



Town of Belmont  
Planning Board

**APPLICATION FOR A SPECIAL PERMIT**

Date: 12/14/21

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 41 Cedar 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 an  
addition to first and second floors

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

Patrick J Murphy IV  
41 Cedar Road  
Belmont, MA 02478  
617-894-9550



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

December 1, 2021

Patrick Murphy IV & Jennifer Murphy  
41 Cedar Road  
Belmont, MA 02478

RE: Denial to Construct a Rear Addition.

Dear Mr. and Mrs. Murphy

The Office of Community Development is in receipt of your building permit application for the construction of an addition at 41 Cedar Road located in the Single Residence C (SR-C) Zoning District.

Your application has been denied because it does not comply with the Zoning By-Law. More specifically, §4.2.2 of the Zoning By-Law requires a minimum 10.0' side setback to the dwelling, also §1.5.4C(2) allow expansions of more than thirty percent (30%) in the Single Residence C district by a Special Permit granted by the Planning Board.

1. The existing side setback on the west side is 8.9' and the proposed west side setback is 8.8', a Special Permit is required.
2. The proposed increase in the percentage (46.5%) of the expansion exceeds 30% and is allowed 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 two (2) Special Permits from the Planning Board. If you choose this option, please contact the Office of Community Development to schedule an appointment with Robert Hummel, Senior Planner at (617) 993-2650 in order to begin the process.

Sincerely,

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

Dear Members of the Planning Board,

Thank you in advance for your time and consideration regarding our proposed addition at 41 Cedar Road, Belmont. We are Patrick and Jennifer Murphy who recently purchased this beautiful home. I am a lifelong Belmont resident and a Town Meeting Member as well as on the Belmont Youth Hockey Board. I coach my children (Ages 8, 7 & 5) in hockey, soccer, baseball, lacrosse, softball, and t-ball as they make their way through the Belmont Youth program. Jennifer is a licensed social worker and a full-time mother that is an active volunteer at the Wellington Elementary School with lunch service, library, and room parenting.

We have a very large family in Belmont. My sisters and their families live on Hillcrest and Fairmont Roads, from which we are able to see both the front side of their homes and back side of their homes, respectively, and my parents live on Channing Road. We also have cousins who live on Sherman, Stella, Channing, Woodbine, Longmeadow, Chester, Dean, and Brighton streets in Belmont. When our children are fortunate enough to attend the magnificent new high school, there will be 14 first and second cousins in the high school at the same time.

Being born and raised in Belmont, I know what a great sense of community and familial relationships this town fosters. We purchased 41 Cedar Road so that our three children will be near their six first cousins, who are all within eight years of each other, as well as staying close to our extended family. Another reason for the purchase of 41 Cedar Road is that my parents, who live on Channing Road, are growing older. In the future it is very likely that there will be a need for my parents to move into our home at 41 Cedar Road and by increasing the size, it will make the home more comfortable for all of us when that time comes. We also have a lot of family functions in our home and the added space will allow for us to have these special events we have always dreamed about.

Our children are extremely active; however, our youngest son (5) was born legally blind. The manner in which 41 Cedar Road is currently constructed is a closed floor plan with lots of doors, twists, and turns. By putting this addition on, it will give the floor plan the much-needed open space to allow our son to safely navigate the home. The increased square footage will allow for less obstructions as he has difficulty moving through areas with a lot of items in his way or in his periphery. The addition will be crucial for his improvement in eyesight, as well as prepare him for the world as he grows older.

It is with this application that we ask you to see that we are not trying to become one of the largest houses on Cedar Road, or in our area, but rather, we are making our home at 41 Cedar Road similar in size to those houses in our vicinity. Our current home is one of the smallest, if not the smallest, in the neighborhood and with the addition it will be more in line with the average size of those homes in our surrounding area. We kindly ask that you approve our application for a Special Permit so that we may be able to keep all of our family members in Belmont for many, many more years as well as allowing us to have a home that will be more sensory appropriate for our legally blind son.

Very Truly Yours,

The Murphy's  
41 Cedar Road  
Belmont, MA 02478

41 CEDAR ROAD, BELMONT MA				12/13/2021
Rojas Design, inc.				RD 2918
GROSS SQUARE FOOTAGE COMPARISON				
ROJAS DESIGN, INC.		EXISTING		PROPOSED
FIRST FLOOR		1,337.00		1,921.00
SECOND FLOOR		1,337.00		1,921.00
ATTIC		0.00		0.00
GROSS FLOOR AREA - RD		2,674.00		3,842.00
PERCENT INCREASE				<b>43.70</b>
OFFICE OF COMMUNITY DEVELOPMENT		EXISTING		PROPOSED
FIRST FLOOR		1,331.15		1,970.98
SECOND FLOOR		1,331.15		1,970.98
ATTIC		87.50		87.50
GROSS FLOOR AREA - OCD		2,749.80		4,029.46
PERCENT INCREASE				<b>46.50</b>

<b>41 CEDAR ROAD, BELMONT MA</b>		<b>12/13/2021</b>
Rojas Design, Inc.		RD 2918
<b>Cedar Road - Gross Floor Area Calculations</b>		
<b>Address</b>	<b>Calculated Gross Floor Area (SF)</b>	<b>Belmont Assessor TLA (SF)</b>
200 Common Street	5,341	4,304
210 Common Street	2,675	2,654
10 Cedar Road	2,470	2,392
15 Cedar Road	2,592	2,512
16 Cedar Road	4,514	4,274
21 Cedar Road	3,395	3,323
24 Cedar Road	3,882	3,686
26 Cedar Road	3,681	3,651
27 Cedar Road	3,912	3,879
34 Cedar Road	3,183	2,880
35 Cedar Road	3,295	3,160
<b>41 Cedar Road - Existing</b>	<b>2,674</b>	<b>2,516</b>
<b>41 Cedar Road - Proposed</b>	<b>3,842</b>	<b>3,842</b>
48 Cedar Road	4,186	4,200
49 Cedar Road	6,225	5,995
52 Cedar Road	4,045	3,757
53 Cedar Road	2,923	2,904
58 Cedar Road	3,750	3,758
63 Cedar Road	3,871	3,504
69 Cedar Road	3,359	3,331
75 Cedar Road	4,577	4,566
135 Goden Street	4,029	3,816
<b>Average of 21 Properties</b>	<b>3,742</b>	<b>3,638</b>
(41 Cedar Road - Existing GFA & TLA only)		

CEDAR ROAD



BIT. CONC. DRIVE

CONCRETE RET. WALL

FLAGSTONE WALK

CONC WALK

OVERHANG

NEW BULKHEAD

OVERHANG

PROPOSED ADDITION

LOT AREA 14,242 S.F.

