISTING ELEVATIONS
 - A7 NEW BASEMENT FLOOR PLAN
 - A8 NEW FIRST FLOOR PLAN
 - A9 NEW SECOND FLOOR PLAN
 - A10 NEW ROOF PLAN
 - A11 NEW ELEVATIONS

BELMONT GROSS FLOOR AREA CALCS:

EXISTING GROSS FLOOR AREA:
685 SF BASEMENT
961 SF FIRST FLOOR
685 SF SECOND FLOOR
125 SF ATTIC (6' OR GREATER)
2456 SF TOTAL

30% OF 2456 SF = 736.8 SF MAX ADDITION BY RIGHT

NEW ADDITION GROSS FLOOR AREA:
603 SF BASEMENT
346 SF FIRST FLOOR
342 SF SECOND FLOOR
0 SF ATTIC (6' OR GREATER)
1291 SF TOTAL

1291 SF > 736.8 SF THEREFORE REQUIRES SPECIAL PERMIT

- LIGHTING LEGEND
- RECESSED LED CAN LIGHT - AS SELECTED BY OWNER
 - CEILING MOUNTED PENDANT - AS SELECTED BY OWNER
 - CEILING MOUNTED DOME LIGHT - AS SELECTED BY OWNER
 - WALL MOUNTED SCONCES AS SELECTED BY OWNER
 - CEILING FAN WITH INTEGRAL LIGHT - AS SELECTED BY OWNER
 - S.D. SMOKE DETECTOR - NOTE ALL NEW AND EXISTING SMOKES TO BE HARD-WIRED PER CODE
 - S/CO HARD-WIRED SMOKE / CARBON MONOXIDE DETECTOR
 - DATA CONNECTION
 - TELEPHONE / DATA CONNECTION
 - ELECTRIC OUTLET (SPECIFIC LOCATIONS ONLY - ALL OUTLETS AS REQUIRED BY CODE ARE NOT SHOWN ON PLANS)

- SYMBOL LEGEND
- WALL TO BE DEMOLISHED
 - EXISTING WALL TO REMAIN
 - NEW WALL
 - INTERIOR ELEVATION
 - SECTION
 - DOOR TAG
 - WINDOW TAG

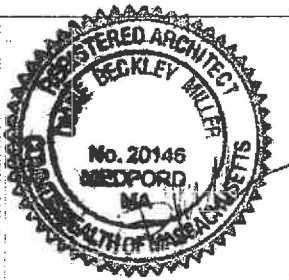
MILLER
DESIGN LLC



80 CLARK STREET
BELMONT, MA 02478

Architect:
Miller Design LLC
80 Clark Street
Belmont MA 02478
617-993-3157

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4/4/19	PB REVIEW



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BELMONT MA 02478

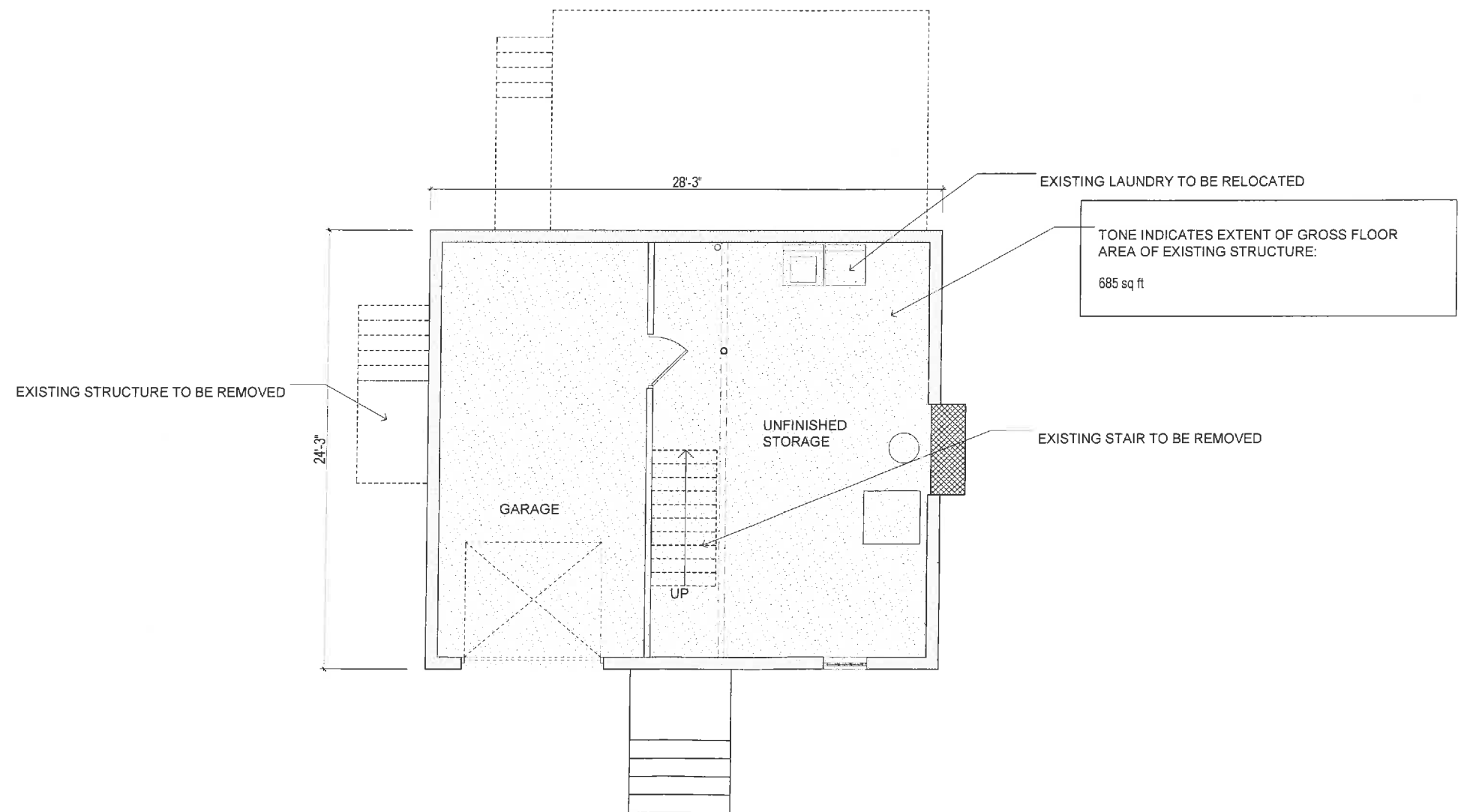
COVER SHEET

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Number:

A1

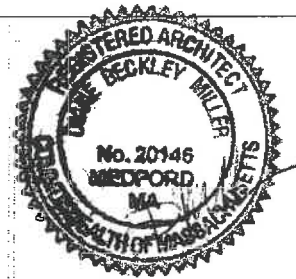
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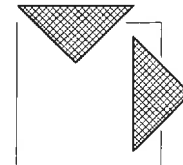
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117 ALEXANDER AVE
BELMONT MA 02478

EXISTING
BASEMENT PLAN

Sheet
Number:

A2

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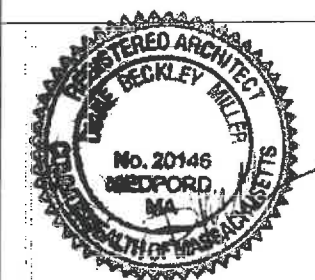


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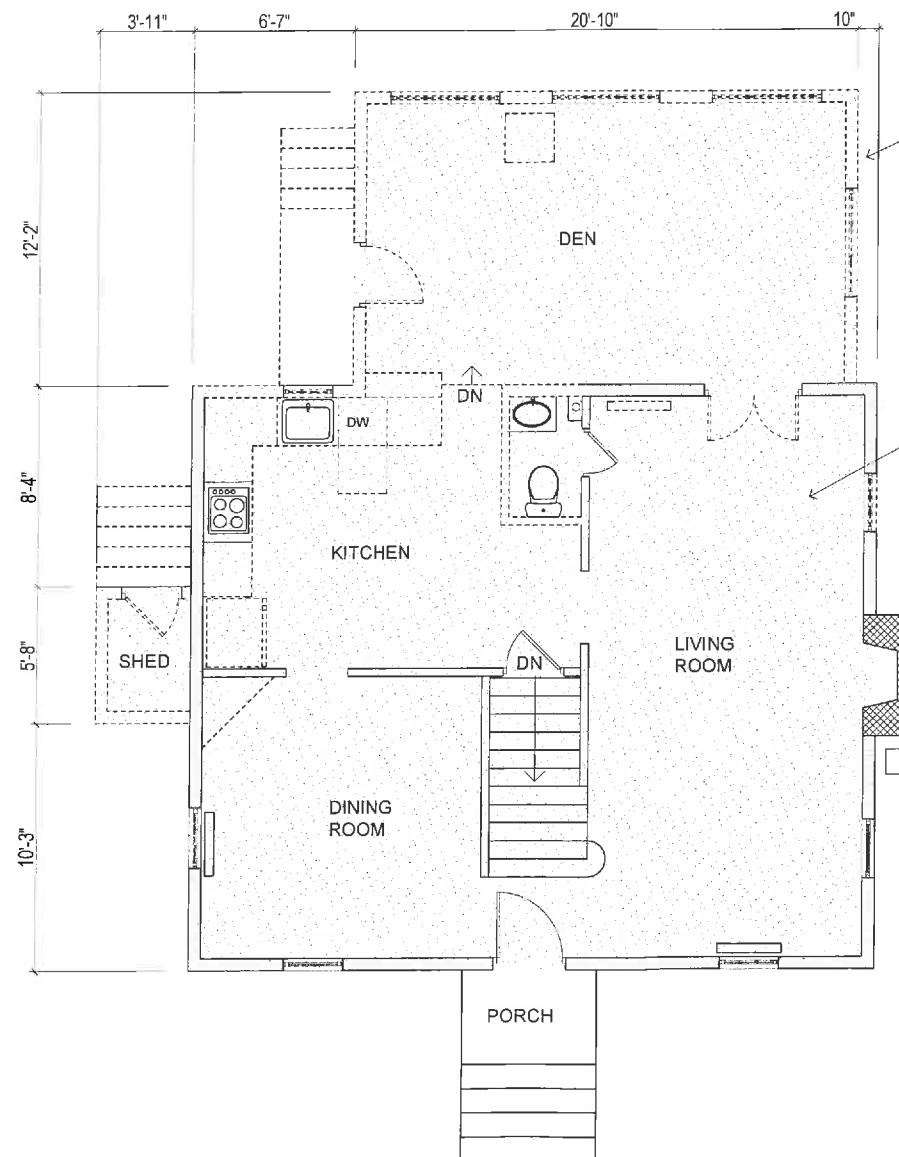


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BELMONT MA 02478

EXISTING FIRST
FLOOR PLAN

Sheet
Number:

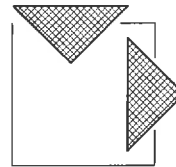
A3



DASHED LINES INDICATE EXISTING WALLS, WINDOWS, DOORS
AND FEATURES TO BE REMOVED - CONTRACTOR TO BRACE
AND SHORE PRIOR TO REMOVAL OF ANY LOAD-BEARING
ELEMENTS, TYP

TONE INDICATES EXTENT OF GROSS FLOOR
AREA OF EXISTING STRUCTURE:
961 sq ft

MILLER
DESIGN LLC



80 CLARK STREET
BELMONT, MA 02478

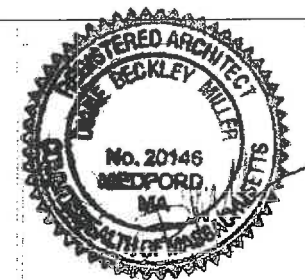
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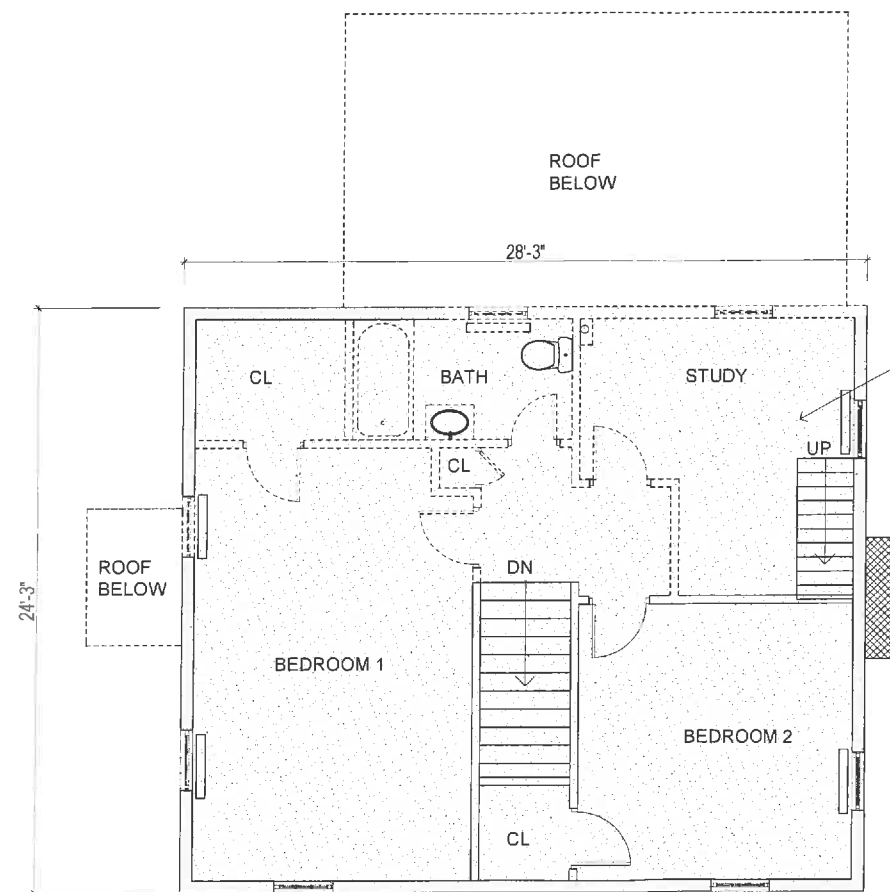


