

NOTICE OF PUBLIC HEARING BY THE
TOWN OF BELMONT PLANNING BOARD

ON APPLICATION FOR TWO SPECIAL PERMITS

Notice is hereby given that the Planning Board will hold a public hearing on Tuesday, October 5, 2021 at 7:00 PM by remote access through the Zoom app. to consider the application of Paul and Erica Jonak to construct a second story addition and a first floor screened-in porch at 60 Drew Road, located in the General Residence (GR) Zoning District. Special Permits: 1.- §1.5.4A of the Zoning By-Law allows alteration and expansions of larger than 300 square feet in the GR district by a Special Permit granted by the Planning Board. 2.- §4.2.2 of the Zoning By-Law dimensional regulations allows maximum 2½ stories structures. The proposed addition is considered a third level addition with the existing basement and it would require a Special Permit from the Planning Board.

Note: Application submittals, meeting agenda & instructions on remote access can be found on the Town's website: <https://www.belmont-ma.gov/planning-board>

TOWN OF BELMONT PLANNING BOARD



Town of Belmont
Planning Board

APPLICATION FOR A SPECIAL PERMIT

Date: Aug 19, 2021

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 120 Drew 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 2nd story addition above our existing single story office as well as an adjacent screened in porch.

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

Signature of Petitioner

Enica Jonak

Print Name

Enica Jonak

Address

120 Drew Road

Belmont, MA 02478

Daytime Telephone Number

(617) 584-6899



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

June 8, 2021

Paul Jonak and Erica Jonak
60 Drew Road
Belmont, MA 02478

RE: Denial to Construct a Second Story Addition and a Screened Porch

Dear Mr. and Mrs. Jonak,

The Office of Community Development is in receipt of your building permit application for the construction of a second story addition and a screened porch on the first floor at 60 Drew Road, located in a General Residence (GR) Zoning District.

Your application has been denied because it does not comply with the current Town of Belmont Zoning By-Law. More specifically, §4.2.2 of the Zoning By-Law Dimensional Regulations allow a maximum of 2-1/2 story structures and §1.5.4A(2) allows any change increases of the gross floor area by more than 300 square feet in the General Residence zoning district by a Special Permit granted by the Planning Board. Special Permits:

1. The existing structure is three and a half (3-1/2) stories. The lowest level of your dwelling is a basement (31.4% of the foundation walls are covered) and is considered a story. The proposed addition is considered a third level addition..
2. The proposed increase in the gross floor area (349 square foot) exceeds 300 square foot and is allowed by a Special Permit granted by the Planning Board.

You may alter your plans to conform to the Zoning By-Law and resubmit for a building permit or you may request two (2) Special Permits from the Planning Board. If you choose this option, please contact the Office of Community Development at (617)-993-2666 to schedule an appointment with the Planning Staff to begin the process.

Sincerely,

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

Dear Belmont Planning Board,

We are applying for two special permits related to an expansion of our current home. This expansion primarily involves building above a single-story home office. The project also calls for building a screened-in porch adjacent to the 1st floor office and kitchen. We believe this is a modest expansion that will have a big impact on our family. The screened-in porch will give us an outdoor dining & family play space for three seasons out of the year. The extra square footage that will now be available above the office will allow us to reorganize the 2nd floor, whereby each bedroom will be more equitable in size and we will be able to accommodate overnight guests such as our parents. These changes will allow our beautiful “forever home” to meet the growing needs of our family and the families of future generations after us.

When searching for a home to raise our family, Belmont was our ideal town to live in. Belmont allows us to remain in close proximity to our family in the area while also providing walkability, lively town center, and top rated school systems. We felt incredibly fortunate, and still do, to have stumbled upon 60 Drew Rd and made it our home. Having come from a small condo in Cambridge, this home initially seemed to provide exactly enough space to start a family in. We now realize that as our future children get older, it will become challenging to manage a few quirks of the 2nd floor, which is the floor with all of the bedrooms. Our proposed expansion above the single-story office will allow us to reorganize the bedrooms and shared spaces in order to alleviate these concerns. The addition of a screened-in porch is not meant to address any issues, rather it is in recognition of the pandemic having taught us the value of safe outdoor space.

It is our understanding that the Planning Board is also concerned about the impact this project may have on immediate neighbors and the wider neighborhood. Our architect has designed this expansion such that the original character and style of the house are maintained, in keeping with the neighborhood. The expansion calls for adding just over 300 square feet, resulting in a total livable area of around 2,000 square feet. This is in line with other single-family homes in the immediate vicinity. Our next-door neighbors at 72 Drew Rd have a TLA of 1,944 sq ft. Also on Drew Rd there is 29 Drew Rd having a TLA of 1,927 sq ft and 26 Drew Rd at 1,835 sq ft. Around the corner on Slade St there is 181 Slade St at 2,430 sq ft, 194 Slade St at 2,257 sq ft, and 207 Slade St at 2,282 sq ft. Lastly, the expansion does not call for new foundation work nor does it raise the maximum height of the roof, and subsequently there should be minimal impact to our neighbors with respect to any obstruction of views or concerns about distancing between homes. The construction period will have times of inconvenience for our neighbors, however over the long term our neighbors should not be impacted, the neighborhood will retain its character, and this home will be better suited for the generations to come.

Thank you for considering our application. We would be happy to address any questions or concerns you may have. Approval of this plan would mean a great deal to us and our growing family.

Paul and Erica Jonak
60 Drew Rd

THE PREMISES IS IN ZONE C & DOES NOT LIE IN AN AREA OF SPECIAL FLOOD HAZARD AS DEFINED BY THE FLOOD INSURANCE RATE MAP #250 17C 0418E, EFFECTIVE JUNE 4, 2010.

Zoning Compliance Check List
Properties Located within the GR Districts
 (To be Completed by a Registered Land Surveyor)

Property Address: 60 Drew

Surveyor Signature and Stamp: _____



Date: 7/12/2021

Per §4.2 of the Zoning By-Laws

		REQUIRED	EXISTING	PROPOSED
Lot Area (sq. ft.)		5000	7,650	—
Lot Frontage (feet)		50'	90.0'	—
Lot Area/Unit (sq. ft./d.u.)		3,500	7,650	7,650
Lot Coverage (% of lot)		30% max	20.2%	22.8%
Open Space (% of lot)		40% min.	72.0%	69.5%
Setbacks: (feet)	➤ Front	20'	16.4'	18.6'
	➤ Side/Side	L 10' R 10'	25.2' 27.0'	25.2' 27.0'
	➤ Rear	20'	36.8'	31.5'
Building Height:	➤ Feet	33'	32.4'	32.4'
	➤ Stories	2 1/2	2	2
1/2 Story (feet) (Per §1.4)	➤ Perimeter	—	—	—
	➤ Area	—	—	—
	➤ Length	—	—	—

Per §6D of the Zoning By-Laws

		REQUIRED	EXISTING	PROPOSED
Front Doors:	➤ Face Street	20'	18.6'	18.6'
	➤ Setback	20'	L 44.5'	44.5'
Curb Cut		—	—	—
HVAC:	➤ Front Yard	20'	33.7'	33.7'
	➤ Side/Rear Setbacks	10'	R 25.6'/44.4'	25.6'/32.0'

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

60 Drew Rd Cellar/Basement CALCULATIONs Exist. Wall Segment Below Grade 4/15/2021 (Supplemental)

SEGMENT	LENGTH	Wall AREA	POINT 1	POINT 2	Above FF	Wall Area Below Grade (sf)	Percent Below Grade
1	18.5	70.3	78.89	79.03	-0.24	-4.4	0.0%
2	10.0	38.0	79.03	79.25	-0.06	-0.6	0.0%
3	12.2	90.3	79.25	78.58	3.32	40.4	44.8%
4	4.2	31.1	78.58	78.36	2.87	12.1	38.8%
5	6.2	45.9	78.36	78.24	2.70	16.7	36.5%
6	4.4	32.6	78.24	77.89	2.47	10.8	33.3%
7	12.6	93.2	77.89	78.06	2.38	29.9	32.1%
8	4.2	31.1	78.06	77.88	2.37	10.0	32.0%
9	5.6	41.4	77.88	77.79	2.24	12.5	30.2%
10	4.3	31.8	77.79	77.72	2.16	9.3	29.1%
11	12.1	89.5	77.72	79.22	2.87	34.7	38.8%
12	4.1	30.3	79.22	79.40	3.71	15.2	50.1%
13	13.5	99.9	79.40	79.35	3.78	51.0	51.0%
14	11.1	82.1	79.35	79.54	3.85	42.7	52.0%
15	10.0	38.0	79.54	79.04	0.09	0.9	2.4%
	133.00						
AVERAGE % BELOW GRADE=							31.4%

