



Town of Belmont
Planning Board

APPLICATION FOR A SPECIAL PERMIT

Date: July 10, 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, I/we the undersigned, being the owner(s) of a certain parcel of land (with the buildings thereon) situated on 30 Newcastle 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 _____

meets all dimensional regulations except for
lot size and lot frontage.

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

Address

Daytime Telephone Number

[Signature]

MARI DERANIAN

30 NEWCASTLE ROAD

BELMONT, MA 02478

617 462 6353



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

February 13, 2020

David and Mari Deranian
30 Newcastle Road
Belmont, MA 02478

RE: Denial to Construct a New Dwelling.

Dear David and Mari Deranian,

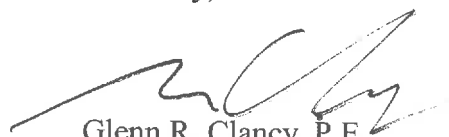
The Office of Community Development is in receipt of your building permit application for your proposal to construct a new dwelling at 30 Newcastle Road located in a Single Residence C Zoning District.

Your application has been denied because it does not comply with the current Town of Belmont Zoning By-Law. More specifically, §1.5.4- **B** (3) allows nonconforming single and two family structure be reconstructed after a voluntary demolition by a Special permit granted by the Planning Board, if the proposed is not on the same footprint or it is of greater volume than the existing.

1. The proposed structure would be allowed to be constructed by a Special Permit granted by the Planning Board.

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 Jeffrey Wheeler, Senior Planner, at (617) 993-2650 in order to begin the process.

Sincerely,



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

Deranian
30 Newcastle Road

Narrative statement

1. Personal story

Town of Belmont Planning Board members,

My husband and I purchased our home August of 2012 and over the last nine years our tiny cape with one bathroom has outgrown our current family of four. As a lifelong Belmont resident, I would like to raise my children in the town that I grew up in. Our new home will have separate bedrooms for our children, a kitchen our family can eat in, a family/living room to watch TV, read and play in and a garage we can park our car. Our current home has our kitchen bumped into the garage to fit appliances and therefore we can't park our car in the garage or eat in the kitchen. Our hope is to build a healthy home that fits our growing family; we currently all sleep in a one attic "bedroom" with poor ventilation. We did entertain the idea of looking for a new home in Belmont or moving towns, but we love our town and our neighborhood! We can walk our children to the Winn Brook School and catch the bus on our way to work in Boston. The location and nearby amenities really fits our family.

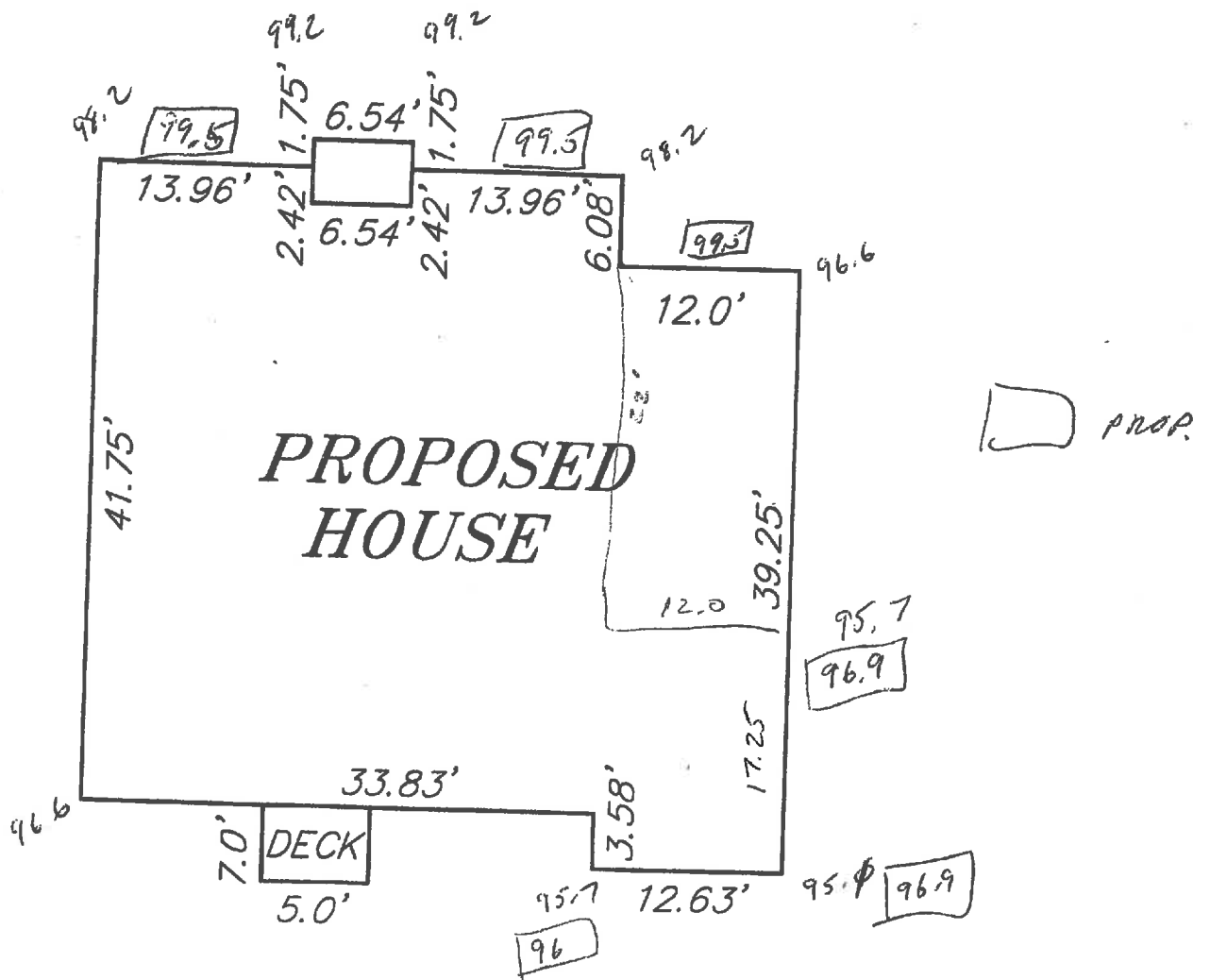
2. What are we proposing and why we need to apply for a special permit

We are proposing a house that meets the spatial needs of our growing family and is in harmony with the growing and changing neighborhood. We are proposing a hip roof and a recessed entrance in order to minimize the mass of the house and the second floor over the garage is only a half story for the same reason. The exit from the basement is not through a bulkhead, but is incorporated in the volume of the house to eliminate unfavorable projections. The new building and the proposed landscaping will refresh the image of the neighborhood. We have to apply for a special permit, because the lot size and frontage are non-conforming, also the allowable expansion of 30% is not adequate. With our proposed plans we meet all the requirements set by Section 1.5.4 (B) 4 of the Zoning By-Law.

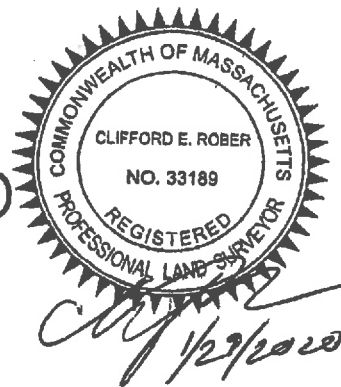
3. Why we should be granted a special permit

We should be granted a special permit, because we are taking a non-conforming structure and conforming it to our lot and meeting the Special Permit criteria of Section 1.5.4.B.(5). We meet all the zoning regulations for setbacks, building height, basement and half story calculations, lot ratio and open space. Currently there is no landscaping and a new rich landscape will be provided. All the proposed landscaping is shown on the landscaping plan. We are proposing to cut down the town tree in front of our yard that is old, rotting and interfering with the power lines. The elimination of this tree will also make the driveway safer. The proposed structure will be in full harmony with the neighborhood and will in no way generate excessive traffic. We have discussed the design with our neighbors and they have signed a petition in support of the project.