73.00' 38" DT

STONE WALL

PFS PERFORMED AN ON THE GROUND SURVEY AT THE LOCUS PARCEL, 41 CEDAR ROAD. RESEARCH WAS DONE AT THE LOCAL TOWN OFFICES, REGISTRY OF DEEDS AND LAND COURT TO OBTAIN DEEDS AND PLANS OF THE LOCUS AND ABUTTING PARCELS. PFS FIELD MEASURED ALL THE FEATURES AS SHOWN ON THE PLAN 1) AND RECONCILED THE FIELD INFORMATION WITH THE RECORD INFORMATION.

PFS PREPARED THE EXISTING CONDITIONS PLAN AND ADDED THE PROPOSED ADDITION FROM THE ARCHITECTURAL DRAWINGS PROVIDED BY THE CLIENT. SETBACK DISTANCES WERE MEASURED FROM THE PROPOSED EDGES OF THE FOUNDATION PERPENDICULAR TO THE NEAREST PROPERTY LINES.

I HERE BY CERTIFY THAT AN INSTRUMENT SURVEY WAS PERFORMED FOR THE PROPERTY SHOWN ON THIS PLAN.

*Bryan G. Parmenter*  
PROFESSIONAL LAND SURVEYOR  
PLS #45193

General Notes

- 1) THE LOT LIES ENTIRELY WITHIN ZONE X UNSHADED (AREA OF MINIMAL FLOODING) AS SHOWN ON THE FLOOD INSURANCE RATE MAP FOR THE TOWN OF BELMONT, MASSACHUSETTS, COMMUNITY PANEL NUMBER 25017C0412E, EFFECTIVE DATE JUNE 4, 2010.
- 2) THE LOT LIES ENTIRELY WITHIN THE SINGLE RESIDENCE C DISTRICT (SRC) AS SHOWN ON THE "ZONING DISTRICT MAP OF BELMONT, MASSACHUSETTS",. DIMENSIONAL REQUIREMENTS FOR A (SRC) AT THE TIME OF THIS SURVEY ARE:

	REQUIRED	EXISTING	PROPOSED
MINIMUM LOT AREA.....	9,000 S.F.	14,242 S.F.	14,242 S.F.
MINIMUM FRONTAGE.....	75 FEET	73 FEET	73 FEET
MINIMUM FRONT YARD SETBACK.....	25 FEET	46.0 FEET	46.0 FEET
MINIMUM SIDE YARD SETBACK.....	10 FEET	8.9 FEET	8.8 FEET
MINIMUM REAR YARD SETBACK.....	30 FEET	111.6 FEET	98.9 FEET
MAXIMUM BUILDING HEIGHT.....	30 FEET	25.5 FEET	25.5 FEET
MAXIMUM BUILDING STORIES.....	2.5	2.5	2.5
OPEN SPACE.....	50%	74.7%	70.1%
LOT COVERAGE.....	25%	14.1%	16.6%