SILL/JOIST	83.0
BASE FF	75.6
Height	7.4

SILL/JOIST	83.0
BASE FF	79.2
Height	3.8

Crawlspace segments denoted thus

See attached sketch of wall segments



SHEET 1 OF 2

**Denny Land Surveying &
Engineering LLC**

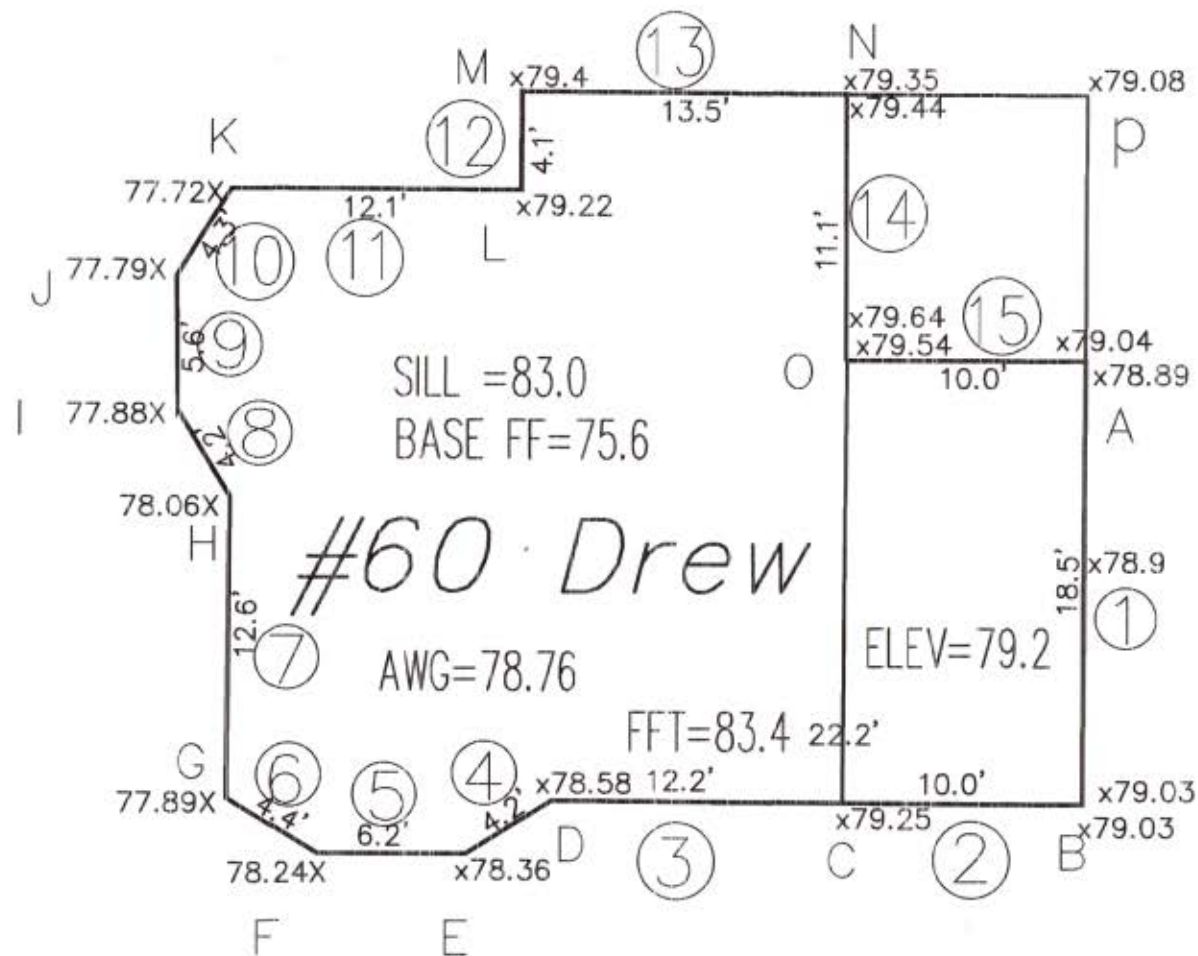
David Denny PE, PLS, RS
Land Surveyor & Consulting Engineer

Certified Plot, Condominium & Building Plans
A.L.T.A., Boundary & Topographic Surveys
Construction Layout, Inspections & Reports

51 Park Drive #2, Boston MA 02215

617-875-1725 cell
DLSEngineering@Comcast.net

Supplemental Cellar/Basement Calculations 4/15/2021.



1" = 8'

SHEET 2/2

A DESIGN FOR:
THE JONAK & BERTONCINI RESIDENCE

PROJECT ADDRESS: 60 DREW ROAD, BELMONT, MA 02478

DOCUMENTS ISSUED FOR: PLANNING BOARD APPROVAL

SET FIRST ISSUED: APRIL 29, 2021

DRAWING DIRECTORY

SHEET #	SHEET NAME	SHEET FIRST ISSUED	CURRENT REVISION DATE
1. ARCHITECTURAL DRAWINGS			
A0.0	COVER PAGE	APRIL 29, 2021	
A1.1	PROPOSED & EXISTING FIRST FLOOR PLAN	APRIL 29, 2021	
A1.2	PROPOSED & EXISTING SECOND FLOOR PLAN	APRIL 29, 2021	
A1.3	PROPOSED & EXISTING ROOF PLAN AND ATTIC HALF STORY CALCULATION	APRIL 29, 2021	
A3.1	PROPOSED & EXISTING EXTERIOR ELEVATIONS	APRIL 29, 2021	
A3.2	PROPOSED & EXISTING EXTERIOR ELEVATIONS	APRIL 29, 2021	
2. LOT SURVEYOR DRAWINGS			
1	EXISTING CERTIFIED PLOT PLAN	JULY 10, 2020	
2	PROPOSED CERTIFIED PLAT PLAN	JULY 10, 2020	

PROJECT DIRECTORY

DESIGNER:
PRESTON DESIGN, INC.
PRINCIPAL DESIGNER: NICHOLAS TROY PRESTON
EMAIL: NICHOLASPRESTONDESIGN@GMAIL.COM
PHONE: 401.573.2922
WEBSITE: WWW.PRESTON.DESIGN

STRUCTURAL ENGINEER:
TBD

LAND SURVEYOR:
DAVID DENNY LAND SURVEYING

PROJECT DESCRIPTION

BATHROOM AND ALTER RENOVATION

- NEW BEDROOM/OFFICE ADDITION OVER EXISTING FIRST FLOOR
- (2) NEW BATHROOMS @ EXISTING SECOND FLOOR
- NEW SCREENED PORCH (PRICING ALTERNATE)
- NEW FRONT PORCH ADDITION (PRICING ALTERNATE)