*Attached are photographs of the homes in the neighborhood that are larger in scale and height.



#30 NEWCASTLE ROAD



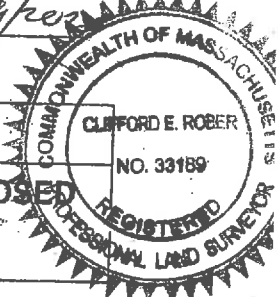
Zoning Compliance Check List

Properties Located within the SR-C Districts
(To be Completed by a Registered Land Surveyor)

Property Address: 30 Newcastle

Surveyor Signature and Stamp: 

Date: 1/29/2016



<u>Per §4.2 of the Zoning By-Law</u>							
		REQUIRED		EXISTING		PROPOSED	
Lot Area (sq. ft.)		9000		7865		-	
Lot Frontage (feet)		75		67.0'		-	
Lot Coverage (% of lot)		25		15.2%		24.9%	
Open Space (% of lot)		50		80.9%		70.8%	
Setbacks: (feet)	➤ Front (a)	20.25		24.9		22.0	
	➤ Side/Side	10	10	7.6	9.3	10.6	10.7
	➤ Rear	30		63.0'		45.4	
Building Height:	➤ Midpoint (feet)	30				27.9	
	➤ Ridge (feet)	34				33.46	
	➤ Stories	2 1/2		1 1/2		2	
1/2 Story (feet) (Per §1.4)	➤ Perimeter (50%)						
	➤ Area (60%)						
	➤ Length (75%)						
HVAC:		Prohibited in Front Yard and Side and Rear Setbacks					

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

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

Segment	Segment From Existing Grade	Segment From New Grade	Segment To Existing Grade	Segment To New Grade	Segment Length	Avg Existing	Avg New	Difference
A	98.2	98.2	96.6	96.6	41.75	4066.45	4066.45	0.00
B	96.6	96.6	95.7	95.7	33.83	3252.755	3252.755	0.00
C	95.7	95.7	95.7	96	3.58	342.606	343.143	0.54
D	95.7	96	95.1	96.9	12.63	1204.902	1218.164	13.26
E	95.1	96.9	96.6	99.5	39.25	3762.113	3854.35	92.24
F	96.6	99.5	98.2	99.5	12	1168.8	1194	25.20
G	98.2	99.5	98.2	99.5	6.08	597.056	604.96	7.90
H	98.2	99.5	99.2	99.5	13.96	1377.852	1389.02	11.17
I	99.2	99.5	99.2	99.5	1.75	173.6	174.125	0.53
J	99.2	99.5	99.2	99.5	6.54	648.768	650.73	1.96
K	99.2	99.5	99.2	99.5	1.75	173.6	174.125	0.53
L	99.2	99.5	98.2	99.5	13.96	1377.852	1389.02	11.17
					187.08	18146.35	18310.84	164.488

R-5935prop

Ceiling Height:	7.76
Basement Floor Elevation	93.75
Ceiling Elevation	101.51
Perimeter Total Length	187.08
Total Perimeter Square Foot	1451.74
Average Existing Grade	97.00
New Average Grade	97.88
Difference in Grade in feet	0.88
% Covered using Avg Grade	53.18%

Segment	Ceiling	Elevation	Elevation	Length	Ceiling Height	Square Footage	Exposed	% Covered
	Elevation	From	To				Square Footage	
A	101.51	99.5	96.6	41.75	7.76	323.98	144.46	55.41%
	101.51	96.6	96	33.83	7.76	262.52	176.25	32.86%
	101.51	96	96	3.58	7.76	27.78	19.73	28.99%
B	101.51	96	96.9	12.63	7.76	98.01	63.91	34.79%
F	101.51	96.9	96.6	17.25	7.76	133.86	82.11	38.66%
	101.51	101.51	101.51	12.00	7.76	93.12	0.00	100.00%
	101.51	101.51	101.51	22.00	7.76	170.72	0.00	100.00%
	101.51	99.5	99.5	6.08	7.76	47.18	12.22	74.10%
	101.51	99.5	99.5	13.96	7.76	108.33	28.06	74.10%
	101.51	99.5	99.5	2.42	7.76	18.78	4.86	74.10%
	101.51	99.5	99.5	6.54	7.76	50.75	13.15	74.10%
	101.51	99.5	99.5	2.42	7.76	18.78	4.86	74.10%
	101.51	99.5	99.5	13.96	7.76	108.33	28.06	74.10%
	101.51			188.42	7.76	1462.14	577.67	60.49%
G								

R-5935 prop

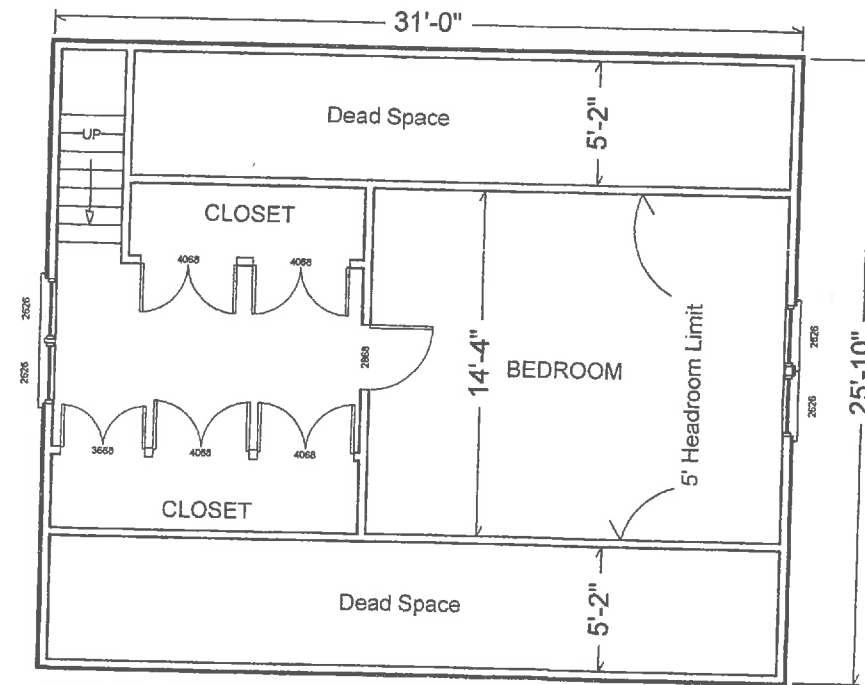
Ceiling Height:	7.76	<- enter
Basement Floor Elevation	93.75	<- enter
Ceiling Elevation	101.51	
Perimeter Total Length	376.84	
Total Perimeter Square Foot	1462.14	
Exposed Square Footage	577.67	
% Covered	60.49%	<- result

