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2019 DEC -6 AM 10:48

NOTICE OF PUBLIC HEARING BY THE  
PLANNING BOARD  
ON APPLICATION FOR THREE SPECIAL PERMITS

Notice is hereby given that the Belmont Planning Board will hold a public hearing on **TUESDAY, DECEMBER 17, 2019, at 7:00 PM** in the **Select Board Meeting Room, Town Hall, 455 Concord Ave.**, to consider the application of Yangchun Du for three SPECIAL PERMITS under Section 1.5.4 C of the Zoning By-Laws to **ALTER A NONCONFORMING STRUCTURE IN ORDER TO INCREASE THE SIZE OF THE SINGLE-FAMILY HOME BY MORE THAN 30%** at **25 HURLEY STREET** located in the Single Residence C Zoning District.

Planning Board



Town of Belmont  
Planning Board

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## APPLICATION FOR A SPECIAL PERMIT

Date: Nov 17, 2019

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 25 Hurley 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 the proposed 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

Yangchun Du

Address

25 Hurley Street

Belmont, MA 02478

Daytime Telephone Number

617 692 0018



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

August 28, 2019

Yangchun Du and Yingmei Liu  
25 Hurley Street  
Belmont, MA 02478

RE: Denial to Construct Second Story and Addition


Dear Yangchun Du and Yingmei Liu:

The Office of Community Development is in receipt of your building permit application for the construction of a second floor on top of your existing single story home and rear addition 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, 7,005 square feet existing and proposed; lot frontage: 75' required, 71.5' existing and proposed). Additionally, Section 4.2.2 of the Zoning By-Law allows a minimum of 10' side setbacks; your existing and proposed side setbacks are 9.5' and 9.7', respectively. Therefore your home is considered nonconforming.

You may alter your plans to conform to the Zoning By-Law and resubmit for a building permit or you may request three (3) Special Permits from the Planning Board: (1) to increase the size of your home by more than 30% of the gross floor area (261% increase proposed) and (2) maintaining the side setbacks. If you choose to pursue the Special Permits, 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

Belmont Planning Board  
Special Permit Narrative Statement  
Property: 25 Hurley Street, Belmont, MA 02478  
Owners and Submitted by Yangchun Du and Yingmei Liu

**Dear Members of Belmont Planning Board,**

**Nov. 18, 2019**

We purchased this single-story ranch style house in May 2018, four months before our daughter Emily started her kindergarten year in Winn Brook elementary school. Our family, especially Emily, really loves the Winn Brook elementary school and the town of Belmont. So we plan to live in Belmont until Emily graduates from the Belmont high school in 11 years. This house was built in 1953, and there have not been discernable renovations/upgrades made since then. As our family gets bigger this year, the existing small living area (1425 square feet) does not provide enough space and privacy for our family of five people and frequent houseguests. We have been diligently and carefully working with a local and well experienced architect, Norman Kherlop of Nordesign and Build LLC, to explore all options. And fortunately, we have come up with a balanced design that satisfies our needs and also fits within the neighborhood.

We had a very helpful design review meeting with Mr. Spencer Gober of the Planning Board, and have incorporated Mr. Gober's suggestions to arrive at the current design. Specifically, both the total livable area and the building height have been largely reduced in the current design, comparing to our first design submitted in August 2019. We have also shared the plans and received enthusiastic support from our neighbors.

The proposed design adds approximately 1100 square feet of living space on top of the existing single-story ranch, leading to a modest ~2600 square feet house that will compliment nicely to the Hurley Street volume. The style of the existing house would be changed from ranch to colonial, which would blend in well with the colonial style homes scattered throughout the neighborhood.

The proposed design is in harmony and consistent with the architecture and scale of the neighborhood. The proposed design is also in keeping with the intent of Town Meeting and the Planning Board Special permit criteria (Section 1.5.4.B), and is not substantially detrimental to the neighborhood. In fact, we believe that the proposed addition represents a significant improvement to our house and therefore the neighborhood as a whole.

We look forward to creating a house and home that is an asset to the Town and that complements the neighborhood. Your time and serious considerations will be greatly appreciated!

Sincerely yours,

Yangchun Du and Yingmei Liu

25 Hurley Street, Belmont, MA 02478

The following table lists typical two-story colonial houses, which were built/remodeled or have secured special permits after 2012 within our neighborhood.

Address	Lot Size (sf)	TLA (sf)
232 Brighton St	7000	2416
70 Middlecot St	7000	3137
280 Brighton St	8044	3022
12 Hurley St	9673	3668
45 Middlecot St	10208	3912
25 Hurley St (our house)	8880	Approximately 2600

Source: Belmont Assessing Database FY2019 and office of community development

## Zoning Compliance Check List

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



**Property Address:** 25 HURLEY ST., BELMONT

**Surveyor Signature and Stamp:**

*John A. Hammer III*

**Date:** 11/7/14

Per §4.2 of the Zoning By-Law						
		REQUIRED		EXISTING		PROPOSED
Lot Area (sq. ft.)		9,000		8,880		8,880
Lot Frontage (feet)		75		74		74
Lot Coverage (% of lot)		25		19		20
Open Space (% of lot)		50		75		74
Setbacks: (feet)	➤ Front (a)	25		25.2		21.8
	➤ Side/Side	10	10	9.8	9.5	9.8   10.5
	➤ Rear	25		58.1		55.6
Building Height:	➤ Midpoint (feet)	30		15		25
	➤ Ridge (feet)	34		19		30
	➤ Stories	2-1/2		1 1/2		2 1/2
1/2 Story (feet) (Per §1.4)	➤ Perimeter (50%)			N/A		18.1%
	➤ Area (60%)			N/A		18.5%
	➤ Length (75%)			N/A		40.4%
HVAC (b)	Prohibited in Front Yard and Side and Rear Setbacks and shall be screened					

- (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.

