Town of Belmont

Planning Board

APPLICATION FOR A SPECIAL PERMIT

Date: August/5/2202

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 277 Channing 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 creating an addition to an existing single family home. Adding 4 feet along the western side of the structure, as well as building up 1 and 1/2 stories.

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

Signature of Petitioner: Isaiah Berson

Print Name: Isaiah Berson

Address: 277 Channing Rd
Belmont MA, 02478

Daytime Telephone Number: 6175848574

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 27, 2022

Isaiah Berson
277 Channing Road
Belmont, MA 02478

RE: Denial to Construct an Addition

Dear Isaiah Berson,

The Office of Community Development is in receipt of your building permit application for the construction of an addition at 277 Channing 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, §1.5.4C(2) allow expansions more than (30%) of the existing Gross Floor Area in the Single Residence C district by a Special Permit granted by the Planning Board. Also, §4.2.2 of the Zoning By-Law requires a minimum 25' front yard setback and a 10.0' side yard setback to the dwelling.

1. The proposed expansion exceeds the 30% existing Gross Floor Area threshold and is allowed by a Special Permit granted by the Planning Board.
2. The existing front yard setback is 19.9' and the proposed front yard setback is 19.9', a Special Permit is required.
3. The existing side setback on the side is 4.8' and the proposed side setback is 4.8', a Special Permit is required.

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 three (3) 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 Special Permit process.*

Sincerely,

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

Narrative statement regarding application for special permit

After living at 277 Channing Road for 5 years, we are applying for a special permit to allow us to make an addition to our home. We are hoping to expand the footprint by 4 feet and add 1 and 1/2 stories to convert the property into a more traditional family home.

The current structure is a cheaply constructed modular one-bedroom trailer home from the 1940s. The new construction will be a more modern, lovingly built family home that will better match the style and scale of the neighborhood. The addition to the home was designed by an architect to be in keeping with the neighborhood's style and feel. The orientation, scale, and design motifs of the new structure take cues from the neighboring houses to ensure it fits in with the established character of the street. The materials selected for the exterior of the building, vinyl siding and asphalt shingles, are the design standard for the surrounding houses. The current aging structure is poorly insulated and is hard to both heat and cool. The new structure will improve energy efficiency by using better building materials as well as employing heat pumps.

The current home is non-comforming due to 1) the size of the lot 2) the east side closet, which historically was the front entrance to the house protrudes 5 feet into the east side setback and 3) the front of the house is 20 feet from the road, protruding into the front setback. The new design keeps, but does not expand, the side closet and widens the house by 4 feet while maintaining the existing distance from the road. The proposed addition does not exceed lot coverage requirements and complies with height requirements and all other setbacks.

The house was built in the 1940s at the same time as a similarly sized house next door at 279 Channing Road. The neighboring house was granted a special permit in the 1990s for a similar scale addition as we are proposing. Currently our house is positioned in line with its next door neighbor 279 Channing Road and this will be maintained with the new footprint. The design for the addition uses reduced windows on the side of the house closest to our nearest neighbor, 279 Channing Road, to maintain privacy for both houses. With the proposed design, the house will continue to be smaller than the four houses closest to it, as well as be in the bottom half of houses in the defined neighborhood with regards to square feet.

Although the proposed floor area ratio is higher than neighboring houses due to the small size of the lot, a key consideration of the design was to keep as much open green space as possible to contribute to preserving the character of the neighborhood. We plan to continue improving the garden and landscaping of the property, to create an aesthetic environment for pedestrians and neighbors.

Isaiah is an integral part of the neighborhood. He always says hi to us on our family walks while he is out watering his garden. He is respectful, friendly, courteous, and a great neighbor. I hope the committee approves his plans to improve his house, and by extension, our neighborhood.
Paul Heayn
285 Channing Rd

