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TOWN CLERK
BELMONT, MA

CASE NO. 23-22

2023 AUG 23 AM 8:34

NOTICE OF PUBLIC HEARING BY THE
TOWN OF BELMONT PLANNING BOARD

ON APPLICATION FOR ONE SPECIAL PERMIT

Notice is hereby given that the Planning Board will hold a public hearing on Tuesday, October 3, 2023 at 7:00 PM by remote access through the Zoom app. to consider the application of Jae and Mary Anne Sparks, for One Special Permit to construct a two-story rear addition at 17 Cutter Street located in a General Residence (GR) zoning district. Section §1.5.4A (2) of the By-Law allows alterations and expansions greater than 300SF in the GR district by Special Permit granted by the Planning Board. The proposed 2 story addition is 458SF.

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



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

July 17, 2023

A-1
Jae and Mary Anne Sparks
17 Cutter Street
Belmont, MA 02478

RE: Denial to Construct Two Story Addition.

Dear Mr. and Mrs. Sparks,

The Office of Community Development is in receipt of your building permit application for your proposal to construct a two story addition at 17 Cutter Street 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, §1.5.4A (2) of the By-Law allows alterations and expansions greater than 300SF in the GR district by Special Permit granted by the Planning Board. The proposed 2 story addition is 458SF.

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 Ara Yogurtian, Assistant Director, at (617) 993-2650 in order to begin the process.

Sincerely,
On Behalf of Glenn R. Clancy, P.E.
Inspector of Buildings

Ara Yogurtian
Assistant Director
Office of Community Development

RECEIVED
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Town of Belmont
Planning Board

APPLICATION FOR A SPECIAL PERMIT

Date: AUGUST 5, 2023

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 17 CUTTER STREET 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 CONSTRUCTING A TWO STORY REAR 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

Daytime Telephone Number

[Handwritten Signature]

JAE + MARY ANNE SPARKS

17 CUTTER ST
BELMONT, MA 02478

302-388-8853

To the Members of the Planning Board:

We are requesting a special permit to construct a two story addition at the rear of our approximately 1650 square foot single family home. The proposed construction will extend the back of the house 9 feet, maintaining the overall character of the home and the neighborhood. We currently have 3 bedrooms and 2 bathrooms. The construction will remove the chimney to open up our living room and kitchen, as well as enlarge our kitchen. It will add another bedroom on the second floor and bathrooms. We will add insulation throughout and update all the existing rope and pulley windows to improve the energy-efficiency of our home. (Many of the old lath and plaster walls are not insulated.)

We are a family of six, with four kids ranging from 20 months to 21 years old. We both primarily work from home. As our kids grow, we find the space no longer fits our needs. Our four year old son (Jack) and 20 month old daughter (Dava) currently share a room. Our 21 year old daughter (Ayden), who is in college, does not have a dedicated room or a guest room to use. Our 18 year old daughter, Hanna, has Down syndrome and attends the LABBB Collaborative. Over the next several years, LABBB will help Hanna transition to post-school life and find her place in the community. She is unable to live independently, and we plan for her to live with us for as long as we are able to care for her. We need a permanent space for Hanna to grow into adulthood. We also have aging parents, one of whom recently experienced some medical challenges for which he will require increasing support. We want to make sure we have a space where they can stay comfortably when needed.

We love our neighborhood--prior to purchasing our house in 2019, we rented a unit in the two-family house right next door! There are a mix of young families and families that have been here for generations. We have built a community here, including people that will look out for all our children. We also love that we can walk and bike to parks, restaurants, and the grocery store and have easy access to trails and public transit. We walk Jack and Dava to daycare each day, and will continue this when they start primary school at Butler. We also have a large side yard for the kids to play. We need to do this renovation to make our home meet the needs of our growing family and to support Hanna into adulthood. We hope that you consider this request for a special permit favorably, and are happy to provide any additional information necessary.