**John A Hammer, III**  
**Professional Land Surveyor**  
**39 George Brown Street**  
**Billerica, MA 01821**  
**(978) 663-3700**

#25 Hurley Street Zoning Compliance Check List Calculations

November 7, 2019

**Cellar calculation (see plot plan):**

Cellar height = 6.8'  
Average grade = 26.2'  
Cellar floor grade = 21.43'  
Difference = 4.77'       $4.77' / 6.8' = 70\%$  below grade cellar

**Lot coverage calculations (see plot plan):**

(Area of covered buildings + Area of Driveway) / Area of lot

$(1677 \text{ sf} + 509 \text{ sf}) / 8880 \text{ sf} = 24.6\%$  Existing lot coverage

New roofed str's = 20.4 sf fr. entr. + 19.5 sf rear entr. + 33.2 sf new dining rm = 73.1 sf  
 $(1677 \text{ sf} + 509 \text{ sf} + 73.1 \text{ sf}) / 8880 \text{ sf} = 25.4\%$  Proposed lot coverage

**Open space calculations (see plot plan):**

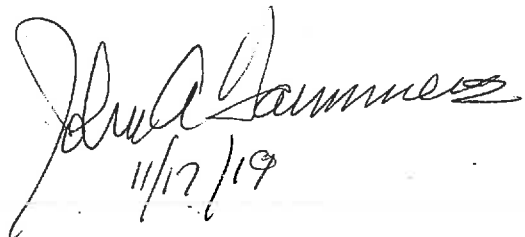
Open Space = Lot area - (roofed str's area + driveway area + deck) / lot area

$[8880 \text{ sf} - (1677 \text{ sf} + 509 \text{ sf} + 180 \text{ sf})] / 8880 \text{ sf} = 73.3\%$  existing open space

$[8880 \text{ sf} - (1750 \text{ sf} + 509 \text{ sf} + 166 \text{ sf})] / 8880 \text{ sf} = 72.6\%$  proposed open space

**½ Story calculations (see building section A-11):**

Perimeter =  $(40.5 \times 2) + (26.5 \times 2) + 2.58 + 6.42 = 81 + 53 + 9 = 143 \text{ LF}$   
3 Ft Clear & Gable End  $(12.16 + 12.16 + 1.5) / 143 = 25.82 / 143 = 18.05\%$   
Dormer roof: 17.17' long, new roof = 42.5' long  $17.17 / 42.5 = 40.4\%$   
 $(5.34 \times 40.5) / [(40.5 \times 26.5) + (2.58 \times 7.58) + (6.42 \times 13.92)]$   
 $= 216.27 / [1073.25 + 19.55 + 89.37]$   
 $= 216.27 / 1182.17 = 18.3\%$

  
11/17/19

NO. 268103  
29-122 (7/8/18)

IRON ROD w/ CAP (SET)

74.00'

BRICK EDGING

IRON ROD w/ CAP (FOUND)

0.7'

PLANTER

10' WIDE EASEMENT

120.00'

61.2'

55.6' GRASS

58.7'

55.6' 3' X 10' WALK

59.2'

59.2'

59.2'

120.00'

EXIST. DECK 10.1' X 17.9'

1ST FL ADD'N 4.66' X 7.13'

3' X 3' A/C PAD

13.45'

NEW DECK

10.05' 2.58'

7.58'

13.92'

10.5'

9.5'

26.78'

14.92'

6.42'

1ST & 2ND FL ADD'N 7.58' X 2.58'

24.53'

PROP 2 1/2 STO HSE

2ND FL ADD'N PEAK=56.03'

PEAK=44.93'

EXIST. 1 1/2 STO HSE

THR=29.06'

41.50'

33.6'

35.5'

35.5'

BRICK

9.7'

10.7'

26.70'

9.8'

25.38'

10.7'

15.05'

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ZONE SR-C

### MIN DIMENSIONAL REQUIREMENTS

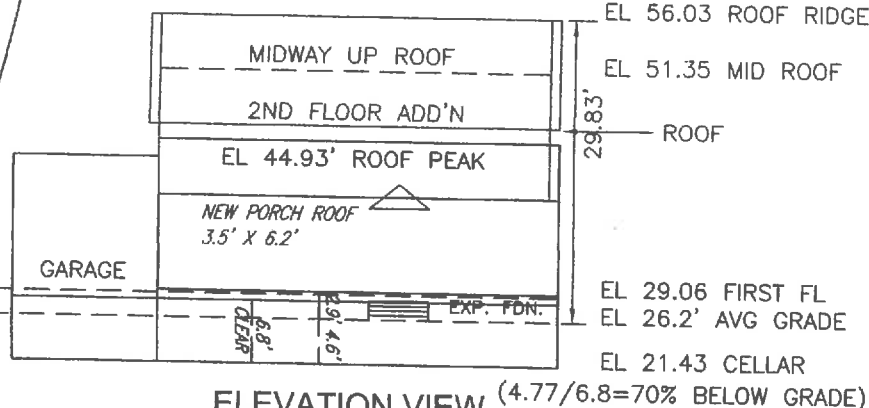
- 
- COMMONWEALTH OF MASSACHUSETTS  
JOHN A.  
HAMMER III  
No. 32652  
REGISTERED  
PROFESSIONAL LAND SURVEYOR

	REQUIRED	MEASURED	W/PROP. ADD'N
AREA	9,000 SF	8,880 SF*	8,880 SF*
FRONTAGE	75 FT.	74.00 FT.*	74.00 FT.*
FRONT YD	25 FT.	25.2 FT.	21.8 FT.
SIDE YD (HSE)	10 FT.	9.5 FT.*	9.5 FT.*
REAR YD (HSE)	25 FT.	58.1 FT.	55.6 FT.
MAX. LOT COV.	25%	24.6%	25.4%
MIN. OPEN SPACE	50%	73.3%	72.6%
HEIGHT TO RIDGE	>34 FT.		29.83 FT.

\* QUANTITY MAY BE LEGALLY NONCONFORMING

LOT COVERAGE (ROOFED STR'S)	= 1,677 SF	= 1,750 SF
DRIVEWAY AREA	= 509 SF	= 509 SF
DECK AREA	= 180 SF	= 166 SF
LOT COVERAGE	= 2,366 SF	= 2,425 SF
OPEN SPACE	= 6,514 SF	= 6,455 SF
LOT AREA	= 8,880 SF	= 8,880 SF

LOT AREA = 8,880 SF      = 8.880 SF



ELEVATION VIEW  
FRONT OF HOUSE

PREPARED BY  
JOHN A. HAMMER, III  
39 GEORGE BROWN STREET  
BILLERICA, MA 01821  
TEL: (508) 663-3700

YANGCHUN DU & YINGMEI LIU  
#25 HURLEY STREET  
PCL ID 44-70  
APP. NO. \_\_\_\_\_  
DATE: NOV 7, 2019  
SCALE: 1"=20'

ADDITION AT  
25 HURLEY STREET  
BELMONT MA

11/7/19

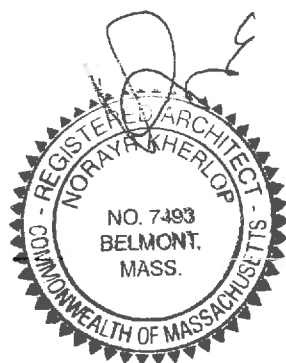
NORDESIGN & BUILD LLC ARCHITECTS  
21 HOUGH ROAD BELMONT MA 02478, 617-283-5299