To Whom it May Concern,

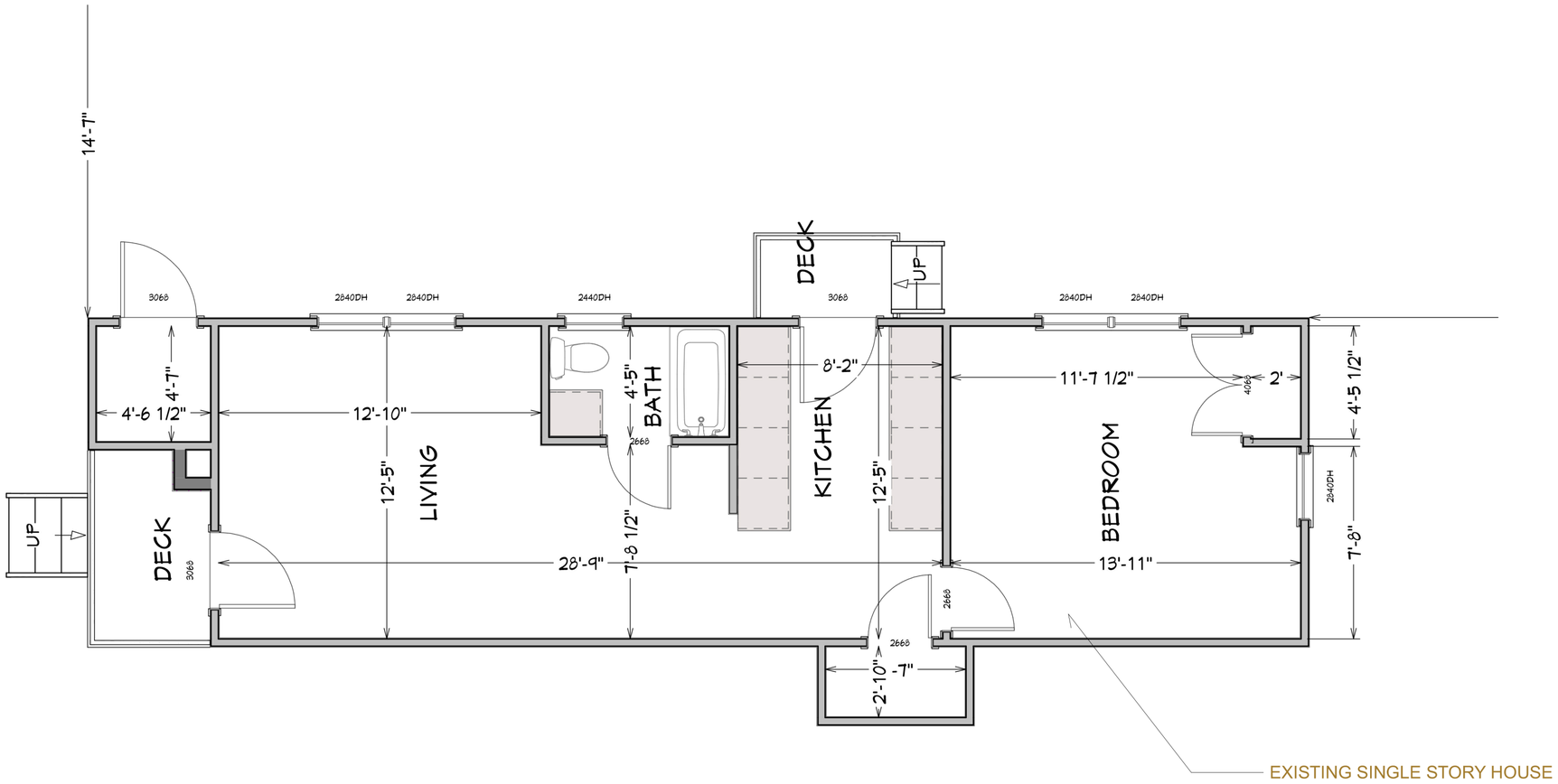
My family lives across the street from Isaiah Berson and Danielle Frostig at 3 Waterhouse Rd, Belmont, MA 02478. We are in full support of their expansion and construction plans for their home at 277 Channing Road, Belmont, MA 02478. We are very excited to see their plans come to fruition.

If you have any questions or need further confirmation, please feel free to contact me at 516.659.8572.

Thank you.

Best,

Meredith and Katsutoshi Suzuki
3 Waterhouse Rd



PEGASUS
Design to Build
727 Main Street
Melrose MA, 02176
781.662.1593

Berson Renovation

277 Channing Road
Belmont, MA

SHEET TITLE

Existing First Floor

SCALE

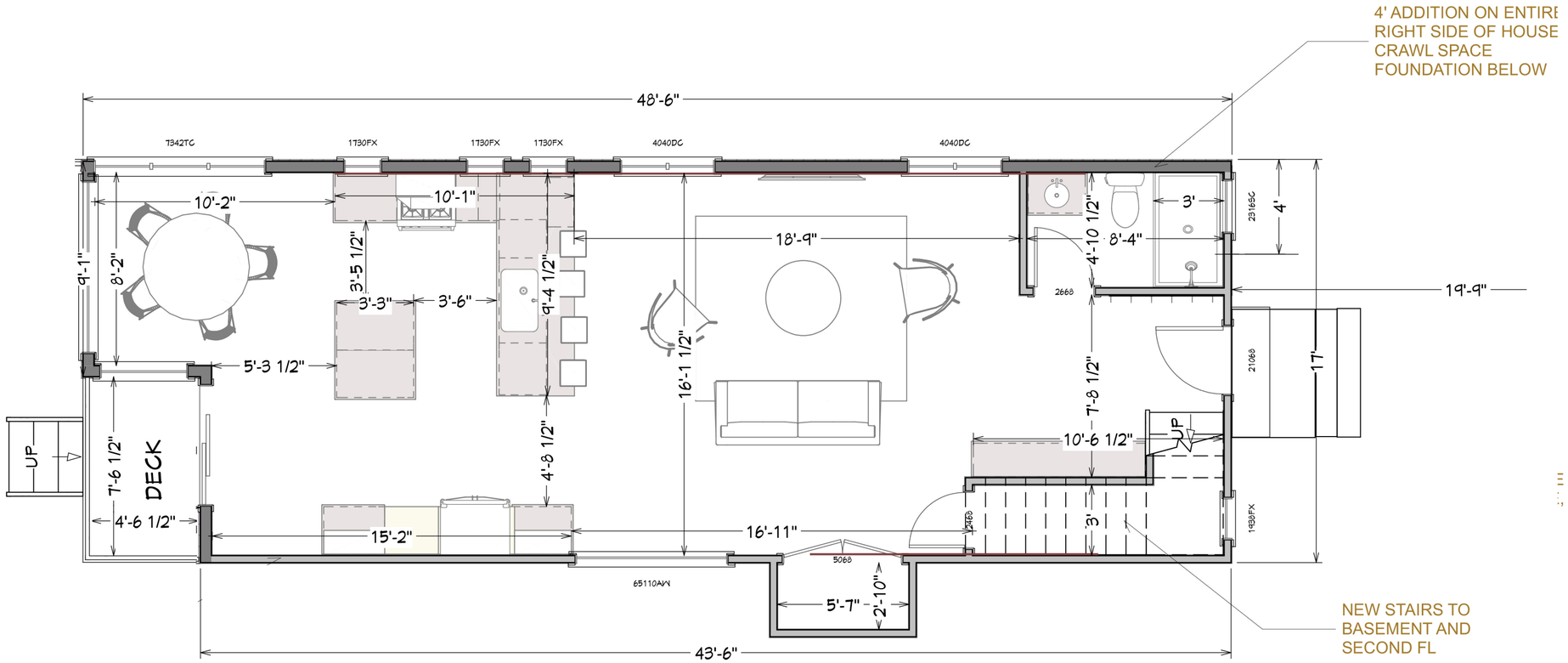
1/4"=1'-0"

