



Town of Belmont
Planning Board

APPLICATION FOR A SPECIAL PERMIT

Date: 6/22/2020

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 HORNE RD 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 THE PROPOSED REAR FIRST AND SECOND FLOOR ADDITION

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

Tonna & Michael Logan
30 HORNE RD
BELMONT, MA 02478



OFFICE OF COMMUNITY DEVELOPMENT
TOWN OF BELMONT

19 Moore Street
Homer Municipal Building
Belmont, Massachusetts 02458-0900

Telephone: (617) 993-2650 Fax: (617) 993-2651

Building Division
(617) 993-2664
Engineering Division
(617) 993-2665
Planning Division
(617) 993-2666

May 19, 2020

Mr. Michael Logan
30 Horne Road
Belmont, MA 02478

RE: Denial to Construct Two-Story Addition at Rear of Home

Dear Mr. Logan:

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 existing home 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, your property does not conform to the lot area and lot frontage requirements for the SR-C District (lot area: 9,000 square feet required, 7,149 square feet existing and proposed; lot frontage: 75' required, 63.95' existing and proposed) and is therefore considered nonconforming.

You may alter your plans to conform to the Zoning By-Law and resubmit for a building permit or you may request a Special Permit under Section 1.5 C of the Zoning By-Law from the Planning Board to increase the size of your home by more than 30% of the gross floor area (48% increase proposed). If you choose to pursue the Special Permit, please call the Office of Community Development at (617)-993-2666 to schedule an appointment with the Planning Staff to begin the Special Permit process.

Sincerely,

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

5/26
11 AM
Lm
6/1
1030 AM

March 2020

Dear Planning Board Members,

We are writing to you today to request approval for a rear two story addition to our home. We purchased our home in May of 1999. My husband, a life long resident of Belmont and a graduate of the Belmont Public school system (class of 1985) and I started our family in 2002. Seventeen years and four teenagers later, we would like to add an addition off of the back of our home. As it is now, (and has been for quite a few years) the six of us cannot all sit at the kitchen table together for any family meals. Our three very large athletic teenage boys all share a 12' x 9.5' room. Our 6'6" sixteen year old is on the bottom bunk, where his feet constantly press up against his footboard. Our 6' 3" fourteen year old is on the top bunk. They are long overdue for more space. My parents, siblings and their families all live within a mile and a half radius. So family gatherings and holidays will be much less congested and provide more comfort and simplicity to our lives. Having many relatives in the Belmont/Waltham/Watertown area, we do not want to relocate. Honestly, we truly love living on Horne Road and we feel we have the best neighbors, so moving is not an option.

Our home is an approximately 1,900 square foot center entrance colonial with 3 bedrooms and one full and a half baths. We finished our basement a few years ago and added a $\frac{3}{4}$ bath to make life easier as the kids grew and needed privacy. We would like to do a rear addition containing a 1st floor enlarged kitchen/family room, and a second floor master bedroom and bath. The new addition will not include a basement, but a concrete crawl space. There will be a small mechanical room to be accessed through the existing walk up attic which can be accessed at the front of the house. This mechanical room will be for any electrical or duct work as marked in the drawings, if we should choose to add a/c in the future. The siding, as well as the windows will match the existing windows that are 4 over 1 pane, and 6 over 1 for the larger windows. We will be replacing 2 large rear windows off of the existing living room, with a french door/slider to the back yard. Our yard was professionally landscaped years ago with multiple plantings and trees, as well as a stone patio and play area. This area is just below where the door will be placed, so the yard space will remain as is. As the trees and plantings will be untouched, however the sod will be replaced and the irrigation system will be updated to fit the addition.

We have worked hard with an architect for approximately a year to create a space that will suit all of our needs, as well as our budget and will blend well with the existing house. We have also met with several contractors and we have agreed to work with someone that has built and tastefully renovated quite a few homes in Belmont for many years. Thus, making him very familiar with the Towns requirements. As the addition is off of the back of the house and is within the setback requirement, it should not impact our abutting neighbors. We have spoken with several of our neighbors about our plans, and have been met with positivity from all.

We wanted to start this process sooner but per usual, life gets in the way. Last year my father had a routine surgery, and unfortunately he cardiac arrested at home. Being a nurse, I performed CPR and thankfully he survived. However, it was a long road to get him back on his feet. He finally turned the corner just after the holidays when the pandemic hit our state. Being a nurse in the Emergency Room and my husband, also an essential worker, we were expected to step up and work wherever we were needed, for as long as we were needed. While most of the country was in isolation, we were working tirelessly on the front line to help those in need. We have witnessed more than most, just how life can change when you least expect it.

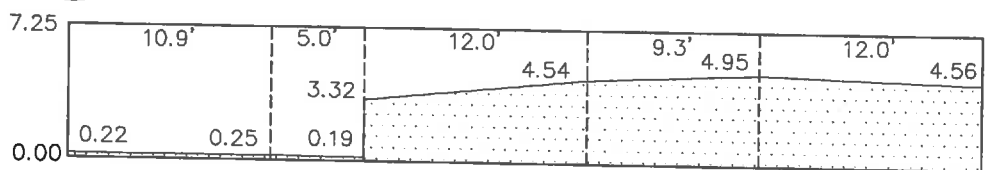
Therefore, we do not want to wait any longer to get this project started. Our hope is that you will fully support us in getting the comfortable living space this growing family needs. We truly appreciate your consideration.