LIST OF DRAWINGS

- L-01 LANDSCAPING PLAN
- A-1 EXISTING BASEMENT PLAN
- A-2 EXISTING FIRST FLOOR PLAN
- A-2.1 EXISTING FRONT ELEVATION
- A-2.2 EXISTING EAST ELEVATION
- A-2.3 EXISTING REAR ELEVATION
- A-2.4 EXISTING WEST ELEVATION
- A-3 PROPOSED BASEMENT PLAN
- A-4 PROPOSED FIRST FLOOR PLAN
- A-5 PROPOSED SECOND FLOOR PLAN
- A-6 PROPOSED ATTIC FLOOR PLAN
- A-7 PROPOSED FRONT ELEVATION
- A-8 PROPOSED EAST ELEVATION
- A-9 PROPOSED REAR ELEVATION
- A-10 PROPOSED WEST ELEVATION
- A-11 PROPOSED BUILDING SECTION

COMPLIANCE REQUIREMENTS:

INTERNATIONAL RESIDENTIAL CODE IRC 2015  
WITH MASSACHUSETTS AMENDMENTS  
STRETCH CODE-780CMR 9TH EDITION APPENDIX  
A-A WITH AMENDMENTS  
STATE ENERGY CODE 2015 IECC WITH AMENDMENTS  
ACI 301 SPECIFICATIONS FOR STRUCTURAL CONCRETE  
DEFORMED BARS SHALL BE PROVIDED PER ASTM A615 GRADE 60  
ACI 315 MANUAL OF STANDARD PRACTICE FOR  
DTAILING STRUCTURAL CONCRETE  
ACI 318-14 BUILDING CODE REQUIREMENTS  
FOR STRUCTURAL CONCRETE  
ALL CONCRETE SHALL DEVELOP A COMPRESSIVE STRENGTH OF  
4000PSI IN 28 DAYS, 4" +/- 1" SLUMP REFER TO ACI TABLE 305,  
AIR ENTRAINMENT PER ASTM C231. ALL CONCRETE SHALL BE  
READY MIXED & DELIVERY TICKETS WITH SPECIFICATIONS  
SHALL BE PROVIDED FOR VERIFICATION & APPROVALS..  
AISC 360-16 FOR STRUCTURAL STEEL  
NDS 2018 FOR WOOD FRAMING



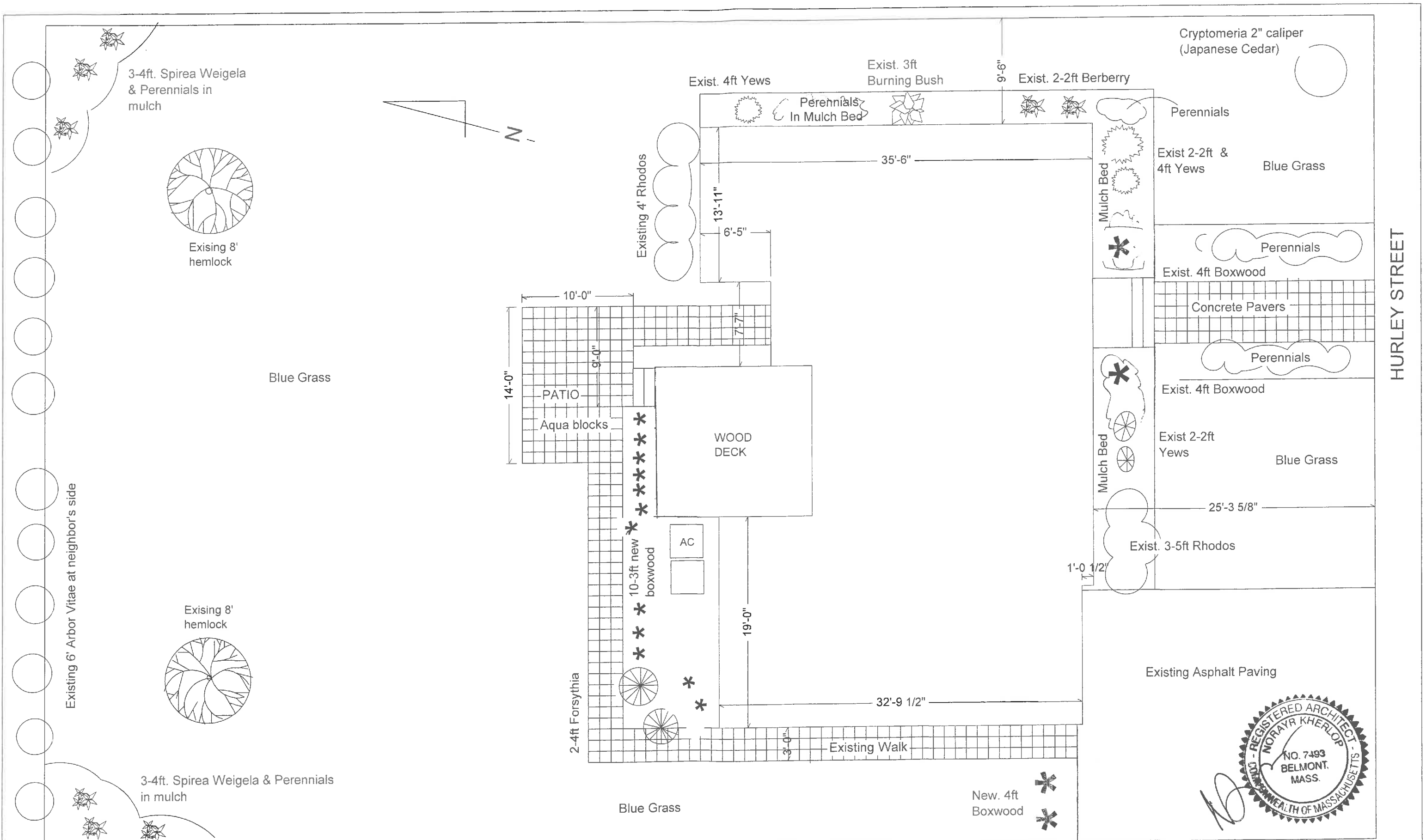
ADDITION AT 25 HURLEY  
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NORDESIGN & BUILD LLC ARCHITECTS  
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02478 617-283-5299