DATE

3/2/2022

SHEET NO.

1



Berson Renovation

277 Channing Road
Belmont, MA

SHEET TITLE

Proposed First Floor

SCALE

1/4"=1'-0"

DATE

3/2/2022

SHEET NO.

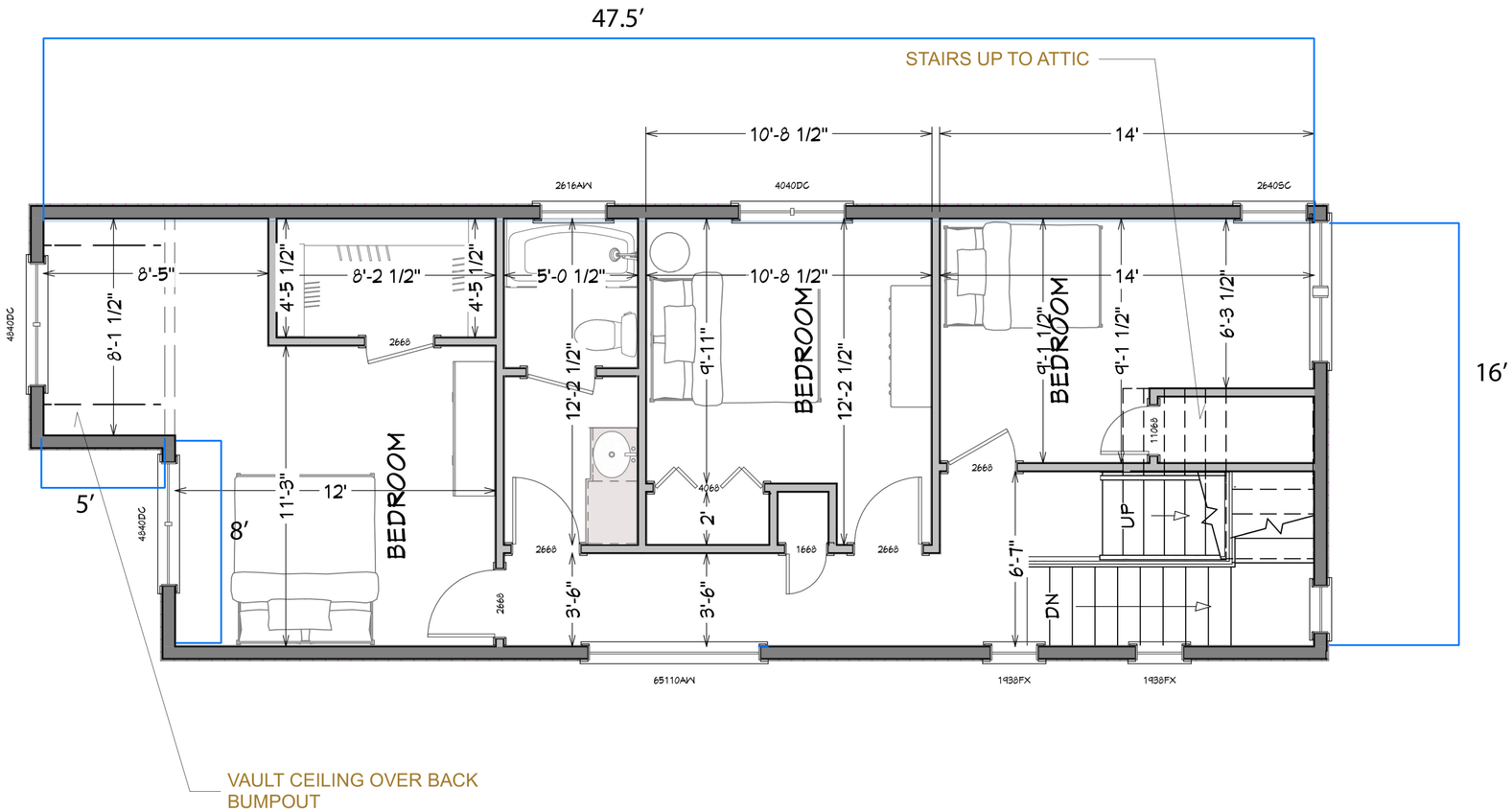
2

Second floor perimeter calculation

47.5 + 47.5 + 16 + 16 = 127

Second floor area calculation

47.5 * 8.1 + 42.5 * 8 = 724.75



Berson Renovation

277 Channing Road
Belmont, MA

SHEET TITLE

Proposed Second Floor

SCALE

1/4"=1'-0"

DATE

3/2/2022

SHEET NO.