SCALE IN FEET

**PFS Land Surveying, Inc.**  
20 Balch Avenue  
Groveland, MA 01834  
P 978.891.5203

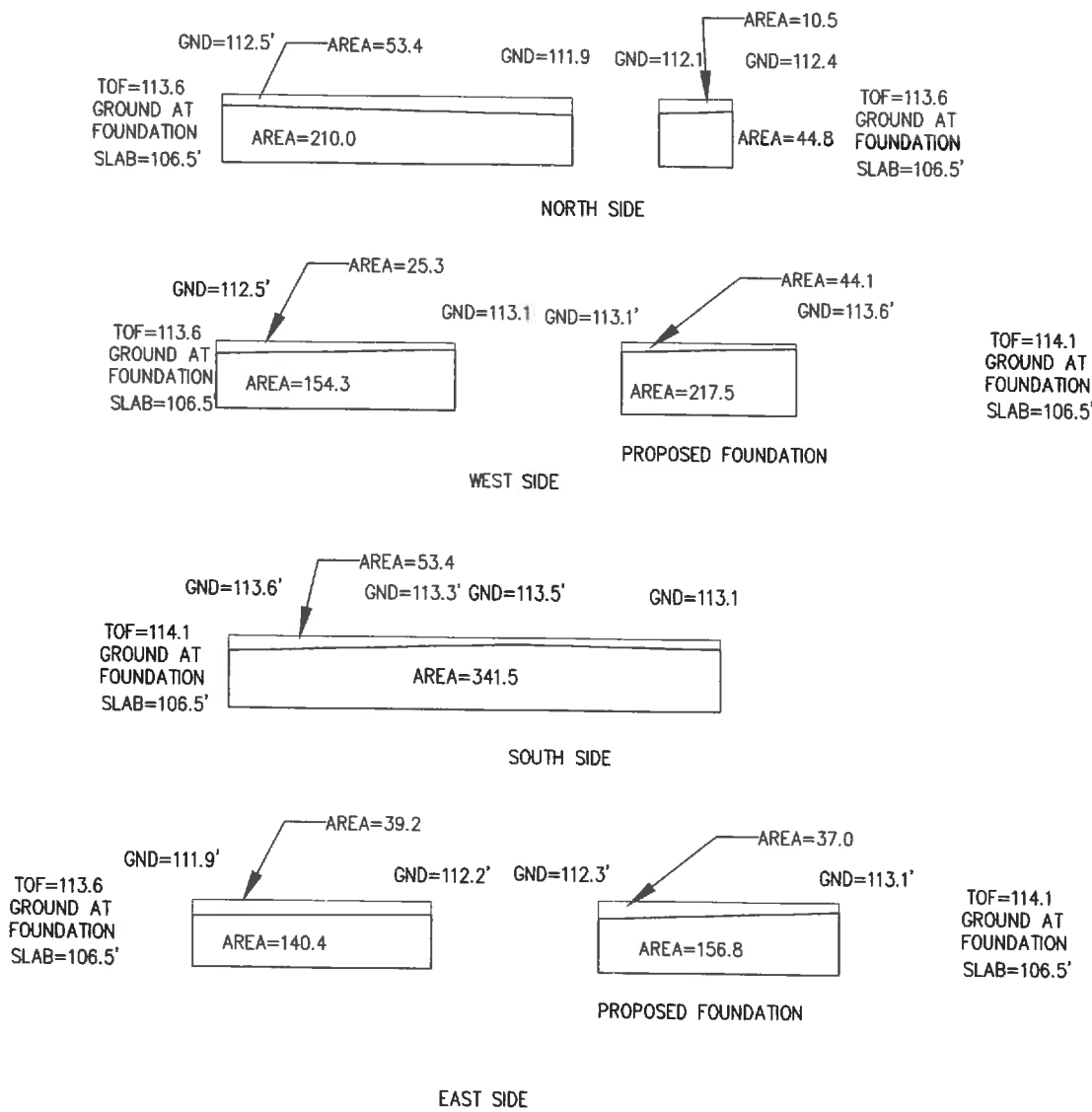
PLOT PLAN  
41 CEDAR ROAD  
BELMONT, MA  
MAP 18, LOT 76  
PATRICK MURPHY  
41 CEDAR ROAD, BELMONT, MA

Date	10/29/21
Scale	1" = 40'
PFS Cad File Name	
Project Number	21019

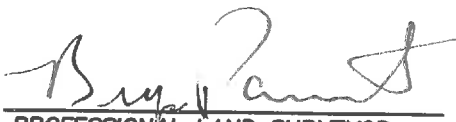


	AREA BELOW GRADE	TOTAL AREA OF FOUNDATION
SOUTH SIDE	341.5	394.4
NORTH SIDE	254.8	318.7
EAST SIDE	297.2	373.4
WEST SIDE	371.8	441.2
TOTAL	1265.3	1527.7

% BELOW GRADE  
 $1265.3/1527.7=82.8\%$



I HEREBY CERTIFY THAT AN  
INSTRUMENT SURVEY WAS PERFORMED  
FOR THE PROPERTY SHOWN ON THIS  
PLAN.

  
PROFESSIONAL LAND SURVEYOR  
PLS #48193



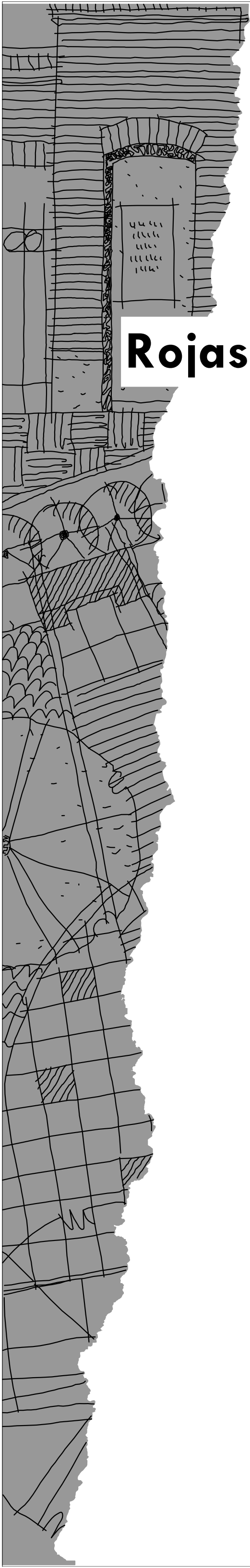
SCALE IN FEET

**PFS Land  
Surveying, Inc.**

20 Balch Avenue  
Groveland, MA 01834  
P 978.891.5203

PLOT PLAN  
41 CEDAR ROAD  
BELMONT, MA  
MAP 18, LOT 76  
PATRICK MURPHY  
41 CEDAR ROAD, BELMONT, MA

Date  
10/29/21  
Scale  
1" = 20'  
PFSCad File Name  
Project Number  
21019



Rojas

# 41 CEDAR ROAD

ADDITIONS & RENOVATIONS

41 CEDAR ROAD  
BELMONT, MA 02478

PERMIT SET  
10/25/2021

SHEET LIST	
Sheet Number	Sheet Title
	COVER SHEET
EX- 01	EXISTING FIRST FLOOR PLAN
EX- 02	EXISTING SECOND FLOOR PLAN
EX- 03	EXISTING BASEMENT FLOOR PLAN
EX- 04	EXISTING FRONT (NORTH) ELEVATION
EX- 05	EXISTING SIDE (EAST) ELEVATION
EX- 06	EXISTING REAR (SOUTH) ELEVATION
EX- 07	EXISTING SIDE (WEST) ELEVATION
A- 01	PROPOSED FIRST FLOOR PLAN
A- 02	PROPOSED SECOND FLOOR PLAN
A- 03	PROPOSED BASEMENT FLOOR PLAN
A- 04	PROPOSED FRONT (NORTH) ELEVATION
A- 05	PROPOSED SIDE (EAST) ELEVATION
A- 06	PROPOSED REAR (SOUTH) ELEVATION
A- 07	PROPOSED SIDE (WEST) ELEVATION