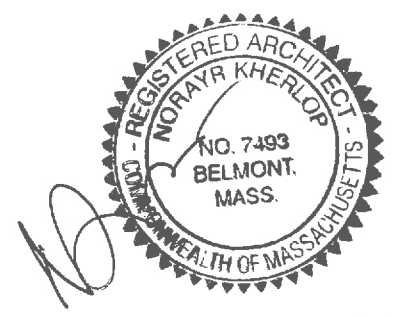
LIST OF DRAINGS &  
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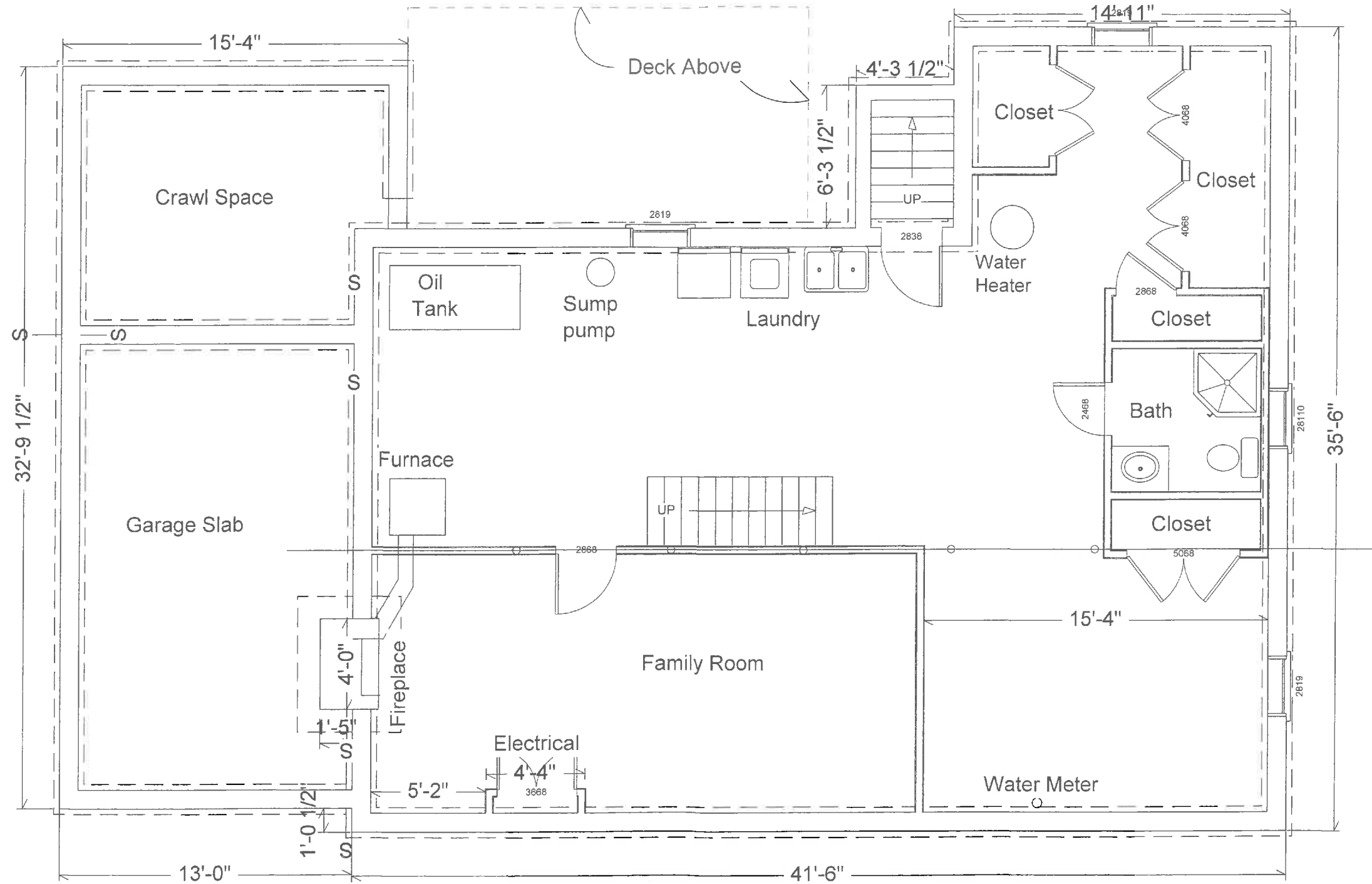
11/7/19

T-01



HURLEY STREET





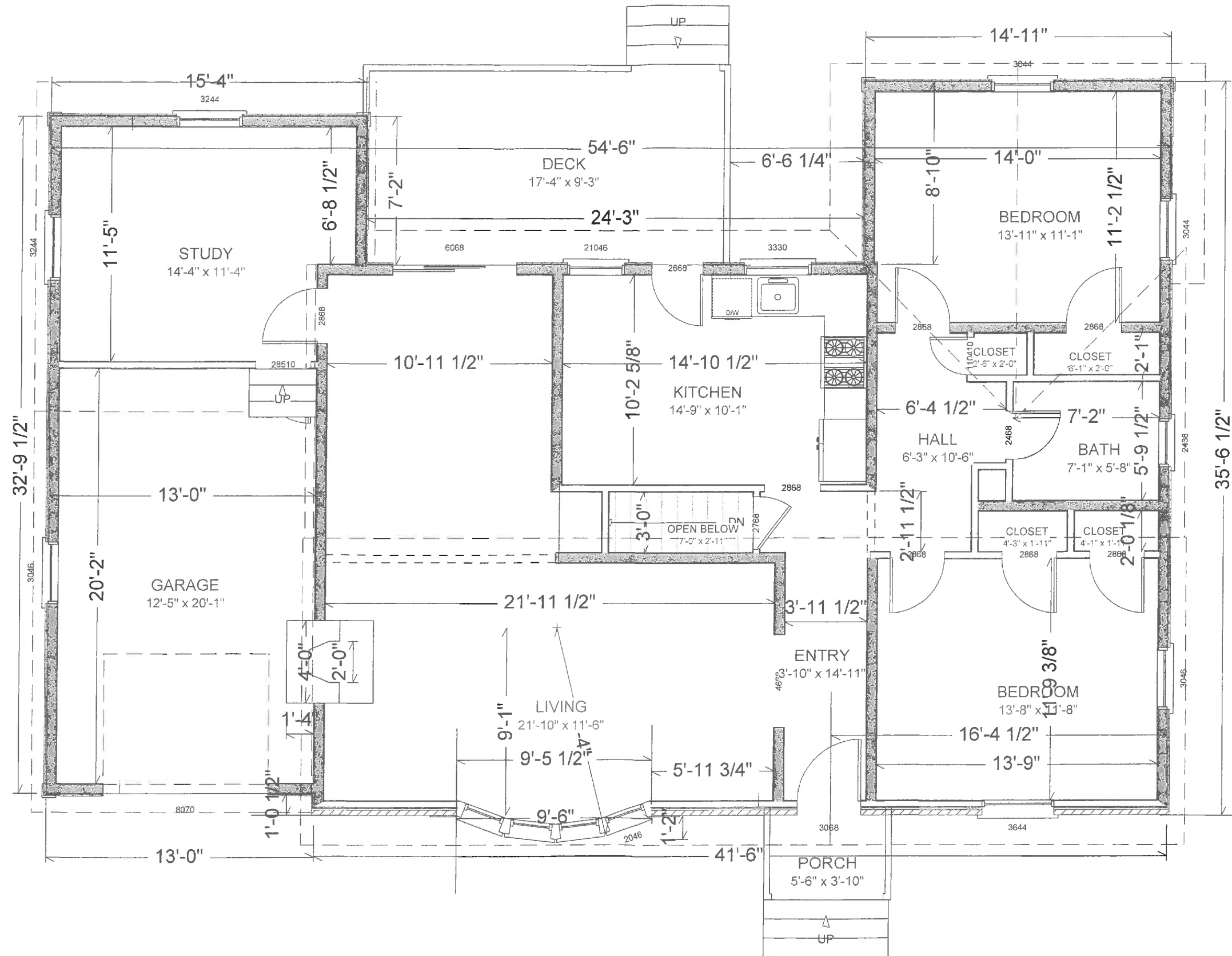
ADDITION AT 25 HURLEY  
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NORDESIGN & BUILD LLC ARCHITECTS  
21 HOUGH ROAD BELMONT MA 02478 617-283-5299