4

Headroom calculation:

21.7 * 6.92 = 150.164 sq. ft
20 * 11.46 = 229.2 sq. ft
1 * 6.92 = 6.92 sq. ft
150.164 + 229.2 + 6.92 = 386.284 sq. feet of headroom above 5 feet

The second floor area is 724.75
386.284 / 724.75 = 53.3%
53.3% < 60%

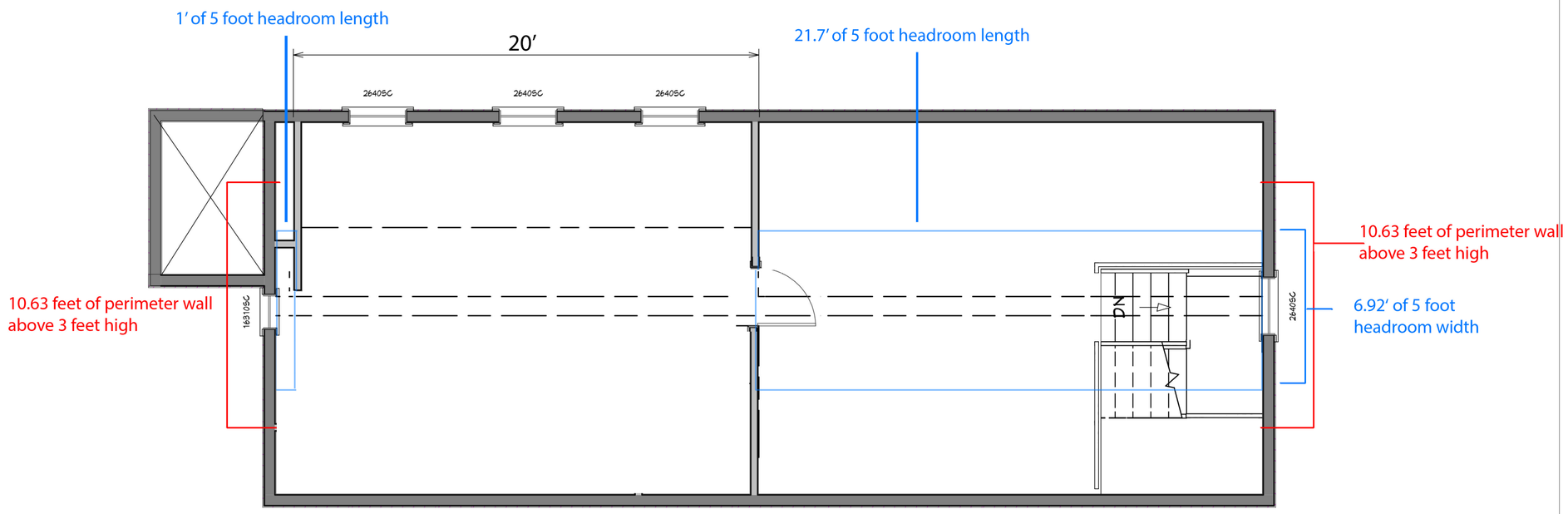
Perimeter calculation:

10.63 + 10.63 + 20 = 41.26 ft

The perimeter of the second floor is 127 feet
41.26 / 127 = 32.5%
32.5% < 50%

Dormer length calculation:

20 ft dormer length / 43.5 roofline length = 46%
46% < 75%



Berson Renovation
277 Channing Road
Belmont, MA

SHEET TITLE
Proposed Attic

SCALE
1/4"=1'-0"

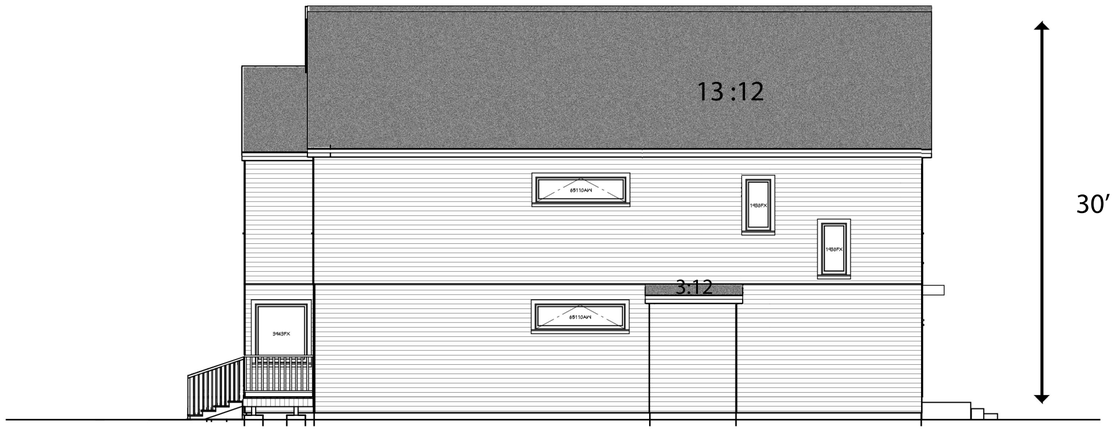
DATE
3/2/2022

SHEET NO.
5

FRONT ELEVATION

REAR ELEVATION

RIGHT ELEVATION



LEFT ELEVATION

Berson Renovation

277 Channing Road
Belmont, MA

SHEET TITLE

Proposed Elevations

SCALE

1/8"=1'-0"