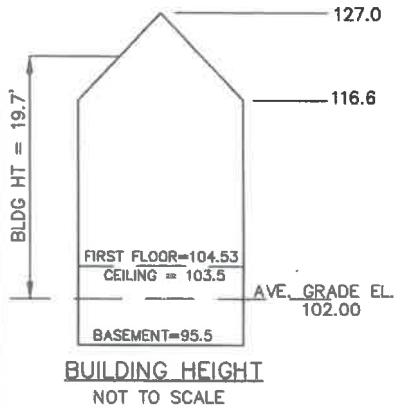
Sincerely,

The block contains two handwritten signatures in cursive. The first signature is 'Jae A. Sparks' and the second is 'Mary Anne Sparks'. Both are written in dark ink.

Jae & Mary Anne Sparks
17 Cutter Street







81.4% OF BASEMENT UNDERGROUND
THEREFOR BASEMENT IS NOT A STORY



LOT 41-A

**SECOND
STORY
ONLY**

PART LOT 12 &
PART LOT 10

80.77' (REC=81.00')

PART LOT 10
6,451± S.F.

35.6'

79.91' (REC=80.00')

29.8'

102.6

102.4

102.09

80.77' (REC=81.00')

**PROPOSED
2 STORY
ADDITION**

LIMIT OF FIRST
FLOOR ADDITION

2 STORY

#17

FL=104.53

DECK

OH

DECK

20.6'

16.2' TO FOUNDATION

GARAGE

25.6' BK

BH

BITUMINOUS
CONCRETE

79.84' (REC=80.00')

LOT 8

CUTTER STREET

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

ZONING DISTRICT:	GR (GENERAL RESIDENCE)		
	REQ.	EXISTING	PROP.
FRONT SETBACK:	13.95'	20.6'	—
SIDE SETBACK:	10'	17.1'	17.3'
REAR SETBACK:	15.98'	25.6'	16.2'
MAXIMUM LOT COVERAGE:	30%	21.8%	24.7%
MINIMUM OPEN SPACE:	40%	68.8%	65.9%
LOT FRONTAGE:		80.77'	

TOTAL LOT AREA: 6,451± S.F.

OWNER: JAE & MARY ANNE SPARKS
72896/529
ASSESSORS MAP 28 — PARCEL 24

**PROPOSED PLOT PLAN
#17 CUTTER STREET
IN
BELMONT, MA**

Zoning Compliance Check List

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

Property Address: 17 Cutter Street

Surveyor Signature and Stamp: Satt

Date: 2/7/2023

Per §4.2 of the Zoning By-Laws

		REQUIRED	EXISTING	PROPOSED
Lot Area (sq. ft.)		5000	6451	-
Lot Frontage (feet)		50	80.77	-
Lot Area/Unit (sq. ft./d.u.)				
Lot Coverage (% of lot)		30%	21.8%	24.7%
Open Space (% of lot)		40%	68.8%	65.9%
Setbacks: (feet)	➤ Front	13.95	20.6'	-
	➤ Side/Side	10' 10'	17.1' 29.8'	17.3' 35.6'
	➤ Rear	15.98	25.6'	16.2'
Building Height:	➤ Feet	33	19.7	-
	➤ Stories	2 1/2	2	-
1/2 Story (feet) (Per §1.4)	➤ Perimeter			
	➤ Area			
	➤ Length			

