

NOTICE OF PUBLIC HEARING BY THE
PLANNING BOARD

ON APPLICATION FOR ONE (1) SPECIAL PERMIT

Notice is hereby given that the Belmont Planning Board will hold a public hearing on TUESDAY, MAY 5, 2020, at 7:00 PM in the Select Board's Meeting Room, Town Hall, 455 Concord Ave., to consider the application of ERIN PENNOCK for ONE (1) SPECIAL PERMIT under Section 1.5.4 (increasing the size of a nonconforming structure more than 300 square feet) IN ORDER TO CONSTRUCT A TWO STORY ADDITION at the rear of the existing home at 267 Waverley Street located in a General Residence Zoning District.

Planning Board

Erin and Justin Pennock
267 Waverley Street
Belmont, MA 02478
(617) 610-8098

IN HAND

March 13, 2020

Town of Belmont
Office of Community Development
19 Moore Street
Belmont, MA 02478

Re: 267 Waverley Street – Request for Special Permit

Dear Sir or Madam:

We enclose our application for a Special Permit being submitted today to the Town of Belmont Planning Board for approval. In accordance with the application submission requirements please find ten (10) copies of the the following:

- (1) Building Permit Denial Letter from Glenn R. Clancy dated January 24, 2020. Please note that the dimensions listed by Mr. Clancy for the proposed additional are incorrect and not based upon the plans that were submitted to the Town of Belmont. We are proposing an addition of 593.99 square feet (adding 344.56 square feet to the first floor and 249.43 square feet to the second floor). This was brought to Jeffrey Wheeler's attention previously;
- (2) Application for Special Permit;
- (3) Narrative Statement from us describing the project and its potential impacts on abutters;
- (4) Elevations and interior layout plans which include a Certified Plot Plan and pictures of our home;
- (5) Zoning Compliance Checklist completed by Richard Nelson with Colonial Surveying;
- (6) Petition concerning our proposed project that has been signed by property owners within 300' of our property. We have received the

assent of all immediate abutters and all other neighbors with whom we spoke are in support of our project;

- (7) An overview of how we plan to lay out the landscaping;
- (8) A total fee of \$325.00 submitted as two checks - \$150 to the Town of Belmont for administrative expenses and \$175.00 to the Town of Belmont for the legal advertisements.

Kindly schedule our hearing before the Planning Board at the next available date. If you have any questions concerning this application feel free to reach out by phone at 617-610-8098 or email at erin@ewpennocklaw.com. Thank you.

Sincerely,

A handwritten signature in black ink, appearing to read 'Erin', with a long, sweeping horizontal line extending to the right.

Erin and Justin Pennock

Enc.



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

January 24, 2020

Ms. Erin Pennock
267 Waverley Street
Belmont, MA 02478

RE: Denial to Construct a Two Story Addition:


Dear Ms. Pennock:

The Office of Community Development is in receipt of your building permit application for the construction of a two story addition at the rear of your home located in a General Residence (GR) Zoning District.

Your application has been denied because it does not comply with the Zoning By-Law. More specifically, Section 1.5.4 A of the Zoning By-Law allows extensions or alterations of a non-conforming structures in the GR zoning district greater than 300 square feet by a Special Permit from the Planning Board. At 340 square feet, your proposed addition is greater than 300 square feet.

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



Town of Belmont
Planning Board

APPLICATION FOR A SPECIAL PERMIT

Date: March 13, 2020

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, (we) the undersigned, being the owner(s) of a certain parcel of land (with the buildings thereon) situated on 267 Waverley 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 story addition (see attached description in narrative statement)

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

Erin and Justin Pennock

Address

267 Waverley Street
Belmont, MA 02478

Daytime Telephone Number

617-610-8098

Statement in support of application for Special Permit at 267 Waverley Street

We request that the Belmont Planning Board grant a Special Permit for construction we intend to do at 267 Waverley Street.

By way of introduction, we are a family of four with two daughters, Madeleine (age 10) and Julia (age 6) who attend Wellington Elementary School. Erin Pennock is a family law attorney and mediator with her own firm located in Belmont Center (83 Leonard Street) and Justin Pennock is a Sales Executive with Cisco. We have lived in Belmont since 2009 and lived at 267 Waverley Street since 2014. Since moving here, we have immersed ourselves in the community and have made long lasting friendships. We love the location of our home and the neighborhoods (and neighbors!) surrounding our home. It is in walking distance to Belmont Center and the Wellington school and our daughters will be able to walk to Chenery and the High School when the time comes. We also love the charm and history of our old farmhouse (built in 1890), love our private fenced in back yard and can see the potential of this home to be a great space for our family.