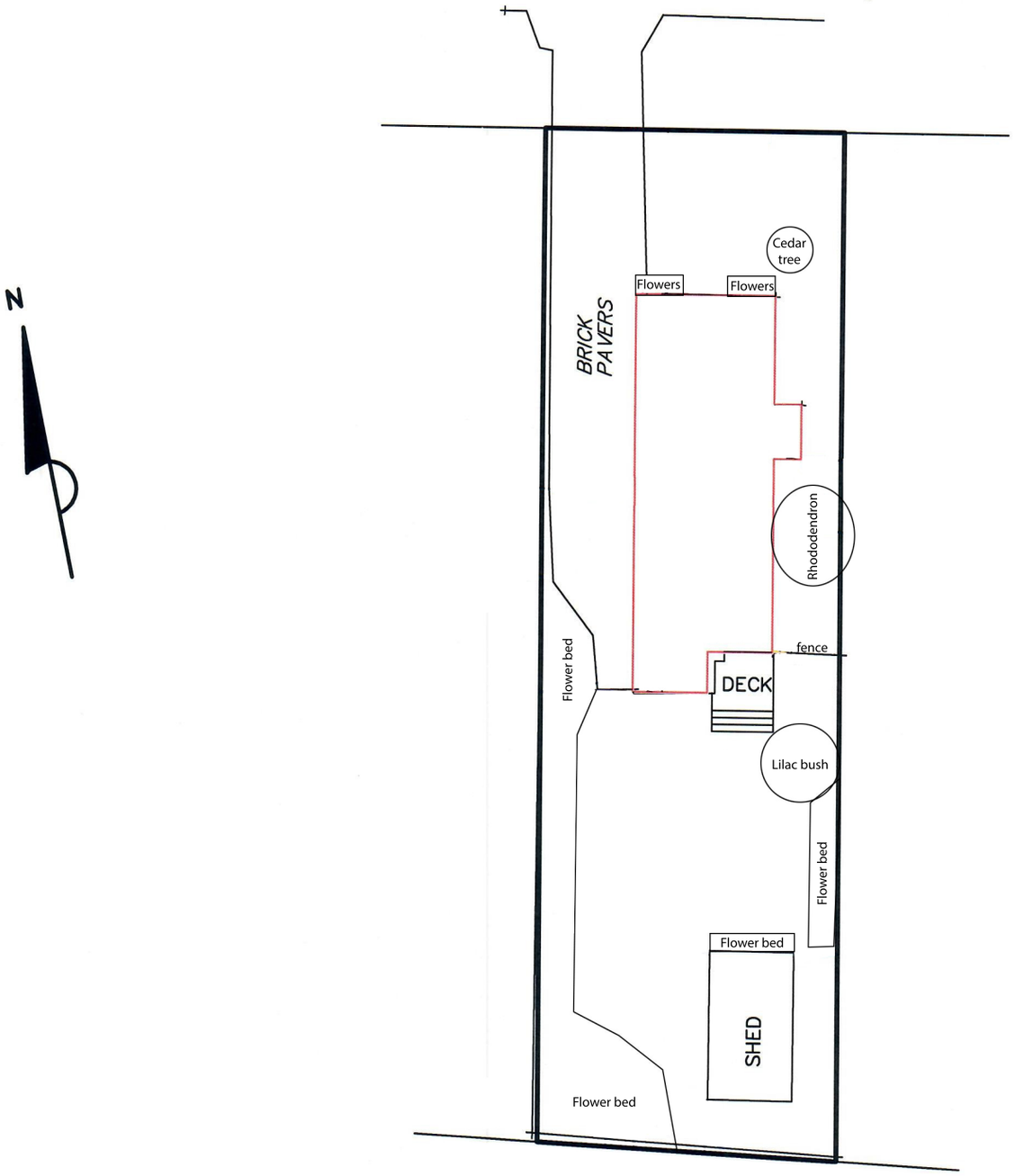
DATE

3/2/2022

SHEET NO.

7

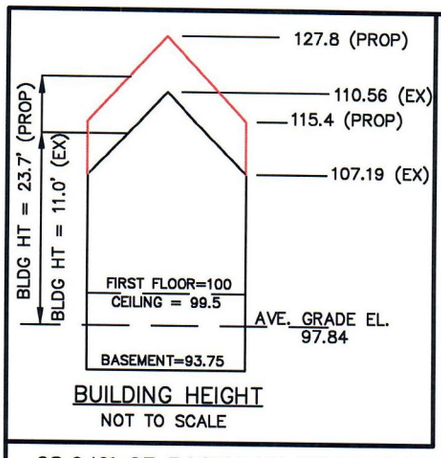
CHANNING ROAD



Landscaping Plan
#277 CHANNING ROAD
IN
BELMONT, MA
(MIDDLESEX COUNTY)