Kind regards,

Jonna and Michael Logan
30 Horne Road

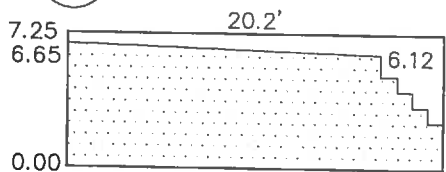
BASEMENT DETERMINATION

(A) FRONT VIEW



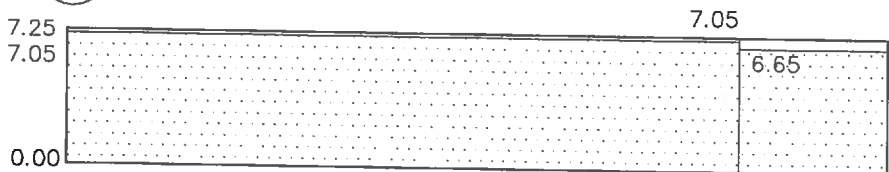
TOTAL AREA=357 S.F.
AREA BELOW=152 S.F.

(B) SIDE VIEW



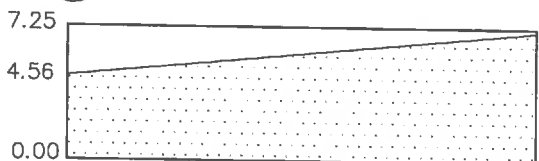
TOTAL AREA=146 S.F.
AREA BELOW=120 S.F.

(C) REAR VIEW



TOTAL AREA=320 S.F.
AREA BELOW=308 S.F.

(D) SIDE VIEW



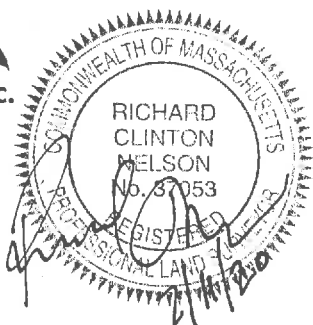
TOTAL AREA=183 S.F.
AREA BELOW=146 S.F.

TOTAL FOUNDATION AREA = 1006 S.F.
TOTAL AREA BELOW GRADE = 727 S.F.
 $727/1006 = 72\%$ BELOW GRADE
 $72\% \times 7.25 = 5.22$ AVERAGE GRADE



Colonial Surveying Co., Inc.

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



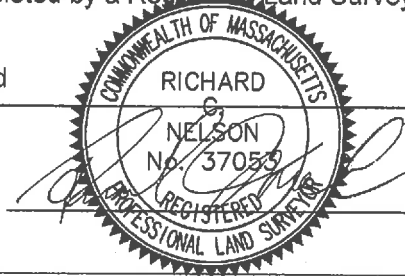
Owner: Michael & Jonna Logan
Loc. House No. 30 Horne Road
Lot No. 84
App. No. _____
Date Apr 2, 2018
Scale 1" = 20'

Zoning Compliance Check List

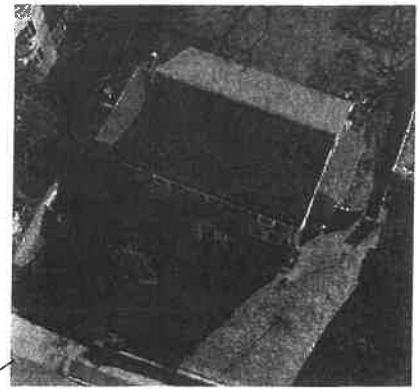
Properties Located within the SR-C Districts
(To be Completed by a Registered Land Surveyor)

Property Address: 30 Horne Road

Surveyor Signature and Stamp:



