



Town of Belmont  
Planning Board

**APPLICATION FOR A SPECIAL PERMIT**

Date: Sep 19, 2016

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-Laws 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 60 Hull Street, 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 two special permits for dormers violating 10.0' side setbacks (existing structure and proposed dormers will have setbacks of 6.4' and 7.6').

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 Ravi Montenegro & Emily Ross

Address 60 Hull St #2

Belmont, MA 02478

Daytime Telephone Number 978-761-0649

## Homeowner's Narrative Statement

Ravi Montenegro and Emily Ross

60 Hull Street

Belmont, MA 02478

We, the owners of the two-family house at 60 Hull Street, request special permits for two 19'8" dormers. The existing side setbacks are 6.4' and 7.6' (10' required). The special permits will allow the dormers to match the width of the house, instead of requiring them to stop 2.5' - 3.5' from the side of the house.

### Purpose

60 Hull St is a two-family house. The first floor is rented out and we live on the second floor. We seek to expand the second floor unit to make a larger 2<sup>nd</sup>/3<sup>rd</sup> floor unit for our growing family. The addition will contain a master bedroom with bathroom, a playroom, and a nursery /office / 3<sup>rd</sup> child's bedroom. The special permits will make it possible to add these rooms without changing the character of the front hip, and with shorter dormers than would be required if we have to satisfy the 10ft side setbacks.

### Proposed Project

Scope of project:

- *Dormers:* Two 19'8" dormers, centered on each side of the house.  
Dormers begin 1' below the roof ridge, and end at the sides of the existing structure.  
*Room(s):* The master bedroom, bathroom, and playroom will be under these dormers.
- *Gable end:* Rear hip changed to gable end.  
*Room(s):* The nursery / office / 3<sup>rd</sup> child's bedroom will be contained in the new gable end.

Additional scope:

- Roof ridge raised so that dormers can be set 1' down and draw less attention to themselves.  
(Existing height: 26.2'; Proposed: 26.7'; Max allowed: 33')
- Front hip, with narrow hip dormer, reconstructed to match new ridge height.
- Heat pump / air conditioner installed in back yard (not within setbacks).
- Cedar or Hardie shingle siding.
- Stained glass window over the new stairs.

Half-story specifications:

- Existing attic is accessed by a pull-down ladder.
- Half-story square-footage:  
Existing (if finished): 433 sq-ft; Proposed: 730 sq-ft; Max allowed: 823 sq-ft max for half-story

## Impact

### Character of residences abutting Hull St

- 3 single-family homes with significant greenery and moderately sized residences.
- 5 two-families on similar sized lots to ours (2 hip roofs, 3 gable)
- 8 two-families on moderately larger lots (1 hip roof, 7 gable)
  - 7 of these have parking for 6+ cars.
  - 6 have enclosed porch(es)
  - 5 have 2+ car garages, with either two driveways or a double-width driveway.
- 4 three-families on small lots.

*Comparison:* Our home has no enclosed porches, no garage, minimal paving (a single parking space), more green space than most of the multi-family homes, and a front hip roof that gives character and makes the house somewhat less imposing from the street than the gabled roofs. The special permits will not impact any of these.

### Nearby dormers

- 4 large dormers within a one-block radius, a few mid-sized, and several doghouse dormers.
- See included pictures of larger dormers.
  - 3 of these take up 70%+ of one side of house.
  - 1 takes up 70% on both sides.
  - 2 of these dormers are built on their own ridge line, several feet above the rest of the roof.

*Comparison:* We propose two more modest dormers, split between both sides of the house, instead of one very long shed dormer. We will also rebuild the entire roof at the same height as the new ridge. Our dormers will be a significant improvement compared to others nearby.

### Historical features

- There are 5 hip roofs with front dormers on Hull St. Three have vinyl siding, one has asbestos siding, and only ours has cedar shingles. We will reconstruct the front hip in the original style, using cedar or Hardie shingles, so that it is as nice as it was 100 years ago.
- An original stained glass window was previously removed in order to install the 2<sup>nd</sup> front door. This will be mounted over the new attic stairs, where it will be visible from the street, conserving the special character of the house.