Owners	Architecture   Interior Design   Landscape Architecture	General Contractor
Ms. Jennifer L. Murphy Mr. Patrick J. Murphy IV 41 Cedar Road, Belmont MA 02478  (617) 894-9550 jennifer.leighton@gmail.com patrick@hmlawllp.com	Rojas Design, Inc.  46 Waltham Street Suite 2A Boston MA 02118  (617) 720-4100  RD 2918	Rocha Construction  67 Sherman Street Belmont MA 02478  (617) 594-2367



Job:	2918
Date:	10/25/2021
Scale:	AS NOTED
Drawn:	ISP
Checked:	ATR

EXISTING FIRST  
FLOOR PLAN

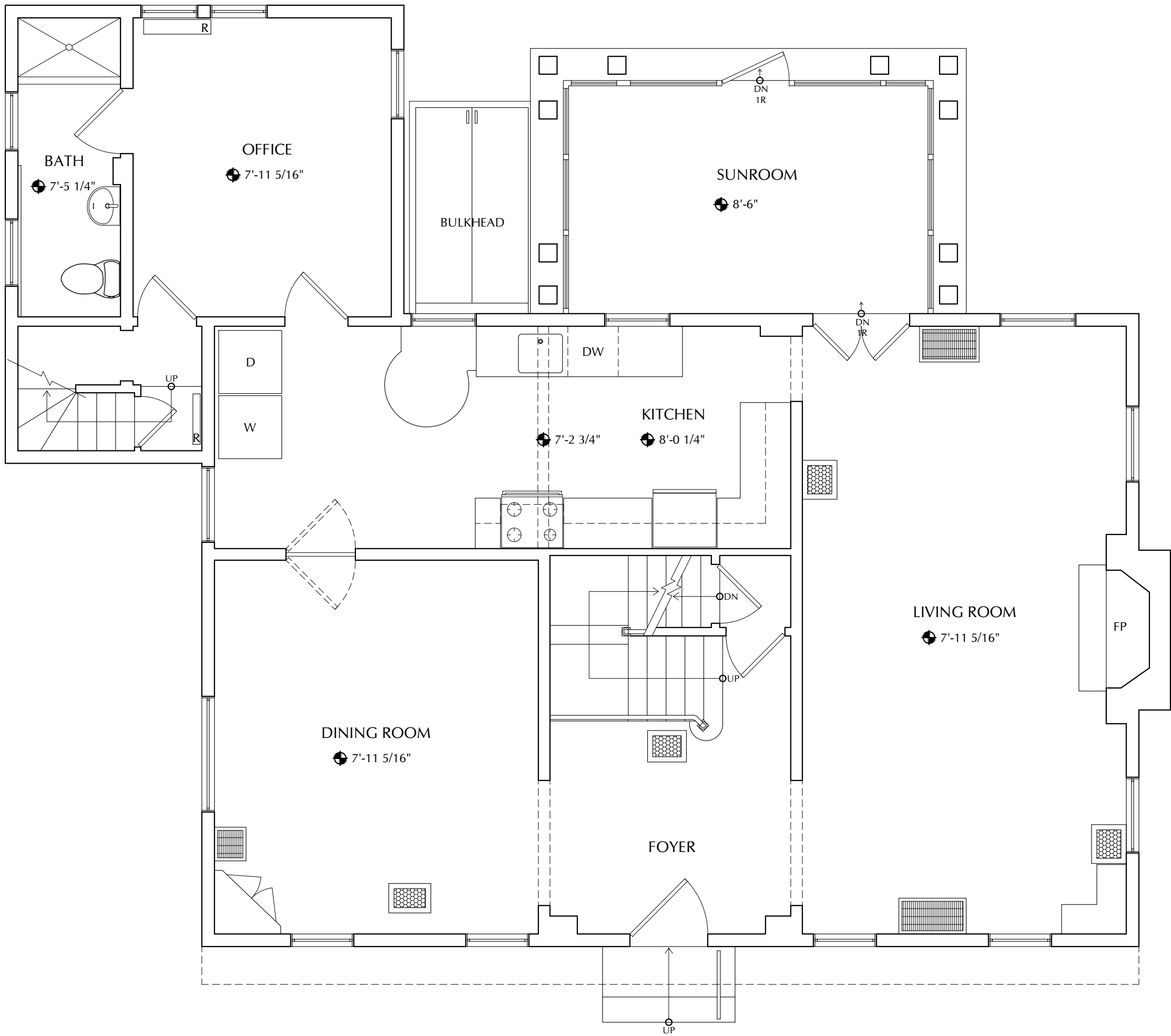
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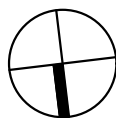
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EX-01



1 EXISTING FIRST FLOOR PLAN

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



Job:	2918
Date:	10/25/2021
Scale:	AS NOTED
Drawn:	ISP
Checked:	ATR

EXISTING  
SECOND FLOOR  
PLAN

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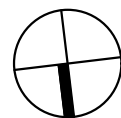
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EX-02