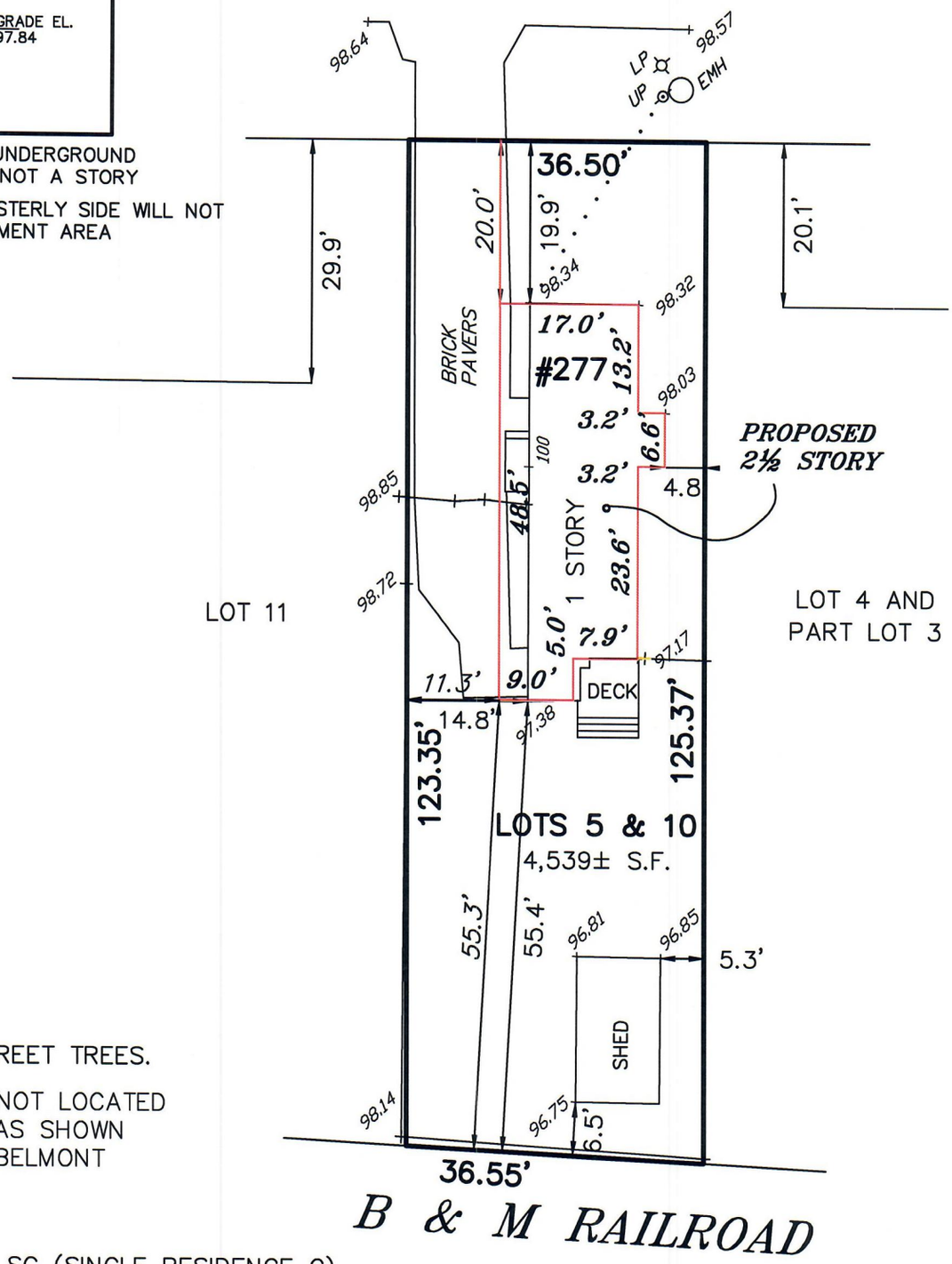
SCALE: 1"= 20' DATE: 4/29/2022

0 20 40 60 ft



68.94% OF BASEMENT UNDERGROUND THEREFOR BASEMENT IS NOT A STORY

NOTE: ADDITION ON WESTERLY SIDE WILL NOT HAVE ADDITIONAL BASEMENT AREA



THERE ARE NO STREET TREES.

THE PROPERTY IS NOT LOCATED WITHIN WETLANDS AS SHOWN ON THE TOWN OF BELMONT WETLANDS ATLAS.

ZONING DISTRICT: SC (SINGLE RESIDENCE C)

	REQ.	EXISTING	PROP.
FRONT SETBACK:	22.5'	19.9'	20.0'
SIDE SETBACK:	10'	4.8'	4.8'
REAR SETBACK:	30'	55.4'	55.3'
MAXIMUM LOT COVERAGE:	25%	19.2%	23.0%
MINIMUM OPEN SPACE:	50%	69.4%	66.6%
LOT FRONTAGE:		36.50'	

TOTAL LOT AREA: 4,539± S.F.

OWNER: ISAIAH BERSON
L.C. CERT. 266367
ASSESSORS MAP 37 – PARCEL 70

COMMONWEALTH OF MASSACHUSETTS
SCOTT C. LYNCH
NO. 51636
PROFESSIONAL LAND SURVEYOR
4/29/2022

SCOTT LYNCH, PLS **DATE**

PROPOSED PLOT PLAN
#277 CHANNING ROAD
IN
BELMONT, MA
(MIDDLESEX COUNTY)