Per §6D of the Zoning By-Laws

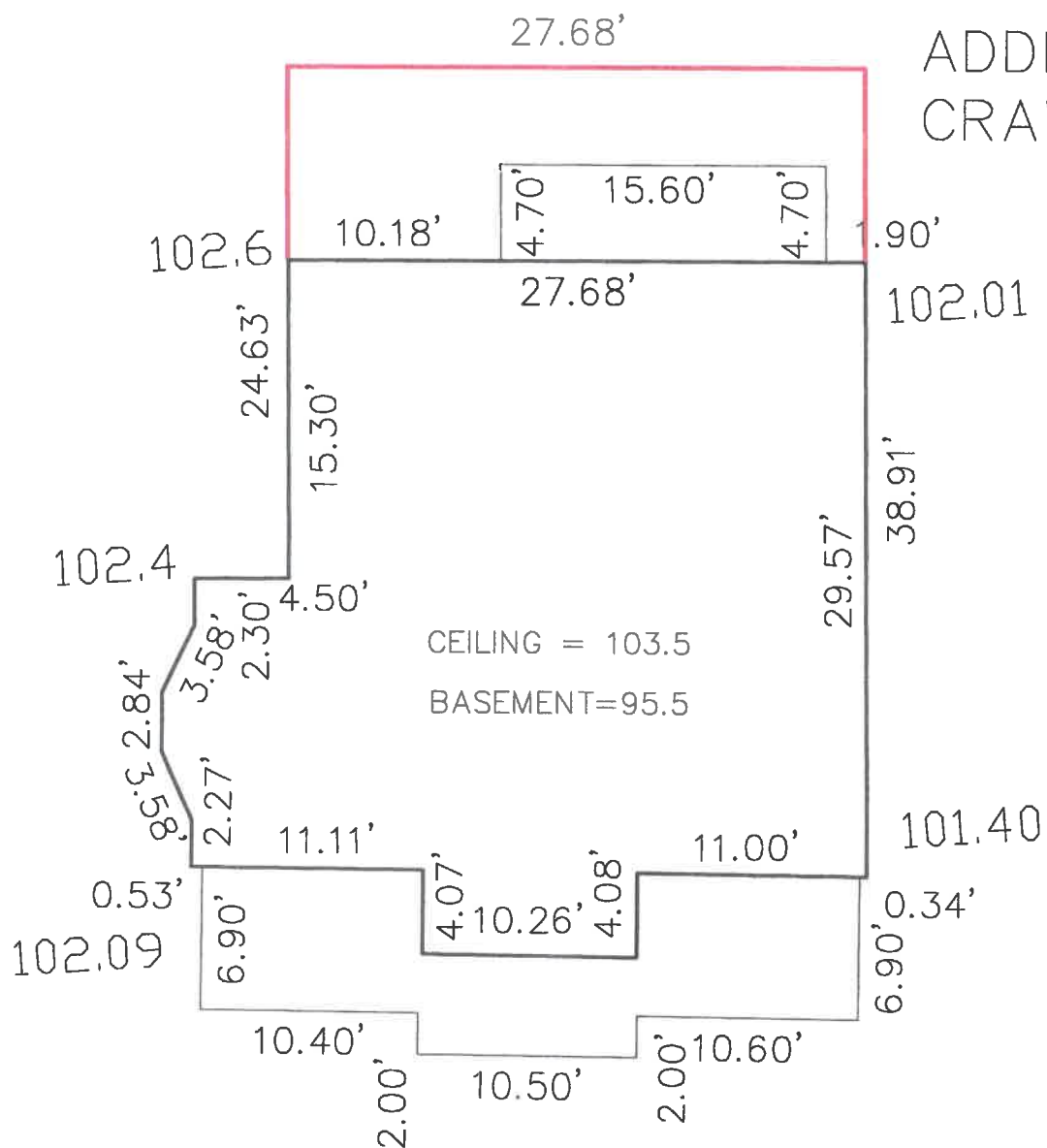
		REQUIRED	EXISTING	PROPOSED
Front Doors:	➤ Face Street			
	➤ Setback			
Curb Cut				
HVAC:	➤ Front Yard			
	➤ Side/Rear Setbacks			