North South East West

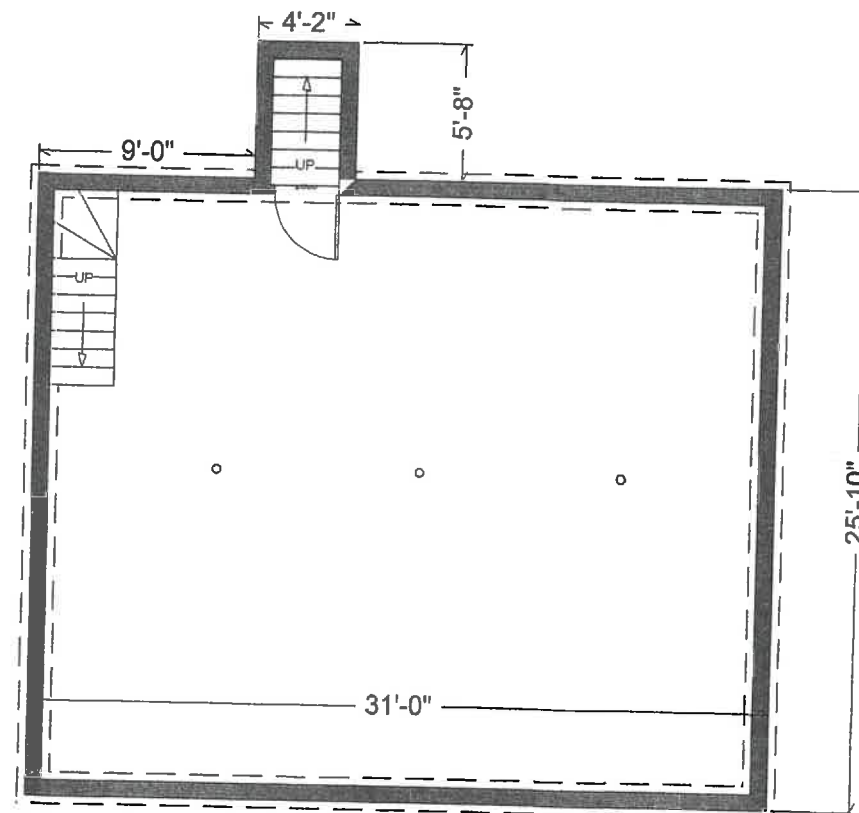
RESIDENCE AT
30 NEWCASTLE ROAD
BELMONT MA

1/5/20

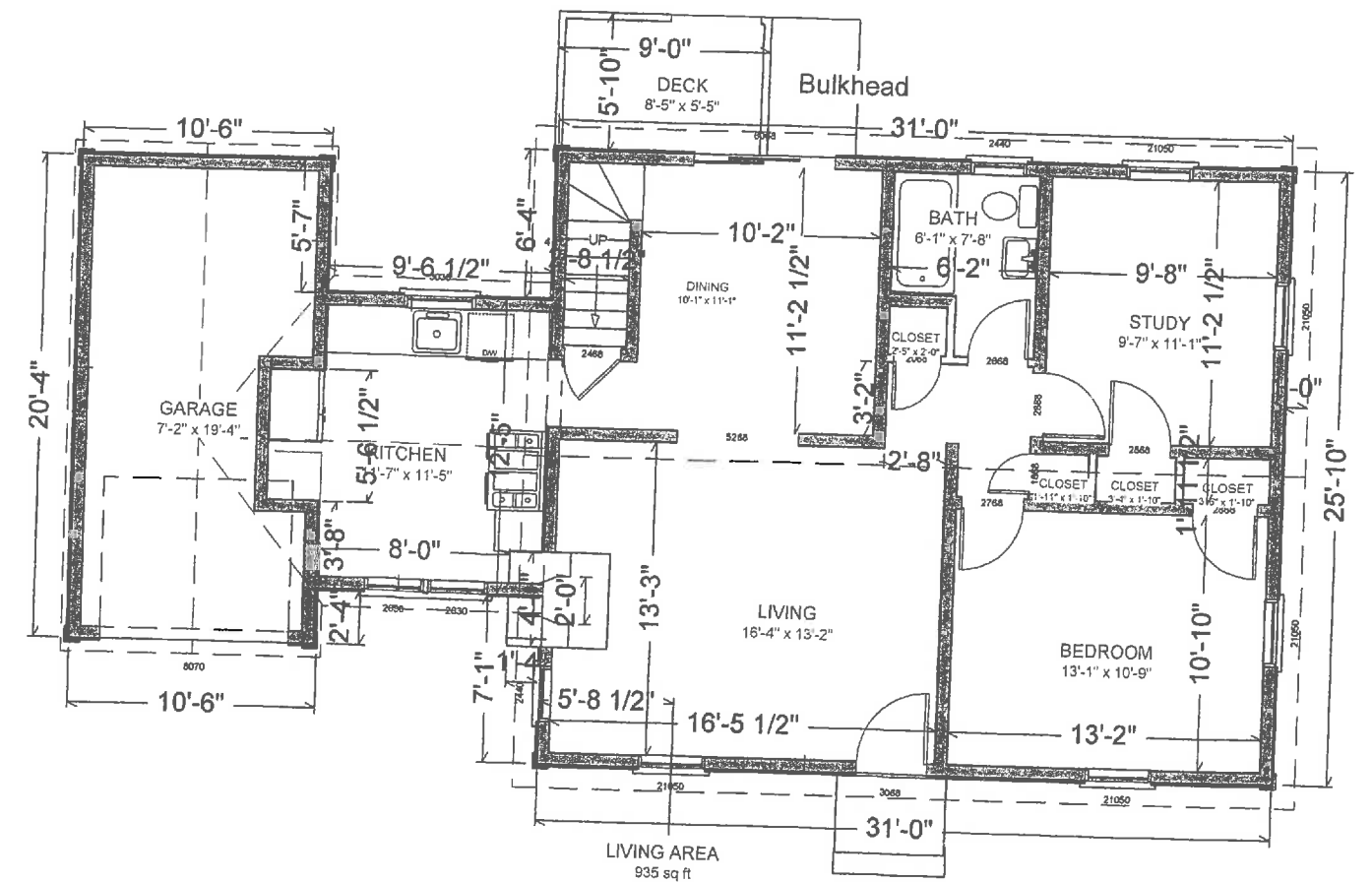
NORDESIGN & BUILD LLC ARCHITECTS
21 HOUGH ROAD BELMONT MA 02478 617-283-5299



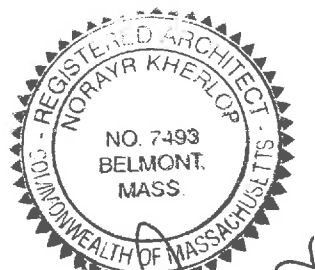
ATTIC FLOOR 1/8"=1'-0"
LIVING AREA
31X14.34=444.5 sq.ft



BASEMENT FLOOR PLAN 1/8"=1'-0"
LIVING AREA
824 sq ft



FIRST FLOOR 1/8"=1'-0"



7-9-20

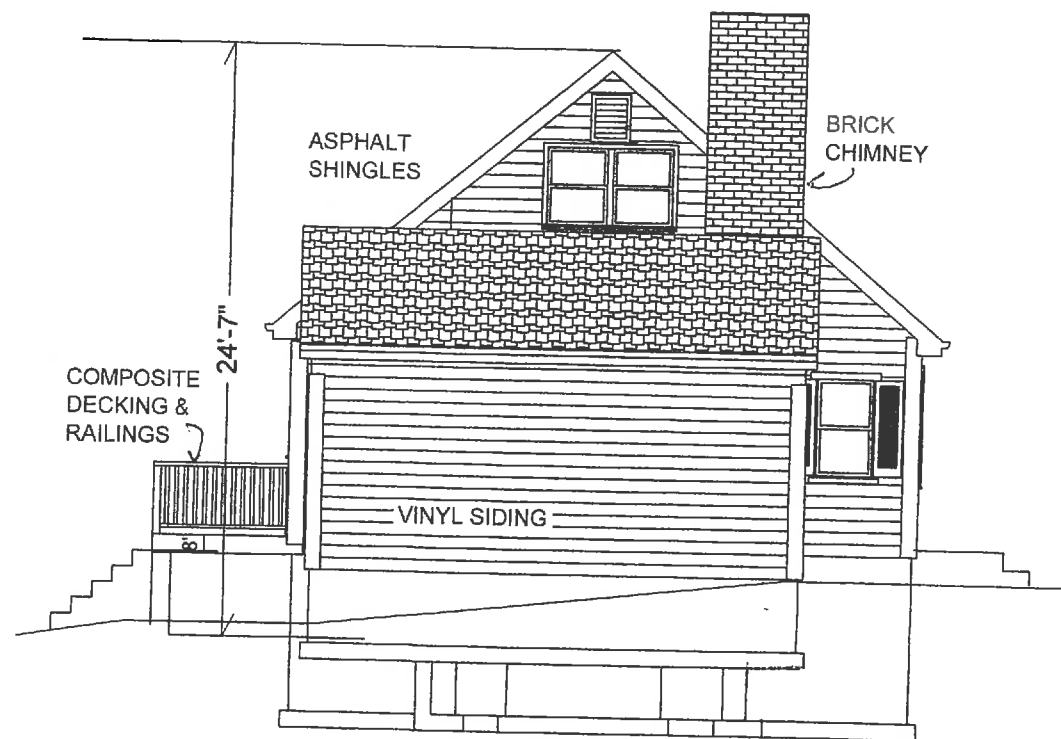
RESIDENCE AT 30 NEWCASTLE ROAD
BELMONT MA

