



Town of Belmont

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BELMONT, MA

2017 FEB 14 AM 8:43

APPLICATION FOR A SPECIAL PERMIT

Date: 12/19/16

Zoning Board of Appeals
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 200 Concord Ave 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 construction of a one story addition (please see attached statement on next page).

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

Signature of Petitioner Ruth Ann Burns

Print Name Ruth Ann Burns

Address 200 CONCORD AVENUE
BELMONT, MA 02178

Daytime Telephone Number _____



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

November 29, 2016

JMF Realty Trust
200 Concord Ave.
Belmont, MA 02478

RE: Denial to Construct a One Story Addition

Dear Mr. Flaherty and Ms. Burns,

The Office of Community Development is in receipt of your building permit application for your proposed One Story addition at 200 Concord Avenue, located in a Single Residence C (SRC) Zoning District.

Your application has been denied because it does not comply with the current Town of Belmont Zoning By-Laws. More specifically Section 4.2.2 of the Zoning By-Laws Dimensional Regulations:

1. The minimum required Side setback in SRC zoning district is 10.0'. The existing and proposed side setbacks on the West side are 5.44'.

You may alter your plans to conform to the current Town of Belmont Zoning By-Laws and resubmit for a building permit, or you may request a (1) Special Permit from the Zoning Board of Appeals to construct the addition. 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.

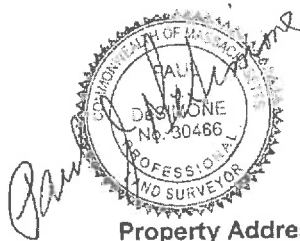
Sincerely,


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

Belmont Special Permit Application Statement
200 Concord Ave

Ruth Burns and Michael Flaherty of 200 Concord Ave seek special permit relief for the side yard setback in order to reconstruct the existing one story attached garage that has significant structural issues. The existing garage foundation is crumbling and the structure is pulling away from the house. Due to the severity of the existing conditions, an engineer and the builder both advise reconstruction as the best option. Due to the shape of the lot, the rear corner of the existing garage extends into the side yard setback. The required setback is 10' and the existing garage is at 5.44' at this corner (the front of the garage conforms). The reconstructed garage will be in the exact same location, with the exact same side yard setback, will be harmonious with the existing structure and will complement the character and scale of the neighborhood.

The project also includes constructing a one story addition that conforms to all zoning requirements.



Zoning Compliance Check List (Registered Land Surveyor)

Property Address: 200 CONCORD AVE.

Zone: SR-C

Surveyor Signature and Stamp: Paul J. Desimone

Date: 1/9/17

	REQUIRED	EXISTING	PROPOSED
Lot Area	9,000 S.F.	6,526 S.F.	6,526 S.F.
Lot Frontage	75.00	90.39	90.39
Floor Area Ratio	N/A	N/A	N/A
Lot Coverage	25 %	18.17 %	19.81 %
Open Space	50 %	72.01 %	70.36 %
Front Setback	25.00	23.89 %	33.20
Side Setback	10.00	LT 7.05	LT 7.05
Side Setback	10.00	RT 5.44	RT 5.44
Rear Setback	30.00	39.54	39.50
Building Height			
Stories	2.5 ST.	2.5 ST.	2.5 ST.
1/2 Story Calculation			

NOTES:

GENERAL NOTES:

1. CONTRACTOR TO OBTAIN AND PAY FOR ALL PERMITS REQUIRED TO PERFORM THE WORK.
2. COORDINATE AND BE RESPONSIBLE FOR THE PROTECTION OF PERSONS AND PROPERTY FOR THE DURATION OF CONSTRUCTION AS REQUIRED BY AGENCIES AND AUTHORITIES HAVING JURISDICTION.
3. DO NOT DAMAGE BUILDING ELEMENTS AND IMPROVEMENTS INDICATED TO REMAIN.
4. DO NOT INTERRUPT UTILITIES WITHOUT THE WRITTEN PERMISSION OF THE OWNER.
5. REMOVE SALVAGE AND DEBRIS FROM THE SITE AS IT ACCUMULATES. DO NOT STORE, SELL, BURN OR OTHERWISE DISPOSE OF THE DEBRIS ON THE SITE. KEEP ALL PAVEMENTS AND AREAS ADJACENT TO AND LEADING FROM THE SITE CLEAN AND FREE OF MUD, DIRT, AND DEBRIS AT ALL TIMES. ALL MATERIALS SHALL BE DISPOSED OF IN A LEGAL MANNER.
6. SORT DEBRIS FOR RECYCLING TO THE EXTENT POSSIBLE. REMOVE OR ARRANGE FOR THE TRANSPORT OF SORTED MATERIALS SCHEDULED TO BE RECYCLED TO APPROPRIATE OFF-SITE FACILITIES EQUIPPED FOR THE RECYCLING OF SPECIFIC MATERIALS. PROVIDE CONTAINERIZED DUMPSTERS FOR THE SORTING OF DEMO WASTES.
7. CEASE OPERATIONS IF PUBLIC SAFETY OR REMAINING STRUCTURES ARE ENDANGERED. PERFORM TEMPORARILY CORRECTIVE MEASURES UNTIL OPERATIONS CAN BE CONTINUED PROPERLY.

8. ALL INTERIOR DIMENSIONS ARE FROM FACE OF GWB TO FACE OF GWB UNLESS SPECIFICALLY NOTED OTHERWISE. DO NOT SCALE DRAWINGS.

9. HVAC CONTRACTOR TO MODIFY EXISTING HEATING SYSTEM AS NEEDED TO ACCOMMODATE NEW LAYOUT..

10. CONTRACTOR TO COORDINATE THE LOCATION OF ELECTRICAL OUTLETS TO MEET CODE. CONTRACTOR TO SUBMIT SWITCHING LOCATIONS TO OWNER / ARCHITECT FOR APPROVAL. CONTRACTOR TO UPGRADE ELECTRIC PANEL IF NEEDED TO SUPPORT NEW LAYOUT.

11. PAINT AND/OR STAIN ALL EXTERIOR SIDING, DOORS, WINDOWS, AND TRIM AND INTERIOR SURFACES PER OWNERS DIRECTION.

12. ALL INTERIOR WOOD TRIM AND WOOD BASE TO MATCH EXISTING, UNLESS OTHERWISE NOTED.

13. EXISTING HARDWOOD FLOORS IMPACTED BY THE ADDITION TO BE SANDED AND REFINISHED.

14. ALL FLOOR TILE, APPLIANCES, PLUMBING FIXTURES AND LIGHT FIXTURES TO BE FURNISHED BY OWNER, INSTALLED BY CONTRACTOR.

15. ALL INTERIOR AND EXTERIOR WALLS TO BE 2X4 CONSTRUCTION, UNLESS NOTED OTHERWISE.

16. NOT USED.

17. CONTRACTOR TO SPRAY APPLY ICYNENE INSULATION FORMULA, APPLIED TO A THICKNESS ADEQUATE TO ACHIEVE SPECIFIED R VALUES. ALL FOUNDATION SILL PLATES AND FLOOR / WALL JUNCTION PLATES TO BE CAULKED TO AVOID AIR LEAKAGE. ALL ROUGH OPENINGS FOR EXTERIOR DOORS AND WINDOWS TO BE SIZED TO FURNISH A MINIMUM 1/2" SPACE AROUND THE PERIMETER OF FRAME TO PERMIT INSTALLATION OF FOAM INSULATION. ALL JOINTS BETWEEN EXTERIOR FRAMING MEMBERS TO BE CAULKED TO AVOID AIR LEAKAGE. CEILING VAPOR BARRIER TO BE CAULKED AND STAPLED TO THE TOP PLATES OF INTERIOR PARTITIONS AND TO THE LOWER TOP PLATES OF EXTERIOR WALLS. ROOF ASSEMBLY TO BE NON-VENTED (NO SOFFIT OR RIDGE VENTS) PER MFGR SPECS FOR ICYNENE INSULATION SYSTEM. BUILDING TO BE MECHANICALLY VENTED. ALL VERTICAL WIRING FOR ELECTRIC, CABLE, TELEPHONE, SECURITY, ETC. SHALL BE SECURED TO THE INSIDE OF STUDS EVERY 3'-0" AND 1 1/2" FROM THE GWB SURFACE FOR ALL RUNS. CEILING OUTLETS SHALL BE INSTALLED USING VAPOR BARRIER PANS/ BOXES WHICH ARE CAULKED WITH ACOUSTICAL CAULKING MATERIAL PRIOR TO THE INSTALLATION OF THE ATTIC INSULATION.