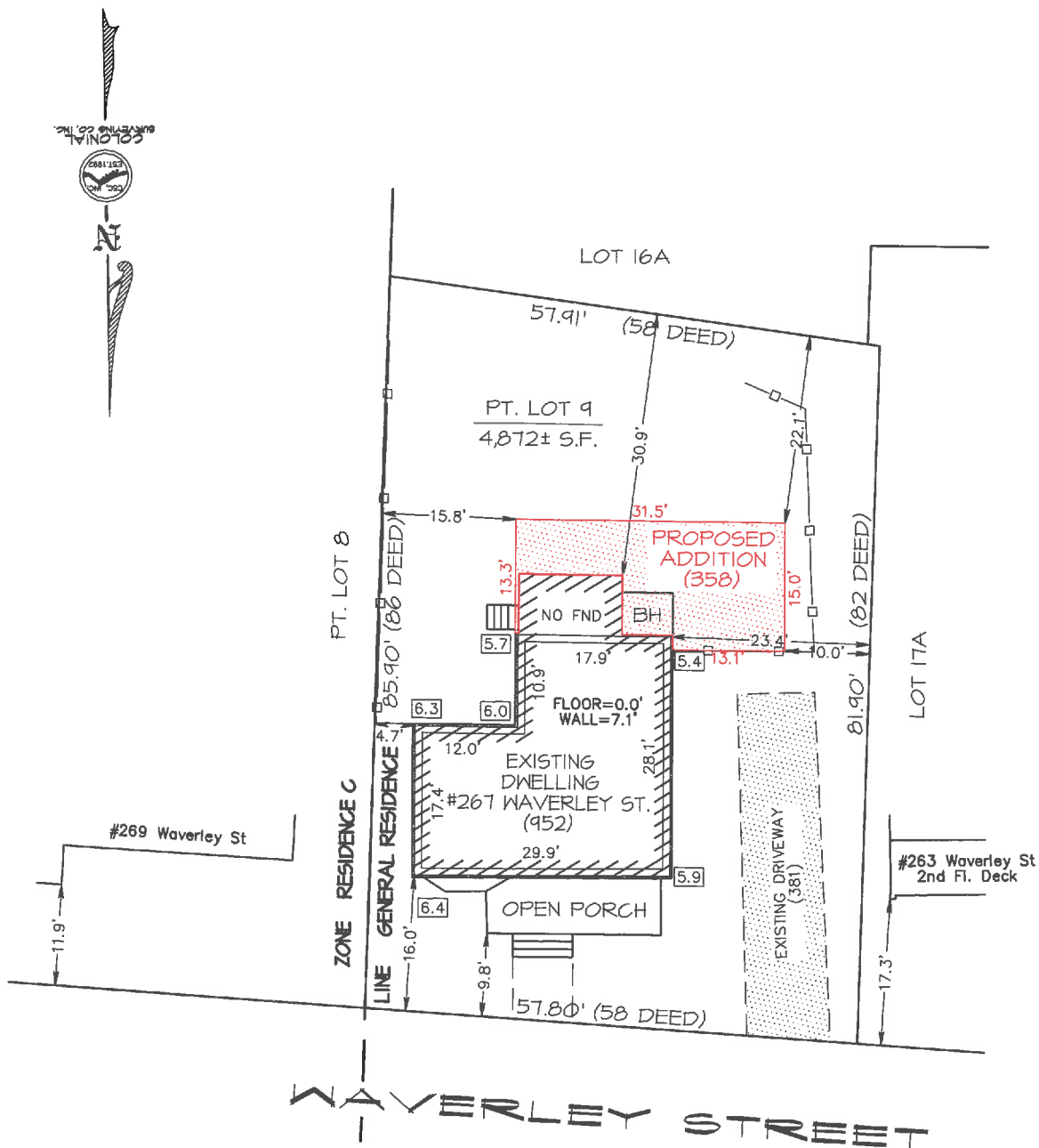
With our children getting older, the small rooms and layout in our home have been challenging and we anticipate those challenges to increase as they grow. The first floor has a narrow hallway when you enter, there is an extremely small powder room in the middle of our kitchen and the small divided rooms are not functional for our needs. There is also no easy access to the home from the driveway which results in us having to always enter the home through the front door. On the second floor, there are four rooms and a full bathroom – two larger rooms and two very small rooms which both do not have radiators in them. One of the small rooms does not qualify as a legal bedroom as it does not have a closet and it is extremely small.