EXISTING BASEMENT PLAN  
3/16"=1'-0"

11/7/19

A-1



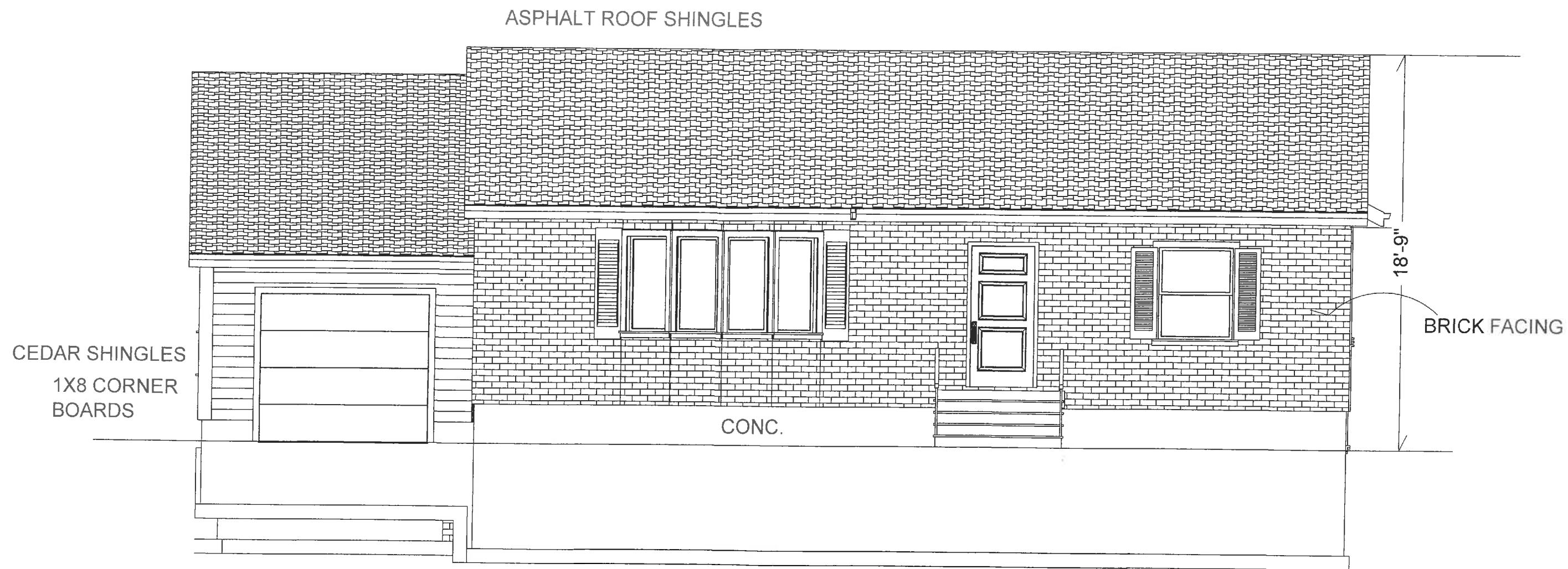
ADDITION AT 25 HURLEY  
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21 HOUGH ROAD BELMONT MA 02478 617-283-5299

EXISTING 1ST FLOOR PLAN  
3/16"=1'-0"

11/7/19

A-2



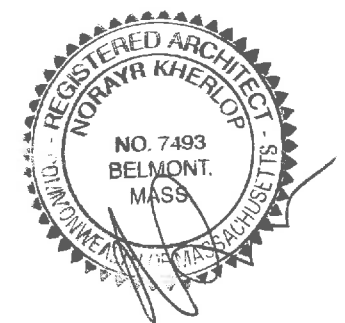
ADDITION AT 25 HURLEY  
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21 HOUGH ROAD BELMONT MA 02478 617-283-5299

EXISTING FRONT ELEVATION  
3/16"=1'-0"

11/7/19

A-2.1



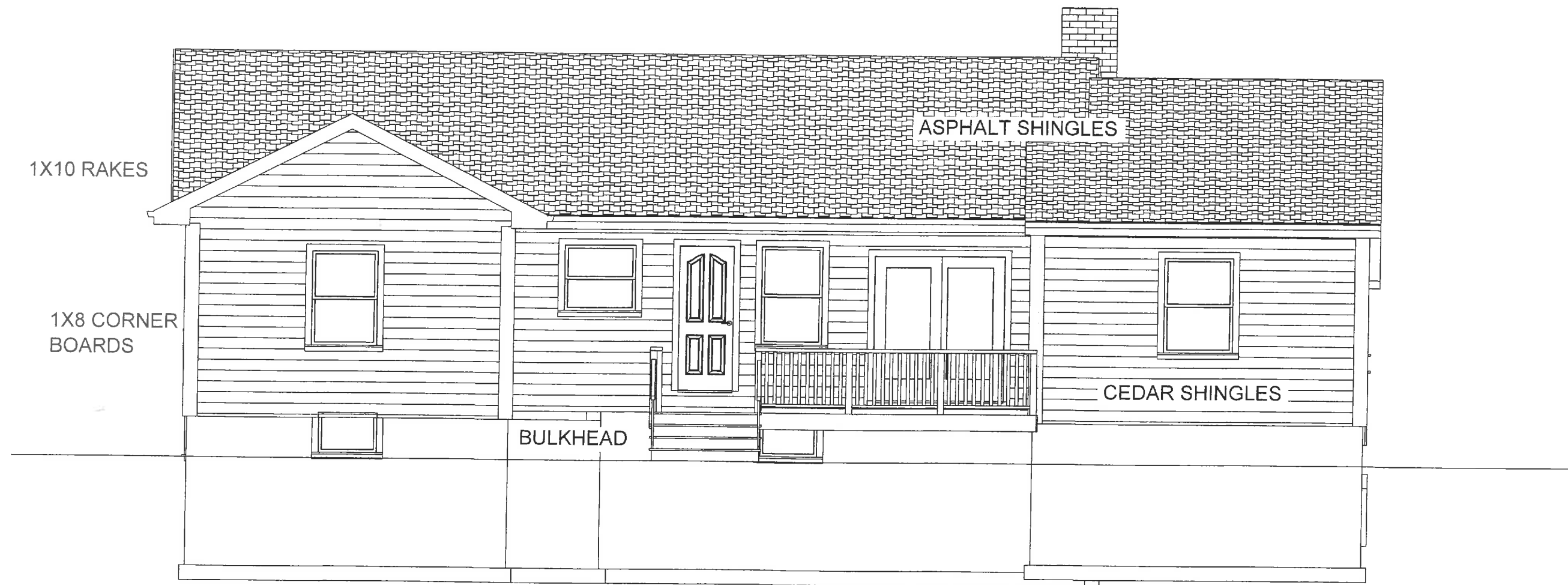
ADDITION AT 25 HURLEY  
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21 HOUGH ROAD BELMONT MA 02478 617-283-5299