NORDESIGN & BUILD LLC ARCHITECTS
21 HOUGH ROAD BELMONT MA 02478 617-283-5299

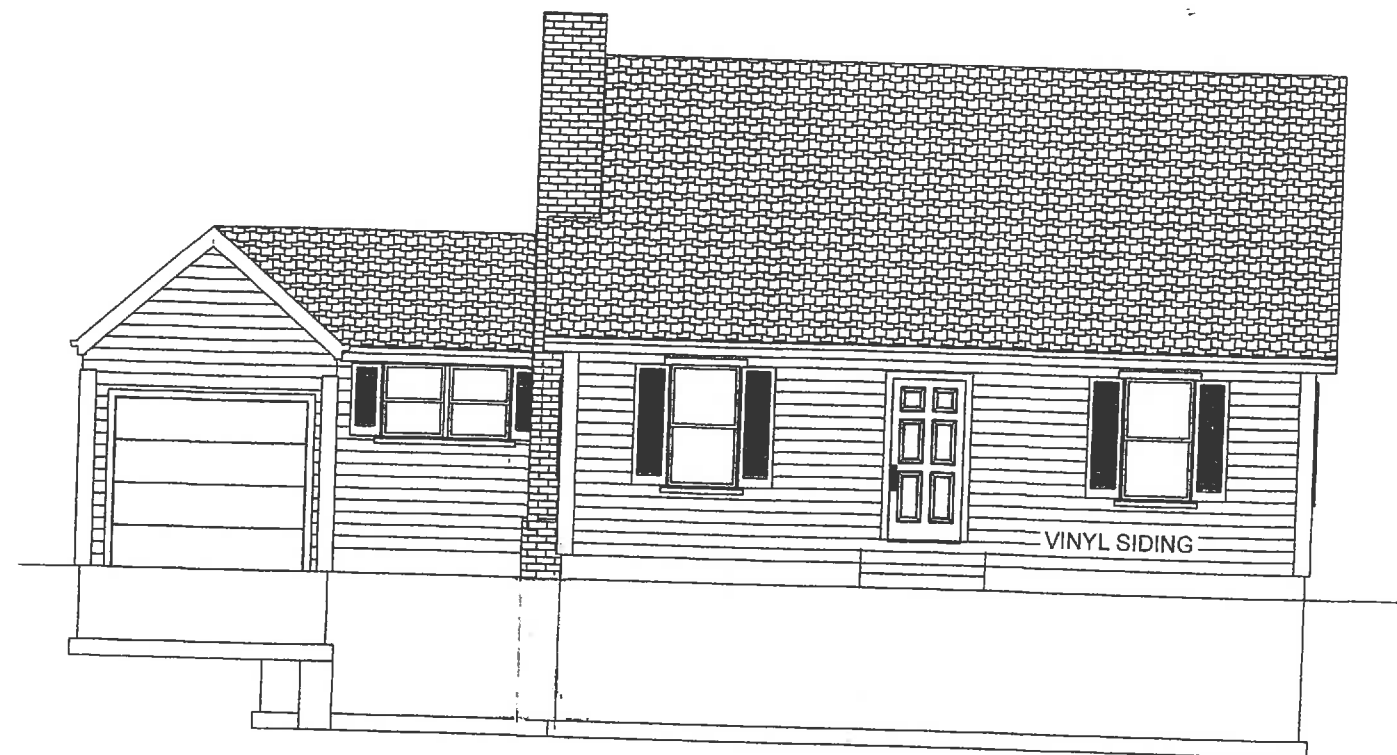
EXISTING BUILDING FLOOR
PLANS 1/8"=1'-0"