To address our needs, we have worked with an architect to create a plan for our home that reworks the existing square footage while only adding a small addition; adding only a total of 594 square feet (345 square feet to the first floor and 249 square feet to the second floor). This would result in the finished home being 2171 square feet. On the first floor, we plan to open up the floor plan to create a better flow, add a fireplace to the living room and create an entrance near the driveway which would lead into a mudroom and push the rear of the house out slightly for an open kitchen. On the second floor, we plan to re-work the floor plan so that we have three large bedrooms with laundry on the second floor, one of which would be a master with its own bathroom. As part of this project, we will also be replacing all the windows and re-working their placement to create a more symmetrical look to the house. The result will be a home that feels much larger and open while only adding 594 square feet. This addition would also have minimal impact on our existing back yard which already has a good amount of space.

We have worked hard on these plans to improve the curb appeal of the home in a way that will benefit the neighborhood and add to the other homes that have been updated in our immediate vicinity. The proposed additions meet the setback requirements and we have worked hard to make this a reasonably sized addition that will not disturb the neighborhood. We have spoken to immediate abutters (along with neighbors within the 300' feet radius about our plans who are also in support of this project (see attached signatures). We also made sure to preserve the age and style of the home by keeping the farmhouse front porch and having a small front porch on the side addition to match the style. We will also be improving the look of the home by replacing all of the windows and reworking the layout of the windows to create a very symmetrical look to the house (which is currently off balance in the existing exterior).

We thank you for your time and ask that you approve our Special Permit so that we may move forward with the project that will benefit our family and our neighborhood.

Sincerely,
Erin and Justin Pennock



ZONING DISTRICT GR (GENERAL RESIDENCE)

	REQ.	EXISTING	PROPOSED
FRONT SETBACK:	14.6'	16.0'	16.0'
SIDE SETBACK:	10'	4.7'/23.4'	4.7'/10.0'
REAR SETBACK:	16.78'	30.9'	22.1'
MAXIMUM LOT COVERAGE:	30%	14.5%	26.9%
MINIMUM OPEN SPACE:	40%	72.6%	65.3%

TOTAL LOT AREA: 4,872± S.F.

FLOOD BOUNDARY ZONE: C

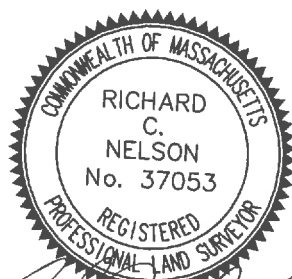
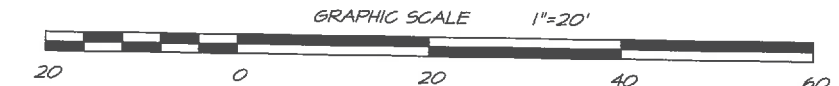
* FRONT SETBACK CALCULATION:
LOT 17A=17.3'
LOT 18 PT=11.9'
AVERAGE SETBACK=(11.9+17.3)/2=14.6'

** REAR SETBACK CALCULATION
20% OF AVERAGE LOT DEPTH
(85.90+81.90)/2=83.90'
83.90*20%=16.78'



Colonial Surveying Co, Inc.

3 OXFORD AVE
BELMONT, MA 02478
(617) 489-0880
www.colonialsurvey.com



Owner: Justin and Erin Pennock
Loc. House No. 267 Waverley Street
Lot No. Part of Lot 9
App. No. _____
Date Dec 13, 2019
Scale 1" = 20'

Zoning Compliance Check List

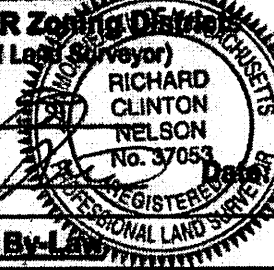
Properties Located within the GR Zoning District
(To be Completed by a Registered Land Surveyor)

Property Address:

267 WAVERLEY

Surveyor Signature and Stamp:

[Signature]



Date: 2/19/20

Per §4.2 of the Zoning By-Law

		REQUIRED	EXISTING	PROPOSED
Lot Area (sq. ft.)		5,000 S.F.	4,872 S.F.	4,872 S.F.
Lot Frontage (feet)		50'	57.80'	57.80'
Lot Area/Unit (sq. ft./d.u.)		3500 S.F.	4872 S.F.	4,872 S.F.
Lot Coverage (% of lot)		30%	19.5%	26.9%
Open Space (% of lot)		40%	72.6%	65.3%
Setbacks: (feet)	➤ Front ^(a)	14.6'	16.0'	16.0'
	➤ 2nd Front Door (25%)	N/A	N/A	N/A
	➤ Side/Side	10' 10'	4.7' 23.4'	4.7' 10.0'
	➤ Rear	16.78'	30.9'	22.1'
Building Height:	➤ Feet	33'	25' 2 3/8"	25' 2 3/8"
	➤ Stories	2 1/2	2.	2
1/2 Story (feet) (Per §1.4)	➤ Perimeter (50%)	N/A	N/A	N/A
	➤ Area (60%)	N/A	N/A	N/A
	➤ Length (75%)	N/A	N/A	N/A