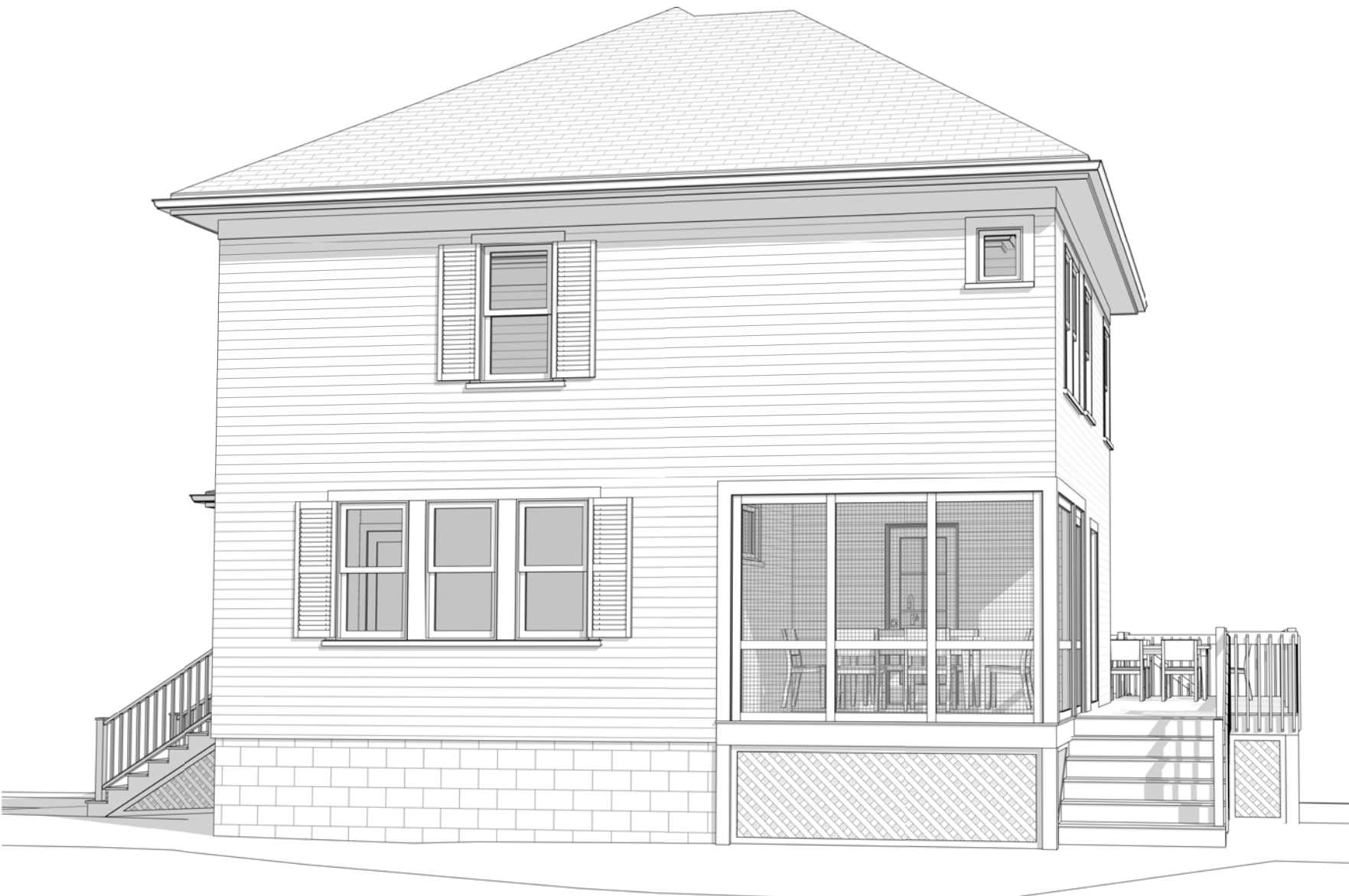
PERSPECTIVES



VIEW 1 PROPOSE



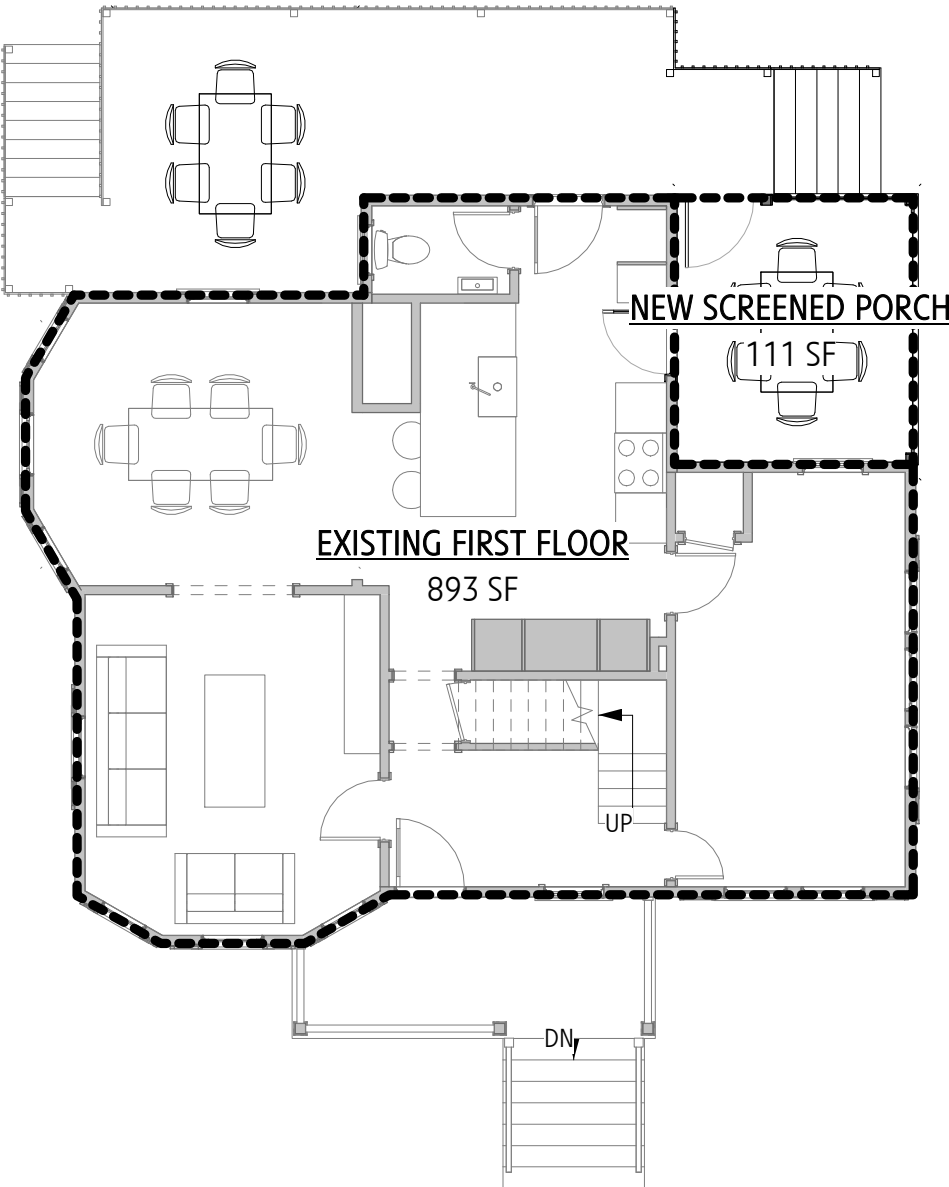
VIEW 1 EXISTING



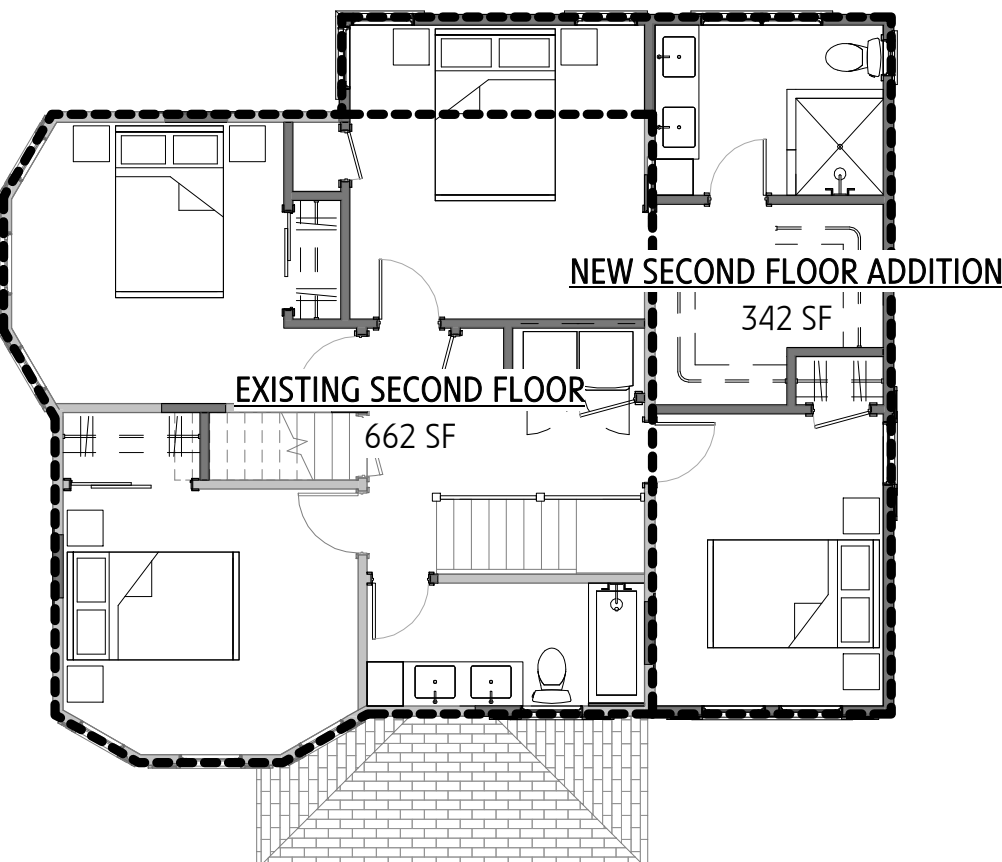
VIEW 2 PROPOSE



VIEW 2 EXISTING



⑤ FIRST FLOOR GROSS AREA
1/8" = 1'-0"



6 SECOND FLOOR GROSS AREA
1/8" = 1'-0"

LOCUS MAP

THIS DRAWING SHEET SHALL NOT BE USED FOR PERMIT OR CONSTRUCTION UNTIL IT HAS BEEN COORDINATED WITH FRAMING AND FOUNDATION DRAWINGS THAT ARE BOTH DRAWN AND STAMPED BY A QUALIFIED STRUCTURAL ENGINEER WHO IS LICENSED IN THE STATE WHERE THE PROJECT IS LOCATED.