1/5/20

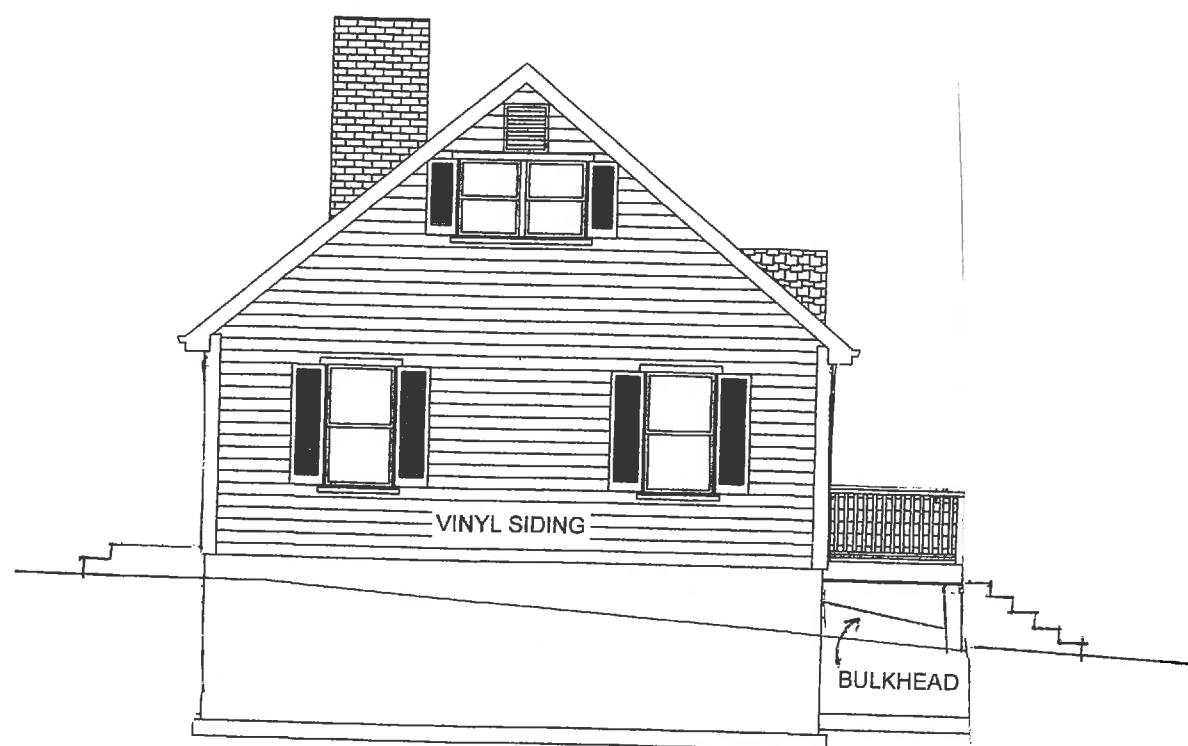
A-0



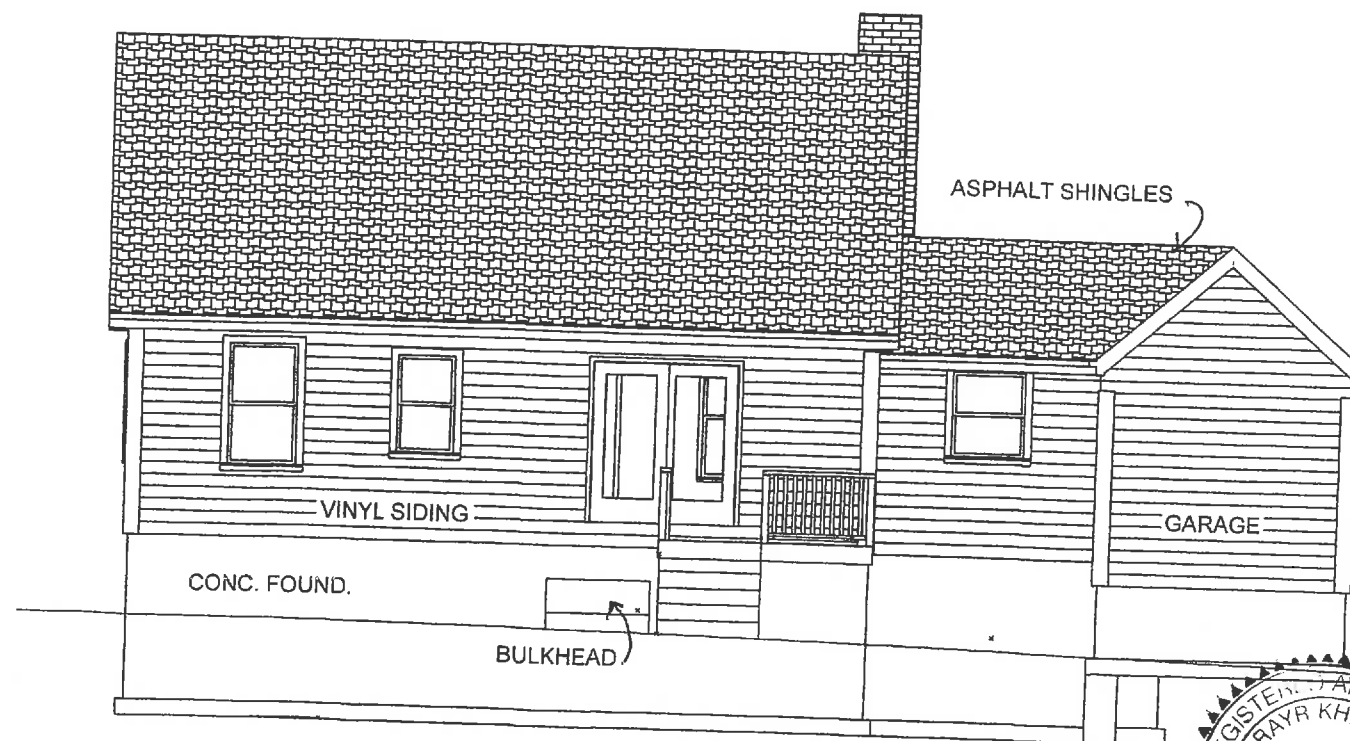
SOUTHEAST ELEVATION (GARAGE SIDE)



NORTH EAST ELEVATION



NORTH WEST ELEVATION



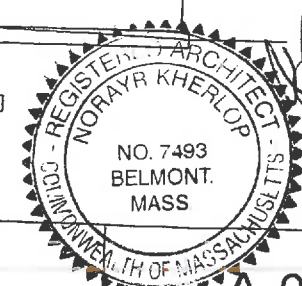
SOUTHWEST (REAR) ELEVATION

RESIDENCE AT 30 NEWCASTLE
ROAD BELMONT MA

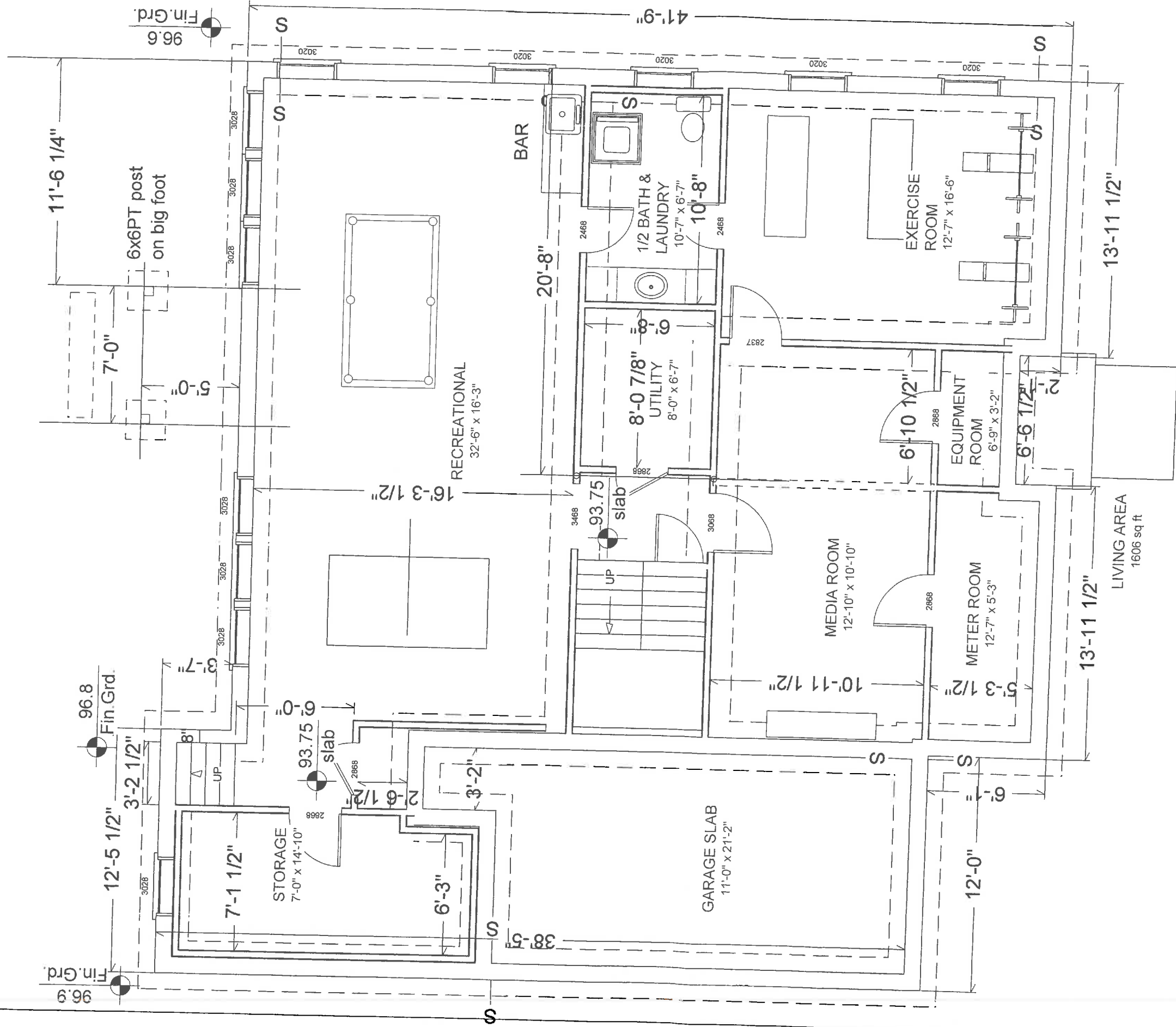
NORDESIGN & BUILD LLC ARCHITECTS
21 HOUGH ROAD BELMONT MA 02478 617-283-5299

EXISTING ELEVATIONS 1/8"=1'-0"