WINDOW SCHEDULE:

ALL WINDOWS TO BE ANDERSEN 400 SERIES OR APPROVED EQUAL. WINDOW SPECIFICATIONS TO BE APPROVED BY OWNER. EXACT DIMENSIONS MAY BE ADJUSTED TO MEET STANDARD SIZING AVAILABLE, WITH OWNER'S CONSENT.

WINDOW A: SLIDING BASEMENT WINDOW - 2'-4"W X 1'-4"H

WINDOW B: DOUBLE-HUNG - 2'-4"W X 4'-6"H, SILL AT 1'-6" AFF

WINDOW C: BOX BAY WINDOW - 5'-4"W X 3'-4"H, SILL AT 3'-6" AFF

WINDOW D: DOUBLE-HUNG - 2'-2"W X 3'-10"H, SILL AT 3'-0" AFF

DOOR SCHEDULE:

ALL INTERIOR DOORS TO BE SOLID WOOD DOORS TME, SELECTED BY OWNER.

DOOR 1: BASEMENT TO BULKHEAD- 5'-0"W X 6'-8"H SLIDING GLASS DOOR

DOOR 2: LIVING ROOM TO DEN - 2'-6"W X 6'-8"H 15 LITE FRENCH DOOR

DOOR 3: DINING ROOM TO EXTERIOR - PAIR OF TWO 2'-0"W X 6'-8"H FRENCH DOORS W/ 1'-0"W SIDE LITES

DOOR 4: MUD ROOM TO EXTERIOR - 2'-10"W X 6'-8"H EXTERIOR DOOR WITH HALF LITE

DOOR 5: MUD ROOM TO GARAGE - 2'-10"W X 6'-8"H FIRE RATED DOOR

DOOR 6: GARAGE TO EXTERIOR - 2'-10"W X 6'-8"H EXTERIOR DOOR WITH HALF LITE

DOOR 7: MUD ROOM TO BATHROOM - 2'-2"W X 6'-8"H WOOD DOOR TME

DOOR 8: GARAGE TO DRIVEWAY - 8'-0"W X 8'-0"H OVERHEAD GARAGE DOOR WITH AUTOMATIC OPENER

ENERGY AUDIT:

COMPLIANCE DETERMINED BY MASSACHUSETTS STRETCH ENERGY CODE (IECC 2009 W/ MASSACHUSETTS AMENDMENTS 780 CMR 115.11).

PRESCRIPTIVE OPTION FOR RESIDENTIAL ADDITION (401.3):

1. RENOVATION TO COMPLY WITH ENERGY STAR QUALIFIED HOMES THERMAL BYPASS INSPECTION CHECKLIST. INSULATION VALUES AS FOLLOWS: R38 ROOF R-VALUE, R20 WALL R-VALUE.
2. RENOVATION TO COMPLY WITH ENERGY STAR PROGRAM REQUIREMENTS FOR RESIDENTIAL WINDOWS, DOORS, AND SKYLIGHTS - VERSION 5.0. ALL NEW WINDOW GLAZING W/ .30 U FACTOR.
3. HEATING / COOLING DUCTS TO BE SEALED ADN TESTED TO MEET REQUIREMENTS OF 401.3.

CONSTRUCTION
DOCUMENTS
JUNE 27, 2016

PROJECT INFORMATION:

BELMONT ZONING SR-C:

REQUIRED:

MAX 25% LOT COVERAGE
MIN 50% OPEN SPACE





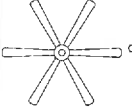





FRONT YARD SETBACK: 25'-0"
REAR YARD SETBACK: 30'-0"
SIDE YARD SETBACK: 10'-0"

MAX HEIGHT: 2 1/2 STORIES & 36'








DRAWING LIST

- | | |
|-----|---------------------------------|
| A1 | COVER SHEET |
| A2 | EXISTING CELLAR PLAN |
| A3 | EXISTING FIRST FLOOR PLAN |
| A4 | EXISTING ELEVATIONS |
| A5 | NEW CELLAR PLAN |
| A6 | NEW FIRST FLOOR PLAN |
| A7 | NEW ROOF PLAN |
| A8 | NEW ELEVATIONS |
| A9 | STRUCTURAL NOTES & WALL SECTION |
| A10 | FOUNDATION PLAN |
| A11 | FIRST FLOOR FRAMING PLAN |
| A12 | CEILING / ROOF FRAMING PLAN |

LIGHTING LEGEND

- | | |
|---|--|
|  | RECESSED LED CAN LIGHT - AS SELECTED BY OWNER |
|  | CEILING MOUNTED PENDANT - AS SELECTED BY OWNER |
|  | CEILING MOUNTED DOME LIGHT - AS SELECTED BY OWNER |
|  | WALL MOUNTED SCONCES AS SELECTED BY OWNER |
|  | CEILING FAN WITH INTEGRAL LIGHT - AS SELECTED BY OWNER |
|  | S.D. SMOKE DETECTOR - NOTE ALL NEW AND EXISTING SMOKES TO BE HARD-WIRED PER CODE |
|  | S/CO HARD-WIRED SMOKE / CARBON MONOXIDE DETECTOR |
|  | DATA CONNECTION |
|  | TELEPHONE / DATA CONNECTION |
|  | ELECTRIC OUTLET (SPECIFIC LOCATIONS ONLY - ALL OUTLETS AS REQUIRED BY CODE ARE NOT SHOWN ON PLANS) |

SYMBOL LEGEND

- | | |
|---|-------------------------|
|  | WALL TO BE DEMOLISHED |
|  | EXISTING WALL TO REMAIN |
|  | NEW WALL |
|  | INTERIOR ELEVATION |
|  | SECTION |
|  | DOOR TAG |
|  | WINDOW TAG |

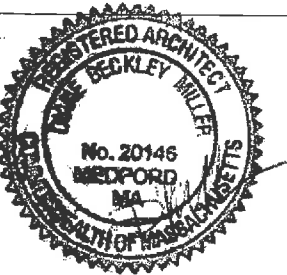
Architect:
Miller Design LLC
52 Statler Road
Belmont MA 02478
617-993-3157

Date: Issued for:

4/29/16 SCHEMATIC DESIGN

6/1/16 DESIGN DEVELOPMENT

6/27/16 CONSTRUCTION DOCS

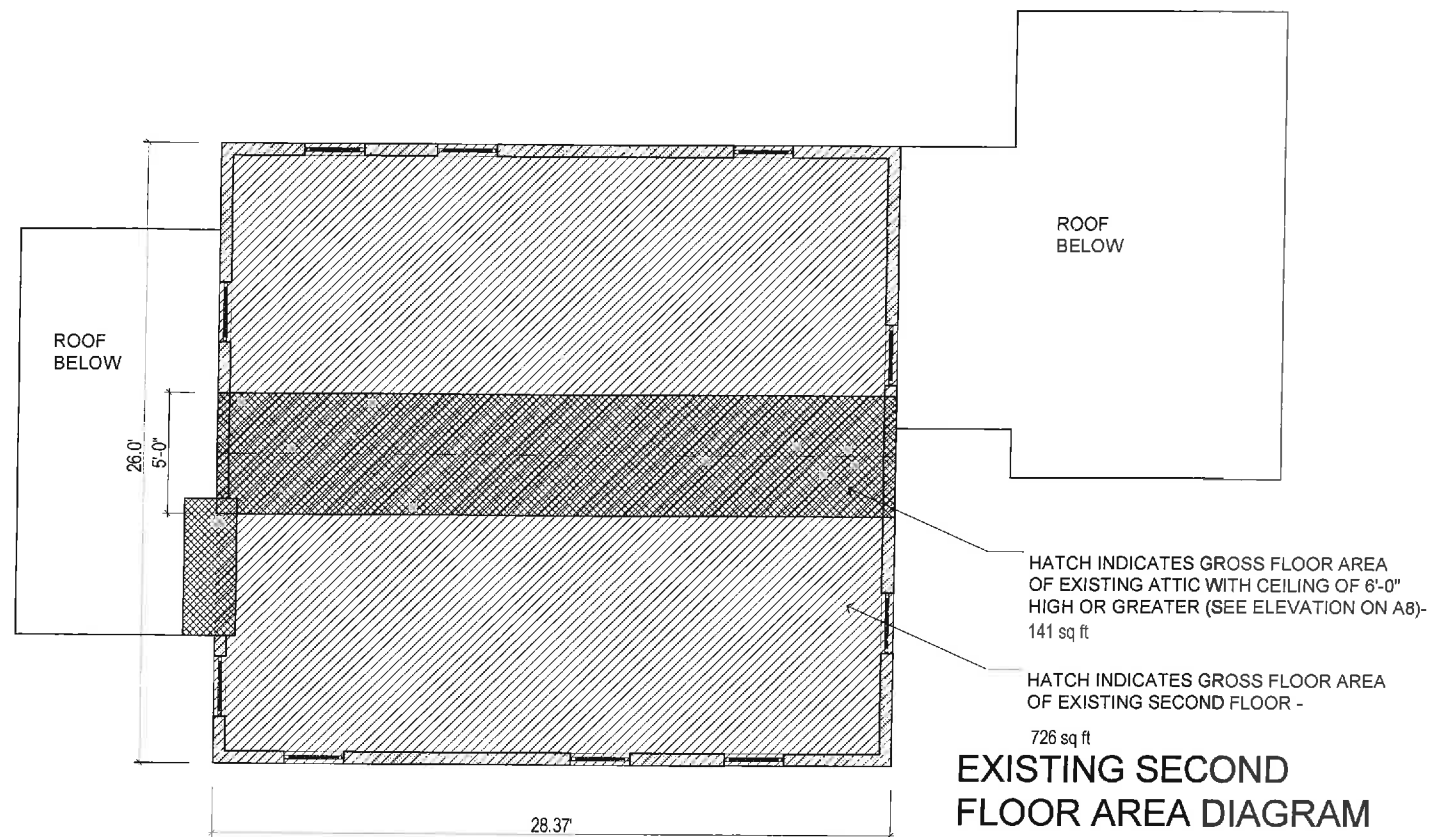


BURNS FLAHERTY RESIDENCE
200 CONCORD AVE
BELMONT MA 02478

COVER SHEET

Sheet
Number:

A1



GROSS FLOOR AREA CALCS:

EXISTING GROSS FLOOR AREA:

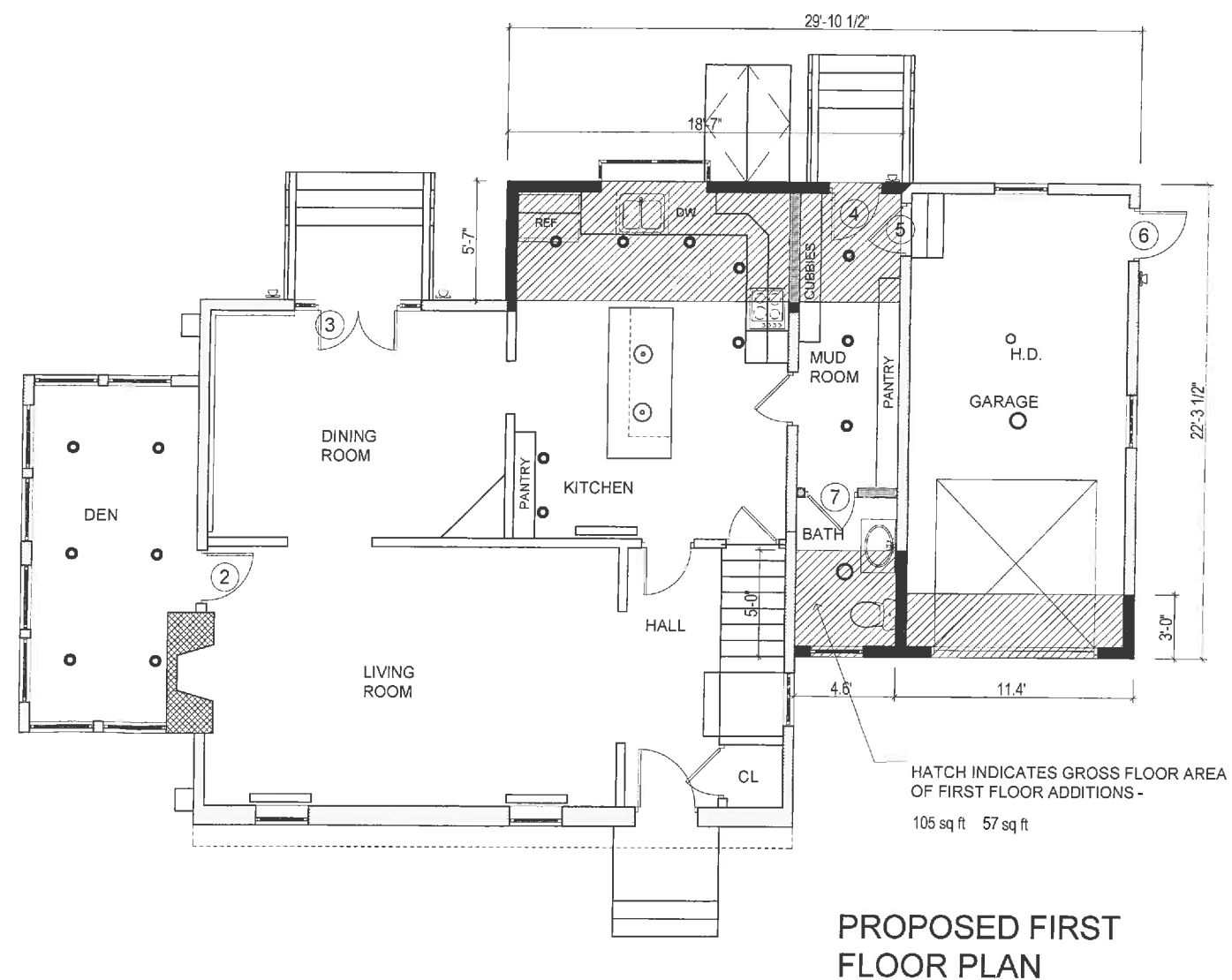
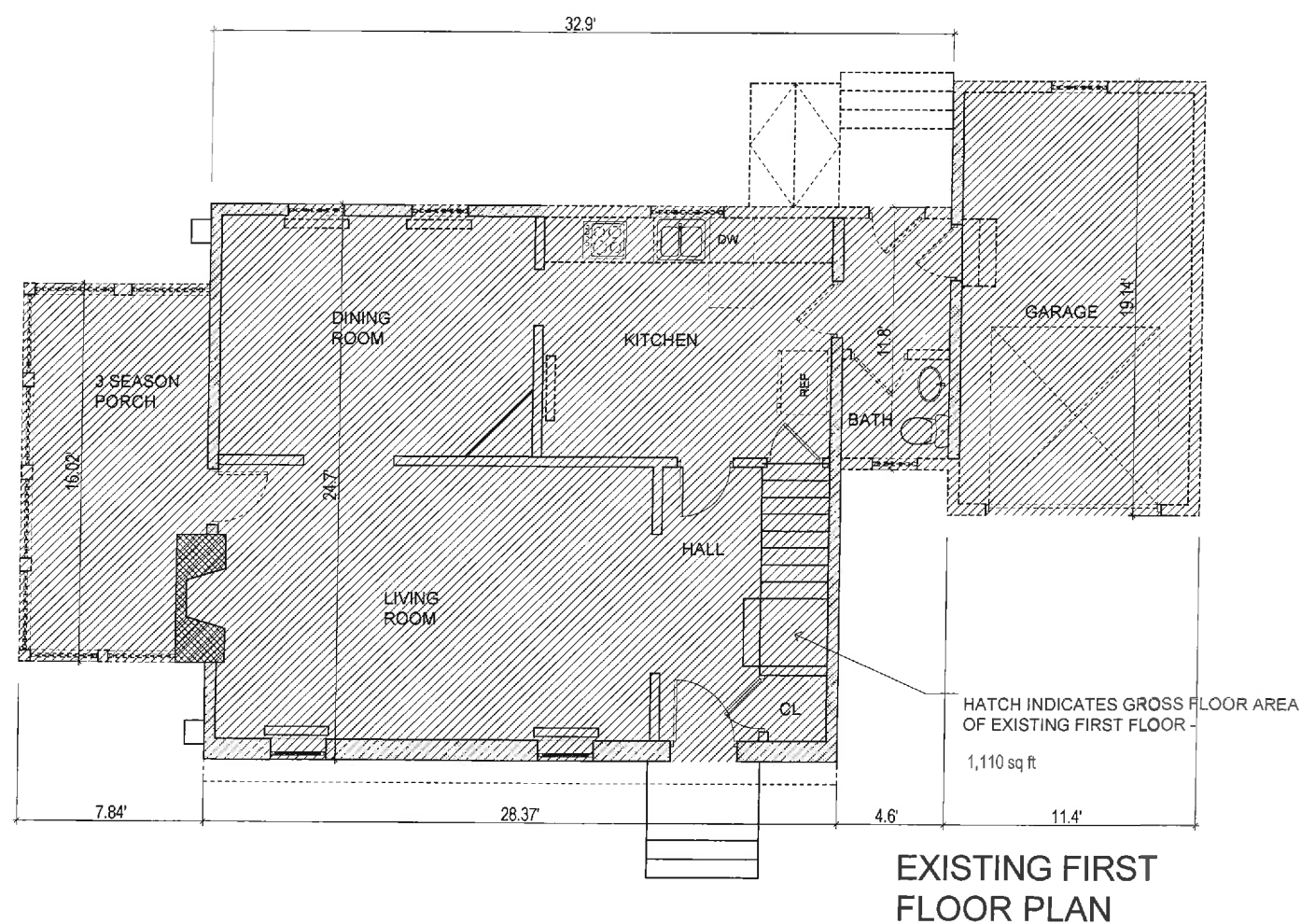
0 SF CELLAR
1,110 SF FIRST FLOOR
726 SF SECOND FLOOR
141 SF ATTIC
1,977 SF TOTAL