FULLER RESIDENCE
117 ALEXANDER AVE
BELMONT MA 02478

EXISTING SECOND
FLOOR PLAN

Sheet
Number:

A4



TONE INDICATES EXTENT OF GROSS FLOOR
AREA OF EXISTING STRUCTURE:

685 sq ft

HALF STORY AREA CALCULATIONS:

SECOND FLOOR AREA = 685 SF

ALLOWABLE: MAX 411 SF W/ CEILING HEIGHT OF 5' OR GREATER (BASED ON 60% OF 685 SF SECOND FLOOR).

ACTUAL: 215 SF EXISTING
(AREA W/ CEILING HEIGHT OF 5' OR GREATER IS DESIGNATED BY TONE)

NO NEW ATTIC AREA

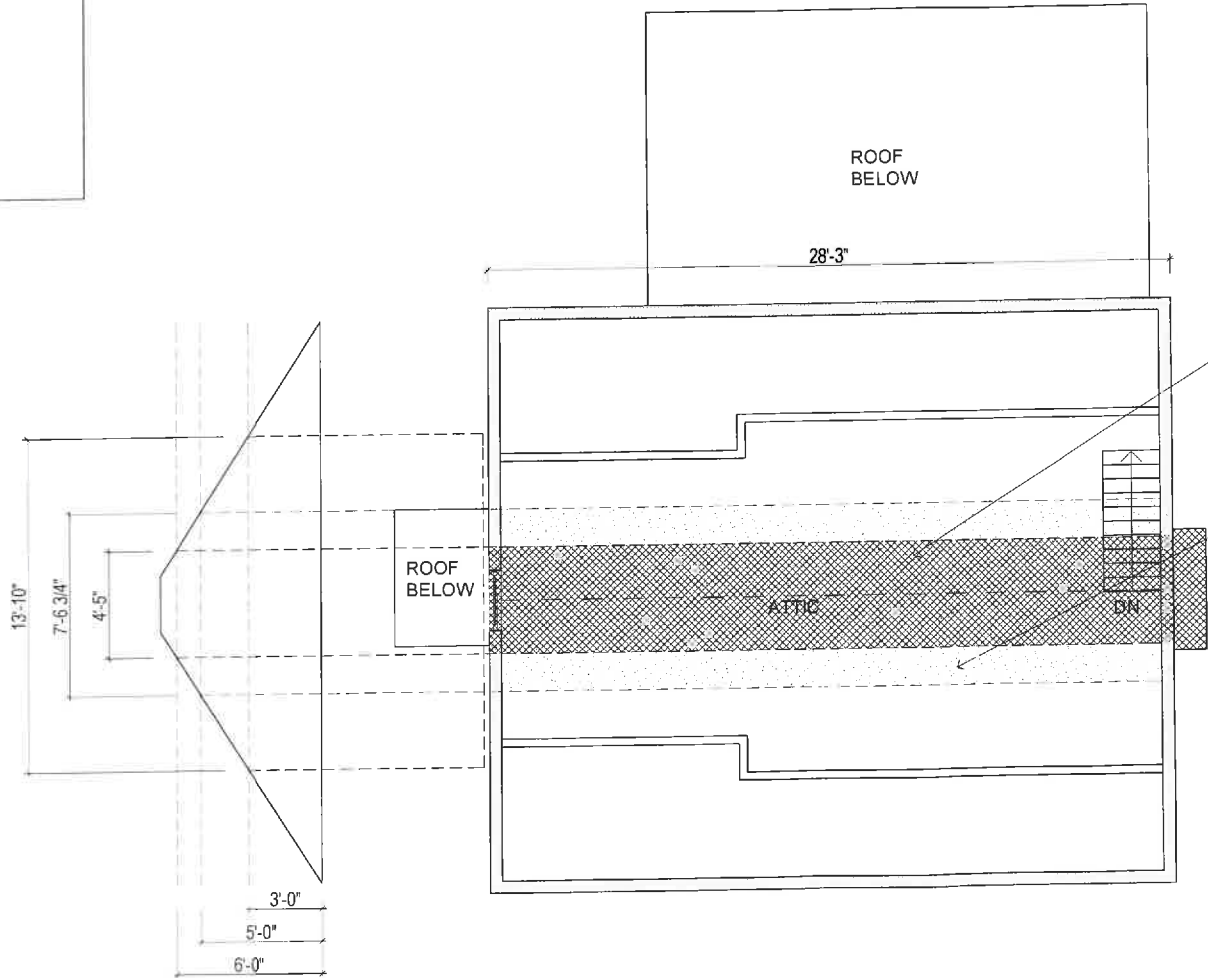
HALF STORY PERIMETER CALCULATIONS:

SECOND FLOOR PERIMETER = 105'-0"

ALLOWABLE: MAX 52'-6" W/ RAFTER BOTTOMS AT 3' OR GREATER (BASED ON 50% OF 105'-0" PERIMETER).