PROJECT NAME: THE JONAK & BERTONCINI RESIDENCE

PROJECT ADDRESS:
60 DREW ROAD, BELMONT, MA 02478

DOCUMENTS ISSUED FOR: PLANNING BOARD APPROVAL

PROJECT NAME:

PROJECT ADDRESS:

DOCUMENTS ISSUED

REVISION #	DATE
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SHEET NAME:

COVER PAGE

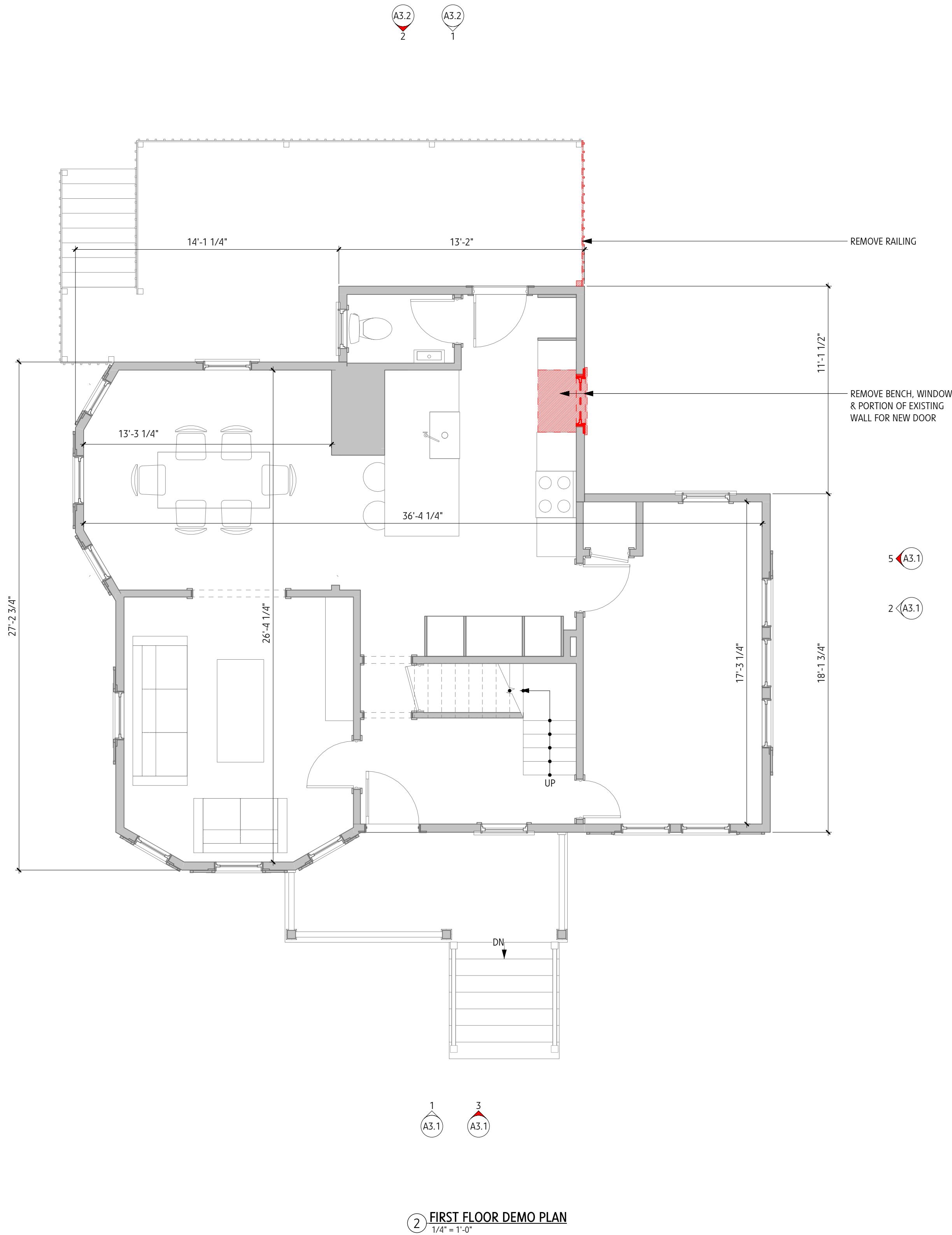
SHEET FIRST
ISSUED: APRIL 29, 2021

REVISÉ:
SCALE: 1/8" = 1'-0"

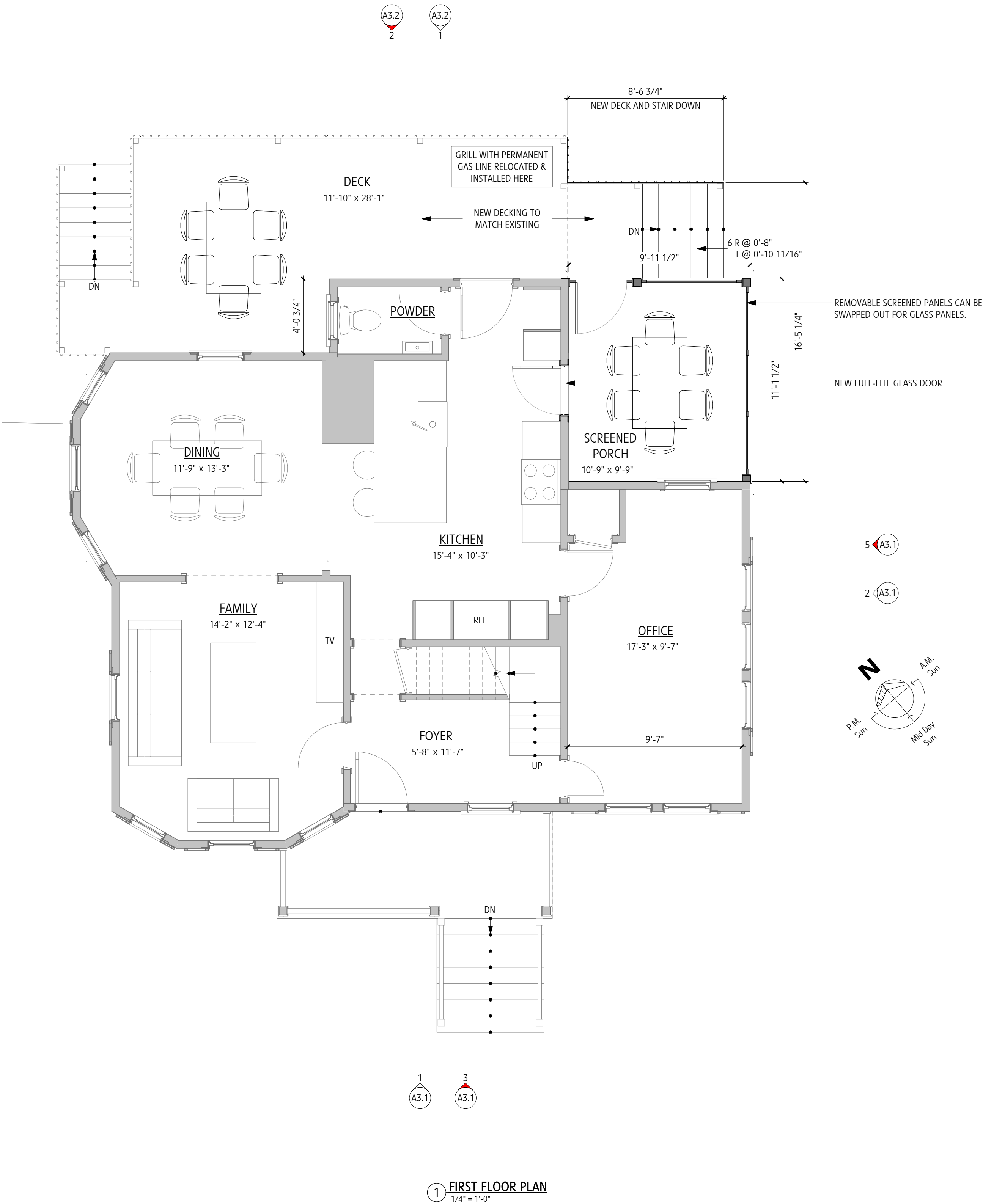
CLIENT: PAUL JONAK & ERICA
BERTONCINI

SHEET #:

A0.0

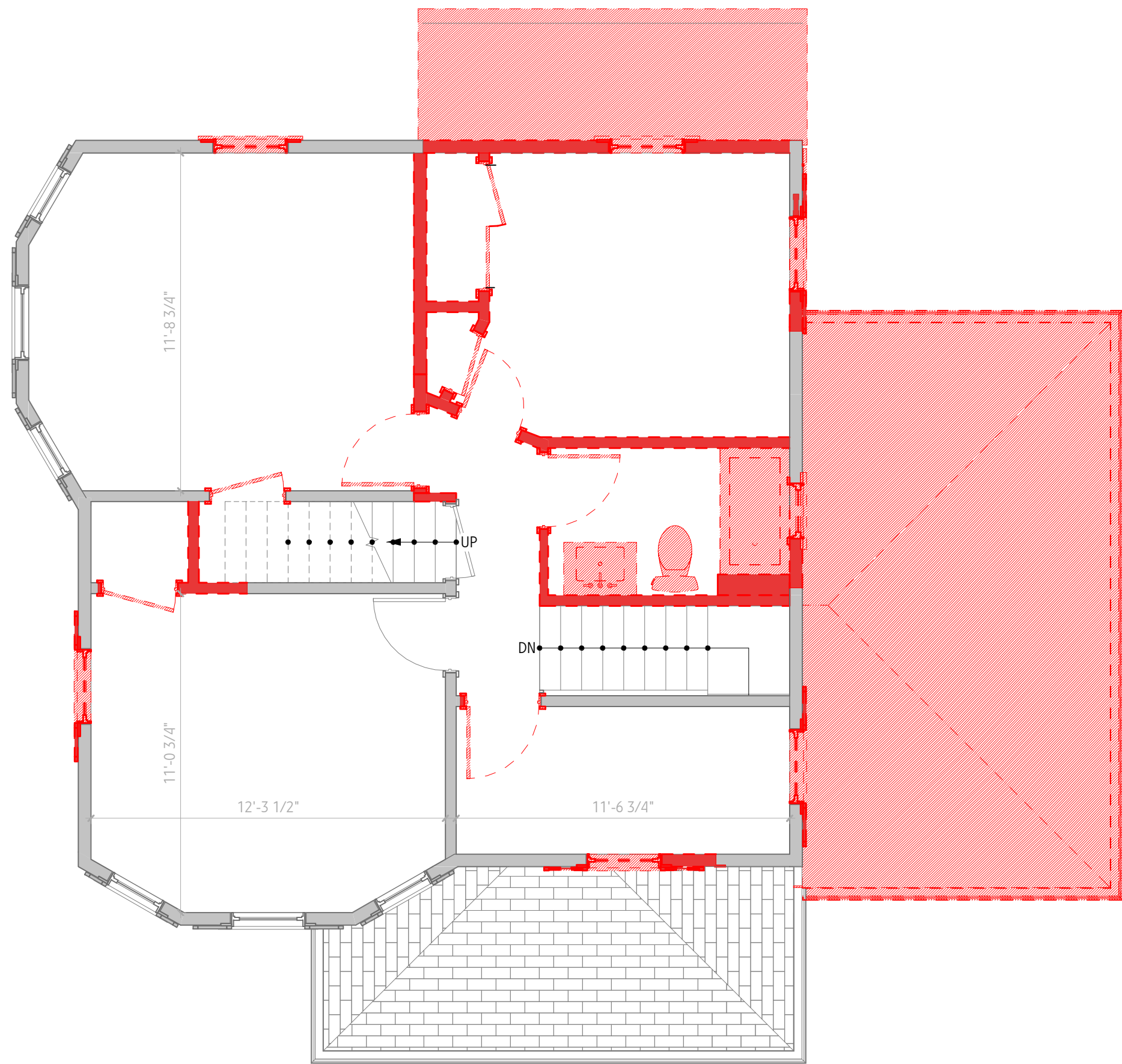


2 FIRST FLOOR DEMO PLAN
1/4" = 1'-0"



1 FIRST FLOOR PLAN
1/4" = 1'-0"

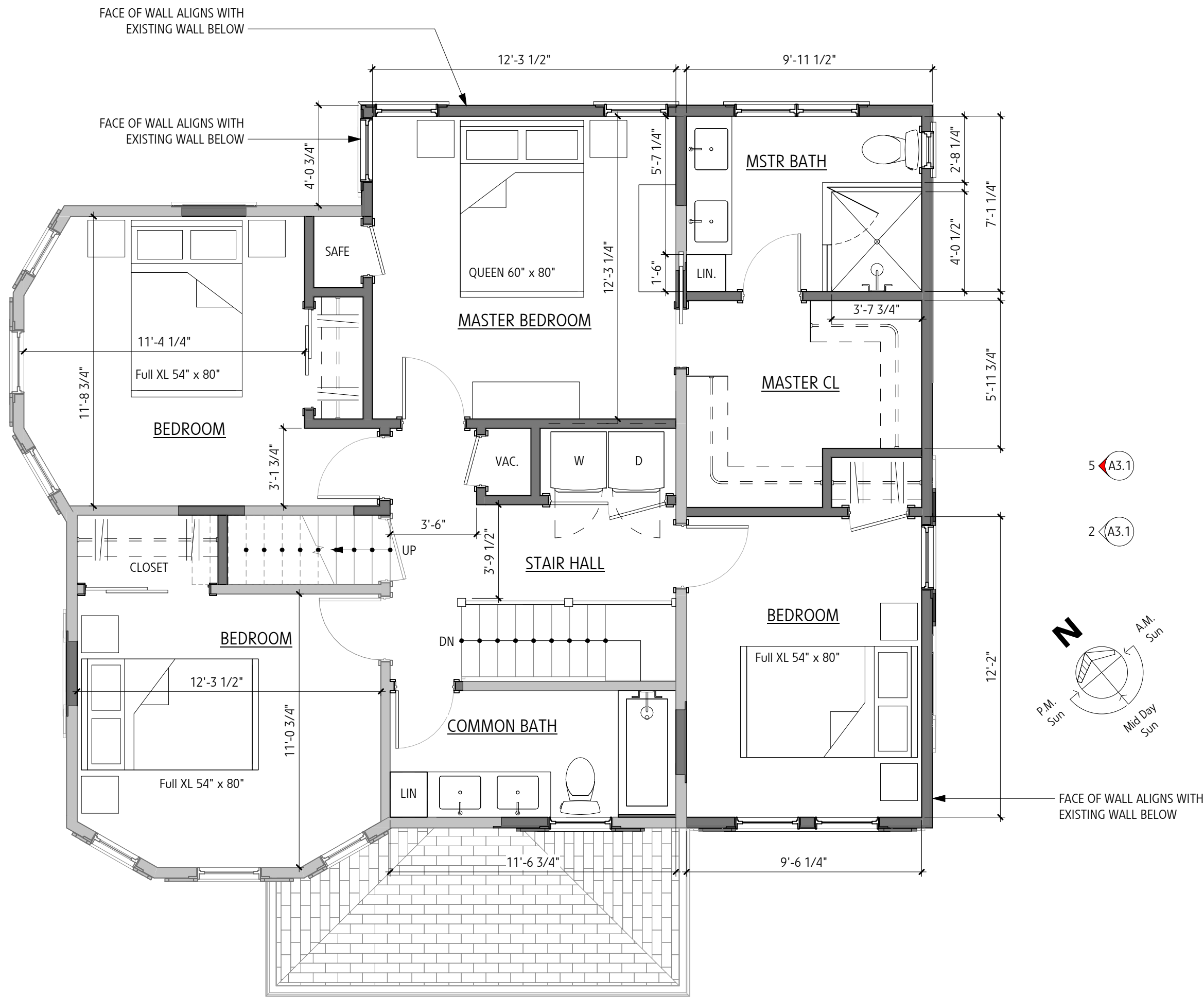
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1
A3.1