30% OF SF = 593 SF MAX ADDITION

NEW ADDITION GROSS FLOOR AREA:

105 SF NEW KITCHEN EXPANSION
57 SF NEW GARAGE / BATH EXPANSION
162 SF TOTAL

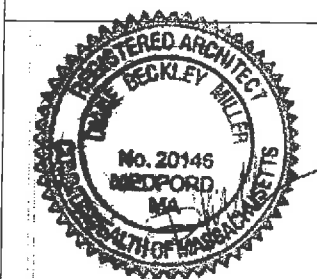
162 SF < 593 SF THEREFORE CONFORMS



Architect:
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52 Staller Road
Belmont MA 02478
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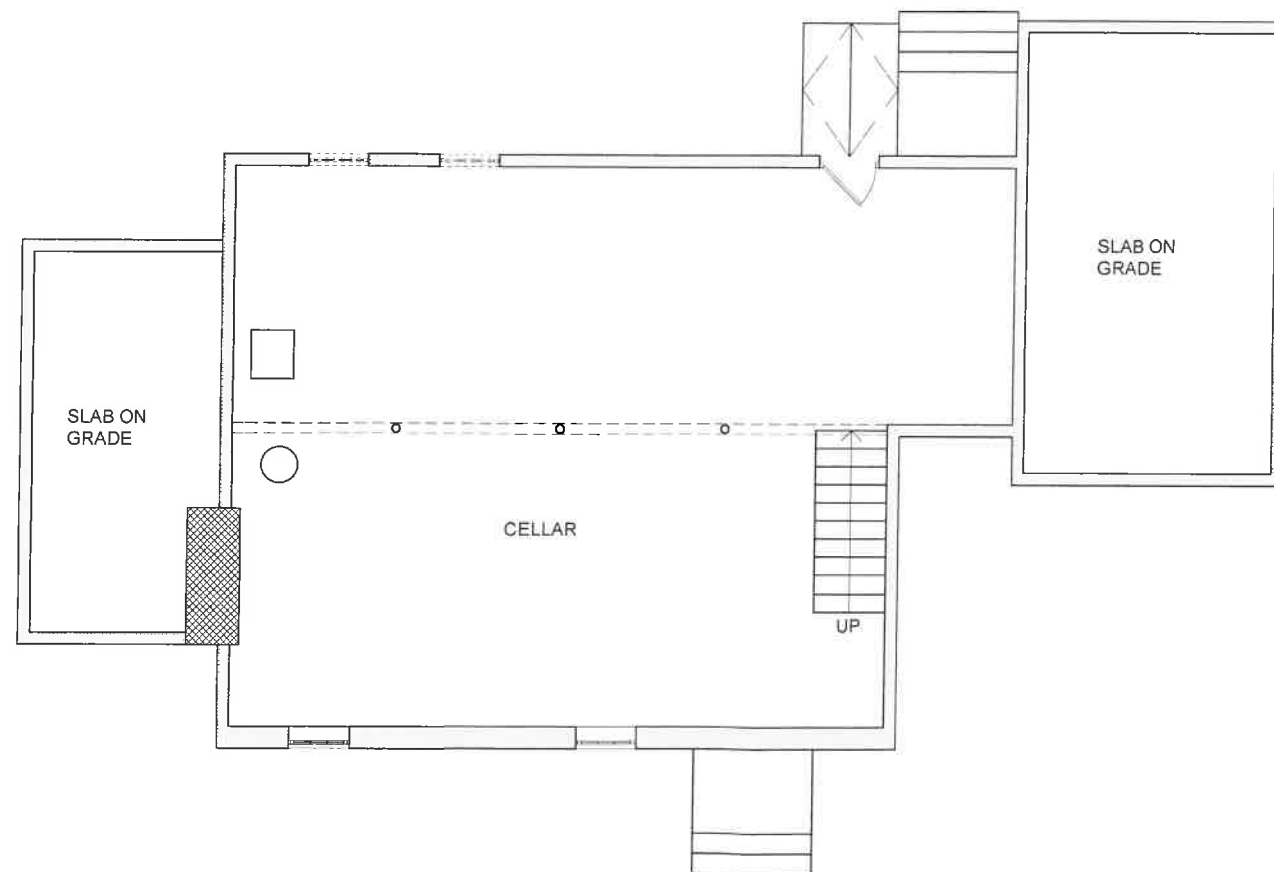


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GROSS FLOOR AREA CALCS

Sheet
Number:

A1.1

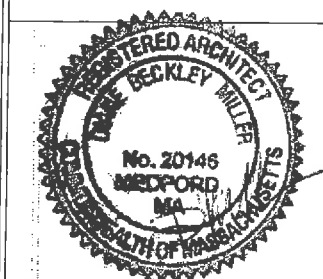


1 PLAN
SCALE: 1/8" = 1'

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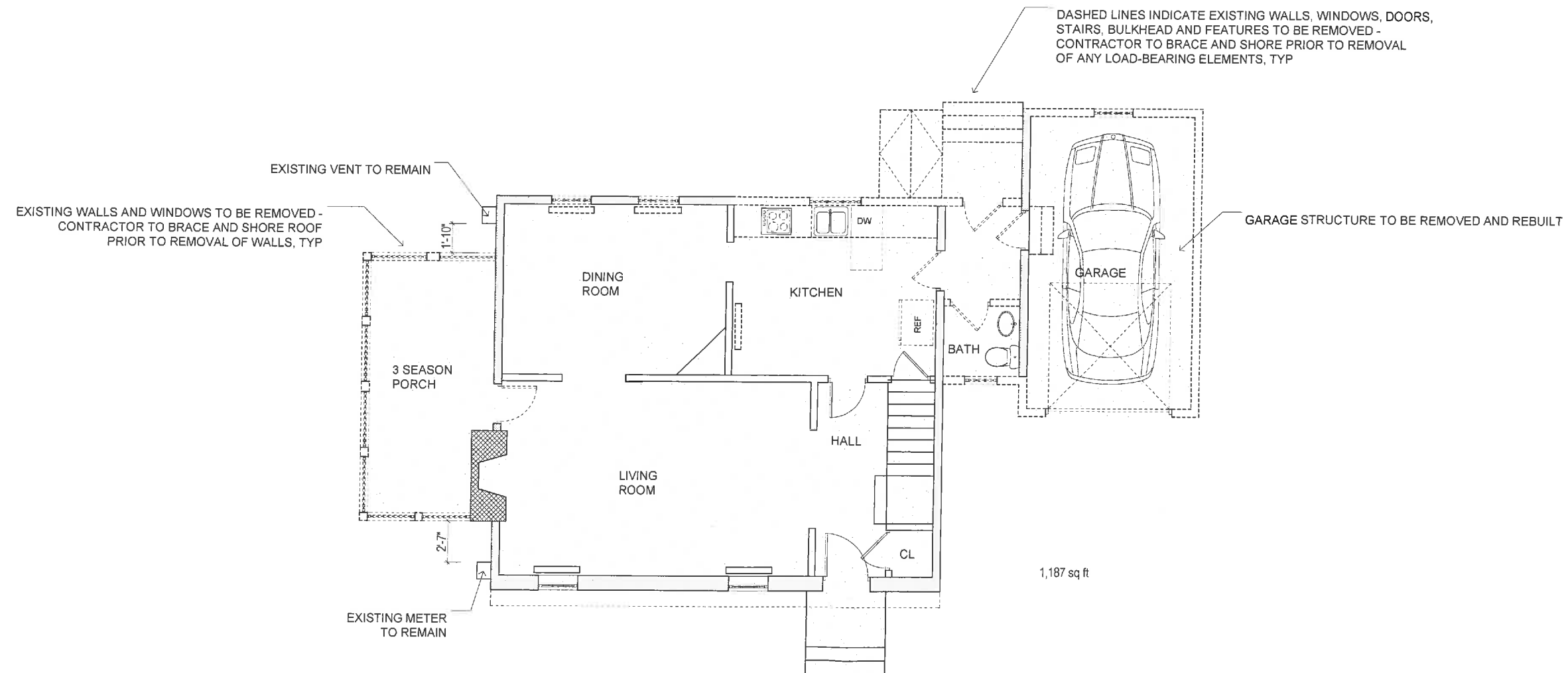


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EXISTING
CELLAR

Sheet
Number:

A2

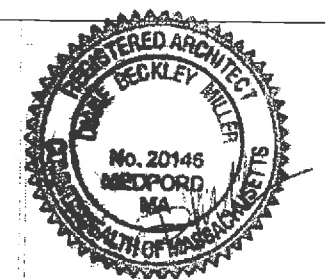


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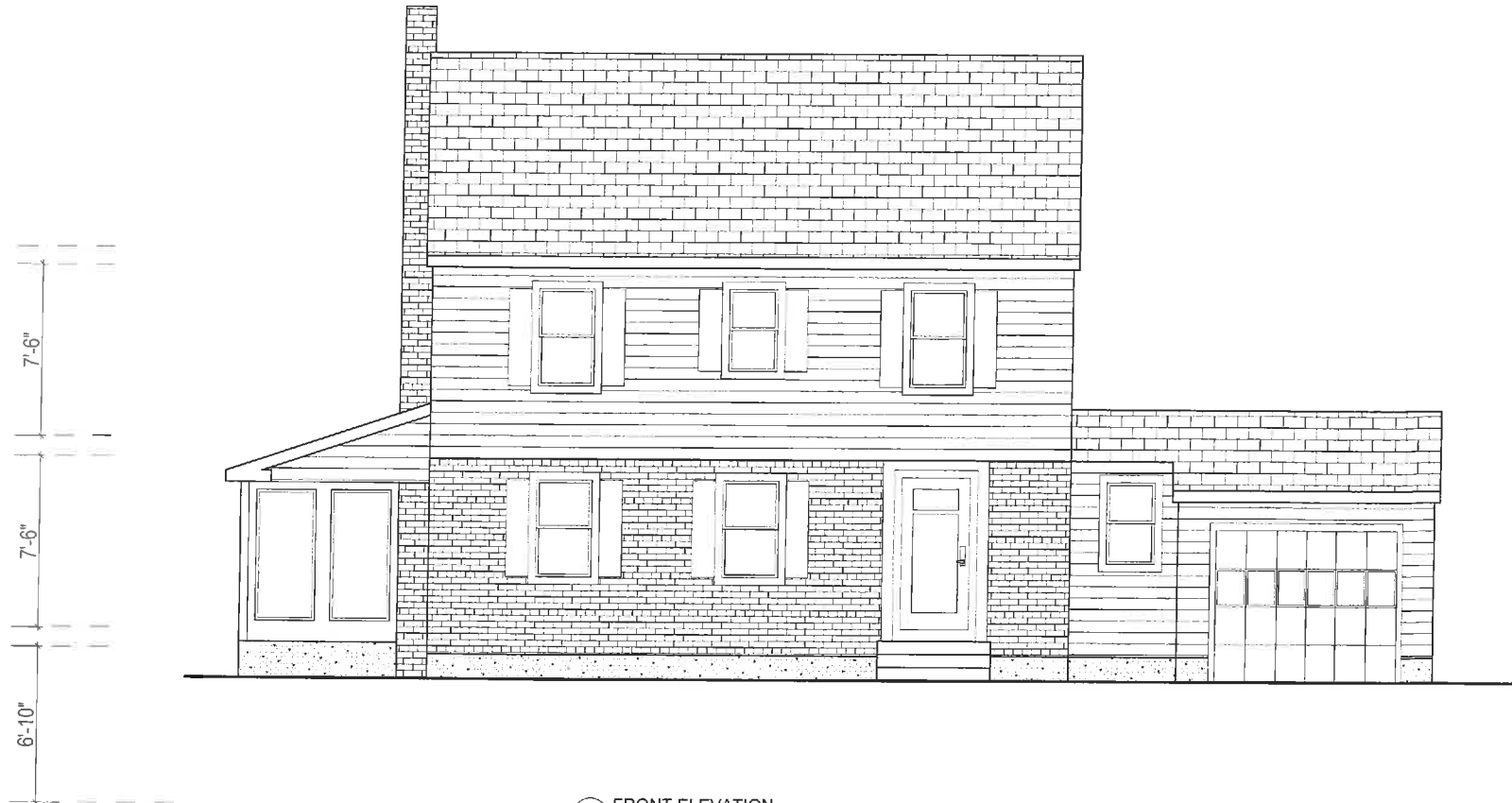


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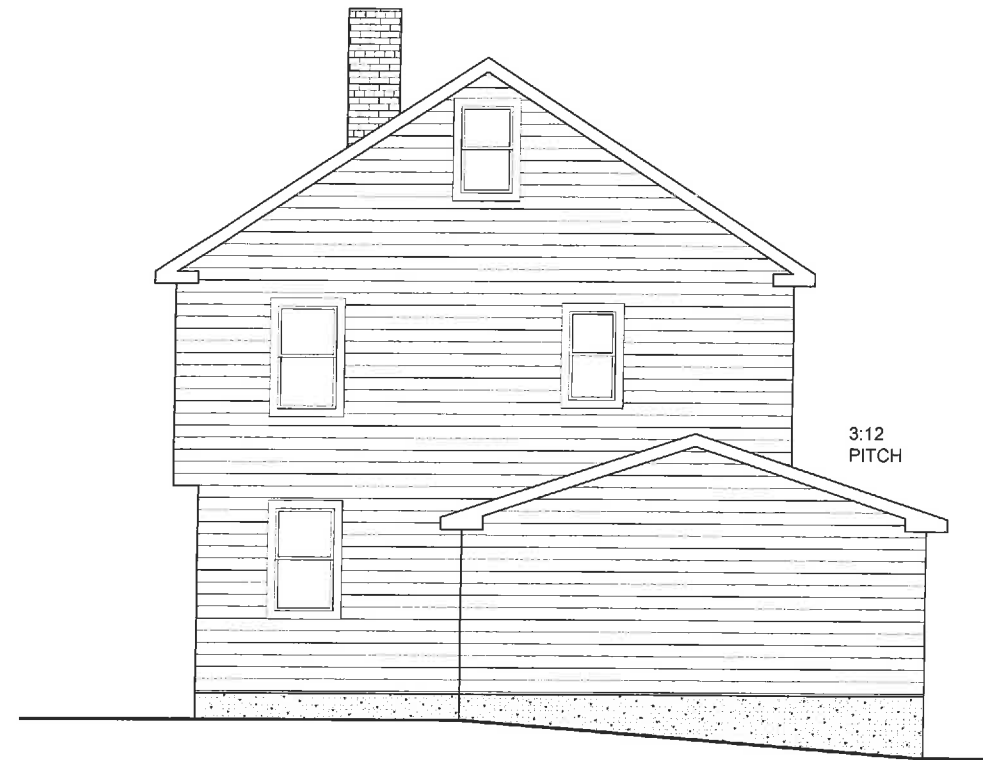
EXISTING
FIRST FLOOR