1/5/20



A-0.1

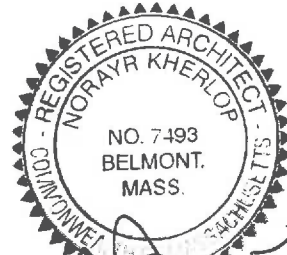
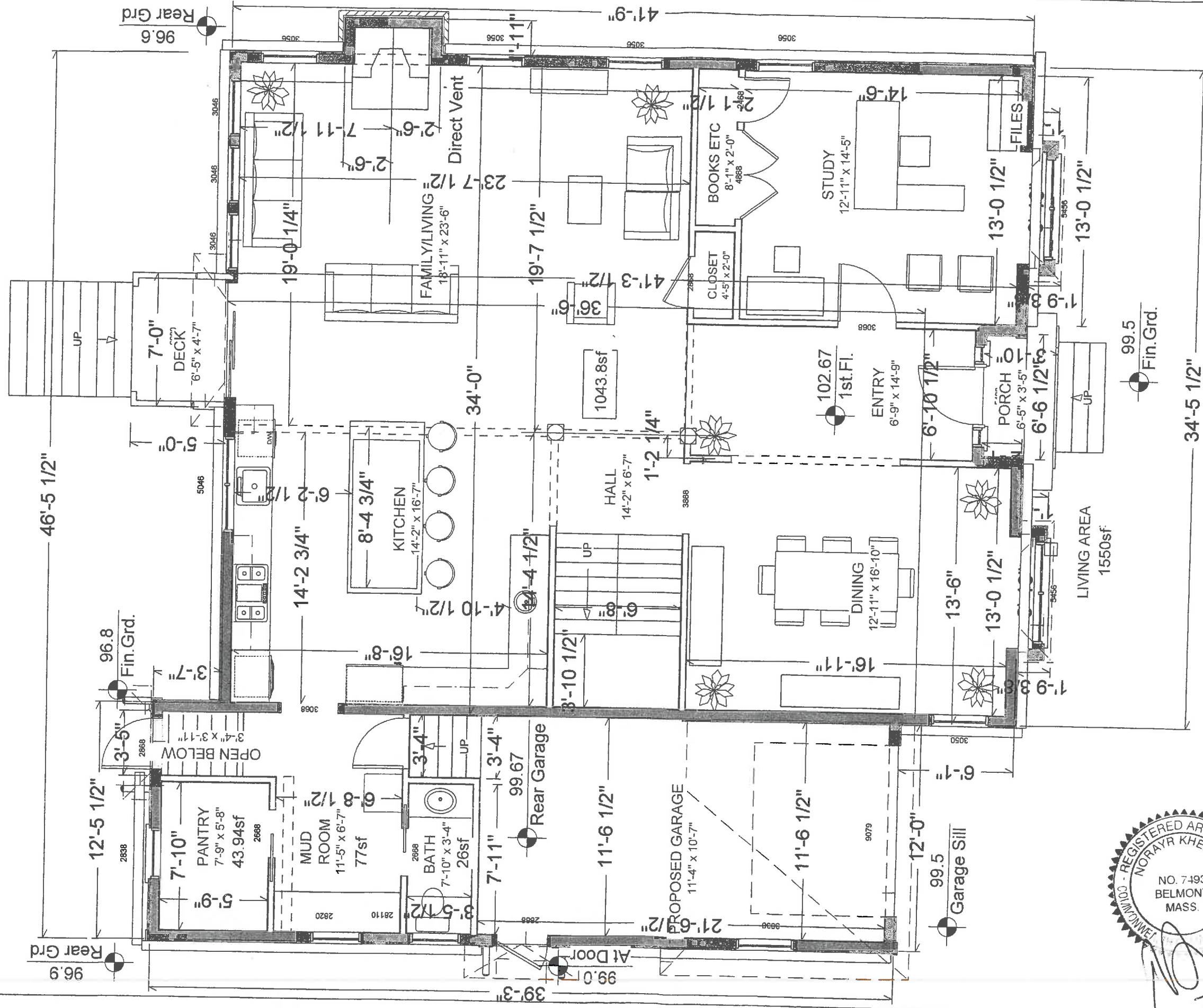


RESIDENCE AT 30
NEWCASTLE ROAD
BELMONT MA

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02478 617-283-5299

BASEMENT
PLAN 3/16"=1'-0"

A-1
1/5/20

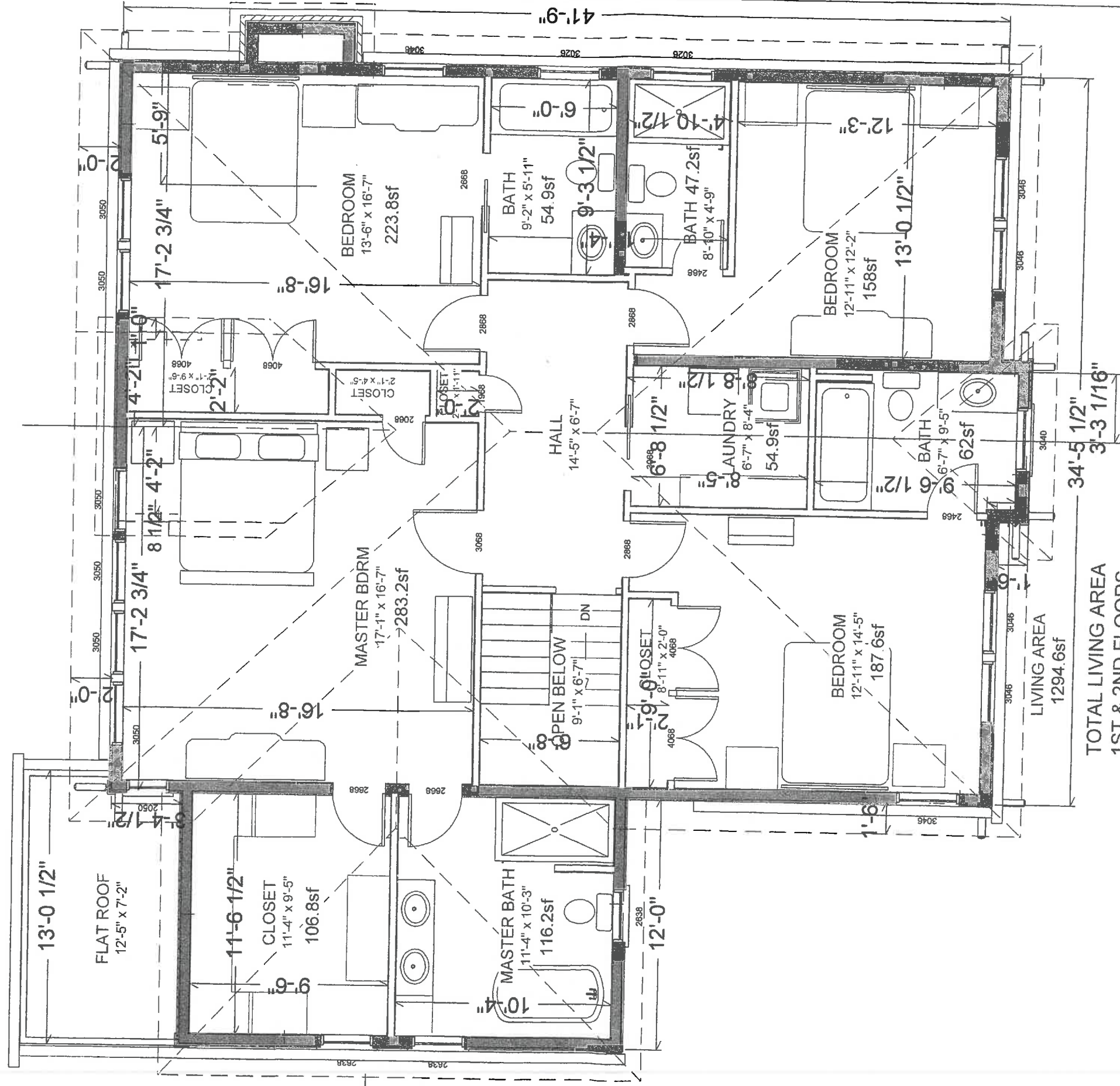


RESIDENCE AT 30
NEWCASTLE ROAD
BELMONT MA

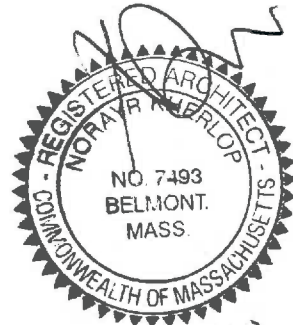
NORDESIGN & BUILD LLC
ARCHITECTS
21 HOUGH ROAD BELMONT MA
02478 617-283-5299