Per §6D of the Zoning By-Law

HVAC:	Prohibited In Front Yard and Side and Rear Setbacks		
Front Doors:	Both Must Face Street ^(b)		
		STANDARD	PROPOSED
Curb Cut (One per 70' Frontage) ^(c)		1	0 New

^(a) Front setback is equal to the average front setbacks of the abutting properties on either side.

^(b) The second unit's front door may be allowed to face the side yard only if the existing structure is historically or architecturally significant.

^(c) A second curb cut may be allowed where the Applicant can demonstrate that creating a second curb cut is harmonious with the surrounding neighborhood.

SUBMIT CALCULATIONS for all of the requirements listed above on a separate piece of paper(s) to verify how they were calculated

PENNOCK RENOVATION

267 WAVERLEY STREET
BELMONT, MA. 02478



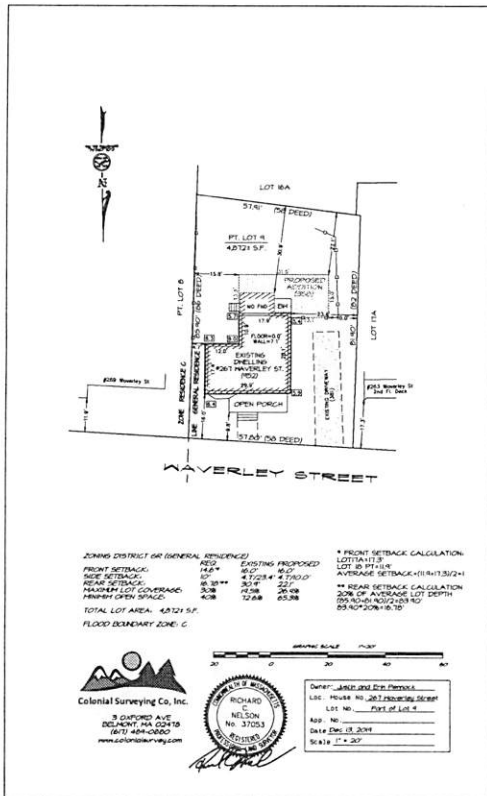
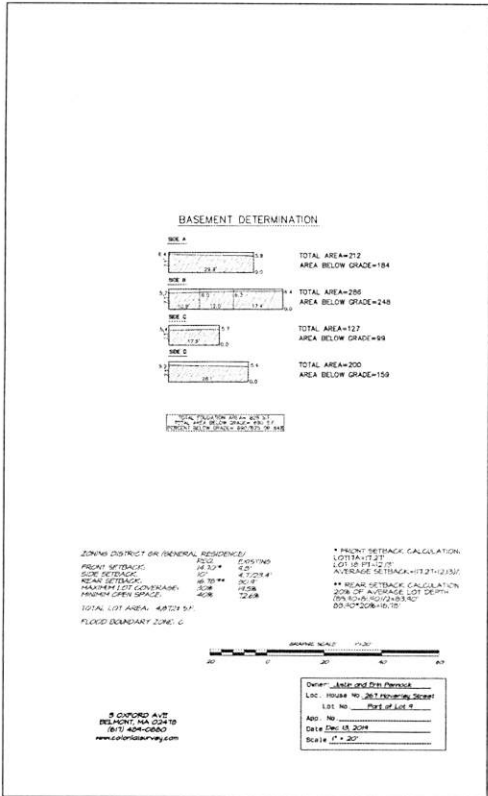
GENERAL CONTRACTOR:

CARIANO CONSTRUCTION CO. INC.
16 LOIS DRIVE
WALPOLE, MA 02081
508-734-5322
JOEL P. MORANO

L A T I T U D E

LATITUDE ARCHITECTS, LLC
PO BOX 79185
BELMONT, MA 02478

INTERIOR DESIGNER:





3 REAR-SIDE OF HOUSE



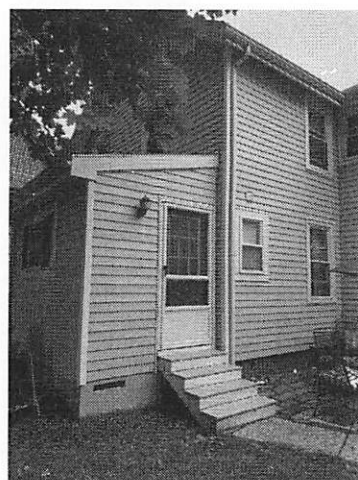
2 FRONT-SIDE OF HOUSE



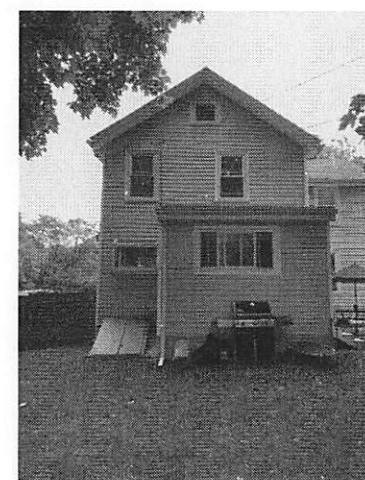
1 FRONT OF HOUSE



6 BACK-SIDE OF HOUSE



5 BACK-SIDE OF HOUSE



4 BACK OF HOUSE



LA

LATITUDE, LLC

PO BOX 7915
BELLMONT, MA 02459
617 990 0070
LATITUDE@LATITUDE-ARCHITECTURE.COM
WWW.LATITUDE-ARCHITECTURE.COM

GENERAL CONTRACTOR:

PENNOCK RENOVATION
267 WAVERLEY ST.
BELMONT, MA

SCALE: AS SHOWN

DRAWN: CEG

APPROVED:

DATE: MARCH 13, 2020

TITLE:

EXISTING CONDITION

SHEET:

A-002



LATITUDE, LLC

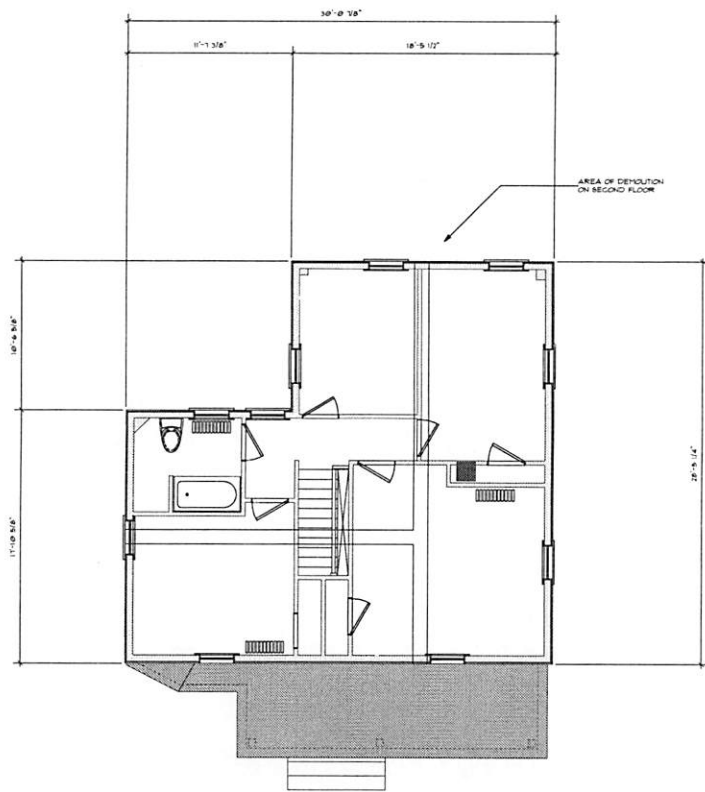
PO BOX 7935
BELMONT, MASS 02478
617.763.0676
LATITUDE@LATITUDE-ARCHITECTS.COM
WWW.LATITUDE-ARCHITECTS.COM

GENERAL CONTRACTOR:

PENNOCK RENOVATION
261 WAVERLEY ST
BELMONT, MA

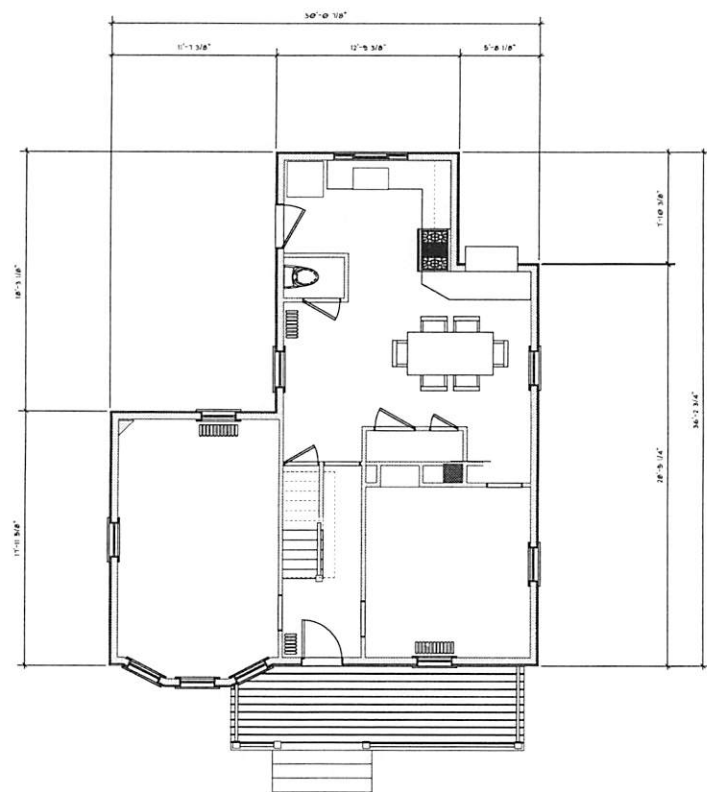
SCALE: AS SHOWN
DRAWN: CEG
APPROVED:
DATE: MARCH 13, 2020
TITLE:
EXISTING
FLOOR PLANS
SHEET:

EC-100



2 Existing Second Floor
Scale: 1/4" = 1'-0"

EXISTING SECOND FLOOR: 132.75 SQ FT.



1 Existing First Floor
Scale: 1/4" = 1'-0"

EXISTING FIRST FLOOR: 944.15 SQ FT.
EXISTING DECK: 140.25 SQ FT.

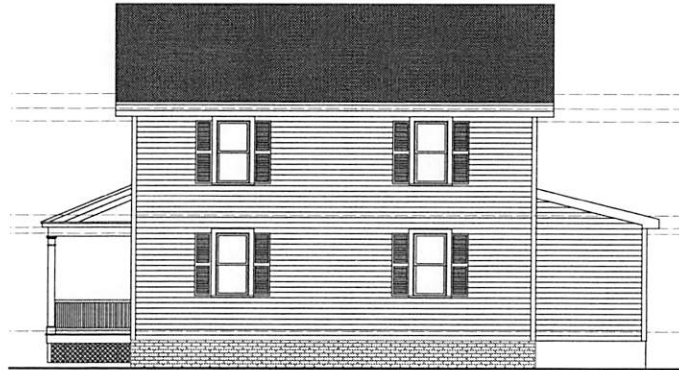
LA

LATITUDE, LLC

PO BOX 79165
BOSTON, MA 02479
617 893 8076

LATITUDE@LATITUDE-ARCHITECTS.COM
WWW.LATITUDE-ARCHITECTS.COM

GENERAL CONTRACTOR:



3 EXISTING SIDE ELEVATION
SCALE: 1/4" = 1'-0"



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



4 EXISTING SIDE ELEVATION
SCALE: 1/4" = 1'-0"



2 EXISTING FRONT ELEVATION
SCALE: 1/4" = 1'-0"

PENNOCK RENOVATION
267 WAVERLEY ST.
BELMONT, MA

SCALE: AS SHOWN

DRAWN: GEG

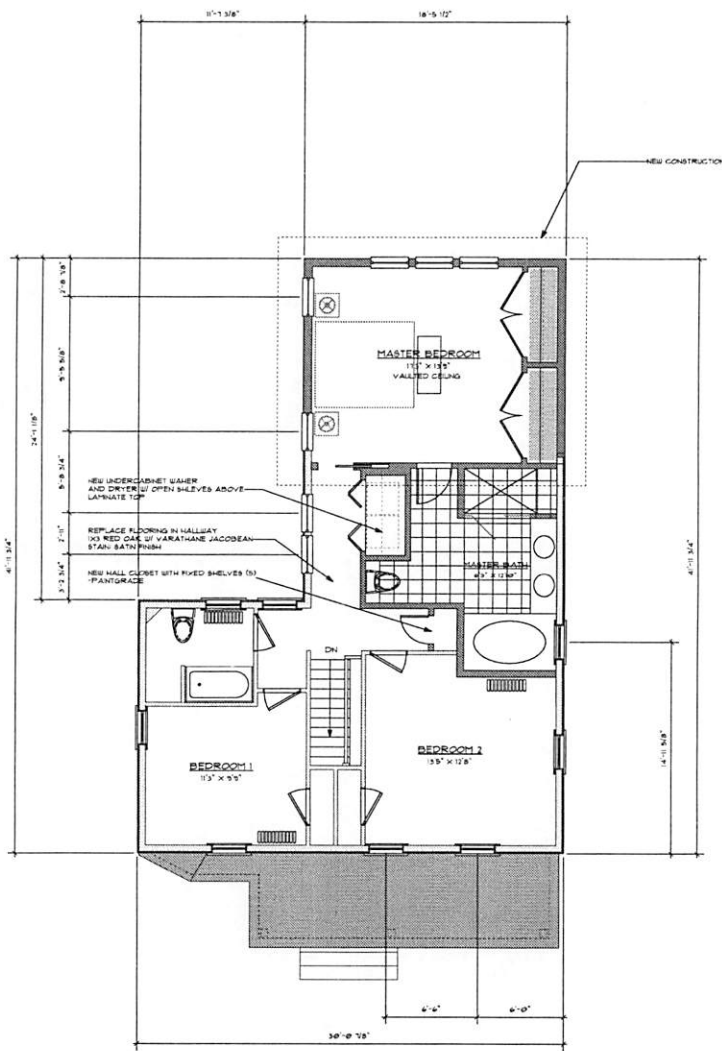
APPROVED:

DATE: MARCH 13, 2020

TITLE:
EXISTING
ELEVATIONS

SHEET:

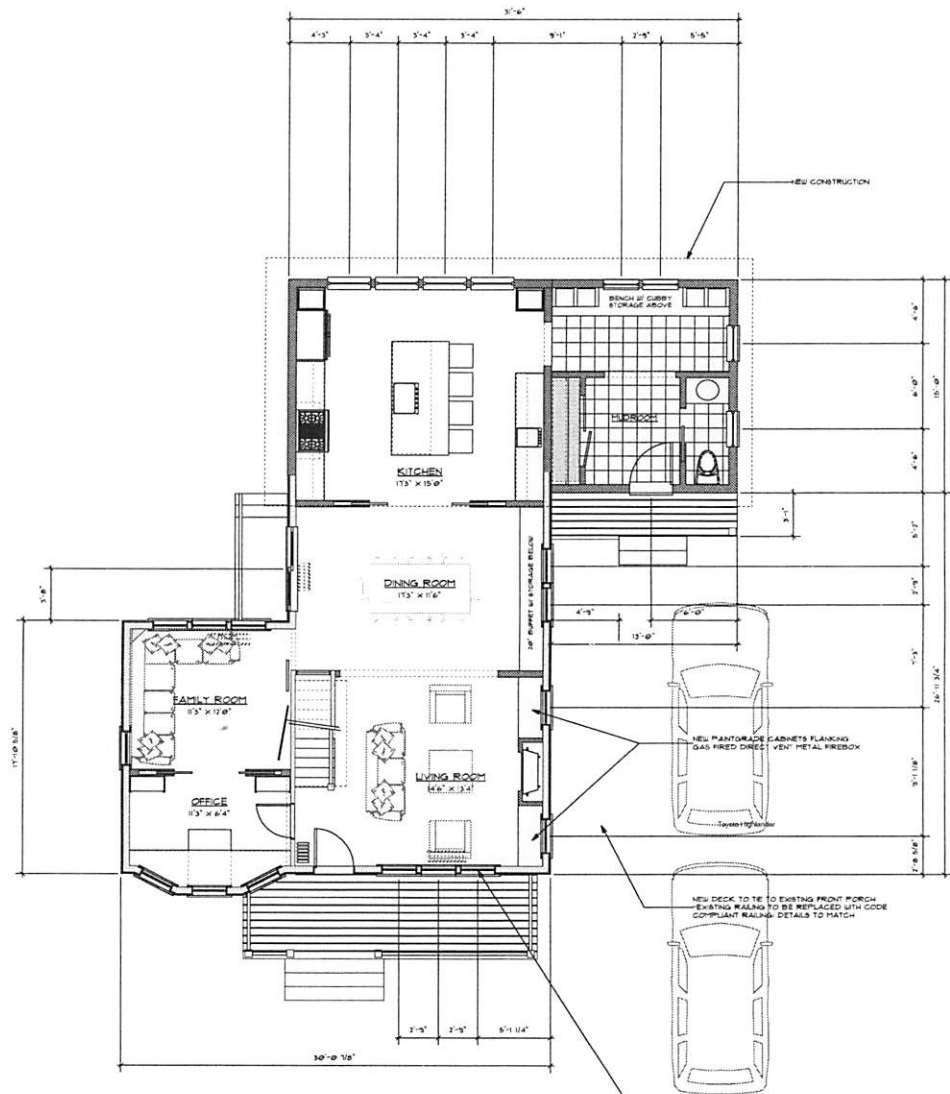
EC-102



Proposed Second Floor

Scale: 1/4" = 1'-0"