Date: 7/14/2020

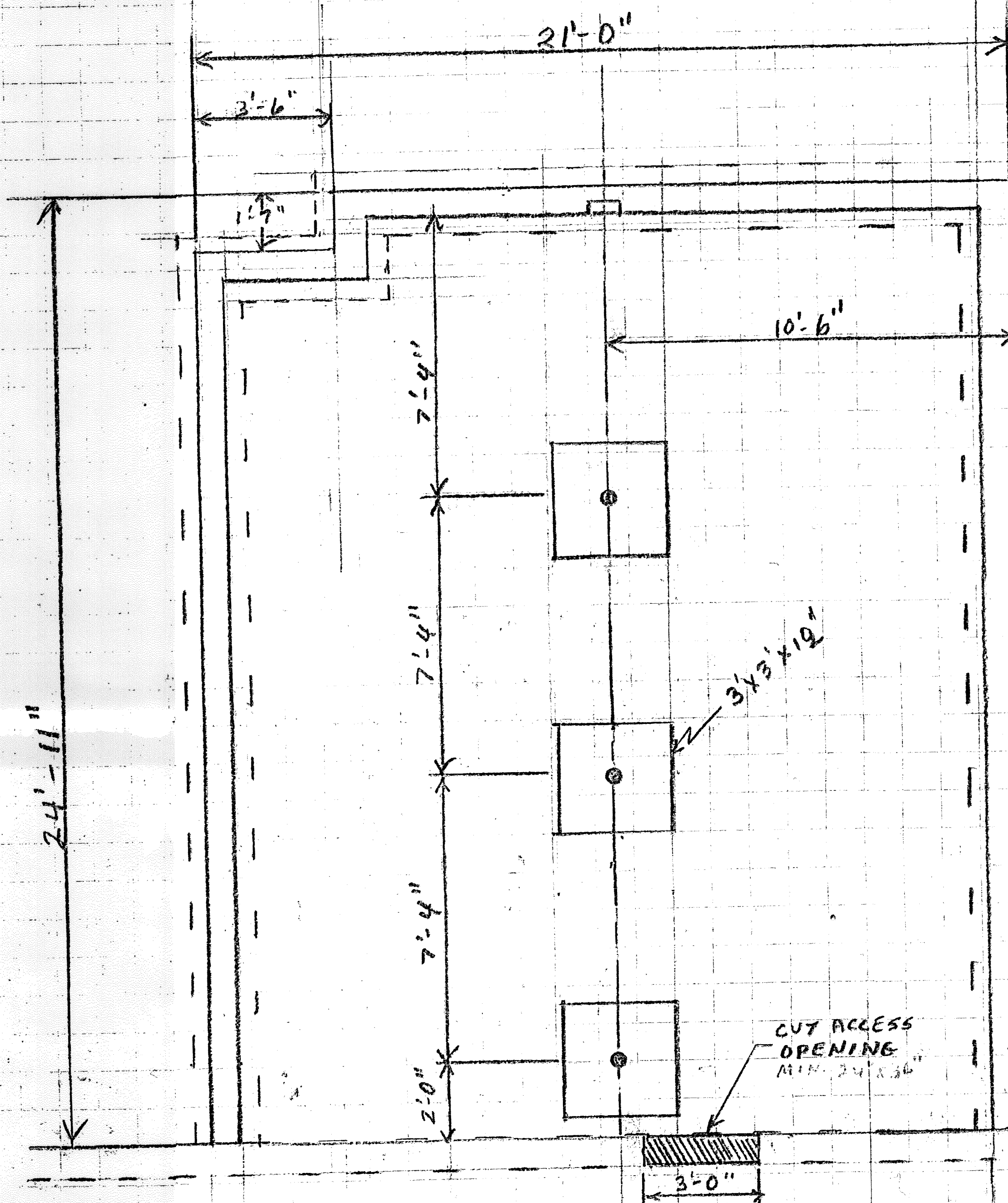


Per §4.2 of the Zoning By-Law							
		REQUIRED		EXISTING		PROPOSED	
Lot Area (sq. ft.)		9,000		7,149s.f.		7,149s.f.	
Lot Frontage (feet)		75'		66.00'		66.00'	
Lot Coverage (% of lot)		25%		17.9%		23.5%	
Open Space (% of lot)		50%		73.3%		67.7%	
Setbacks: (feet)	➤ Front (a)	25'		24.8'		N/A	
	➤ Side/Side	10'	10'	7.5'	8.9'	10.8'	32.1'
	➤ Rear	30'		42.4'		30.0'	
Building Height:	➤ Midpoint (feet)	30'		22.1'		22.1'	
	➤ Ridge (feet)	34'		27.1'		27.1'	
	➤ Stories	2½		2½		2½	
1/2 Story (feet) (Per §1.4)	➤ Perimeter (50%)					N/A	
	➤ Area (60%)					N/A	
	➤ Length (75%)					N/A	
HVAC (b)	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.