EXISTING EAST  
ELEVATION 3/16" = 1'-0"

11/7/19

A-2.2



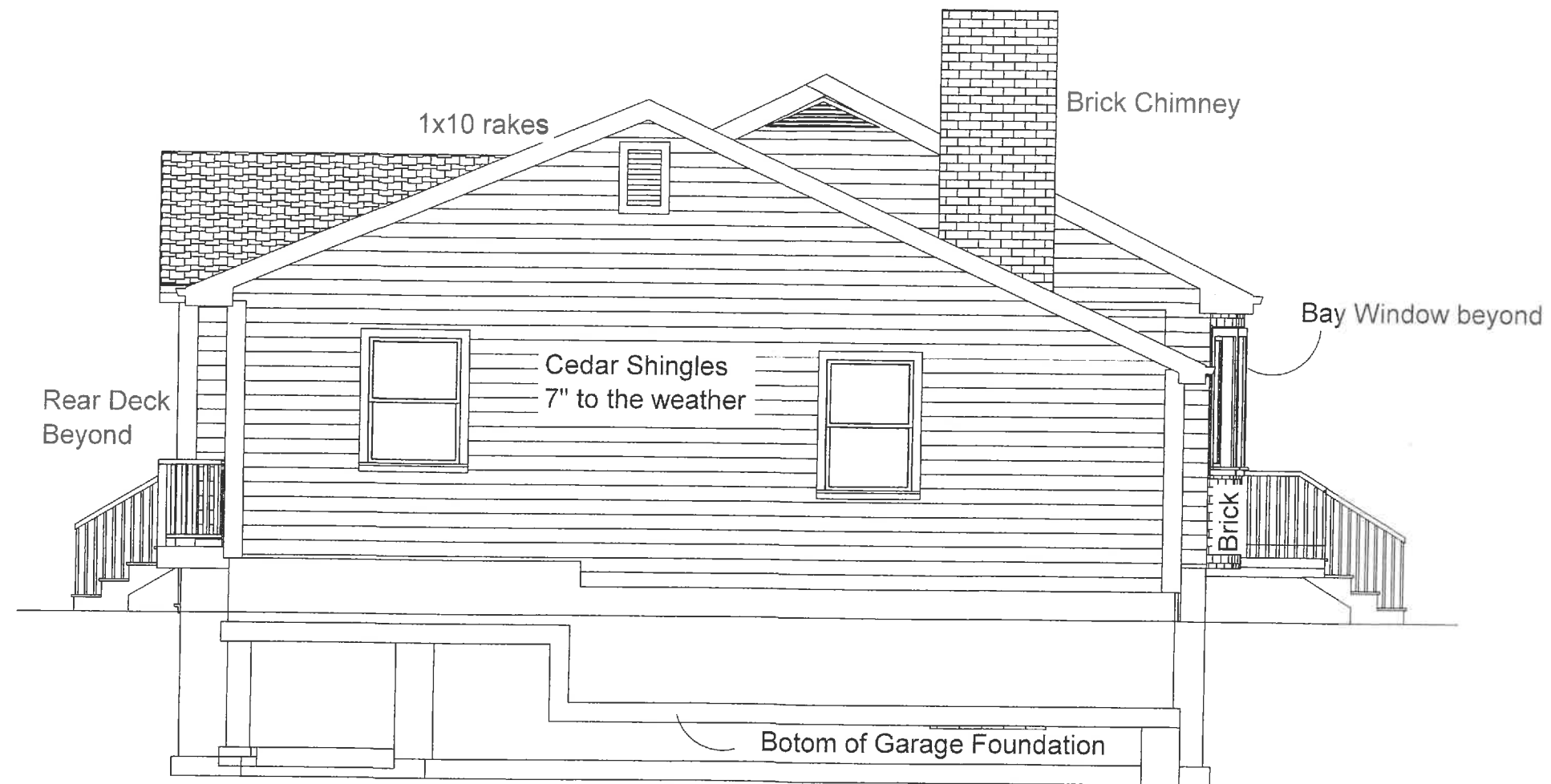
ADDITION AT 25 HURLEY  
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21 HOUGH ROAD BELMONT MA 02478 617-283-5299

EXISTING NORTH (REAR)  
ELEVATION 3/16"=1'-0"