1 EXISTING SECOND FLOOR PLAN

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



Job:	2918
Date:	10/25/2021
Scale:	AS NOTED
Drawn:	ISP
Checked:	ATR

EXISTING  
BASEMENT  
FLOOR PLAN

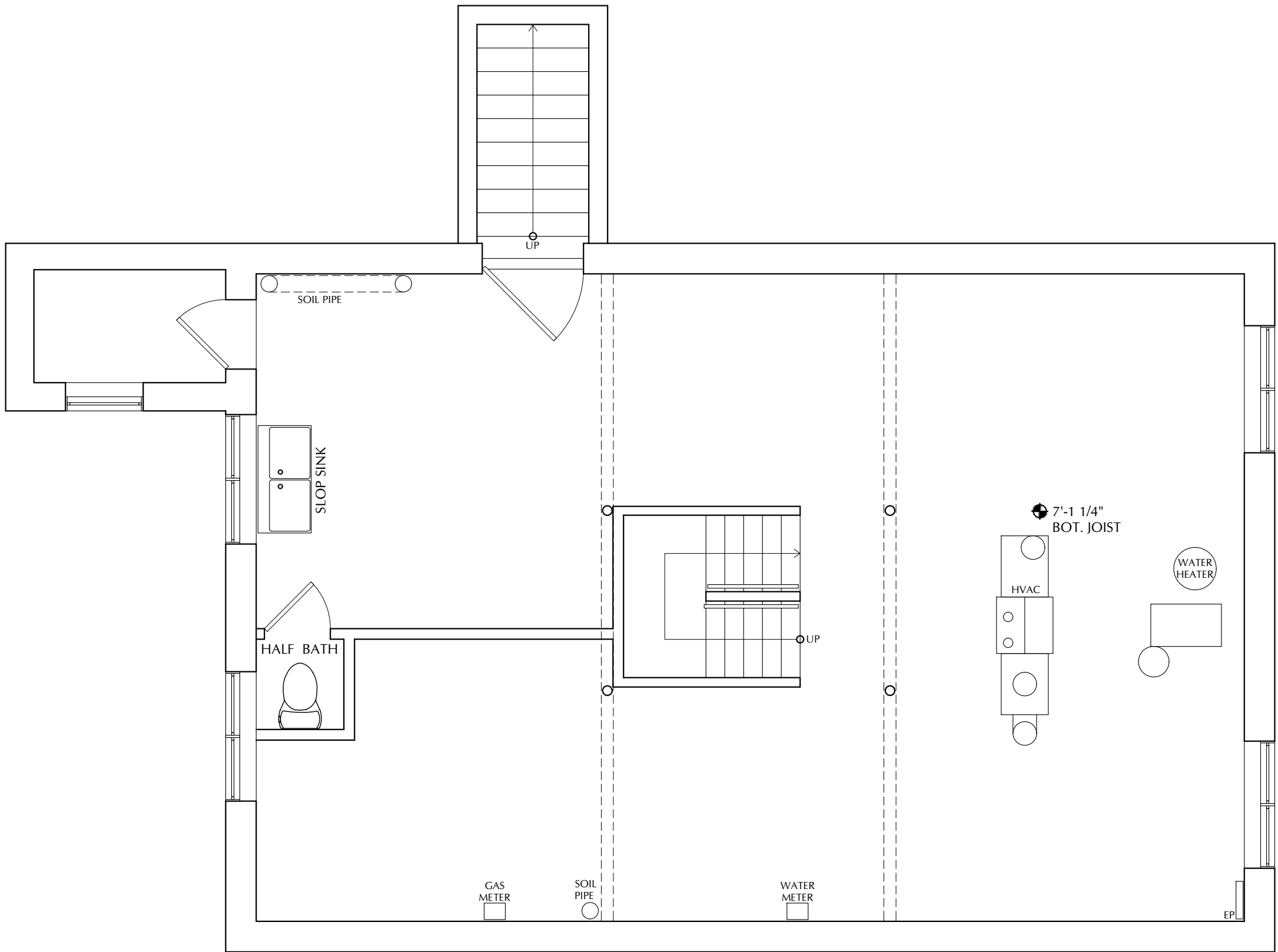
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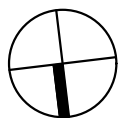
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EX-03



1 EXISTING BASEMENT FLOOR PLAN

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



Job:	2918
Date:	10/25/2021
Scale:	AS NOTED
Drawn:	ISP
Checked:	ATR

EXISTING FRONT  
(NORTH)  
ELEVATION

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EX-04



1 EXISTING FRONT (NORTH) ELEVATION

Job:	2918
Date:	10/25/2021
Scale:	AS NOTED
Drawn:	ISP
Checked:	ATR

EXISTING SIDE  
(EAST)  
ELEVATION

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EX-05



1 EXISTING SIDE (EAST) ELEVATION

SCALE: 1/4" = 1'-0"  
4' 2' 0' 4'