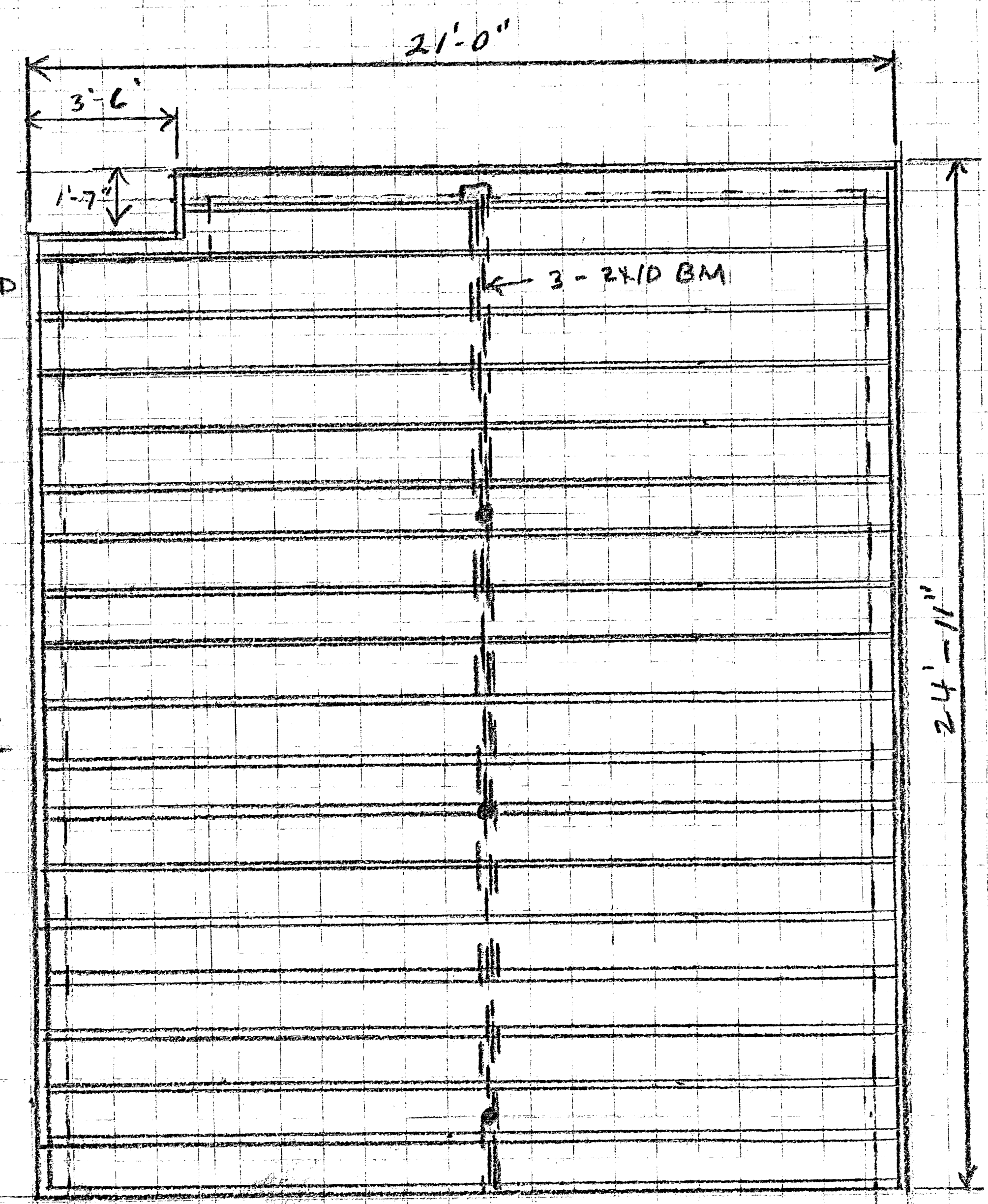
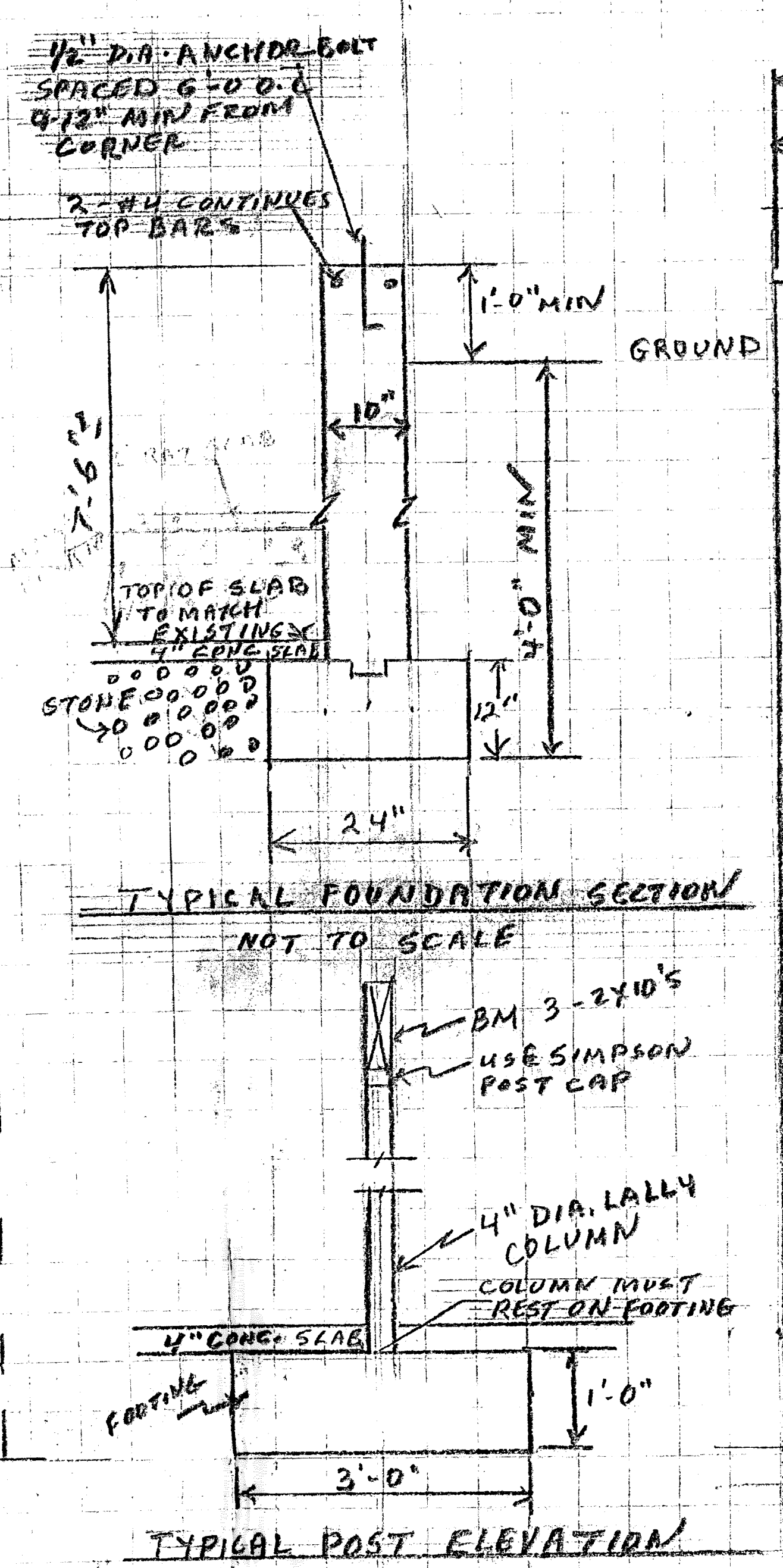
(b) Includes all outdoor mechanical equipment and fuel storage systems.