3
A3.1

2 SECOND FLOOR DEMO PLAN
1/4" = 1'-0"

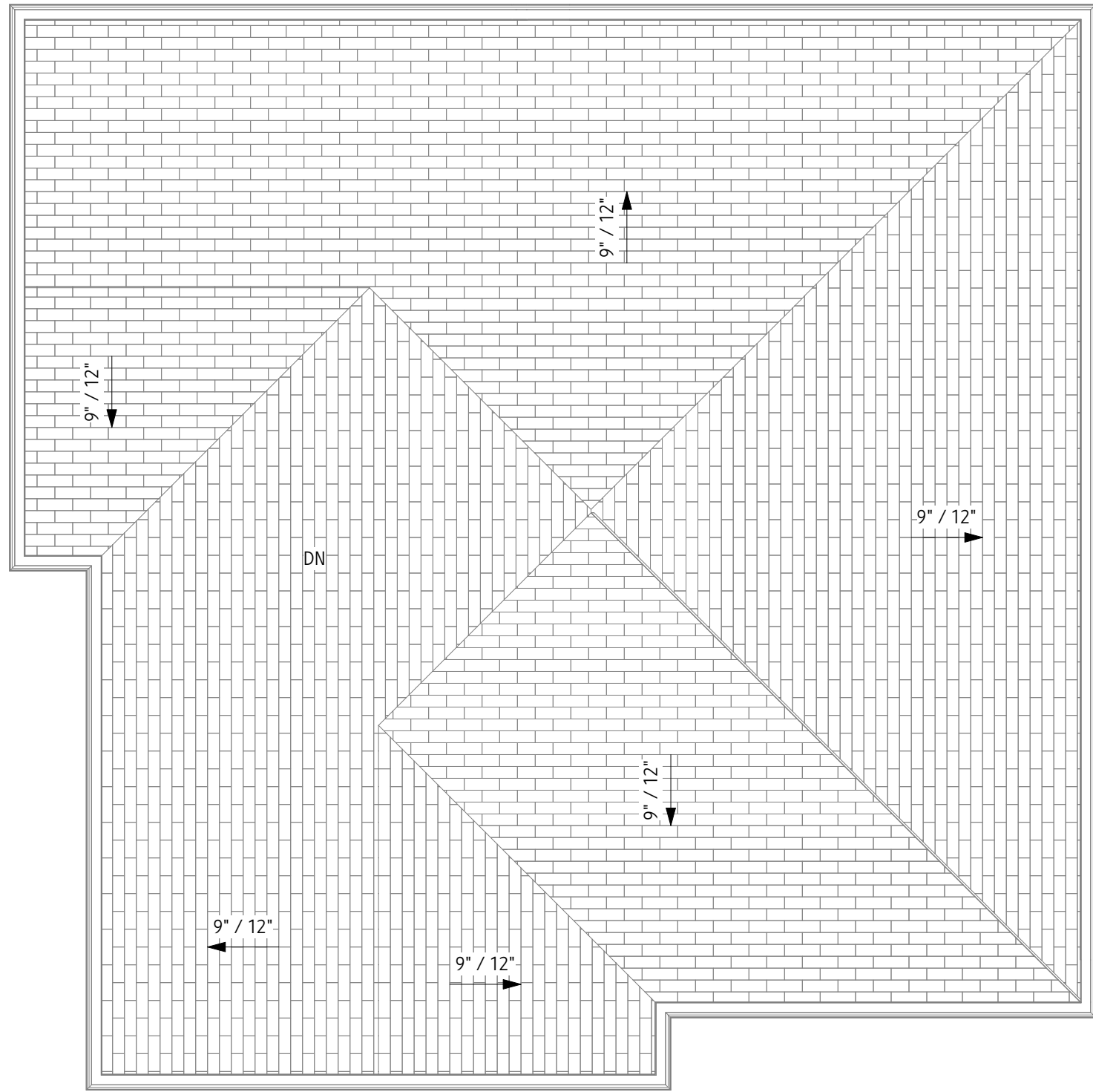


1
A3.1

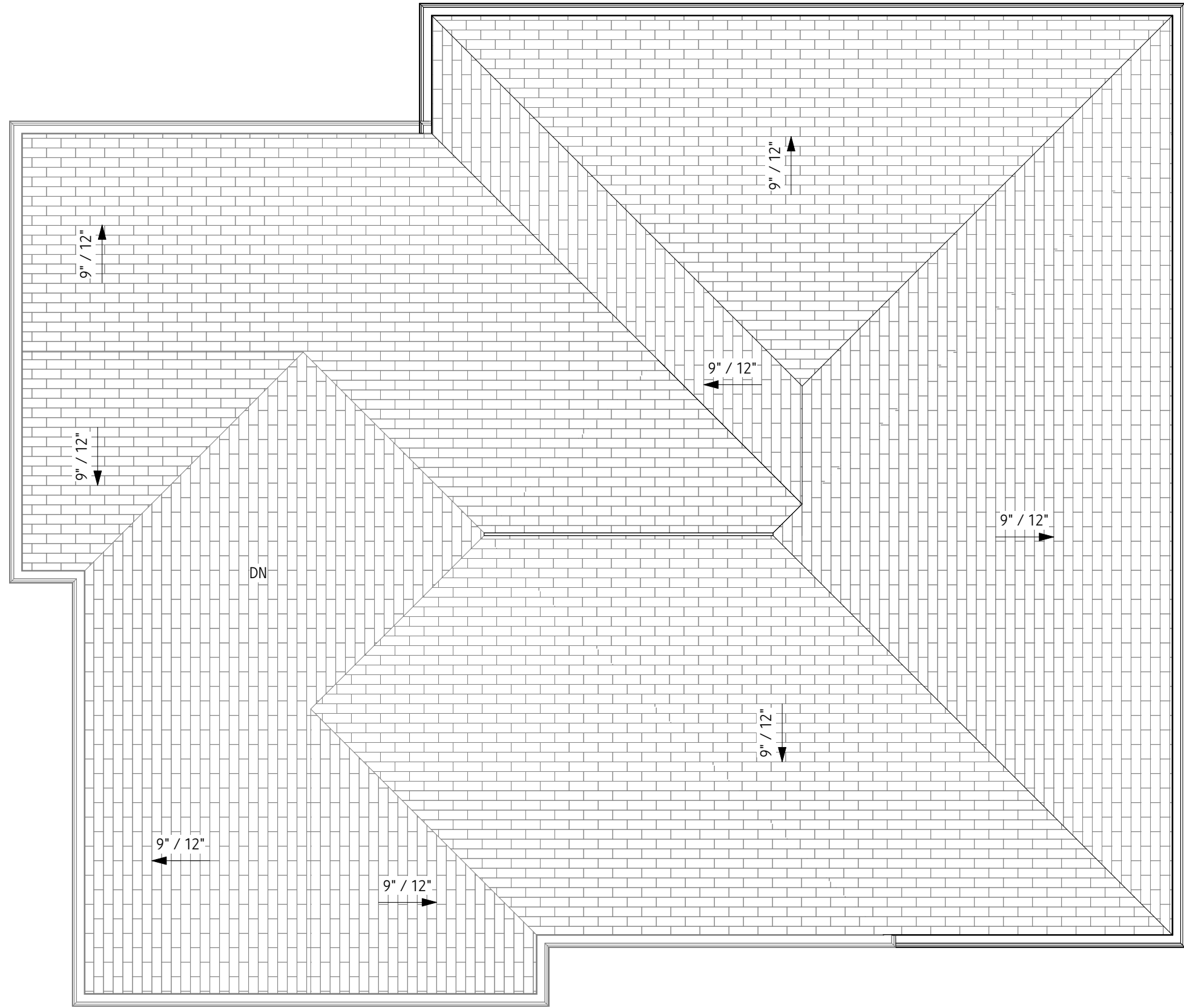
3
A3.1

1 SECOND FLOOR PLAN
1/4" = 1'-0"

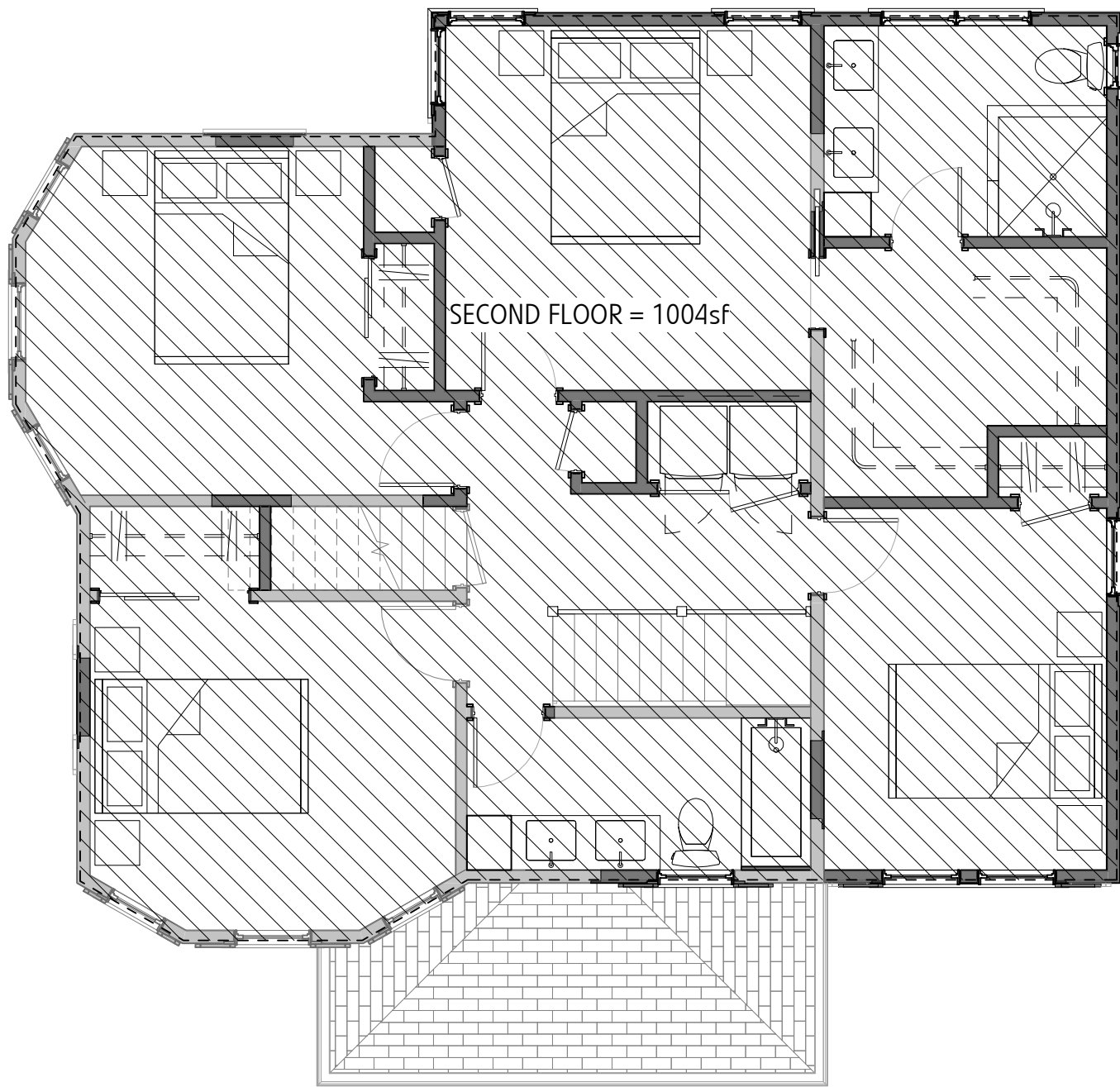
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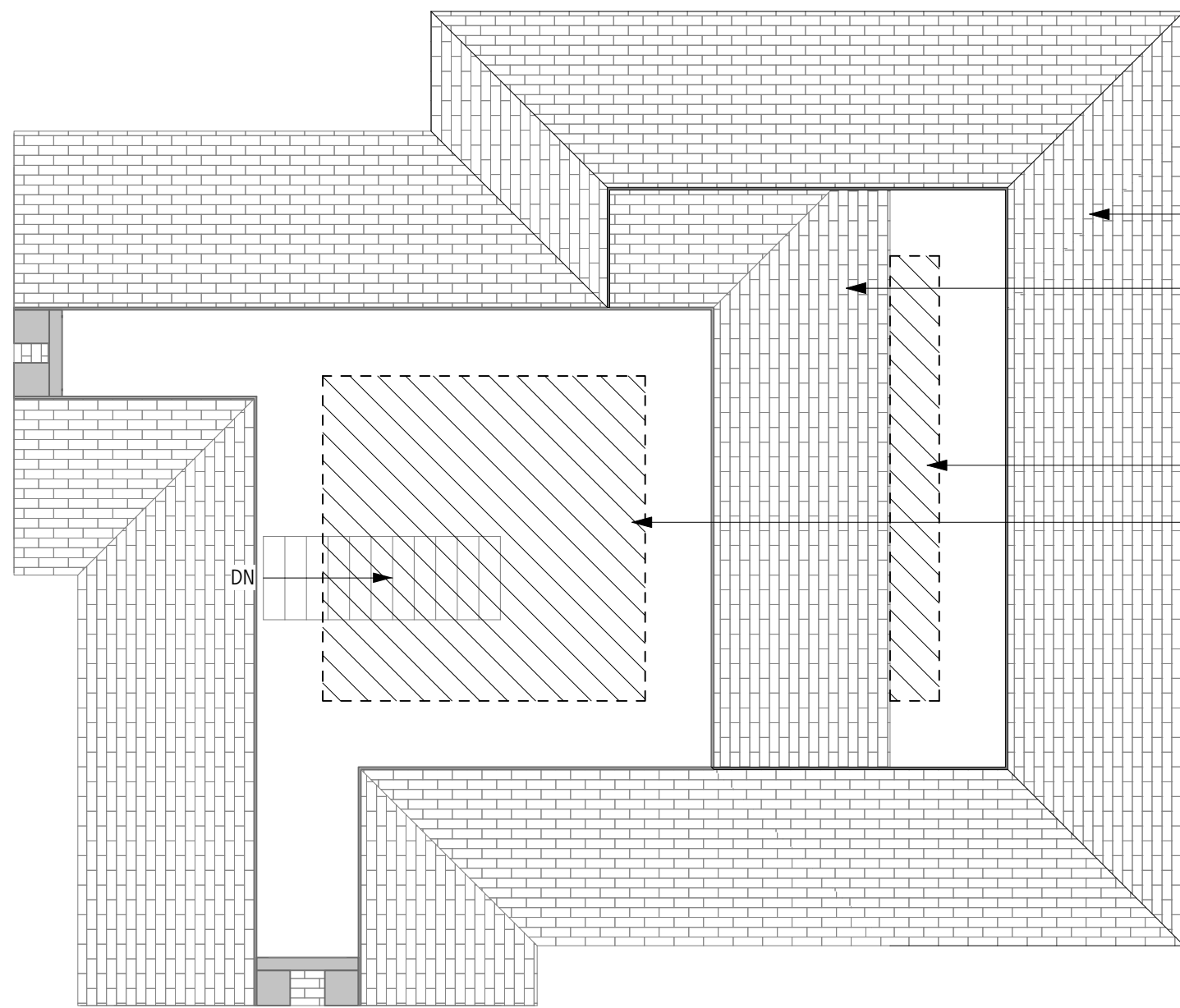
2 ROOF DEMO PLAN
1/4" = 1'-0"