Job:	2918
Date:	10/25/2021
Scale:	AS NOTED
Drawn:	ISP
Checked:	ATR

EXISTING REAR  
(SOUTH)  
ELEVATION

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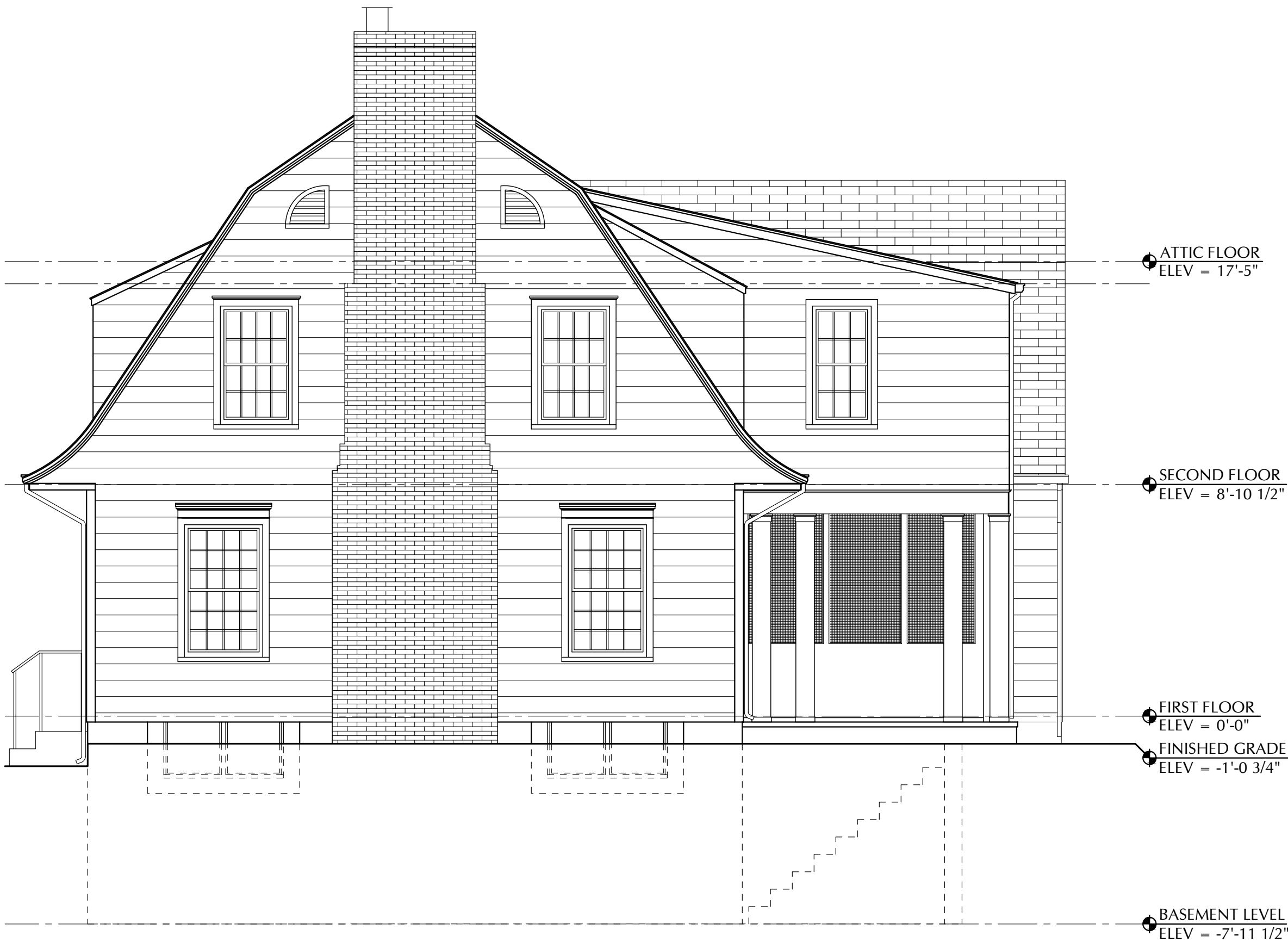
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EX-06



1 EXISTING REAR (SOUTH) ELEVATION

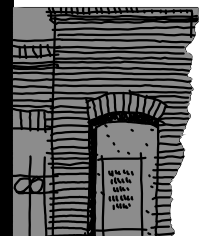
SCALE: 1/4" = 1'-0"  
4' 2' 0 4'



**1** EXISTING SIDE (WEST) ELEVATION

SCALE: 1/4" = 1'-0"  
4' 2' 0 4'

EXISTING SIDE  
(WEST)  
ELEVATION



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Landscape Architecture  
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**EX-07**

41  
CEDAR ROAD  
BELMONT MA  
02478

ADDITIONS &  
RENOVATIONS

PRELIMINARY  
DESIGN

Job: 2918  
Date: 10/25/2021  
Scale: AS NOTED  
Drawn: ISP  
Checked: ATR

PROPOSED FIRST  
FLOOR PLAN

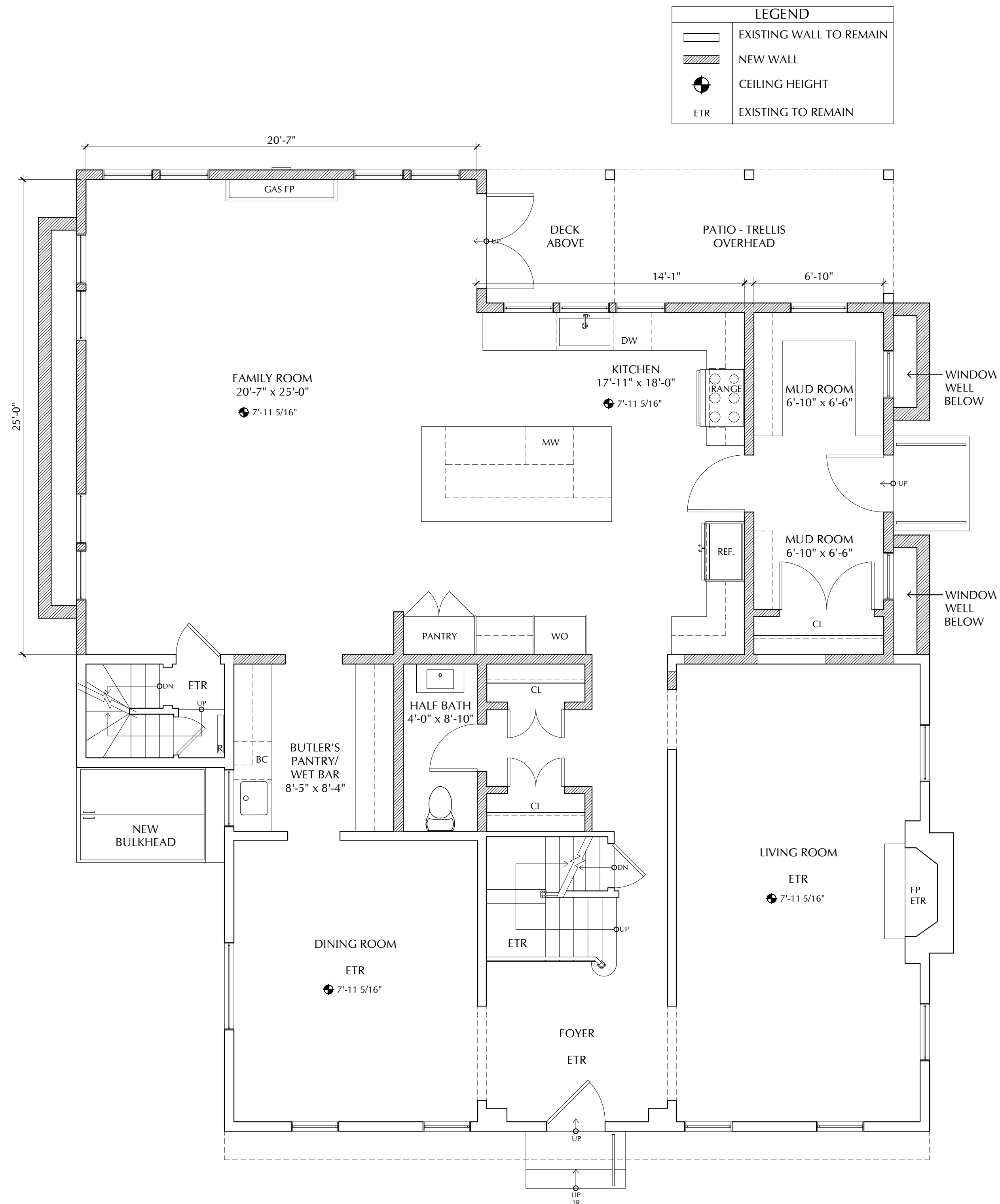
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A-01