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

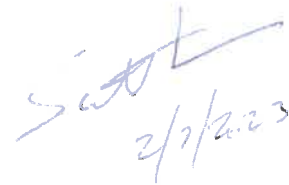
R7212

17 CUTTER STREET

2/7/2023



Segment	Segment From Existing		Segment From New		Segment To		Segment Length	Avg		Difference		
	Grade		Grade		Existing Grade	New Grade		Existing	Avg New			
A	102.09		102.09		102.09	102.09	0.53	54.1077	54.1077	0.00	Ceiling Height:	8
B	102.09		102.09		102.09	102.09	6.9	704.421	704.421	0.00	Basement Floor Elevation	95.5
C	102.09		102.09		102.09	102.09	10.4	1061.736	1061.736	0.00	Ceiling Elevation	103.5
D	102.09		102.09		102.09	102.09	2	204.18	204.18	0.00	Perimeter Total Length	155.96
E	102.09		102.09		101.4	101.4	10.5	1068.323	1068.323	0.00	Total Perimeter Square Foot	1247.68
F	101.4		101.4		101.4	101.4	2	202.8	202.8	0.00	Average Existing Grade	102.00
G	101.4		101.4		101.4	101.4	10.6	1074.84	1074.84	0.00	New Average Grade	102.00
H	101.4		101.4		101.4	101.4	6.9	699.66	699.66	0.00	Difference in Grade in feet	0.00
I	101.4		101.4		101.4	101.4	0.34	34.476	34.476	0.00		
J	101.4		101.4		102.01	102.01	38.91	3957.342	3957.342	0.00		
K	102.01		102.01		102.6	102.6	27.68	2831.802	2831.802	0.00	% Covered using Avg Grade	81.25%
L	102.6		102.6		102.4	102.4	24.63	2524.575	2524.575	0.00		
R	102.4		102.4		102.4	102.4	2.3	235.52	235.52	0		
R	102.4		102.4		102.4	102.4	3.58	366.592	366.592	0		
R	102.4		102.4		102.09	102.09	2.84	290.3758	290.3758	0		
R	102.09		102.09		102.09	102.09	3.58	365.4822	365.4822	0		
R	102.09		102.09		102.09	102.09	2.27	231.7443	231.7443	0		
S							155.96	15907.98	15907.98	0		
Y												
Z												
AA												