1 ROOF PLAN
1/4" = 1'-0"



4 SECOND STORY CALCULATION
3/16" = 1'-0"



3 ATTIC HALF STORY CALCULATION
3/16" = 1'-0"

NEW ROOF OVERFRAMING EXISTING
EXISTING ROOF UNDER NEW ROOF
(SHINGLES REMOVED) SHEATHING TO
REMAIN. ACCESS HATCH WILL BE
PROVIDED TO NEW SPACE.

5'-0" + HEADROOM = 25sf
5'-0" + HEADROOM = 120sf

- 5'-0" + ATTIC HEADROOM TOTAL = 145sf
- 60% OF SECOND FLOOR sf = 602sf
- ATTIC IS HALF STORY

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SHEET NAME:
**PROPOSED & EXISTING ROOF PLAN AND
ATTIC HALF STORY CALCULATION**

SHEET FIRST
ISSUED: APRIL 29, 2021
REVISED:
SCALE: As indicated
CLIENT: PAUL JONAK & ERICA
BERTONCINI
PROJECT #: 214
SHEET #:

A1.3

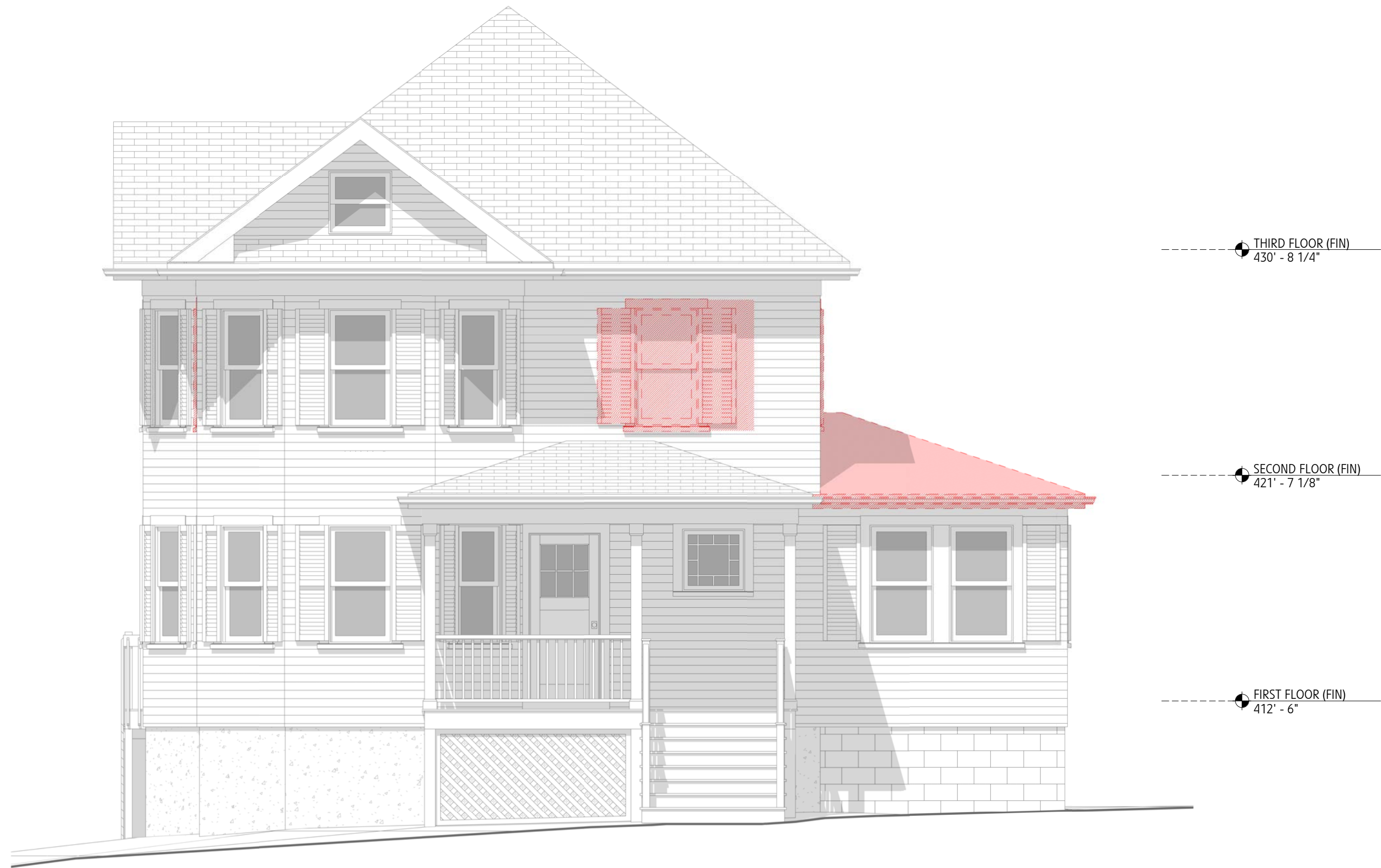
PROJECT NAME:
THE JONAK & BERTONCINI RESIDENCE