1 PROPOSED FIRST FLOOR PLAN

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

4' 2' 0 4'





Job: 2918  
Date: 10/25/2021  
Scale: AS NOTED  
Drawn: ISP  
Checked: ATR

PROPOSED  
SECOND FLOOR PLAN

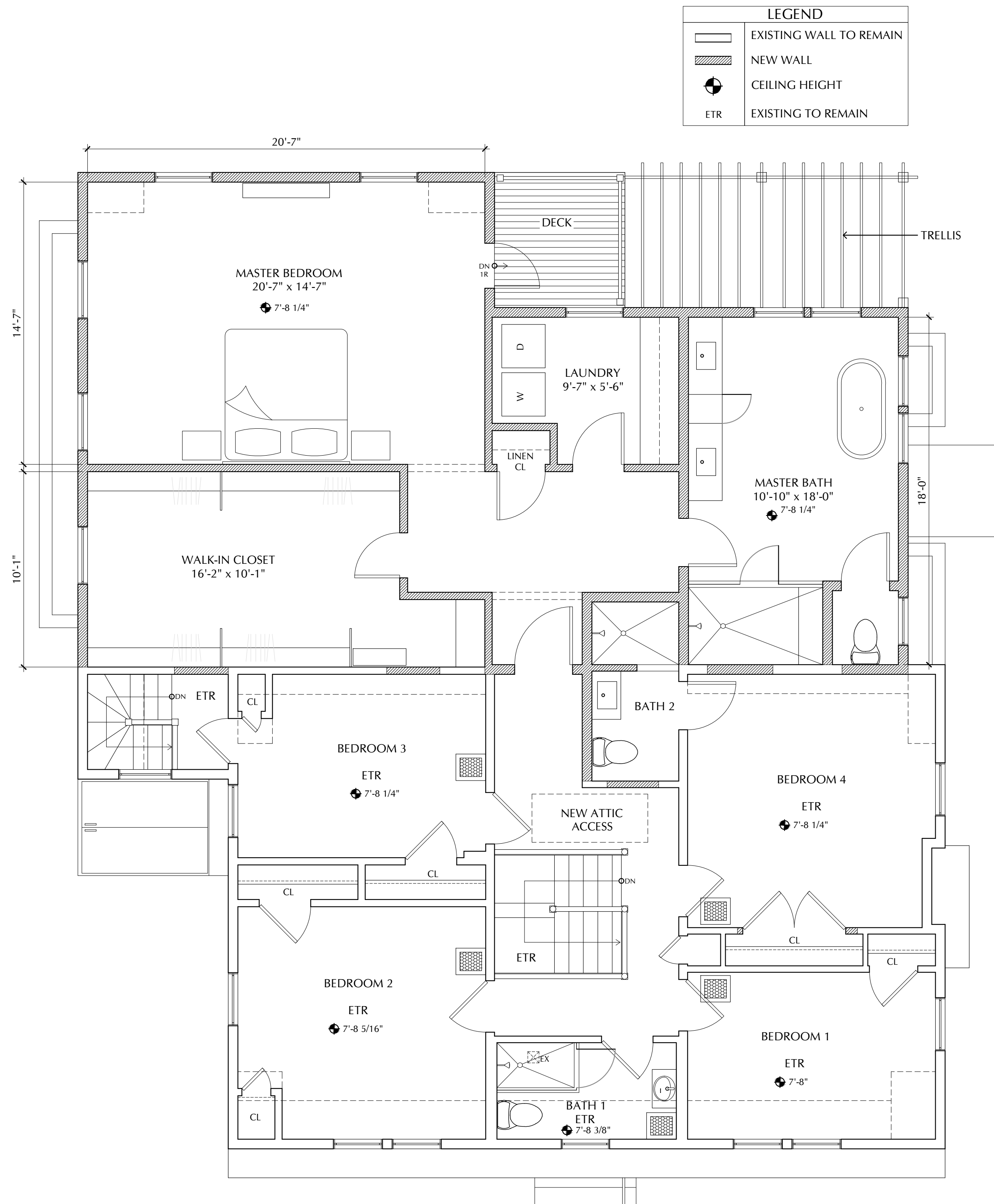
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A-02