11/7/19

A-2.3



ADDITION AT 25 HURLEY  
STREET BELMONT MA

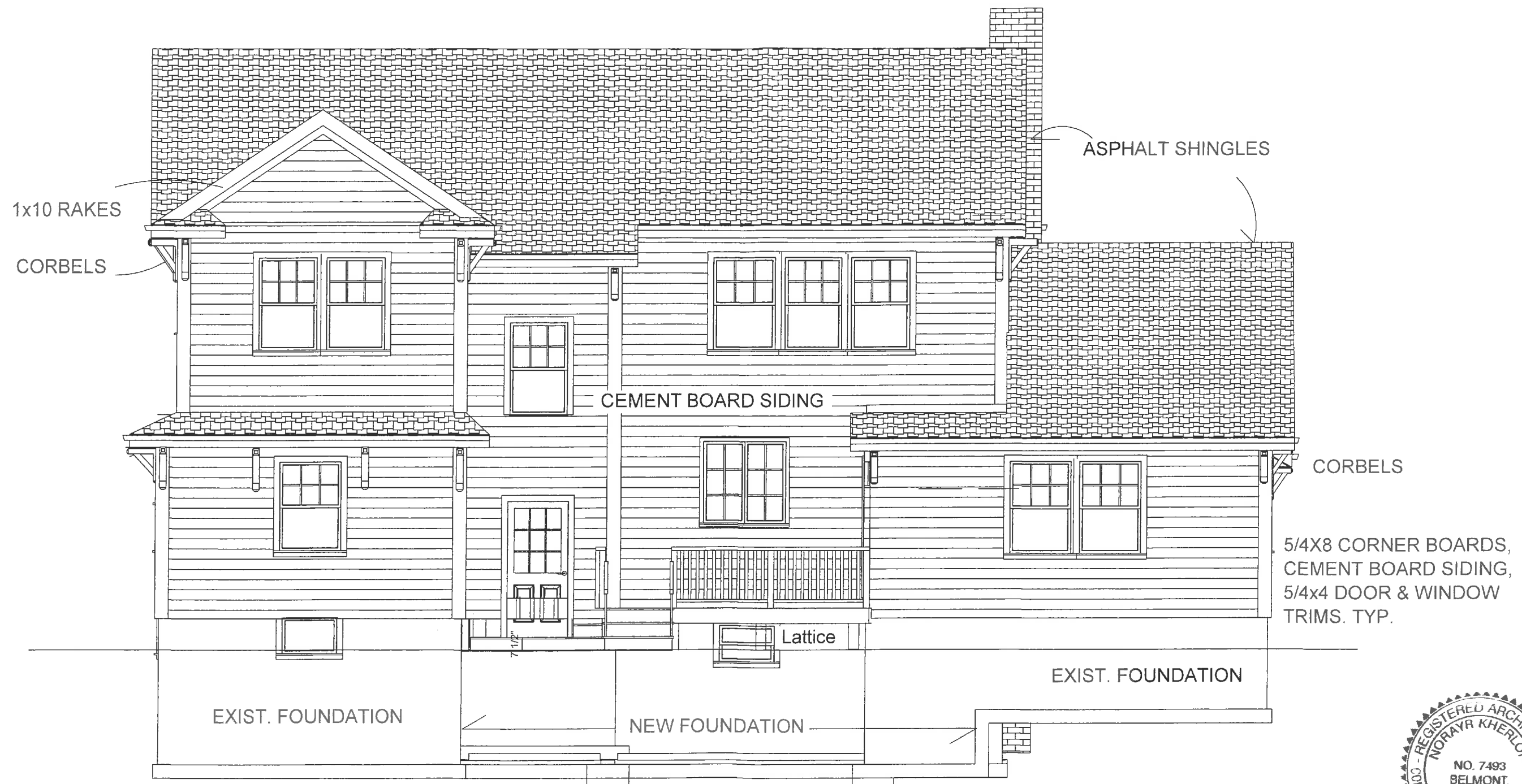
NORDESIGN & BUILD LLC ARCHITECTS  
21 HOUGH ROAD BELMONT MA 02478 617-283-5299

EXISTING WEST  
ELEVATION 3/16" = 1'-0"

11/7/19

A-2.4





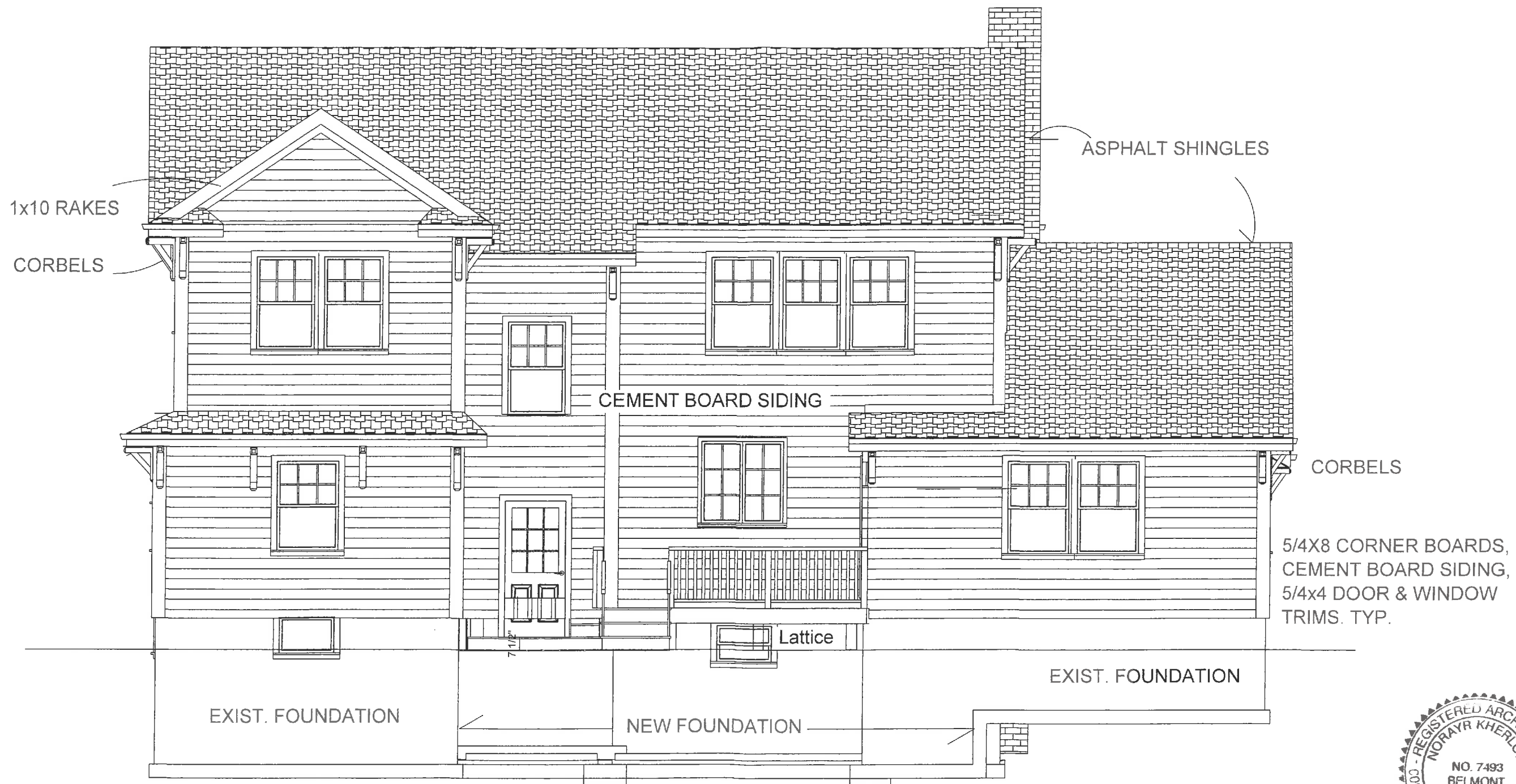
ADDITION AT 25 HURLEY  
STREET BELMONT MA