SCALE: 1"= 20' **DATE: 4/29/2022**

0 20 40 60 ft

ROBER SURVEY
1072 MASSACHUSETTS AVENUE
ARLINGTON, MA 02476
(781) 648–5533
DWG. NO. 6080PP3.DWG

Zoning Compliance Check List

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

Property Address: 277 Channing Road

Surveyor Signature and Stamp: [signature] **Date:** 4/29/2022

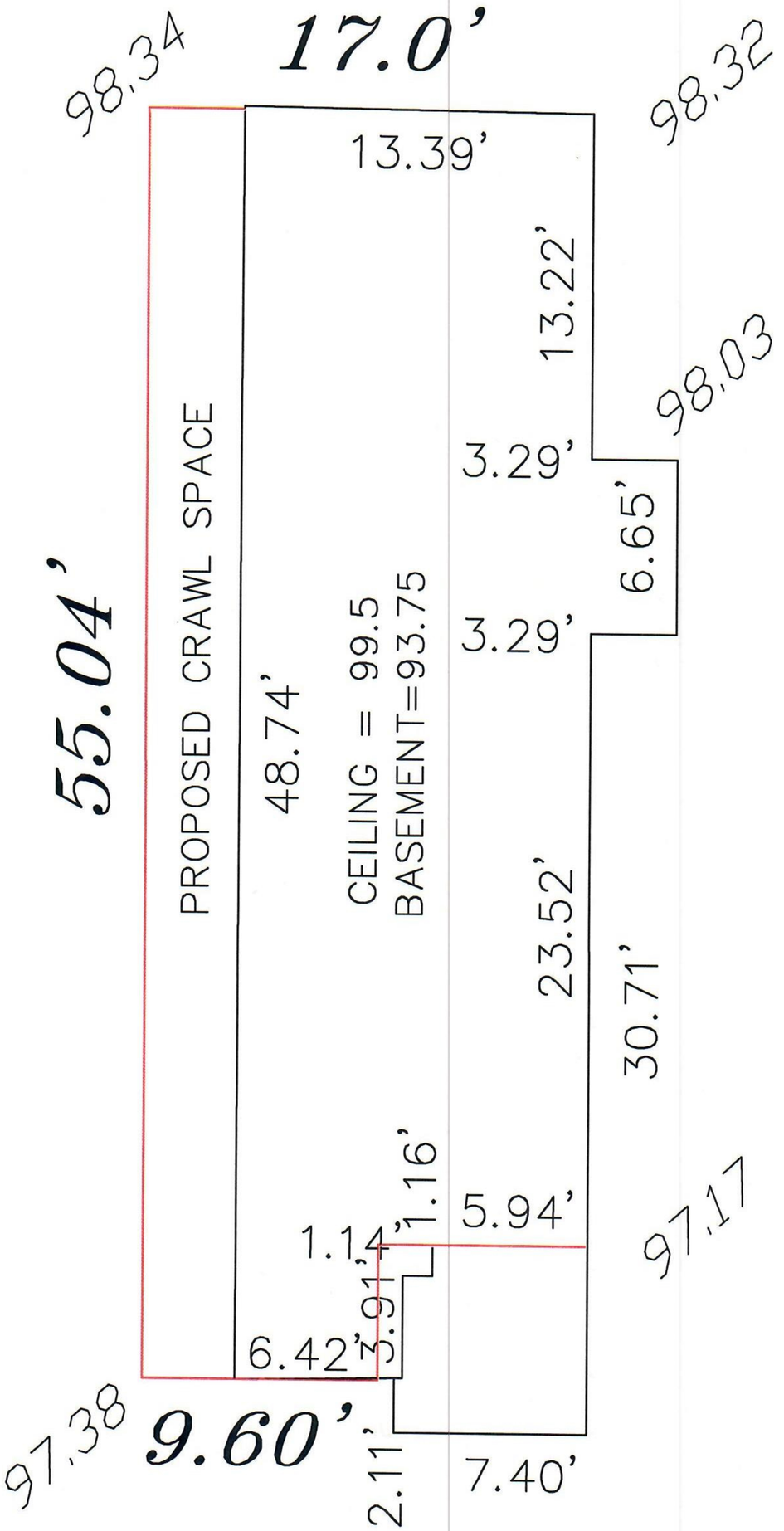
COMMONWEALTH OF MASSACHUSETTS
SCOTT C. LYNCH
NO 51636
PROFESSIONAL LAND SURVEYOR

Per §4.2 of the Zoning By-Law		REQUIRED		EXISTING		PROPOSED	
Lot Area (sq. ft.)		9000		4539			
Lot Frontage (feet)		75		36.5			
Lot Coverage (% of lot)		25%		19.2%		23.0%	
Open Space (% of lot)		50%		69.4%		66.6%	
Setbacks: (feet)	➢ Front [a]	22.5'		19.9		20.0'	
	➢ Side/Side	10	10	4.8	14.8	4.8	11.3
	➢ Rear	30		55.4		55.3	
Building Height:	➢ Midpoint (feet)	30'		11.0		23.7	
	➢ Ridge (feet)	34'		12.72		29.96	
	➢ Stories	2½		1		2½	
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