ACTUAL: 13'-10" + 13'-10" = 27'-8" EXISTING

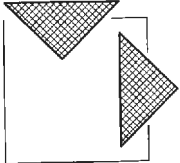
NO NEW ATTIC PERIMETER



HATCH INDICATES EXTENT OF GROSS FLOOR AREA OF EXISTING ATTIC WITH CEILING OF 6'-0" HIGH OR GREATER (FOR 30% CALC - SEE COVERSHEET)
125 sq ft

TONE INDICATES EXTENT OF GROSS FLOOR AREA OF ATTIC WITH CEILING OF 5'-0" HIGH OR GREATER (FOR HALF STORY CALC - SEE THIS SHEET):
215 sq ft

MILLER
DESIGN LLC

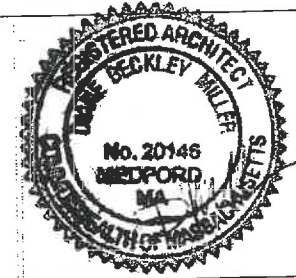


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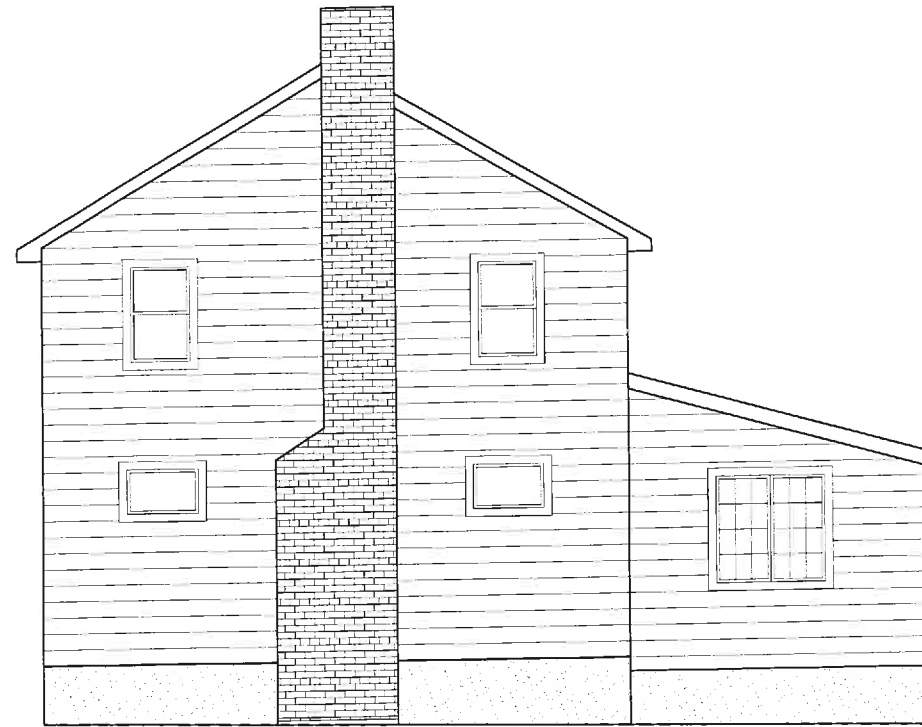
EXISTING ATTIC
FLOOR PLAN

Sheet
Number:

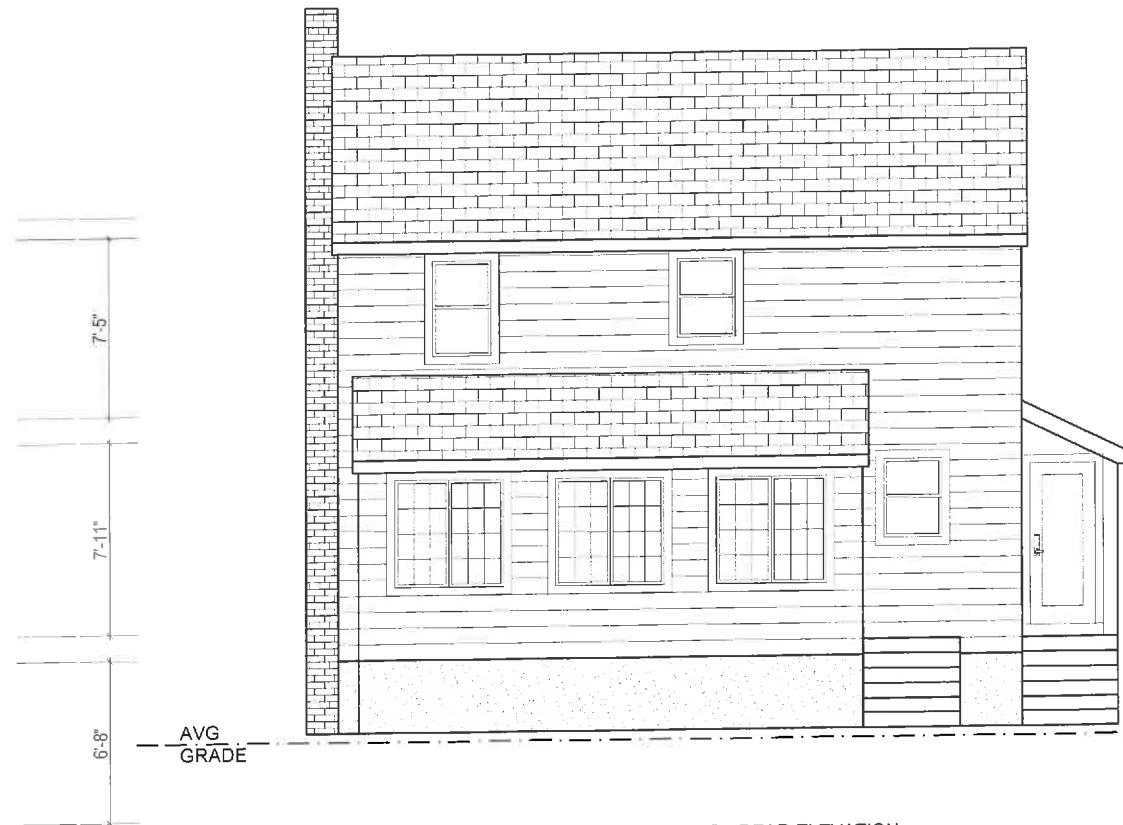
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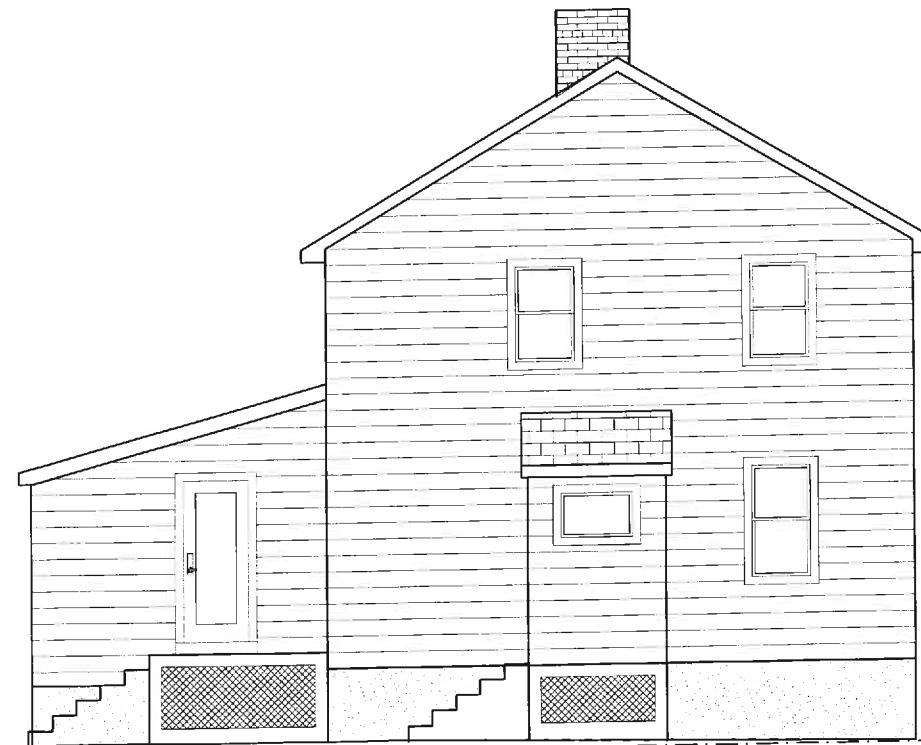
1 FRONT ELEVATION
1/8" = 1'-0"