PROJECT ADDRESS:
60 DREW ROAD, BELMONT, MA 02478

DOCUMENTS ISSUED FOR: PLANNING BOARD APPROVAL

PRESTON DESIGN INC

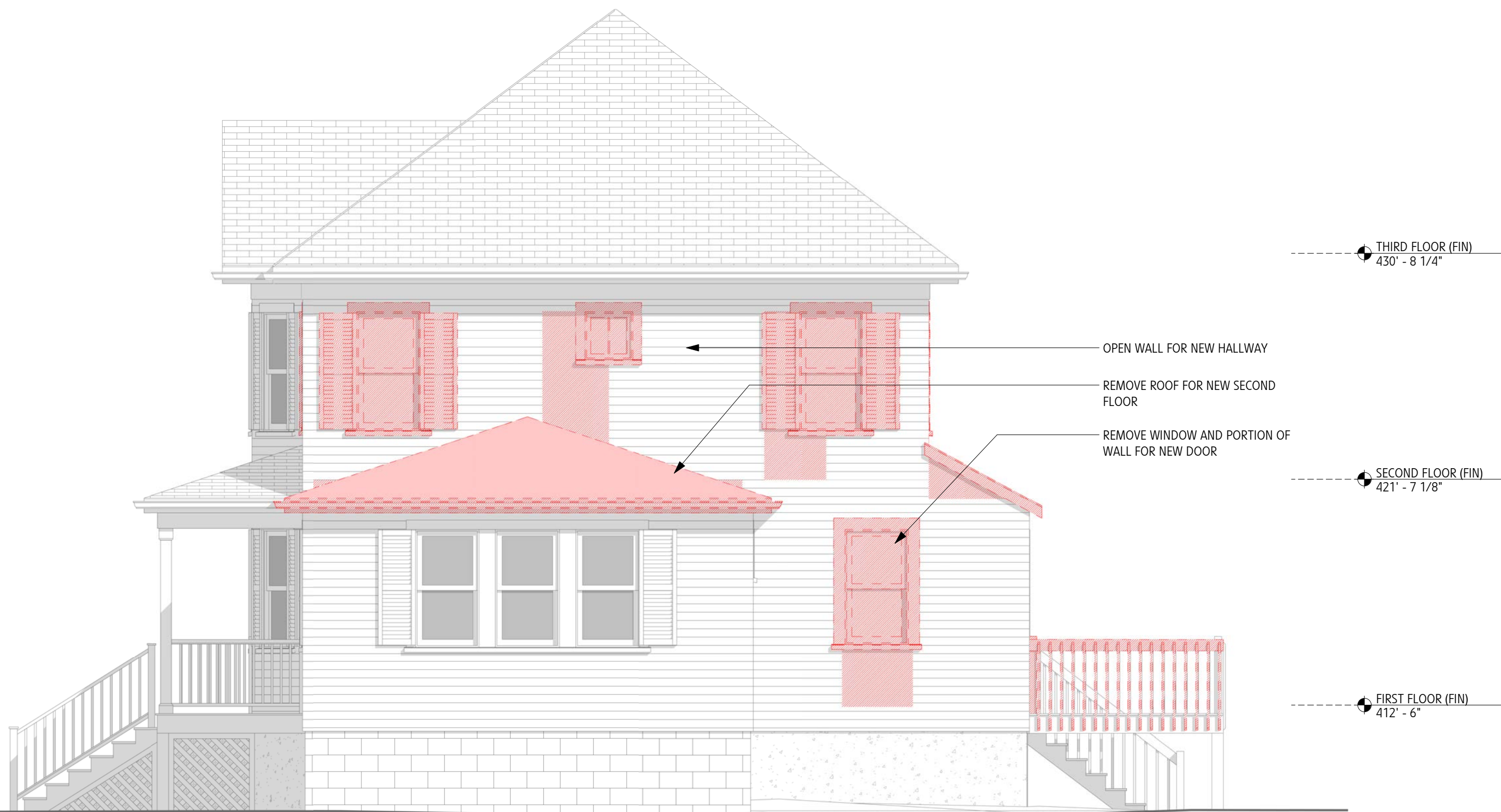
50 MAGNOLIA WAY
BRIDGEWATER, MA 02324
DIRECT: 401.573.2922
EMAIL: nicholas@preston-design.com
PHONE: 401.573.2922
PDF FILE NAME:
007-60-Drew-Road-Planning-Sec-April-29-2021



③ DEMO SOUTHWEST ELEVATION
1/4\" = 1'-0\"



① SOUTHWEST ELEVATION
1/4\" = 1'-0\"

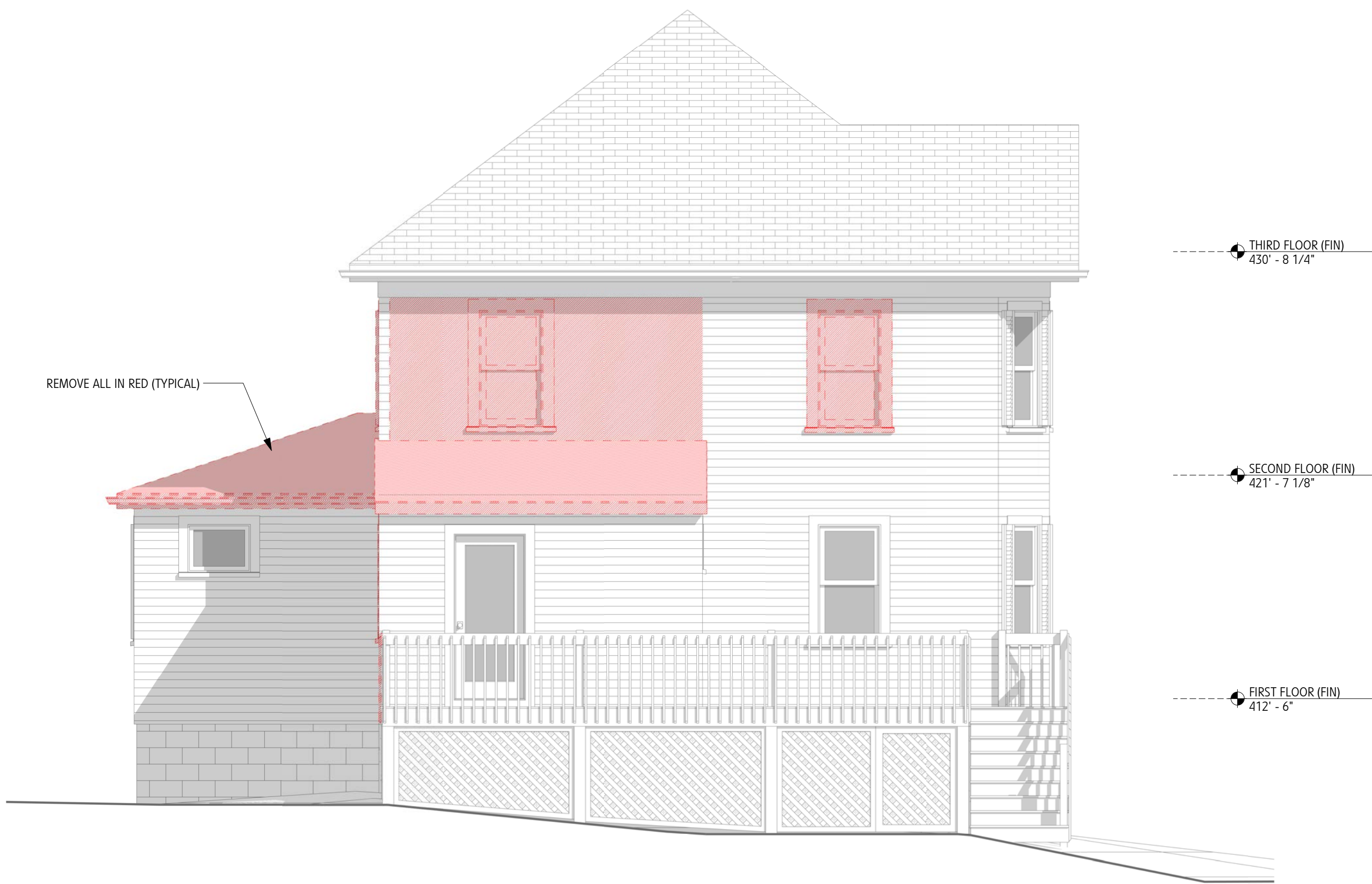


⑤ DEMO SOUTHEAST ELEVATION
1/4\" = 1'-0\"



② SOUTHEAST ELEVATION
1/4\" = 1'-0\"

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② DEMO NORTHEAST ELEVATION
1/4" = 1'-0"



① NORTHEAST ELEVATION
1/4" = 1'-0"

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SHEET NAME:

PROPOSED & EXISTING EXTERIOR ELEVATIONS

SHEET FIRST
ISSUED: APRIL 29, 2021
REVISED:
SCALE: 1/4" = 1'-0"
CLIENT: PAUL JONAK & ERICA BERTONCINI
PROJECT #: 214
SHEET #:

A3.2

PROJECT NAME:

THE JONAK & BERTONCINI RESIDENCE

PROJECT ADDRESS:
60 DREW ROAD, BELMONT, MA 02478
DOCUMENTS ISSUED FOR: PLANNING BOARD APPROVAL

REVISION #

DATE

PRESTON DESIGN INC

50 MAGNOLIA WAY
BRIDGEWATER, MA 02324
DIRECT: 401.573.2922
EMAIL: nicholas@preston-design.com
1000 STATE STREET
PDF FILE NAME:
007-60-Drew-Road-Pring-Sat-April-29-2021

Support Petition: 2nd Story Addition at 60 Drew Rd

The undersigned shows support for the Jonak Family with regards to their building project. We support their intention to build an addition above their single-story office.



Full Name	Signature	Address	Contact Info
MARK O'CONNELL MARK O'BRIEN	<i>Mark O'Connell</i> <i>MOB</i>	55-57 Drew Rd Belmont, MA Chelmsford.	978-256-2243 #15000 RC 617 699 7177
Mary O'Connor	<i>Mary O'Connor</i>	45 Benjamins Rd. Belmont MA	617-947-3612