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21 HOUGH ROAD BELMONT MA 02478 617-283-5299

PROPOSED NORTH (REAR)  
ELEVATION 3/16"=1'-0"

11/9/19

A-9



ADDITION AT 25 HURLEY  
STREET BELMONT MA

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PROPOSED NORTH (REAR)  
ELEVATION 3/16"=1'-0"

11/9/19

A-9



HARDWOOD FLOOR ON 3/4" PLYWOOD, 2X10 JOISTS @16", 1/2" GWB ON STRAPPING WITH SKIM COAT FINISH

ASPHALT SHINGLES ON ICE & SHIELD, 3/4" PLYWOOD, 2X10 RAFTERS @16", R-49 INSULATION PROTECTED

ATTIC FLOOR: 3/4" PLYWOOD ON 2X10 JOISTS @16", 1/2" GWB WITH SKIM COAT PLASTER CEILING

AZAK SOFFIT & FASCIA, ALUM. GUTTERS & DOWNSPOUTS

TYP. EXT. WALL: CEMENT BOARD SIDING, TYVEK, 1/2" PLYWOOD STRUCTURAL SHEATHING, 2X6@16" R-21 INSUL, 1/2" GWB WITH SKIM COAT FINISH.

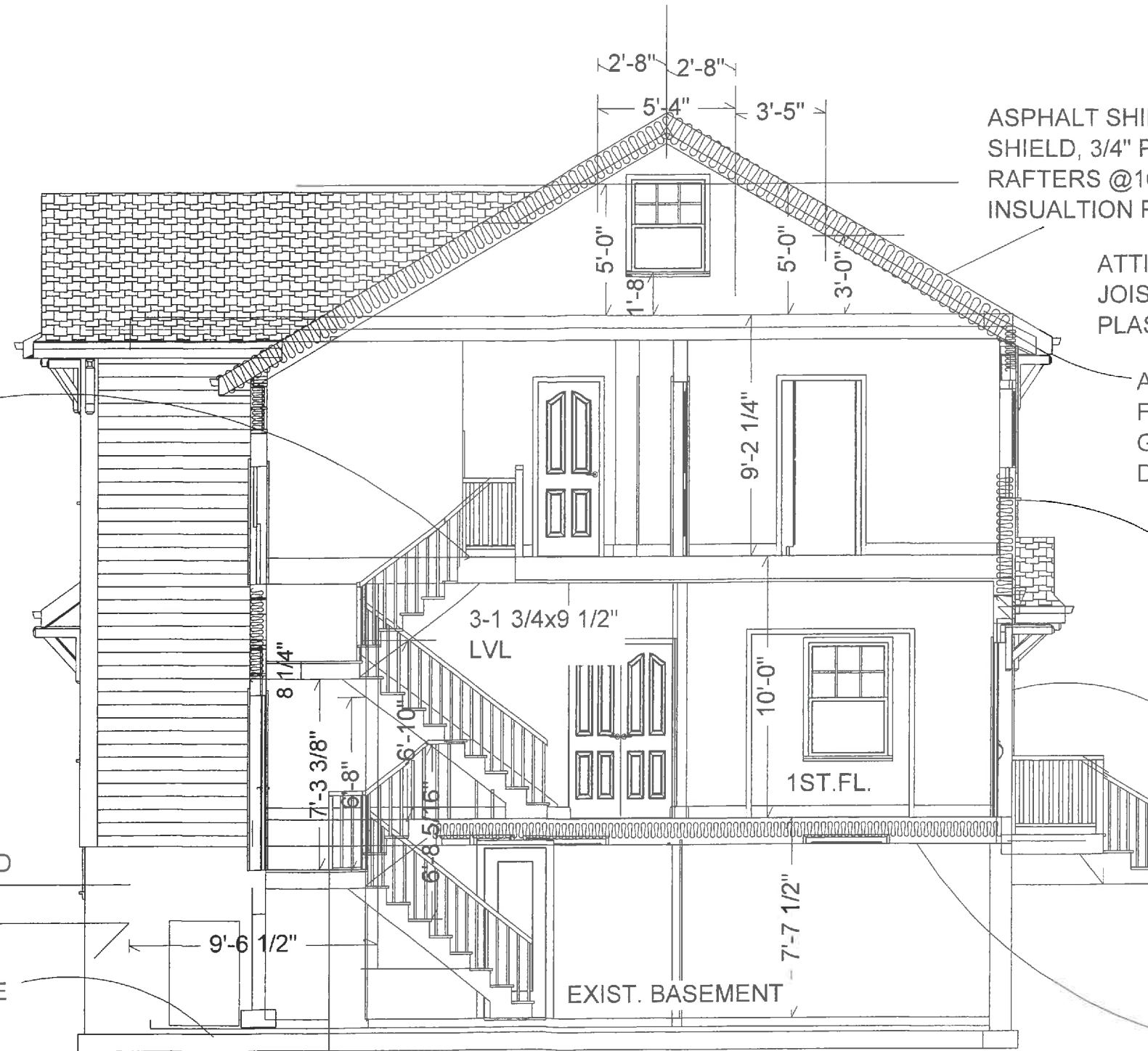
SISTER EXIST 1ST FLOOR 2X4 STUDS, ADD BRICK SOLDIERS OVER EXIST. BRICK VENEER, R-21 INSUL BETWEEN STUDS, REPLACE EXIST PLASTER WITH 1/2" GWB FINISHED WITH SKIM COAT.

R-30 INSULATION WITHIN EXIST JOISTS, 1/2" GWB ON STRAPPING WITH SKIM COAT FINISH

BACKYARD

WATERPROOF NEW FOUNDATION WALL.

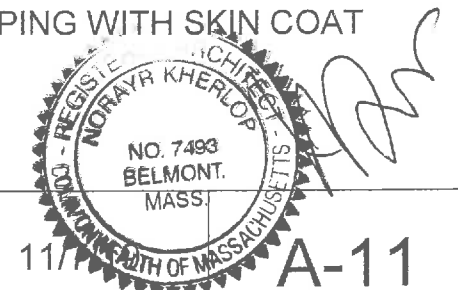
4 1/2" REINFORCED CONCRETE SLAB ON 6mm POLY, & 6" CRUSHED STONE.



ADDITION AT 25 HURLEY STREET BELMONT MA

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SECTION THROUGH STAIRS  
3/16"=1'-0"



11/1/11 A-11