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

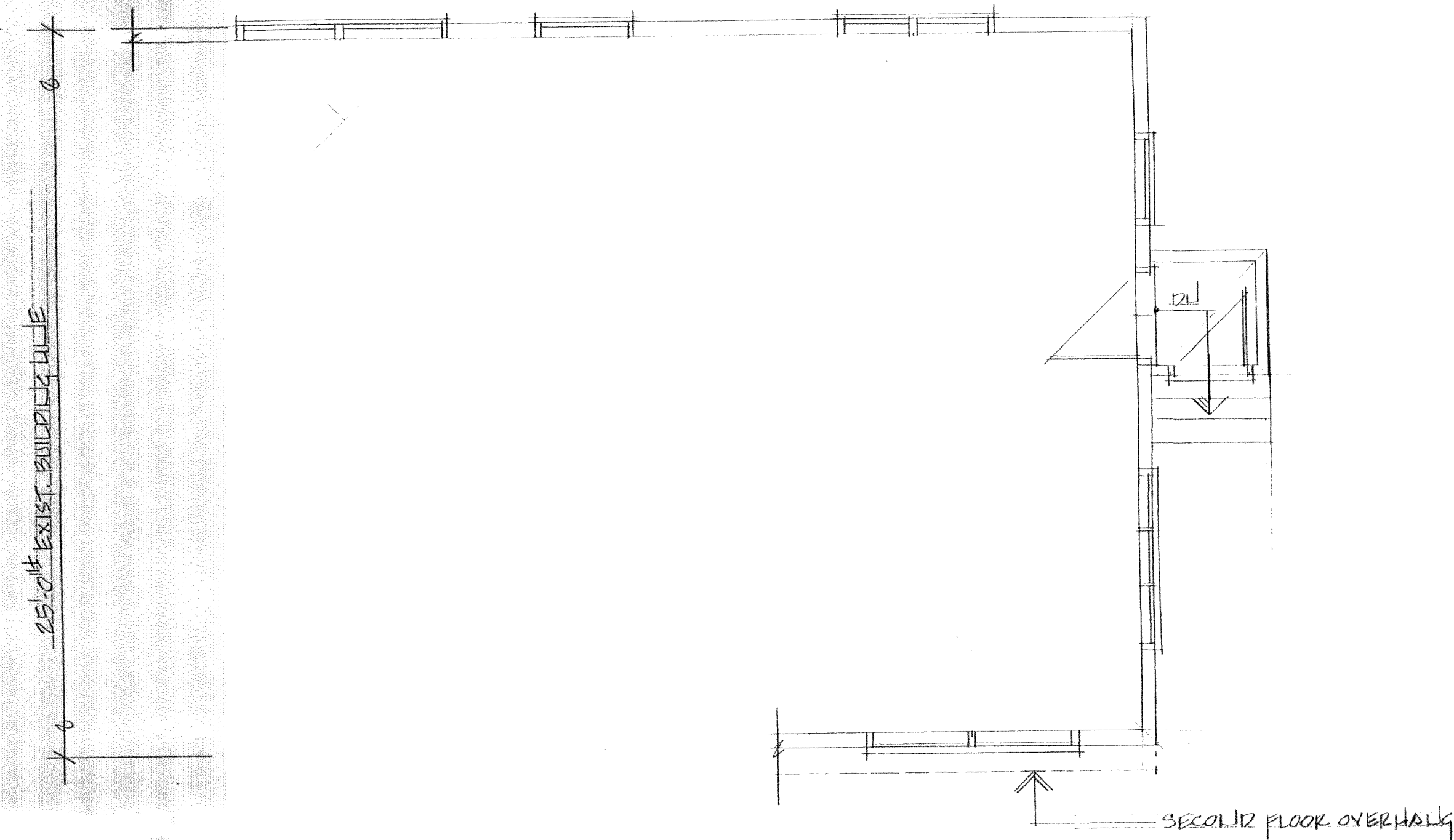


EXISTING HOUSE

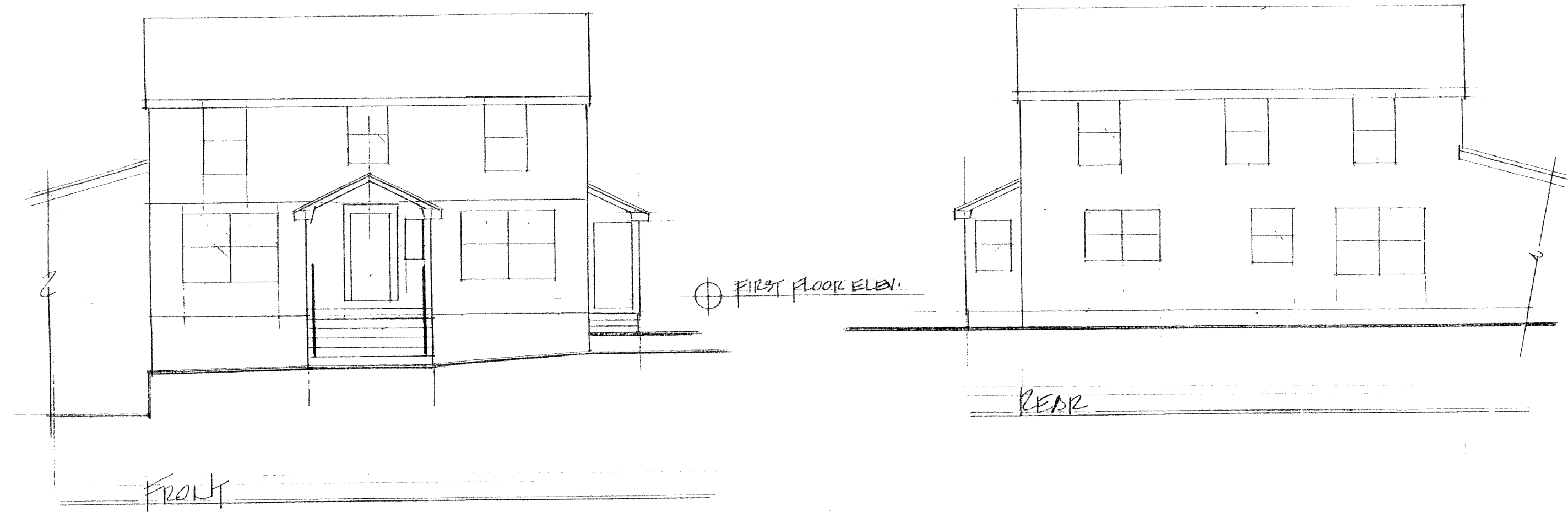
FOUNDATION PLAN
SCALE $\frac{1}{4}" = 1'-0"$