R6080
277 CHANNING ROAD
5/6/2022



Segment	Ceiling Elevation	Elevation From	Elevation To	Length	Ceiling Height	Square Footage	Exposed Square Footage	% Covered
A	99.51	97.38	97.38	48.74	5.76	280.74	103.82	63.02%
B	99.51	97.38	97.38	6.42	5.76	36.98	13.67	63.02%
C	99.51	97.38	97.38	3.91	5.76	22.52	8.33	63.02%
D	99.51	97.38	97.38	1.14	5.76	6.57	2.43	63.02%
E	**99.51**	97.38	97.17	**1.16**	**5.76**	**6.68**	**2.59**	**61.20%**
F	99.51	97.17	98.03	5.97	5.76	34.3872	11.4027	66.84%
G	99.51	98.03	98.03	23.52	5.76	135.475	34.8096	74.31%
H	99.51	98.03	98.03	3.29	5.76	18.9504	4.8692	74.31%
I	99.51	98.03	98.03	6.65	5.76	38.304	9.842	74.31%
J	99.51	98.03	98.32	3.29	5.76	18.9504	4.39215	76.82%
K	99.51	98.32	98.34	13.22	5.76	76.1472	15.5996	79.51%
L	99.51	98.34	97.38	13.39	5.76	77.1264	22.0935	71.35%
	99.51			130.70	5.76	752.83	233.85	68.94%

Ceiling Height:	5.76	<- enter
Basement Floor Elevation	93.75	<- enter
Ceiling Elevation	99.51	
Perimeter Total Length	130.70	
Total Perimeter Square Foot	752.83	
Exposed Square Footage	233.85	
% Covered	**68.94%**	<- result

North	South	East	West
#REF!	#REF!	#REF!	#REF!
#REF!	#REF!	#REF!	#REF!
0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00
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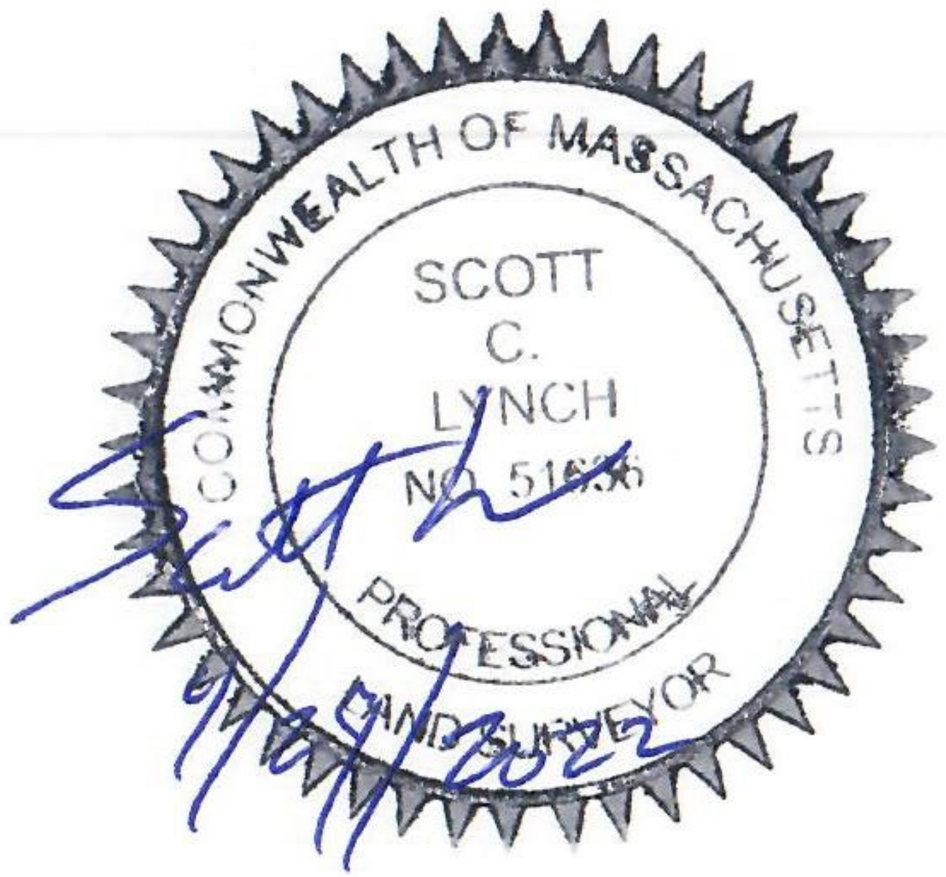

Segment	Segment From Existing Grade	Segment From New Grade	Segment To Existing Grade	Segment To New Grade	Segment Length	Avg Existing	Avg New	Difference
M	97.38	97.38	97.38	97.38	9.6	934.848	934.848	0.00
N	97.38	97.38	97.38	97.38	2.11	205.4718	205.4718	0.00
O	97.38	97.38	97.17	97.17	7.4	719.835	719.835	0.00
P	97.17	97.17	98.03	98.03	30.71	2997.296	2997.296	0.00
Q	98.03	98.03	98.03	98.03	3.29	322.5187	322.5187	0.00
R	98.03	98.03	98.03	98.03	6.65	651.8995	651.8995	0.00
S	98.03	98.03	98.03	98.03	3.29	322.5187	322.5187	0.00
T	98.03	98.03	98.32	98.32	13.22	1297.874	1297.874	0.00
U	98.32	98.32	98.34	98.34	17	1671.61	1671.61	0.00
V	98.34	98.34	97.38	97.38	55.04	5386.214	5386.214	0.00
					148.31	14510.09	14510.09	0

Ceiling Height:	5.76
Basement Floor Elevation	93.75
Ceiling Elevation	99.51
Perimeter Total Length	148.31
Total Perimeter Square Foot	854.27
Average Existing Grade	97.84
New Average Grade	97.84
Difference in Grade in feet	0.00
% Covered using Avg Grade	70.94%

COMMONWEALTH OF MASSACHUSETTS
SCOTT
PROFESSIONAL LAND SURVEYOR

4/29/2022