1 PROPOSED SECOND FLOOR PLAN

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

41  
CEDAR ROAD  
BELMONT MA  
02478

ADDITIONS &  
RENOVATIONS

PRELIMINARY  
DESIGN

Job: 2918  
Date: 10/25/2021  
Scale: AS NOTED  
Drawn: ISP  
Checked: ATR

PROPOSED  
BASEMENT  
FLOOR PLAN

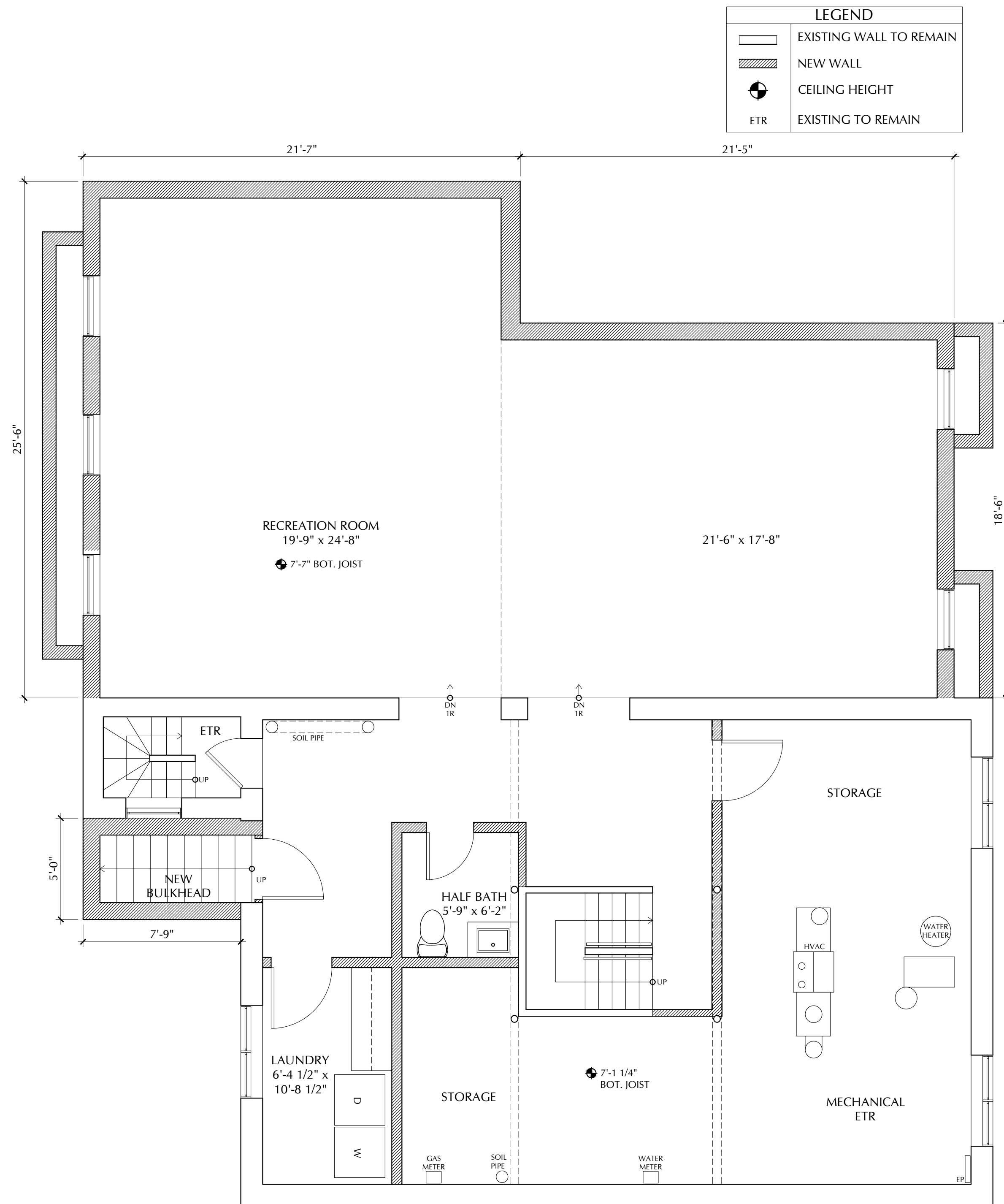
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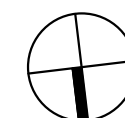
A-03



1 PROPOSED BASEMENT LEVEL PLAN

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

4' 2' 0 4'



Job:	2918
Date:	10/25/2021
Scale:	AS NOTED
Drawn:	ISP
Checked:	ATR

PROPOSED  
FRONT (NORTH)  
ELEVATION

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1 PROPOSED FRONT (NORTH) ELEVATION

SCALE: 1/4" = 1'-0"  
4' 2' 0 4'



1 PROPOSED SIDE (EAST) ELEVATION

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

Job: 2918  
Date: 10/25/2021  
Scale: AS NOTED  
Drawn: ISP  
Checked: ATR

PROPOSED SIDE  
(EAST)  
ELEVATION

Rojas Design, Inc.  
Architecture  
46 Waltham Street -  
Suite 2A  
Interior Design  
Boston, MA 02118  
Landscape Architecture  
(617) 720-4100

Rojas

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A-05

Job:	2918
Date:	10/25/2021
Scale:	AS NOTED
Drawn:	ISP
Checked:	ATR

PROPOSED REAR  
(SOUTH)  
ELEVATION

Rojas Design, Inc.  
Architecture  
46 Waltham Street -  
Suite 2A  
Interior Design  
Boston MA 02118  
Landscape Architecture  
(617) 720-4100

Rojas

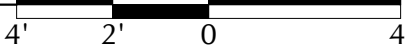
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1 PROPOSED REAR (SOUTH) ELEVATION

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





## 1 PROPOSED SIDE (WEST) ELEVATION

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

Job:	2918
Date:	10/25/2021
Scale:	AS NOTED
Drawn:	ISP
Checked:	ATR

PROPOSED SIDE  
(WEST)  
ELEVATION

***Rojas Design, Inc.***  
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*Boston MA 02118*  
Landscape Architecture  
*(617) 720-4100*

# Rojas

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