2 SIDE ELEVATION
1/8" = 1'-0"

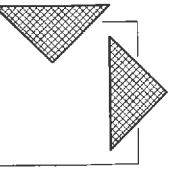


3 REAR ELEVATION
1/8" = 1'-0"



4 SIDE ELEVATION
1/8" = 1'-0"

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DESIGN LLC

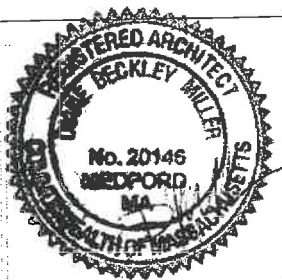


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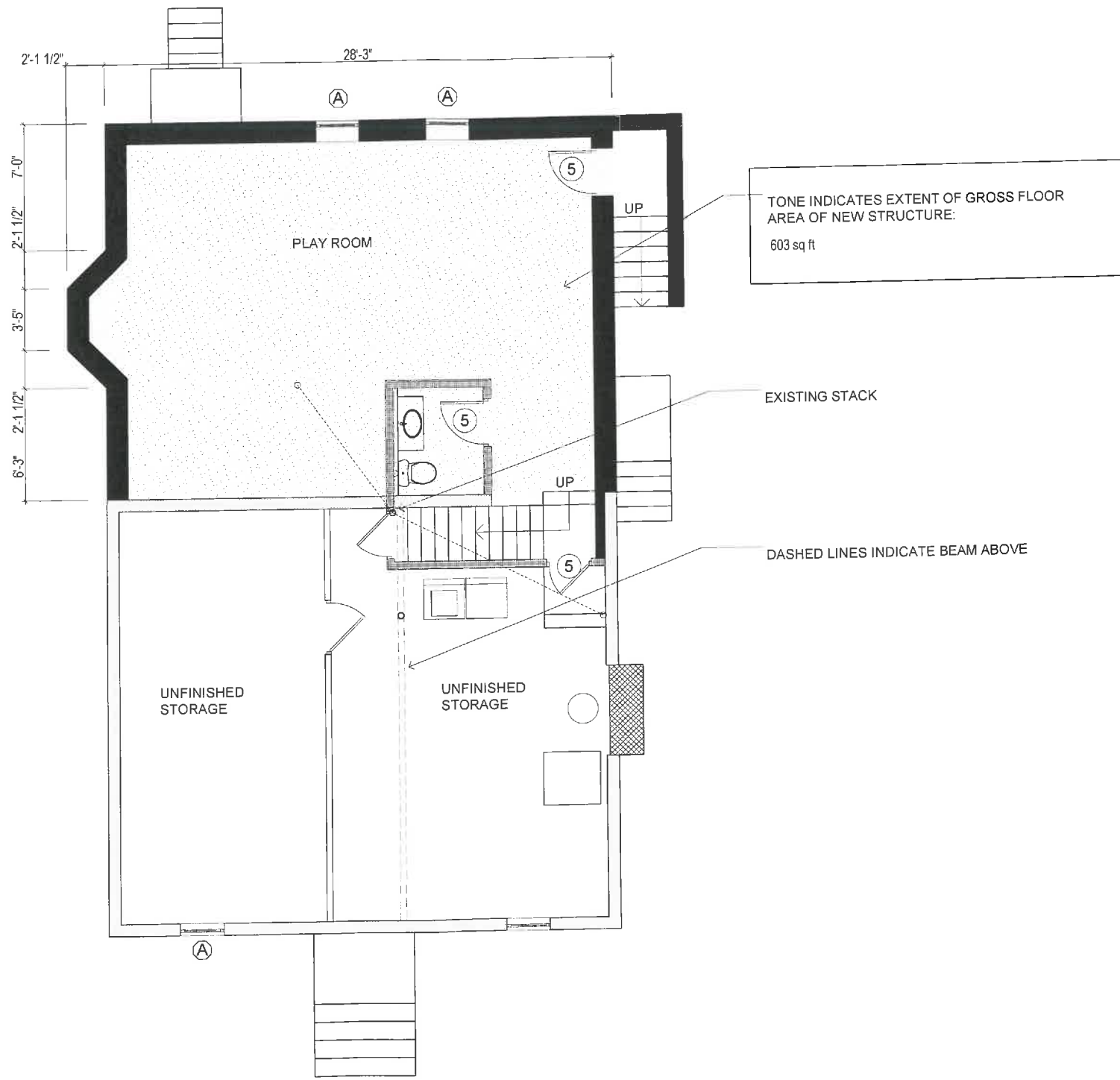


FULLER RESIDENCE
117 ALEXANDER AVE
BELMONT MA 02478

EXISTING
ELEVATIONS

Sheet
Number:

A6



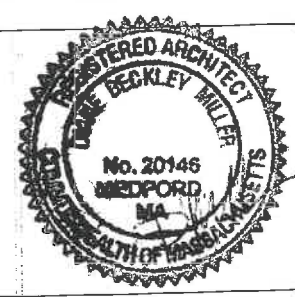
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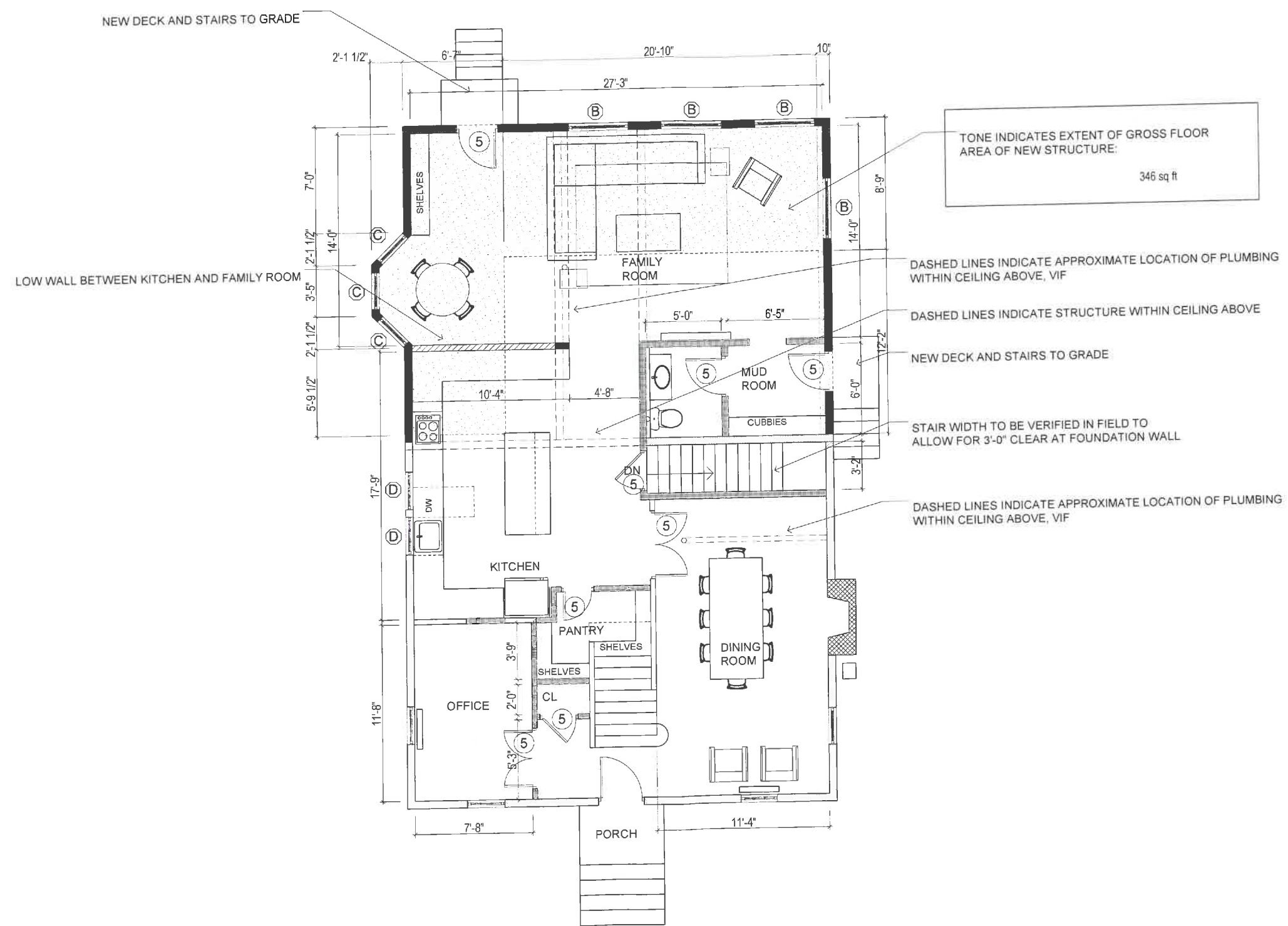


FULLER RESIDENCE
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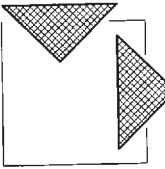
NEW BASEMENT PLAN

Sheet
Number:

A7



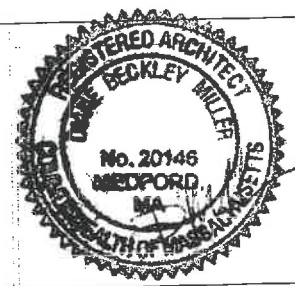
**MILLER
DESIGN LLC**



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BELMONT, MA 02478

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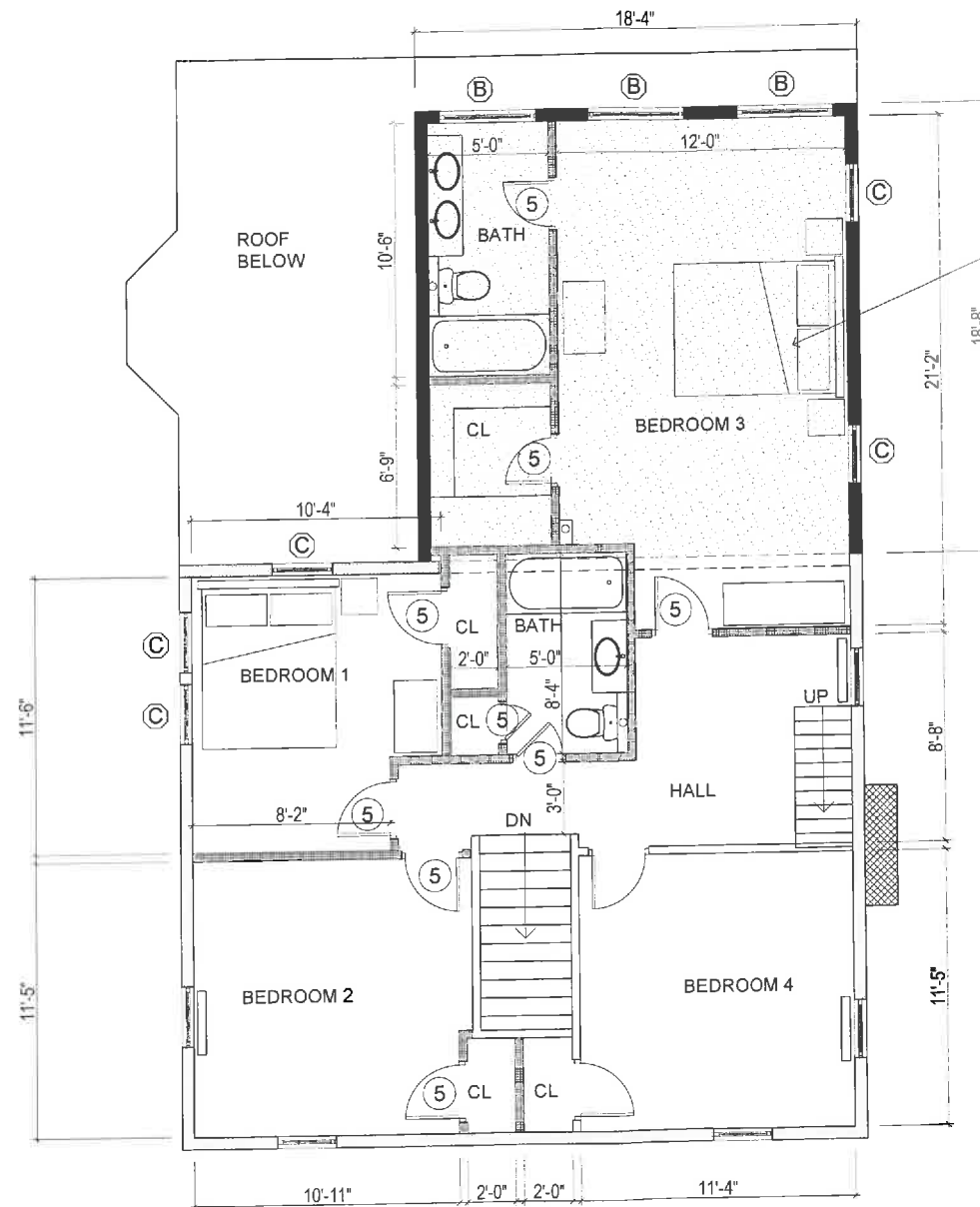