FRAMING NOTES FIRST FLOOR
FLOOR JOISTS: 2x10 AT 16" O-C
SUBFLOOR: 3/4" T&G PLY NAILED & GLUED TO JOISTS
BOLT JOISTS TO EXISTING STRUCTURE
WITH 3/8" TIMBERLOCKS 16" O-C



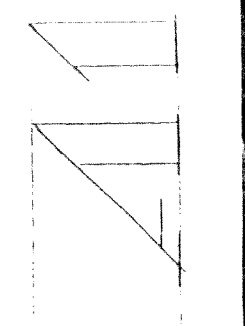
PARTIAL FIRST FLOOR PLAN - EXISTING



RIGHT END

EXTERIOR ELEVATIONS - EXISTING

SCALE 1/8" = 1'-0"

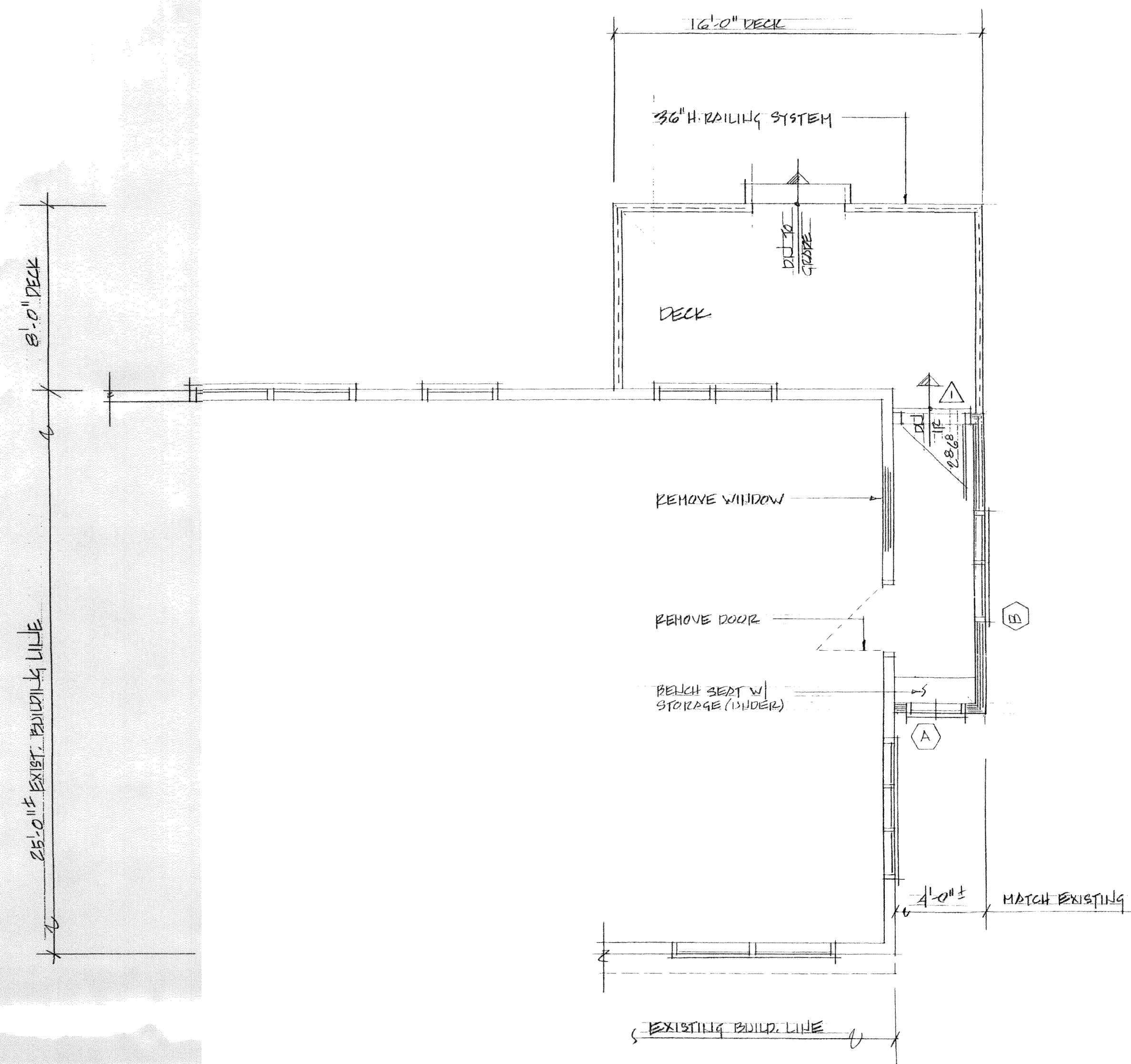


PROJECT NO.
10-204
DATE Sep '10
SHEET 1 OF 2
REVISIONS

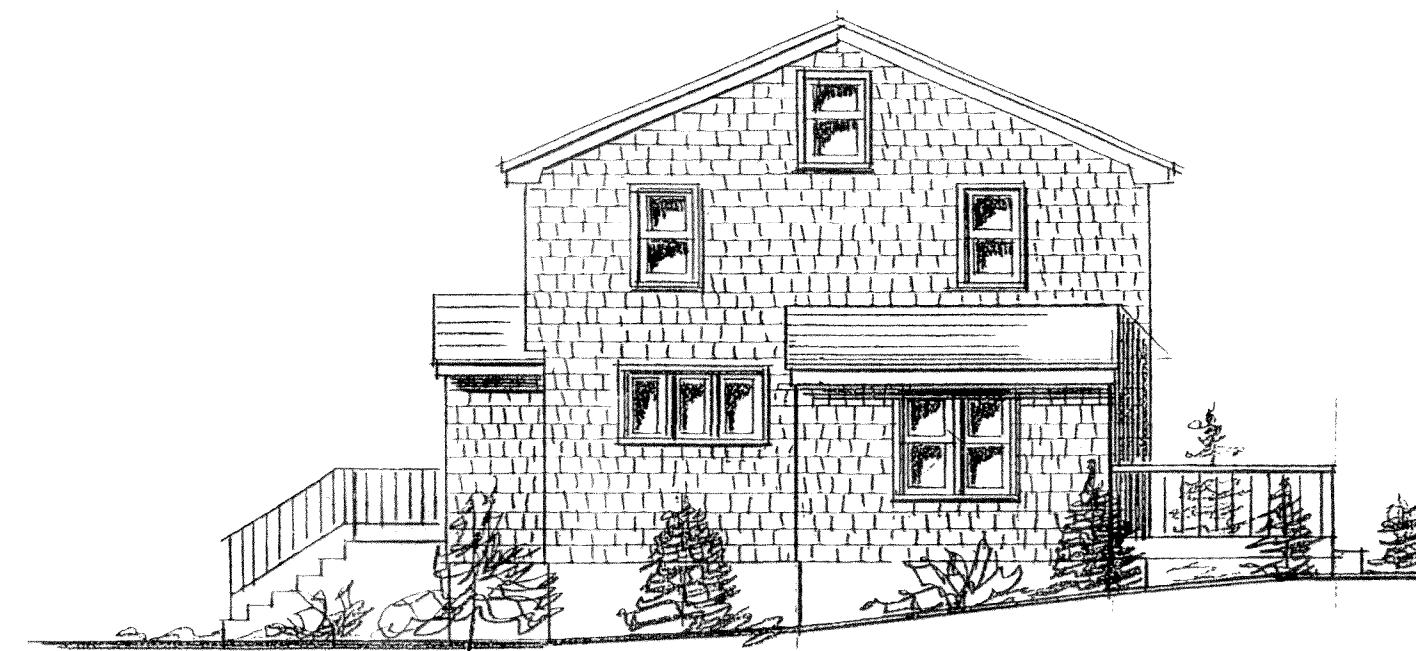
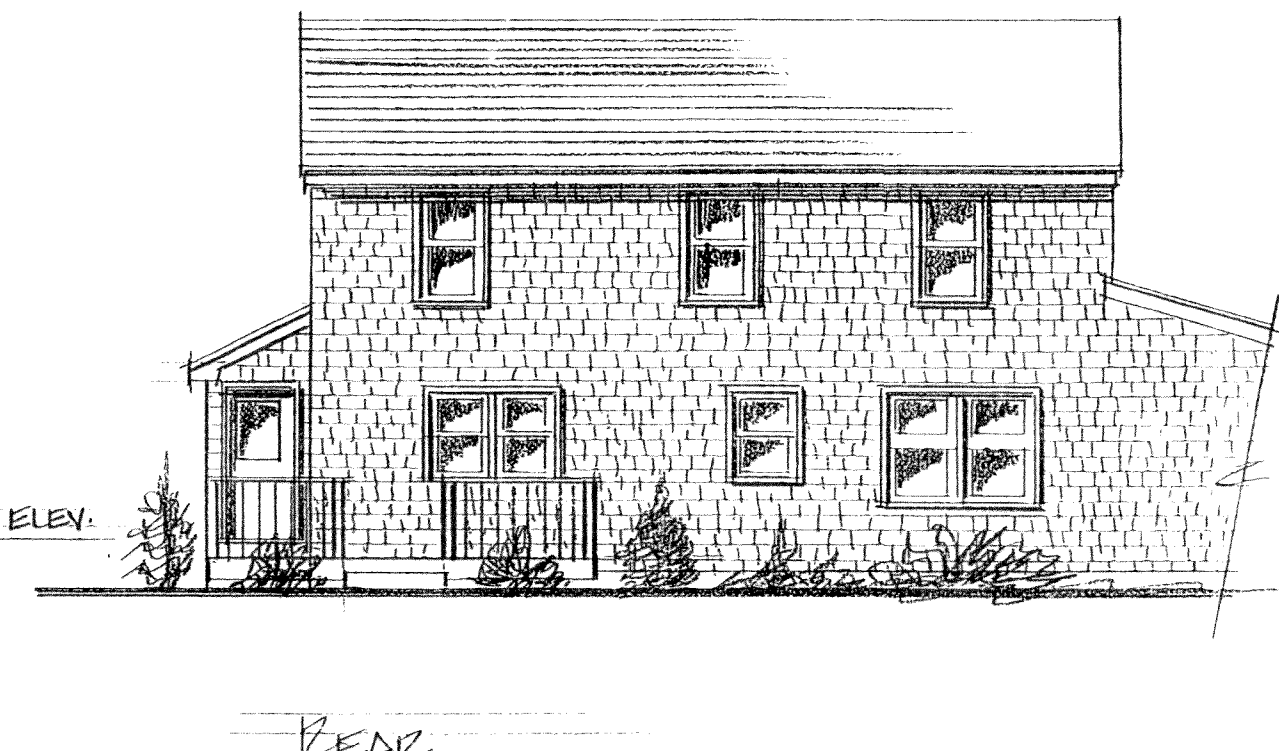
DRAWING
PARTIAL FIRST FLOOR PLAN - EXISTING
ELEVATIONS
SCALE: 1/8" = 1'-0" OR AS SHOWN
DO NOT SCALE FROM PRINTS OR DRAWINGS