Sheet
Number:

A3



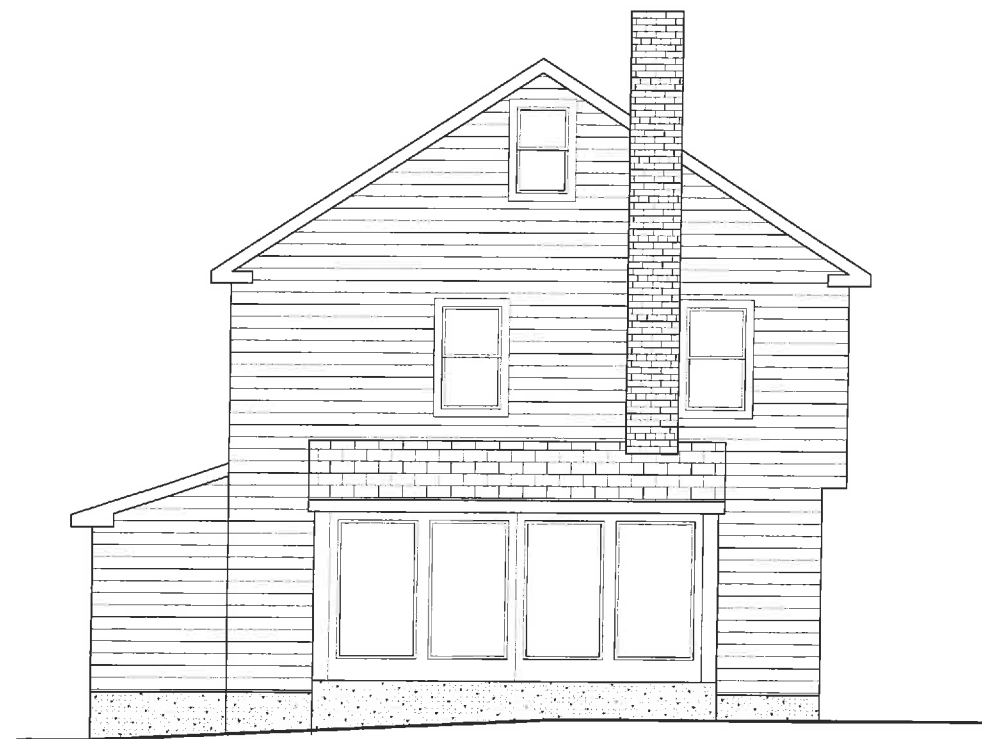
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SCALE: 1/8" = 1'



2 SIDE ELEVATION
SCALE: 1/8" = 1'



3 REAR ELEVATION
SCALE: 1/8" = 1'

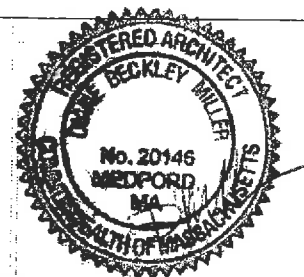


4 SIDE ELEVATION
SCALE: 1/8" = 1'

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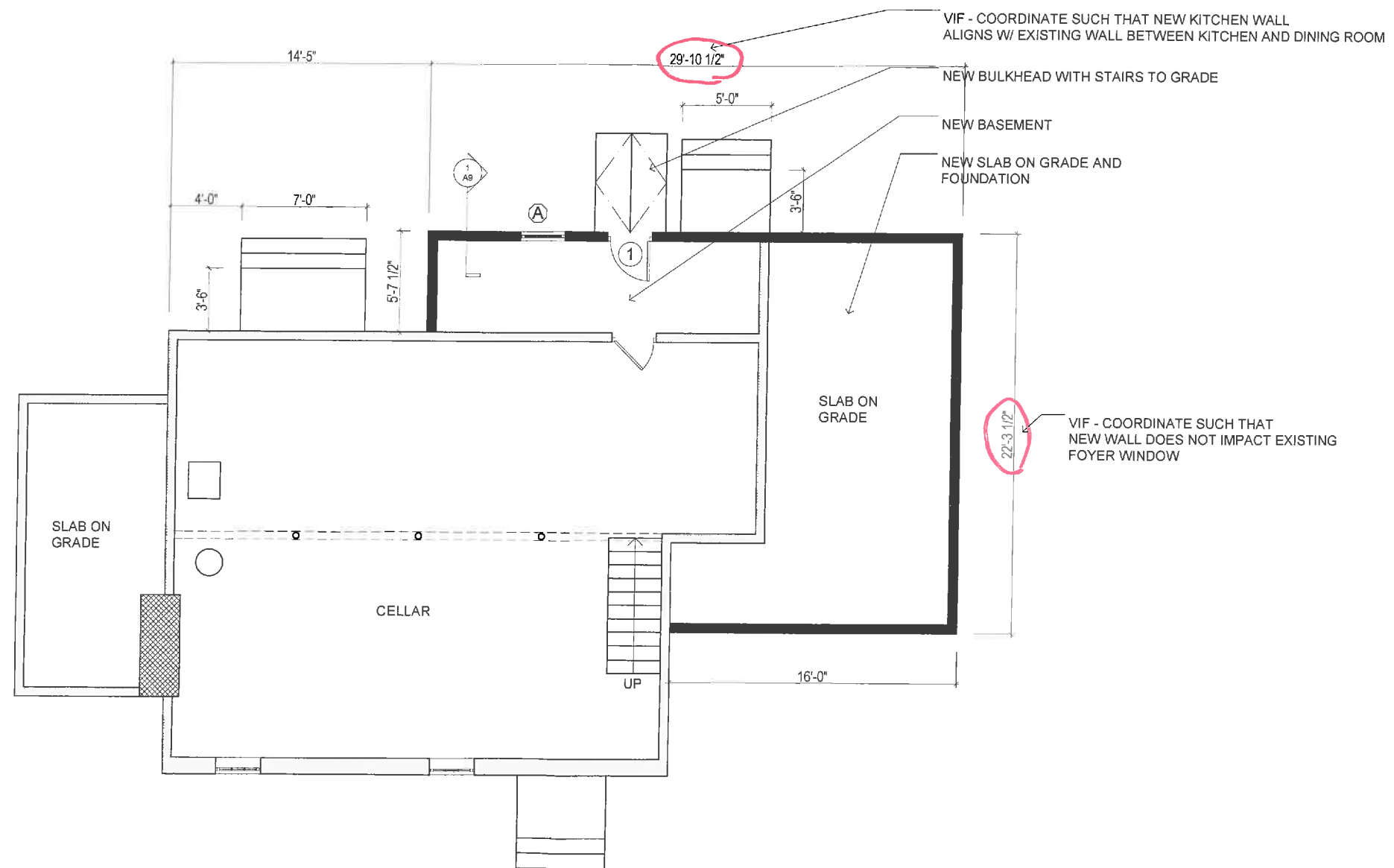


BURNS FLAHERTY RESIDENCE
200 CONCORD AVE
BELMONT MA 02478

EXISTING
ELEVATIONS

Sheet
Number:

A4

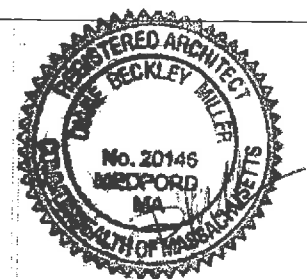


1 PLAN
SCALE: 1/8" = 1'

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4/29/16	SCHEMATIC DESIGN
6/1/16	DESIGN DEVELOPMENT
6/27/16	CONSTRUCTION DOCS
12/8/16	REVISIONS

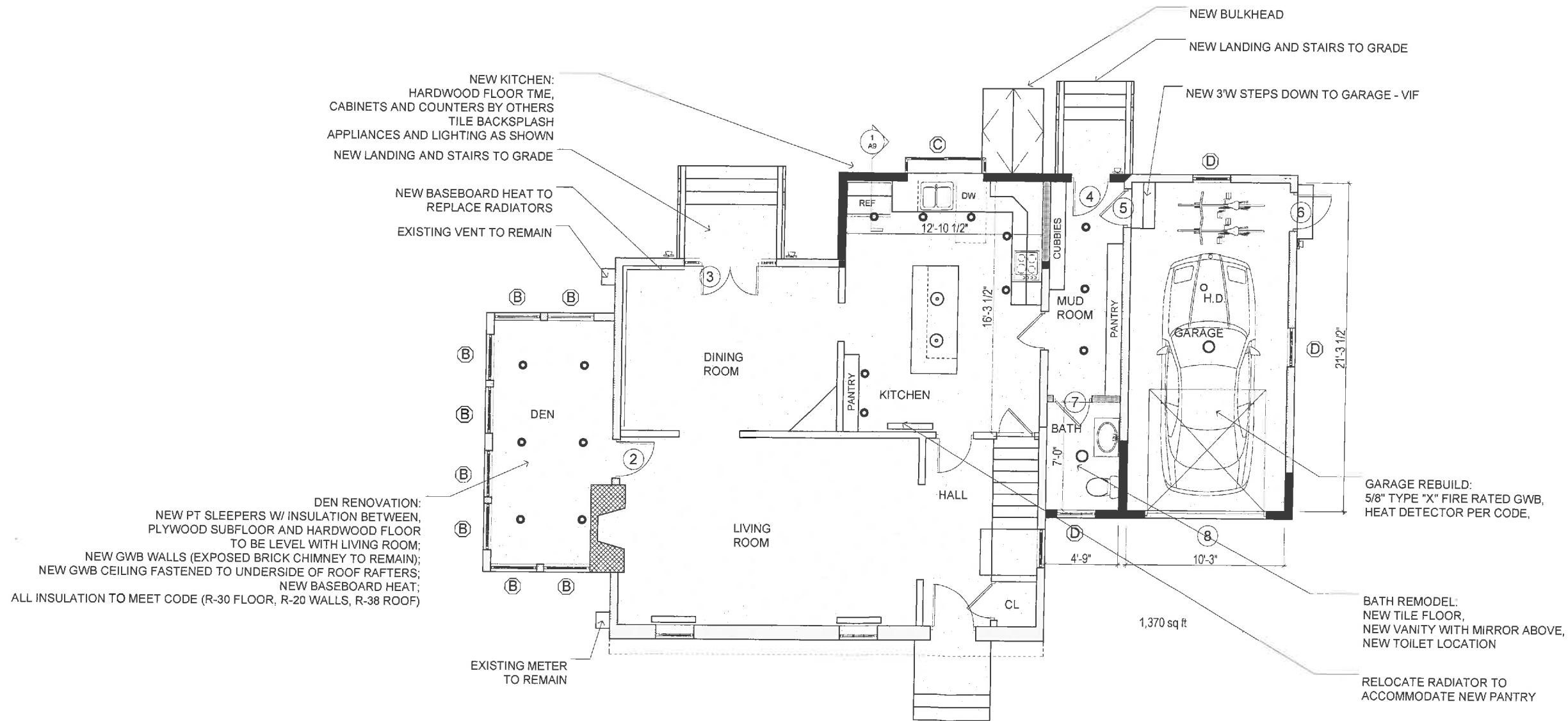


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NEW
CELLAR

Sheet
Number:

A5

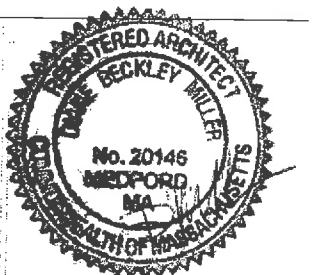


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SCALE: 1/8" = 1'

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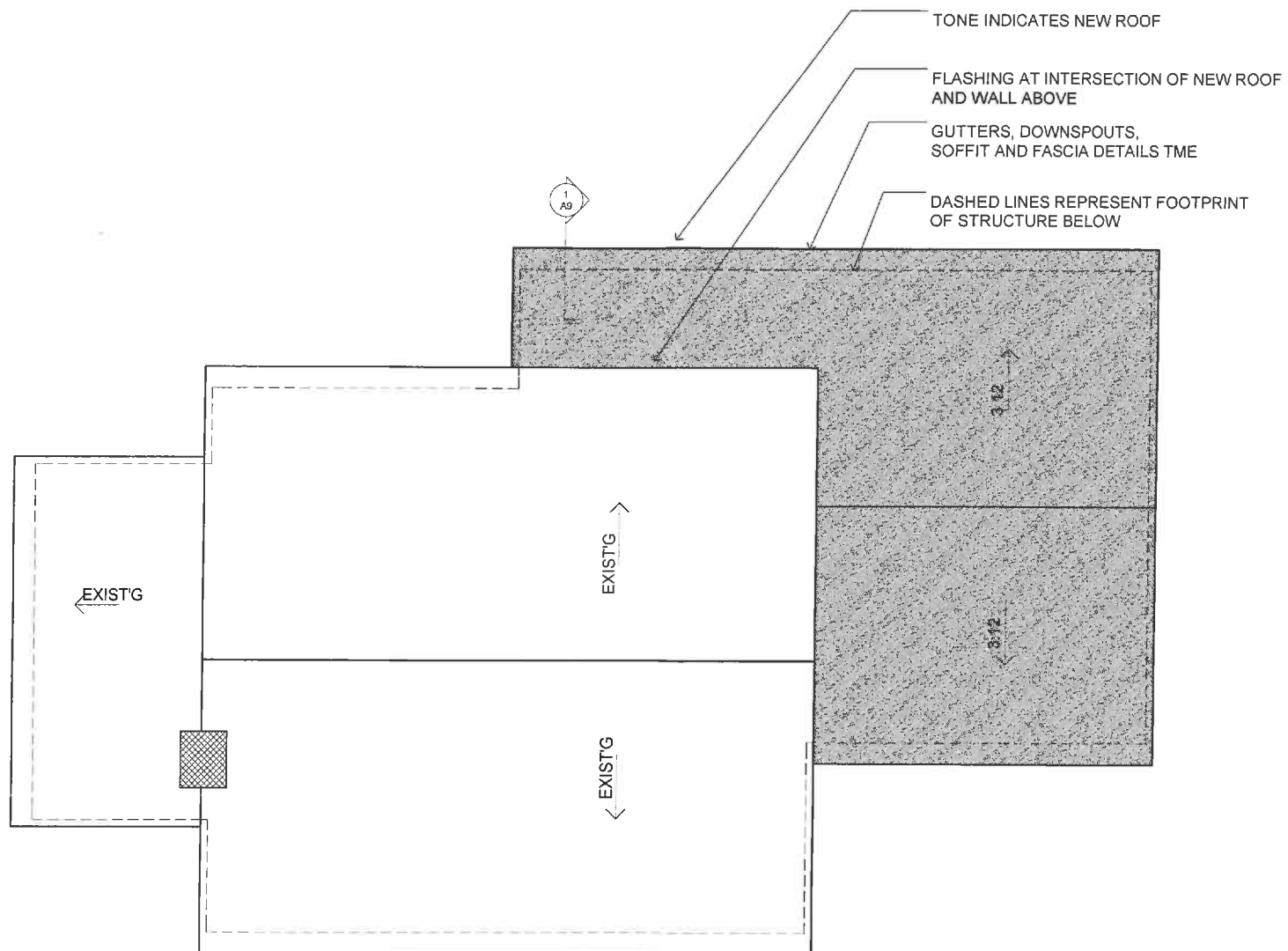