PROPOSED SECOND FLOOR: 5821.8 SQ FT
(DELTA OF +245.43 SQ FT)



Proposed First Floor

Scale: 1/4" = 1'-0"

PROPOSED FIRST FLOOR: 1867.5 SQ FT
(DELTA OF +144.56 SQ FT)
EXISTING DECK: 149.25 SQ FT
NEW DECK: 317.5 SQ FT
EXISTING HOUSE SQUARE FOOTAGE
TO EXTERIOR FACE OF FINISH: 1576.94
PROPOSED HOUSE SQUARE FOOTAGE
TO EXTERIOR FACE OF FINISH: 2130.31
TOTAL ADD: 553.37
SQUARE FOOTAGE INCREASED BY: 35%

ALL WINDOWS TO BE REPLACED WITH ANDERSON
JAW SERIES
*AS A GENERAL RULE ALL WINDOWS AND DOORS
THAT ARE DIMENSIONED ARE NEW LOCATIONS



LATITUDE, LLC

PL 000171005

800 MONROE AVE SUITE 100

ALBANY, NY 12204

LATITUDE@LATITUDEARCHITECTS.COM

WWW.LATITUDEARCHITECTS.COM

GENERAL CONTRACTOR:

PENNOCK RENOVATION
267 WAVERLEY ST.
BELMONT, MA

SCALE: AS SHOWN

DRAWN: GEG

APPROVED:

DATE: MARCH 13, 2020

TITLE:

PROPOSED
FLOOR PLANS

SHEET:

A-101



LATITUDE, LLC

PO BOX 7910
BURLINGTON, MA 01803
617-8910016

LATITUDE@LATITUDE-ARCHITECTS.COM
WWW.LATITUDE-ARCHITECTS.COM

GENERAL CONTRACTOR:



3 PROPOSED SIDE ELEVATION
SCALE 1/4" = 1'-0"



1 PROPOSED REAR ELEVATION
SCALE 1/4" = 1'-0"

ALL NEW FOUNDATION TO BE GRAVEL SPACE
CURRENT BULKHEAD TO BE ACCESS POINT



4 PROPOSED SIDE ELEVATION
SCALE 1/4" = 1'-0"



2 PROPOSED FRONT ELEVATION
SCALE 1/4" = 1'-0"

FENNOCK RENOVATION
261 WAVERLEY ST.
BELMONT, MA

SCALE: AS SHOWN
DRAWN: GEG
APPROVED:
DATE: MARCH 13, 2020
TITLE:
PROPOSED ELEVATIONS
SHEET:

A-200

I/We abutters to 267 Waverley St. have reviewed the Pennock family's renovation plans and do not oppose the proposed addition.

[illegible]

Erin Pennock

Subject: RE: 267 Waverley St. Renovation

Email with Ann Hession owner of 10 Birch St.

From: ann hessi <annhessi@gmail.com>
Sent: Thursday, March 12, 2020 2:55 PM
To: Justin Pennock <JPennock@hotmail.com>
Subject: Re: 267 Waverley St. Renovation

I have no problem with this plan. Good luck.

On Mar 12, 2020, at 1:16 PM, Justin Pennock <JPennock@hotmail.com> wrote:

Hi Ann,

It's Justin your neighbor from Belmont, who lives at 267 Waverley St. My wife and I wanted to let you know that we are planning on renovating our house in the next few months. Our plan is to add a mudroom off to the right when looking at the house and adding a second floor on the bump out, extending it a few feet as well.

We've been contacting neighbors letting them know about our plans and asking for support, so we can streamline the permit process. We wanted to reach out to determine if you'd support the remodel? We can send you the plans and/or have a phone call, whichever works best for you.

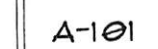
Other neighbors have signed a petition stating they do not object. We could drop by your house with the petition or if you don't mind (if you don't object), replying in email that you support the renovation.

Please let us know if you'd like to discuss.

Thank You,

Justin & Erin Pennock
857-523-0914

Expect to use boxwoods, azaleas, soft touch holly mixed with planted annuals



A-101