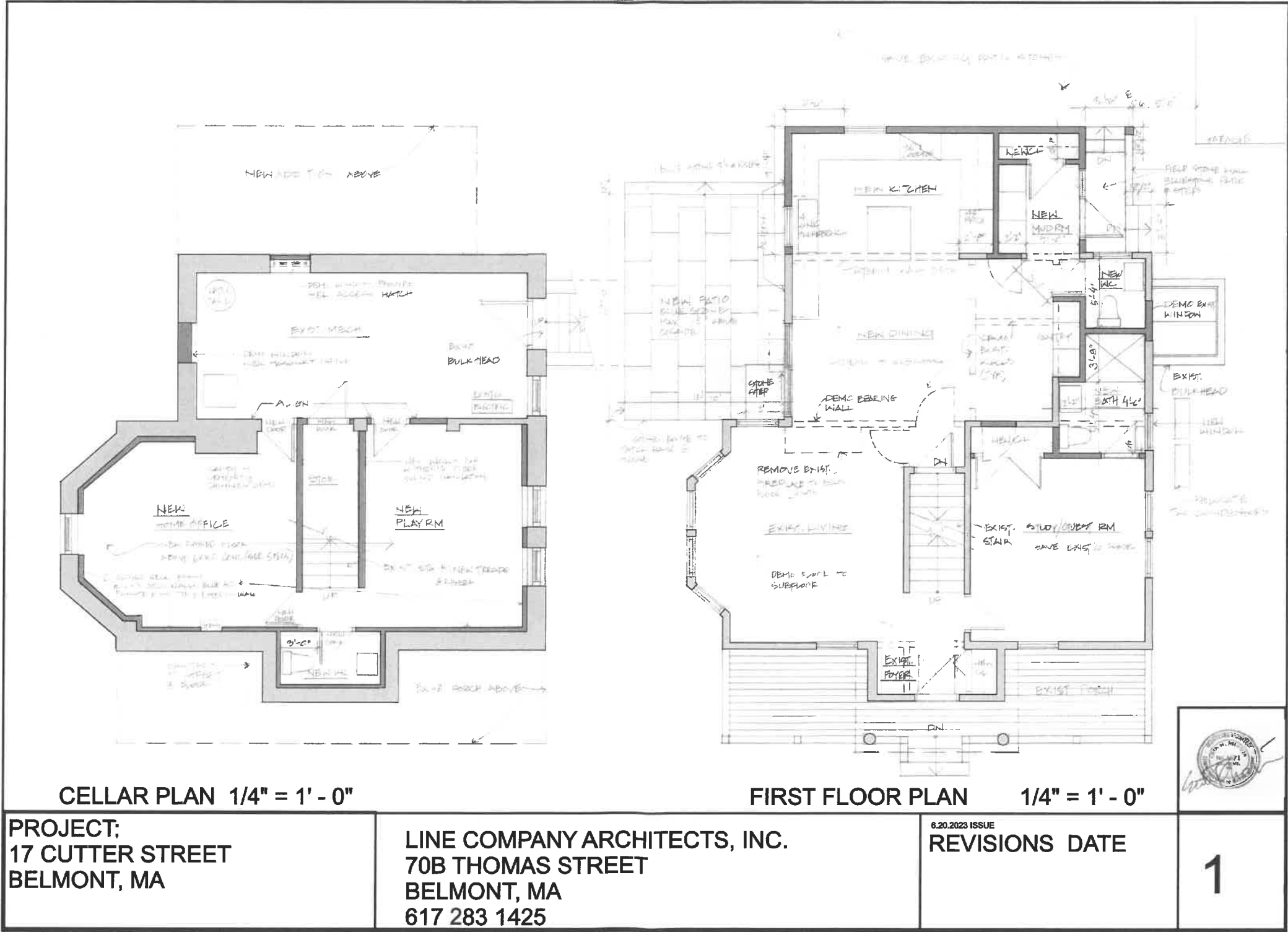

 2/7/2023

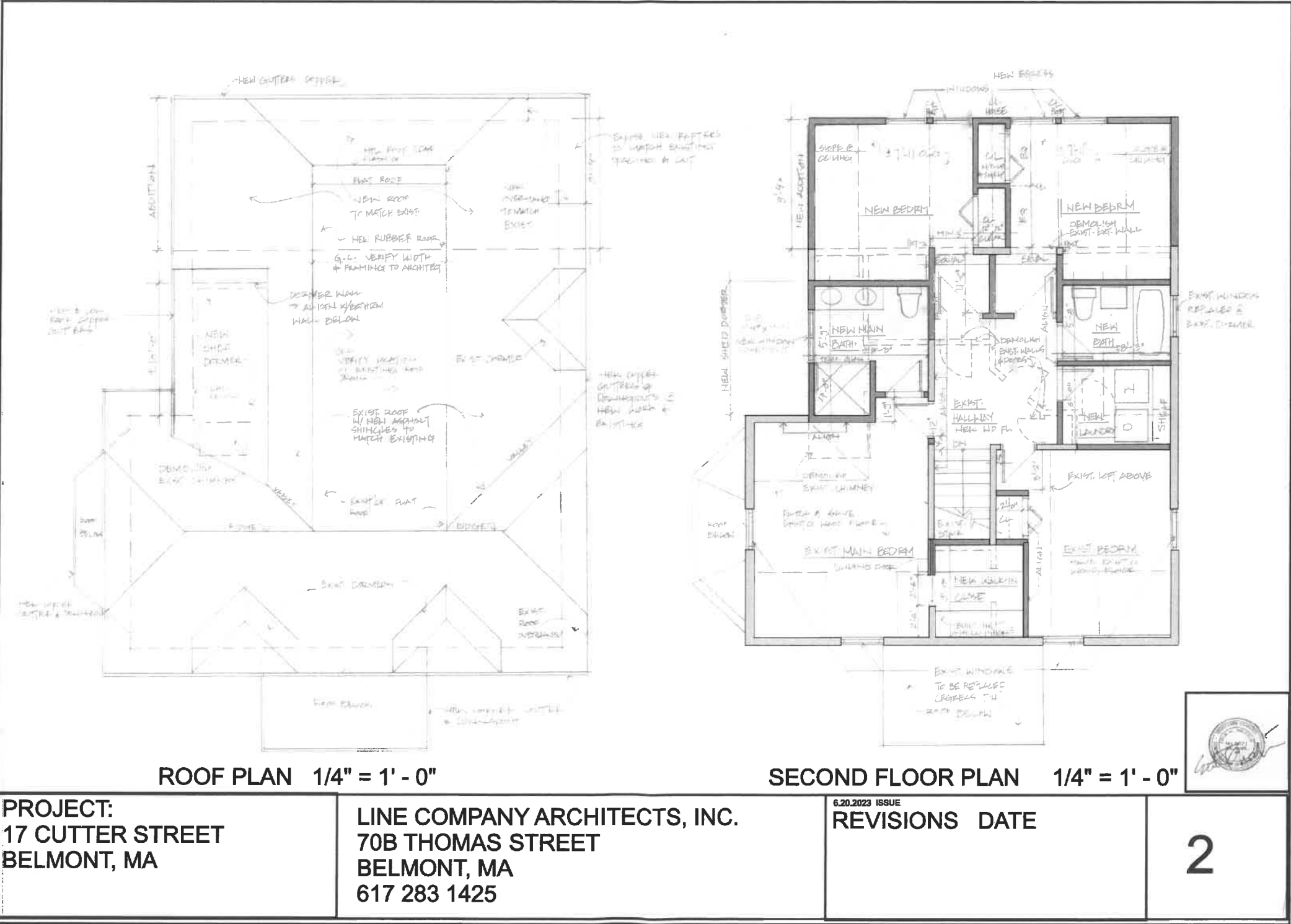
Segment	Ceiling Elevation	Elevation From	Elevation To	Ceiling Length	Ceiling Height	Square Footage	Exposed Square Footage	% Covered
A	103.5	102.09	102.09	11.11	8	88.88	15.67	82.38%
B	103.5	102.09	102.09	4.07	8	32.56	5.74	82.38%
C	103.5	102.09	101.4	10.26	8	82.08	18.01	78.06%
D	103.5	101.4	101.4	4.08	8	32.64	8.57	73.75%
E	103.5	101.4	101.4	11.00	8	88.00	23.10	73.75%
H	103.5	101.4	102.01	29.57	8	236.56	53.08	77.56%
I	103.5	102.01	102.6	27.68	8	221.44	33.08	85.06%
J	103.5	102.6	102.4	15.30	8	122.40	15.30	87.50%
Q	103.5	102.4	102.4	4.50	8	36.00	4.95	86.25%
L	103.5	102.4	102.4	2.30	8	18.40	2.53	86.25%
L	103.5	102.4	102.4	3.58	8	28.64	3.94	86.25%
L	103.5	102.4	102.09	2.84	8	22.72	3.5642	84.31%
L	103.5	102.09	102.09	3.58	8	28.64	5.0478	82.38%
L	103.5	102.09	102.09	2.27	8	18.16	3.2007	82.38%
	103.5			132.14	8	1057.12	195.76	81.48%