FULLER RESIDENCE
117 ALEXANDER AVE
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**NEW FIRST
FLOOR PLAN**

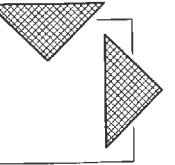
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Number:

A8



TONE INDICATES EXTENT OF GROSS FLOOR
AREA OF NEW STRUCTURE:
342 sq ft

MILLER
DESIGN LLC



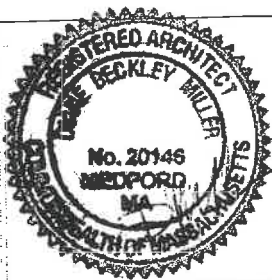
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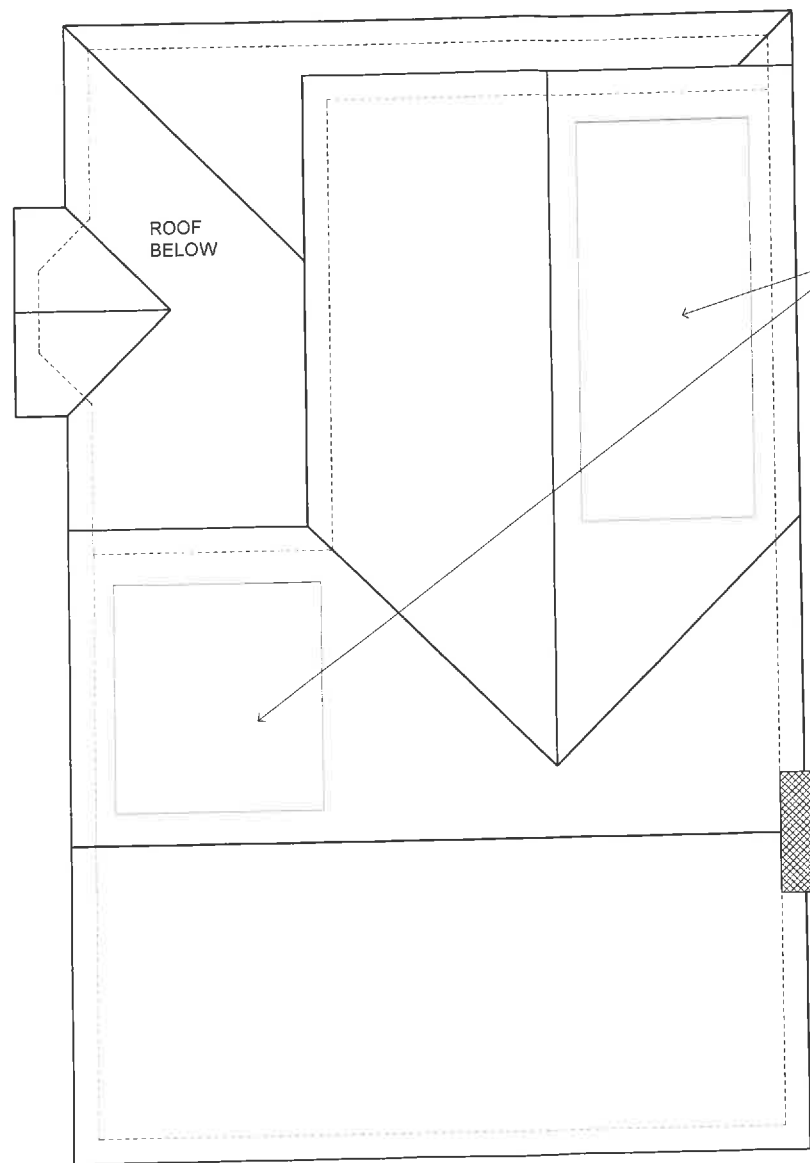


FULLER RESIDENCE
117 ALEXANDER AVE
BELMONT MA 02478

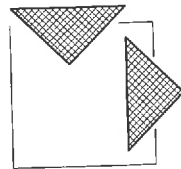
NEW SECOND
FLOOR PLAN

Sheet
Number:

A9



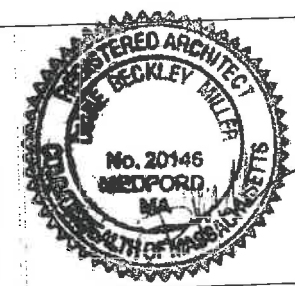
**MILLER
DESIGN LLC**



80 CLARK STREET
BELMONT, MA 02478

Architect:
Miller Design LLC
80 Clark Street
Belmont MA 02478
617-993-3157

Date:	Issued for:
1/14/19	SCHEMATIC DESIGN
4/4/19	PB REVIEW

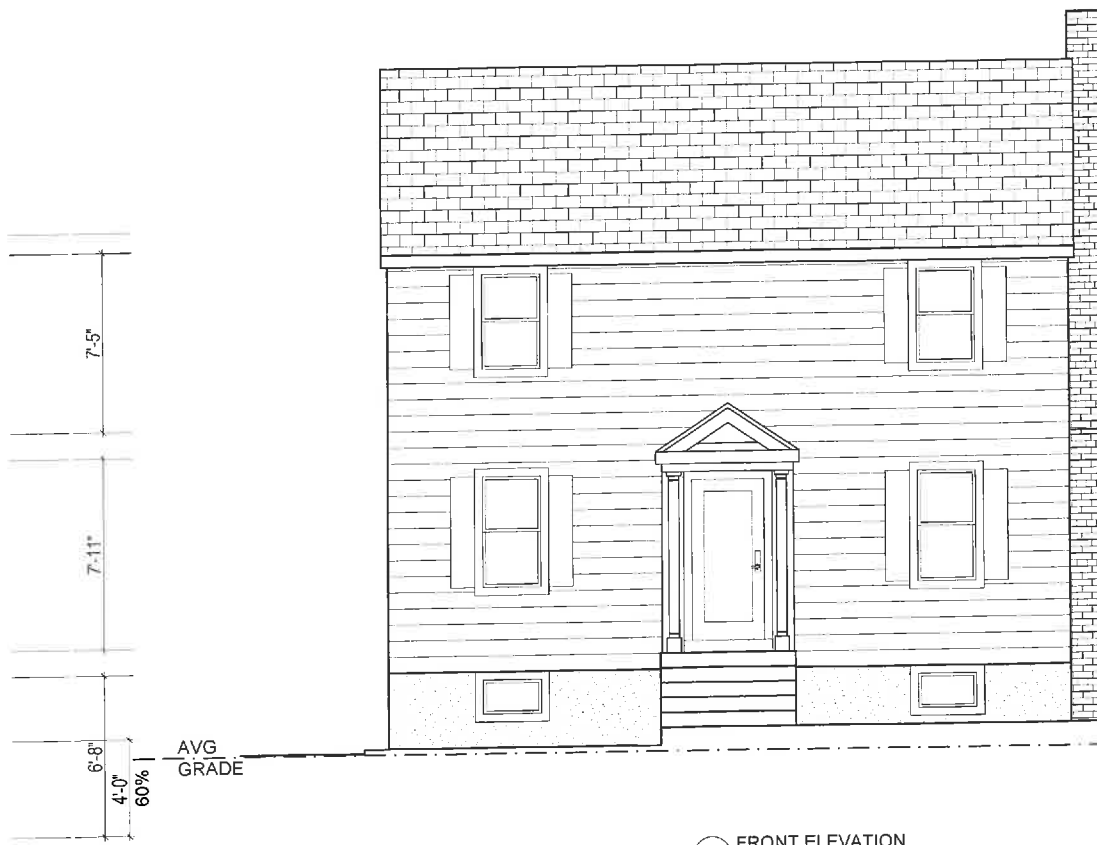


FULLER RESIDENCE
117 ALEXANDER AVE
BELMONT MA 02478

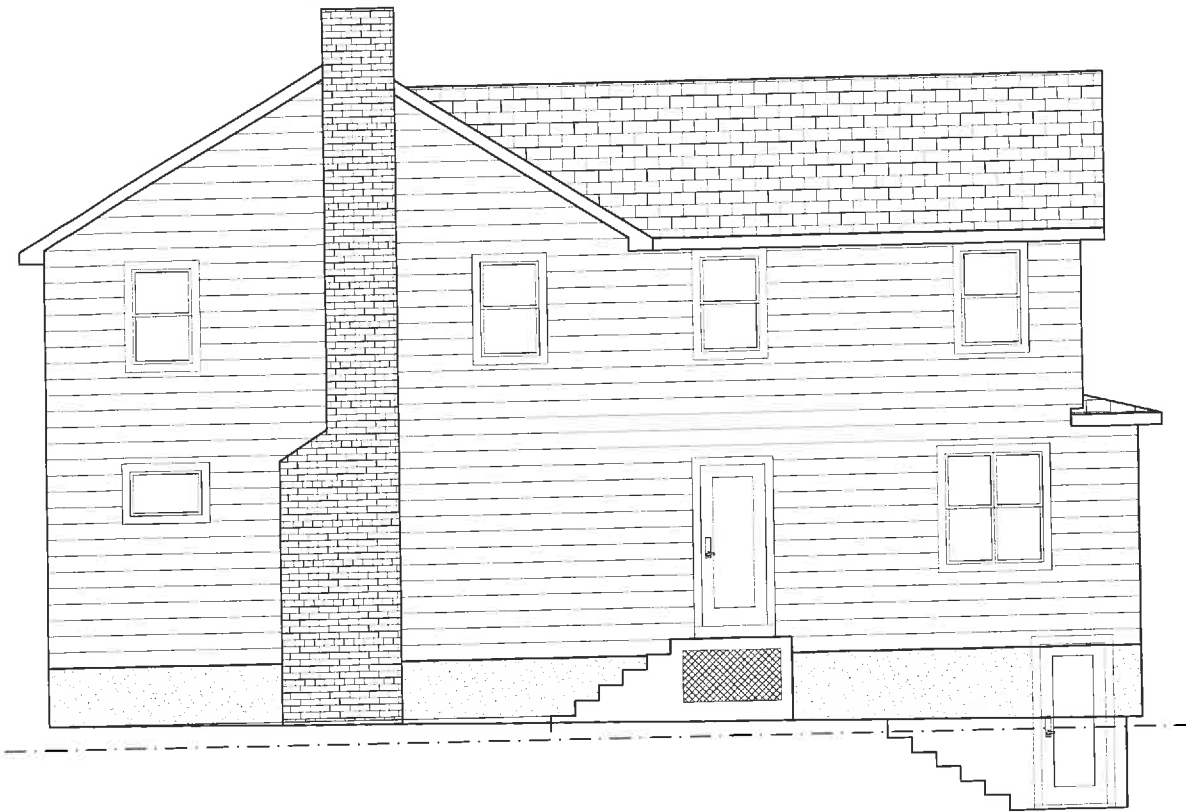
ROOF PLAN

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Number:

A10



1 FRONT ELEVATION
1/8" = 1'-0"



2 SIDE ELEVATION
1/8" = 1'-0"

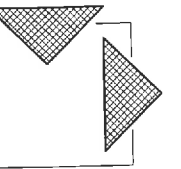


3 REAR ELEVATION
1/8" = 1'-0"



4 SIDE ELEVATION
1/8" = 1'-0"

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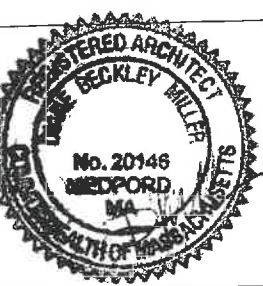


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NEW
ELEVATIONS

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