PROJECT
30 HORTON RD
BELLPORT, MA

GABRIEL J. VELLANTE JR.
DESIGN CONSULTANT
83 ANN LEE'S RD.
HARVARD, MA 01451 U.S.A.
TELEPHONE (978) 772-4551



PARTIAL FIRST FLOOR PLAN - PROPOSED



FIRST FLOOR ELEV.

RIGHT END

EXTERIOR ELEVATIONS - PROPOSED

Scale = 1/8" = 1' ±

2

PROJECT NO.
10-204

DATE Sep '10

SHEET 2 OF 2

REVISIONS

DRAWING
PROPOSED FIRST FLOOR PLAN, PROPOSED
ELEVATIONS PROPOSED

SCALE: 1/8" = 1' ± OR AS NOTED
DO NOT SCALE FROM PRINTS OR DRAWINGS

PROJECT
30 HAVEN RD.
BELLINGHAM, MA

GABRIEL J. VELLANTE JR.
DESIGN CONSULTANT
83 ANN LEE RD.
HARVARD, MA 01451 U.S.A.
TELEPHONE (978) 772-4951

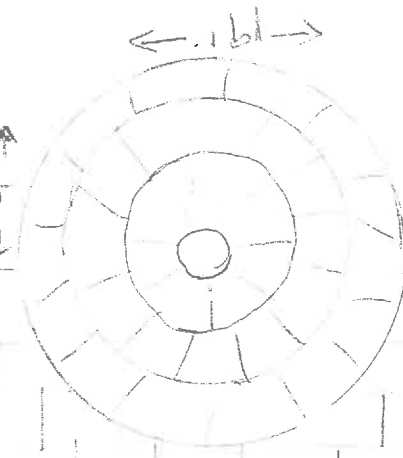
6 FT
FENCE

12' X 12'

EXISTING
PLAY AREA /
PATIO

MOULDED FENCE

6 FT FENCE



12'

2' STONE
WALL

6 FT FENCE

PROPOSED
ADDITION

9' X 14' EXISTING DECK

← PAVEMENT
LAYOUT

4 FT GATE

6 FT FENCE

↑ SLIGHT INCLINE WITH
MULCH & PLANTS











Dear Neighbors,

After 21 years on Horne Road, a dog and four children later, we have decided it is long overdue that we add some extra space to our home. Since the six of us cannot all fit at the kitchen table for meals, we would like to expand our kitchen with a small living space so we can all congregate in the same room comfortably. The area that we will be adding to, is off of the back of the house and will not impact any frontage. Just above this addition, we would like to add a master bedroom and bath. Naturally, we would have loved to have done this sooner, however life just gets in the way sometimes.

We respectfully ask that you sign this letter to help support us in our much needed and long overdue addition to our home.

With our sincerest appreciation,

Jonna, Mike, Brendan, Kevin, Brian, Michaela and Bear Logan
30 Horne Road

NAME

ADDRESS

Donna Sue David	589 Belmont Street
Ron Norman David	589 Belmont Street
AGNEI DOKHAN	60 HORNE ROAD
Arthur Palmer	47 Horne Rd.
Jennifer Palmer	47 Horne Rd.
Murthy Fornum Brown	54 Horne Rd
David Galt	24 Horne Rd
Karen H. Galt	24 Horne Rd.
Jimmy Stahn	34 Horne Rd
CAROLA MALLON	20 HORNE RD
HERNAN JARA	20 HORNE RD.

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With our sincerest appreciation,

Jonna, Mike, Brendan, Kevin, Brian, Michaela and Bear Logan
30 Horne Road

NAME

ADDRESS

Stephen Lyons	11 Williston Rd.
Margaret Lyons.	9 Williston Rd.
Kathleen Rushe	64 Horne Rd
CLAIRE DONDIG	583 BELMONT ST.
Steve Carlini	31 Horne Road -
David Ziegler	23 Poplar St.