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BELMONT MA 02478

NEW FIRST
FLOOR PLAN

Sheet
Number:

A6

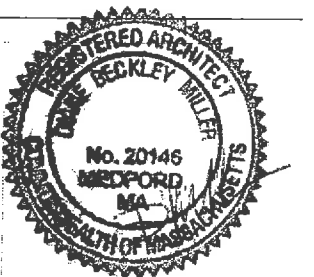


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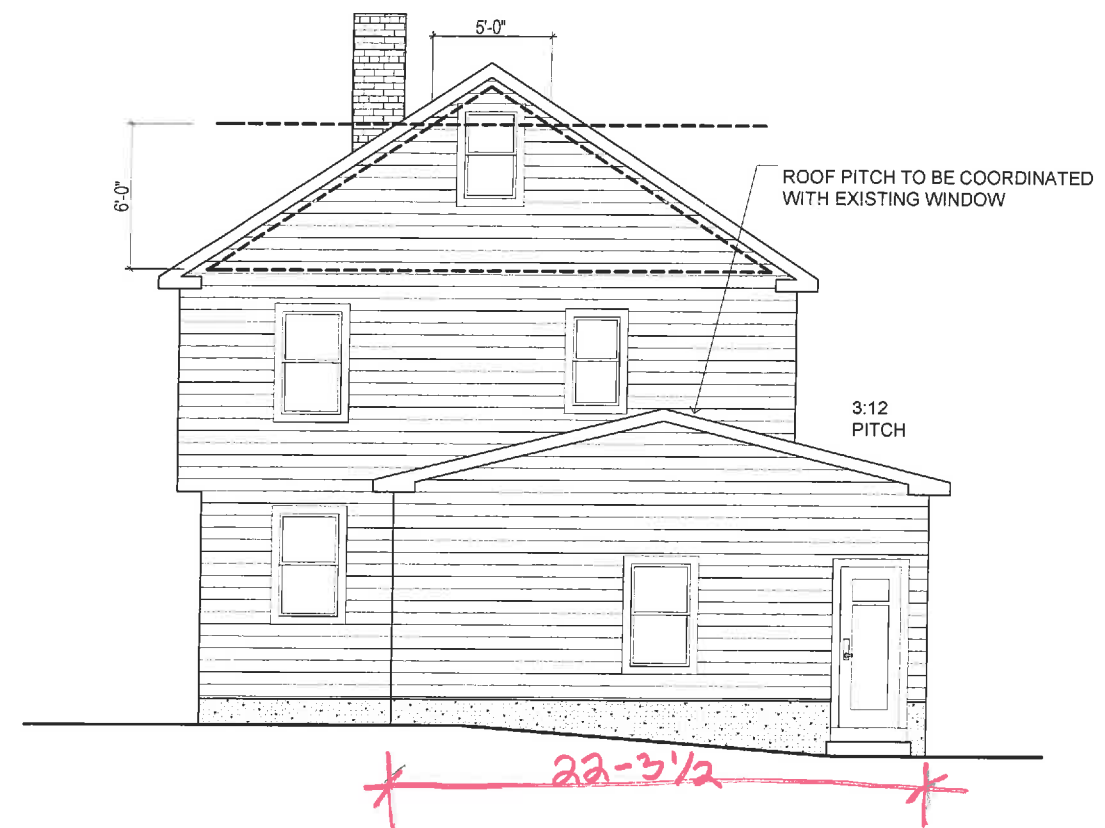
NEW ROOF PLAN

Sheet
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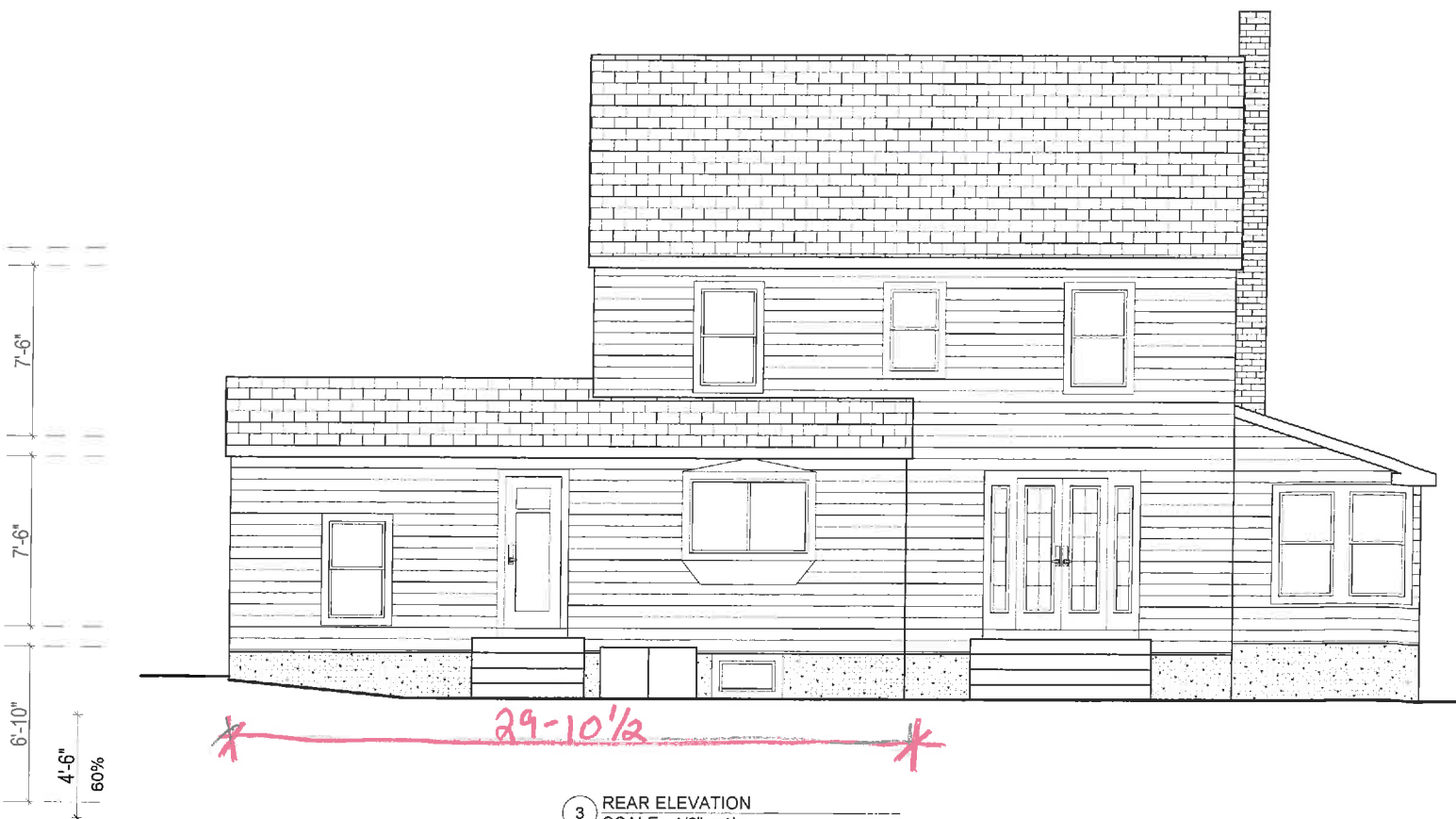
A7



1 FRONT ELEVATION
SCALE: 1/8" = 1'



2 SIDE ELEVATION
SCALE: 1/8" = 1'



3 REAR ELEVATION
SCALE: 1/8" = 1'

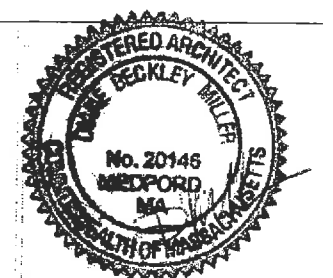


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NEW
ELEVATIONS

Sheet
Number:

A8