FIRST FLOOR
PLAN 3/16"=1'-0"

A-2
1/5/20



TOTAL LIVING AREA
1ST & 2ND FLOORS
2845SF
2845/7865 = 36.17%

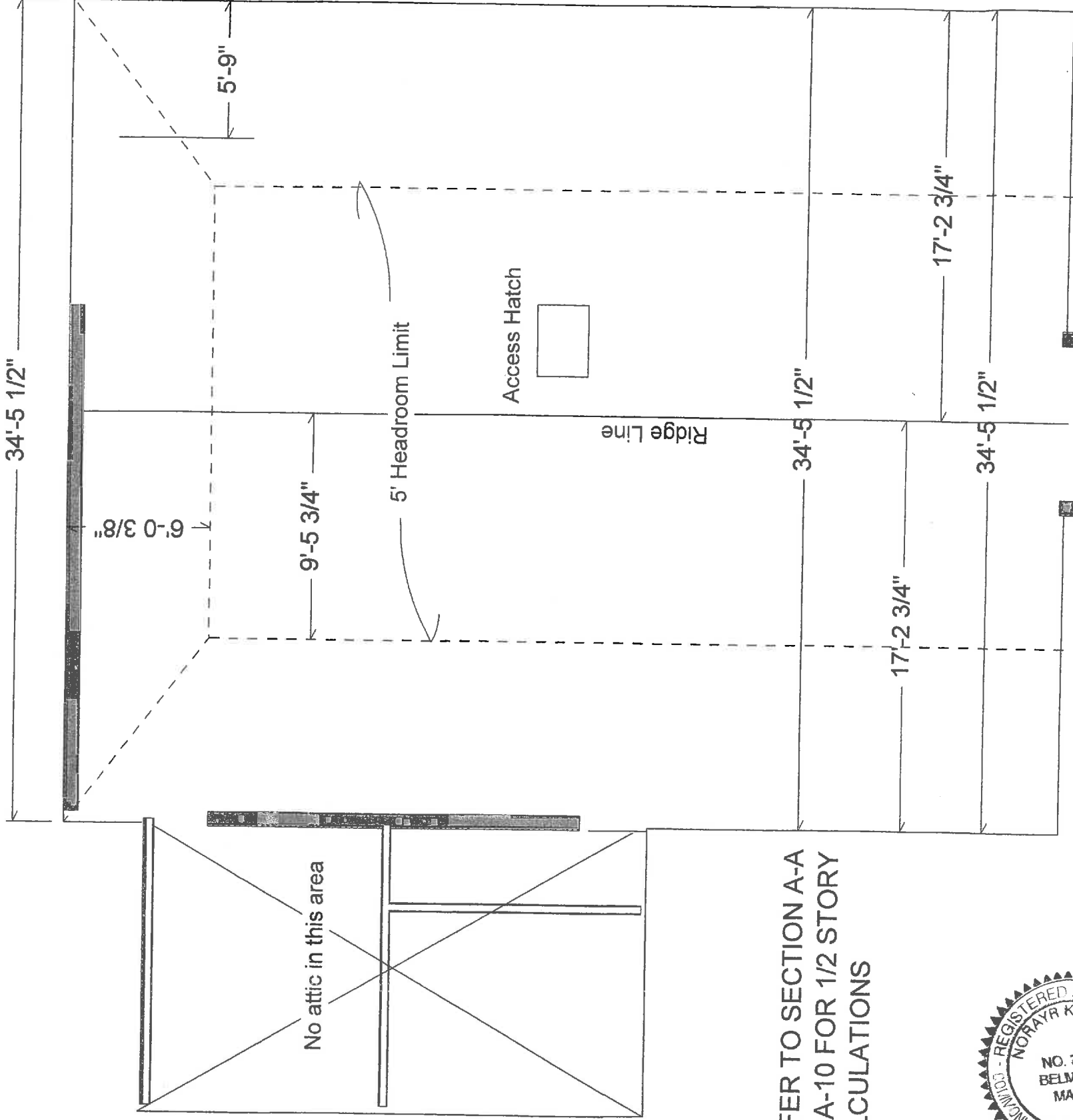


RESIDENCE AT 30
NEWCASTLE ROAD
BELMONT MA

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ARCHITECTS
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02478 617-283-5299

SECOND FLOOR
PLAN 3/16"=1'-0"

A-3
1/5/20



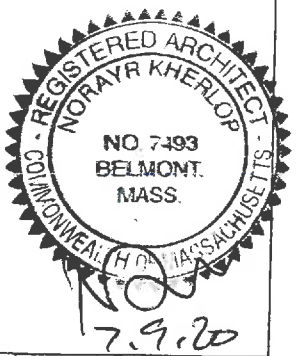
REFER TO SECTION A-A
ON A-10 FOR 1/2 STORY
CALCULATIONS



WINDOW SCHEDULE		
NUMBEQTY	FLO/SIZE	R/O DESCRIPTION
W01	5 0 3020	37X25 1/2 AWNING
W02	7 0 3028	37X33 1/2 AWNING
W03	4 1 3056	37X67 1/2 DOUBLE HUNG
W04	2 1 5456	64 7/8X67 1/2 DBL CASEMENT-LHL/RHR
W05	1 1 3050	37X61 1/2 DOUBLE HUNG
W06	1 1 5046	61X55 1/2 DBL CASEMENT-LHL/RHR
W07	3 1 3046	37X55 1/2 DOUBLE HUNG
W08	3 1 3012	37X15 1/2 FIXED GLASS
W09	1 1 3038	37X45 1/2 DOUBLE HUNG
W010	1 1 28110	33X23 1/2 AWNING
W11	1 1 2820	33X25 1/2 AWNING
W12	2 1 2838	33X45 1/2 DOUBLE HUNG
W13	3 2 2638	31X45 1/2 DOUBLE HUNG
W14	6 2 3046	37X55 1/2 DOUBLE HUNG
W15	1 2 2050	25X61 1/2 DOUBLE HUNG
W16	2 2 3026	37X31 1/2 AWNING
W17	1 2 3040	37X49 1/2 DOUBLE HUNG
W18	6 2 3050	37X61 1/2 DOUBLE HUNG
W19	1 2 5026	61X31 1/2 LEFT SLIDING

DOOR SCHEDULE		
NUMBEQTY	FLO/SIZE	DESCRIPTION
D01	1 0 3068	
D02	1 0 2837	
D03	2 0 2468	
D04	3 0 2868	
D05	1 0 2668	
D06	1 1 5482	EXT.
D07	1 1 9079	GARAGE
D08	2 1 2668	POCKET
D09	1 1 2468	
D010	1 1 4868	
D11	1 1 6080	EXT. SLIDER-GLASS
D12	2 1 2868	EXT.
D13	1 1 3068	
D14	1 1 2868	EXT. HINGED-PANEL
D15	1 1 2868	
D16	4 2 4068	
D17	2 2 2468	
D18	1 2 2068	
D19	3 2 2868	
D20	1 2 3068	POCKET
D21	2 2 2668	
D22	1 2 3068	
D23	1 2 1968	
D24	1 2 2668	POCKET