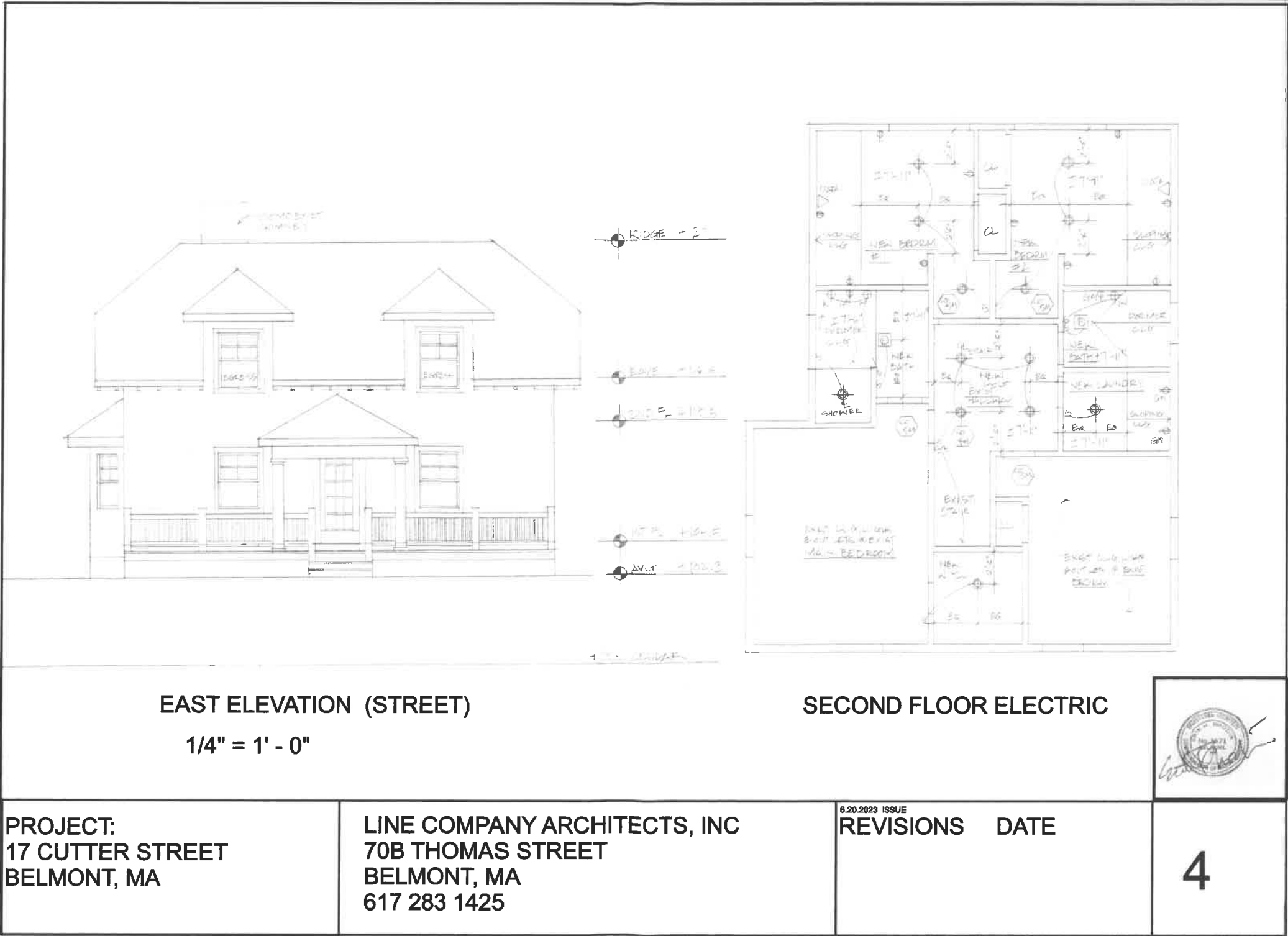
Ceiling Height:	8	<- enter
Basement Floor Elevation	95.5	<- enter
Ceiling Elevation	103.5	
Perimeter Total Length	132.14	
Total Perimeter Square Foot	1057.12	
Exposed Square Footage	195.76	
% Covered	81.48%	<- result

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
0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00

Satt
2/7/2023









NORTH ELEVATION
1/4" = 1' - 0"

WEST ELEVATION (rear)
1/4" = 1' - 0"



PROJECT: 17 CUTTER STREET BELMONT, MA	LINE COMPANY ARCHITECTS, INC. 70B THOMAS STREET BELMONT, MA 617 283 1425	<small>6.20.2023</small> ISSUE REVISIONS DATE	5
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SOUTH ELEVATION

1/4" = 1' - 0"



PROJECT:
17 CUTTER STREET
BELMONT, MA

LINE COMPANY ARCHITECTS, INC
70B THOMAS STREET
BELMONT, MA
617 283 1425

8.20.2023 ISSUE
REVISIONS DATE

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