RESIDENCE AT 30 NEWCASTLE
ROAD, BELMONT MA
ATTIC PLAN & DOOR AND WINDOW
SCHEDULE 3/16"=1'-0"



RESIDENCE AT 30 NEWCASTLE
ROAD BELMONT MA

NORDESIGN & BUILD LLC, ARCHITECTS
21 HOUGH ROAD BELMONT MA 02478 617-283-5299

FRONT ELEVATION
3/16"=1'-0"

1/5/20

A-5



RESIDENCE AY 30 NEWCASTLE
ROAD BELMONT MA

NORDESIGN & BUILD LLC ARCHITECTS
21 HOUGH ROAD BELMONT MA 02478 617-283-5299

SOUTHEAST SIDE
ELEVATION 3/16"=1'-0"

1/5/20

A-6



RESIDEMCE AT 30 NEWCASTLE
ROAD BELMONT MA

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21 HOUGH ROAD BELMONT MA 0278 617-283-5299

REAR ELEVATION
3/16"=1'-0"

1/5/20

A-7



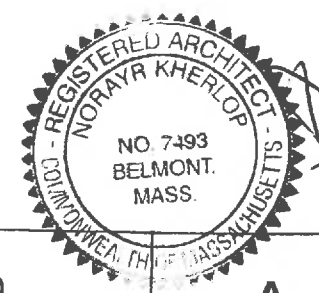
RESIDENCE AT 30 NEWCASTLE
ROAD BELMONT MA

NORDESIGN & BUILD LLC ARCHITECTS
21 HOUGH ROAD BELMONT MA -2478 617-283-5299

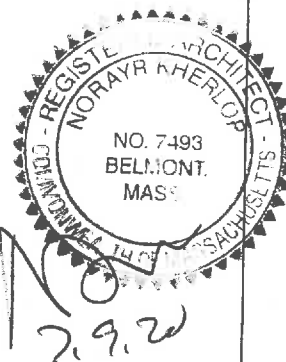
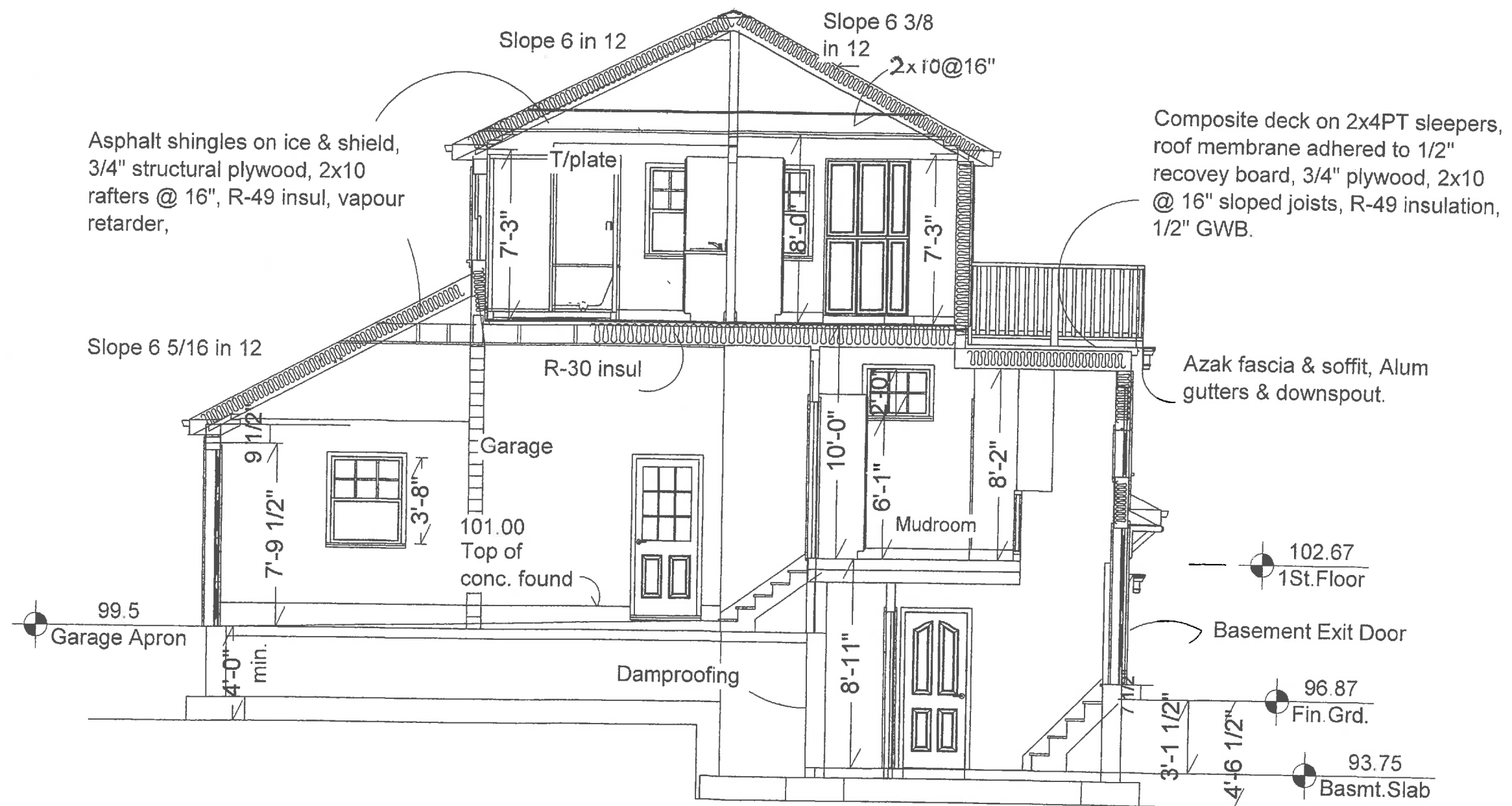
NORTHWEST ELEVATION
3/16"=1'-0"

1/5/20

A-8

$$9.44 \times 4 / 152.42 = 24.77\% < 50\%$$


A-10



RESIDENCE AT 30 NEWCASTLE
ROAD BELMONT MA

NORDESIGN & BUILD LLC ARCHITECTS
21 HOUGH ROAD BELMONT MA 02478 617-283-5299

GARAGE SECTION
B-B 3/16"=1'-0"

1/5/20

A-9

Before

16 Troy



After

TLA: 2,864 SQ: 7,153 40% of lot



9 Westlund



TLA: 2,644 SQ: 6,480 41% of lot



54 Waterhouse



TLA: 2,817 SQ: 7,648 37% of lot



20 Eliot



Newest construction on street



Houses similar in height



23 Eliot (across the street)



298 Channing (at the end of the street)

Larger in size



138 Sherman TLA: 3,491 SQ: 7,350 (next street)

Deranian
30 Newcastle Road

	Print Name	Address		Date	Signature	Notes
I	Mari Deranian	30 Newcastle Road	do not object	March , 2020		
I	Nancy Linde	21 Waterhouse	do not object	March 9 , 2020	<i>Nancy Linde</i>	
I	Parul & Vikram Khemka	24 Newcastle Rd	do not object	March , 2020	<i>Parul Khemka</i>	Will move fence to property line
I	<i>Cathy Pava</i>	23 Chest Rd	X	March , 2020	<i>March 10</i>	
I	STEVE MCSHANE	16 STALER RD	X	March 9 , 2020	<i>Steve McShane</i>	FULLY APPROVE PLAN
I	<i>Dr. R. Salazar</i>	R16 Staler Rd	X	March , 2020	<i>Dr. R. Salazar</i>	Fully approve Plan
I				March , 2020		
I				March , 2020		
I				March , 2020		