



Town of Belmont

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2017 FEB 14 AM 8:45

APPLICATION FOR A SPECIAL PERMIT

Date: January 30, 2017

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 36 Lodge Road 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 construction of a third story 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 Sharon DeMarco

Print Name Sharon DeMarco

Address 36 Lodge Road
Belmont, MA 02478

Daytime Telephone Number 617-484-2237 home
781-443-3289 cell



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

January 31, 2017

David and Sharon DeMarco
36 Lodge Road
Belmont, MA 02478

RE: Denial to Construct a Third Story Addition

Dear Mr. and Mrs. DeMarco,

The Office of Community Development is in receipt of your building permit application for your proposal to construct a third floor addition at 36 Lodge Road located in a Single Residence C Zoning District.

Your application has been denied because it does not comply with the current Town of Belmont Zoning By-Law. More specifically, Section 4.2.2 of the Zoning By-Law requires a minimum side setback of 10.0', it allows a maximum of 2-1/2 stories and an allowed maximum lot coverage of 25%.

1. The existing and proposed side setbacks are 7.9'.
2. The lowest level is a basement (47.8% of the foundation walls are below grade) and is considered a story. The existing structure is three and a half stories and the proposed addition is a third (3rd) floor addition.
3. The existing and proposed lot coverage is 29.9%.

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 Zoning Board of Appeals. 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

February 1, 2017

36 LODGE ROAD
STATEMENT REGARDING
SECOND FLOOR MASTER BATHROOM

We would like to request two special permits for a second floor master bathroom addition at 36 Lodge Road. We are four in our family and expecting my mother to move in with us soon and having one full bathroom even at this time is not sufficient for all of us.

We respectfully ask your approval for the second floor master bathroom.

David and Sharon DeMarco

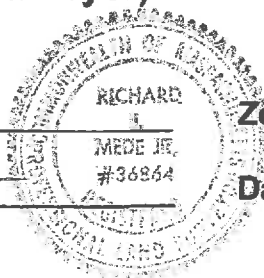
Zoning Compliance Check List

(Registered Land Surveyor)

Property Address: 36 LODGE ROAD

Zone: SR-C

Surveyor Signature and Stamp: [Signature]



Date: 12/13/2016

	REQUIRED	EXISTING	PROPOSED
Lot Area	9,000 s.f.	5,400 s.f.	NO CHANGE
Lot Frontage	75 feet	60.00 feet	NO CHANGE
Floor Area Ratio	N/A	N/A	N/A
Lot Coverage	25 %	29.9 %	NO CHANGE
Open Space	50 %	52.4 %	NO CHANGE
Front Setback	25 feet	20.4 FEET	NO CHANGE
Side Setback	10 feet	14.1 FEET	NO CHANGE
Side Setback	10 feet	7.9 FEET	NO CHANGE
Rear Setback	30 feet	36.9 FEET	NO CHANGE
Building Height	36 FEET	31.4 feet	NO CHANGE
Stories	2 1/2 STORIES	3 1/2 STORIES	NO CHANGE
1/2 Story Calculation			

NOTES:

% of EXPOSED FOUNDATION

36 LODGE ROAD BELMONT

TOP OF SILL ELEVATION - BASEMENT FLOOR ELEVATION = TOTAL HEIGHT OF BASEMENT WALL

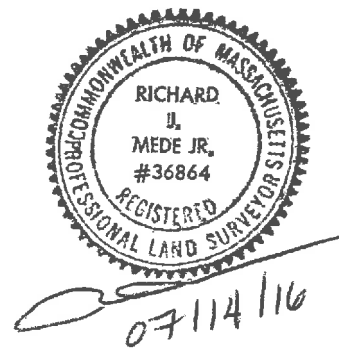
$$105.94' - 99.94' = 6.00'$$

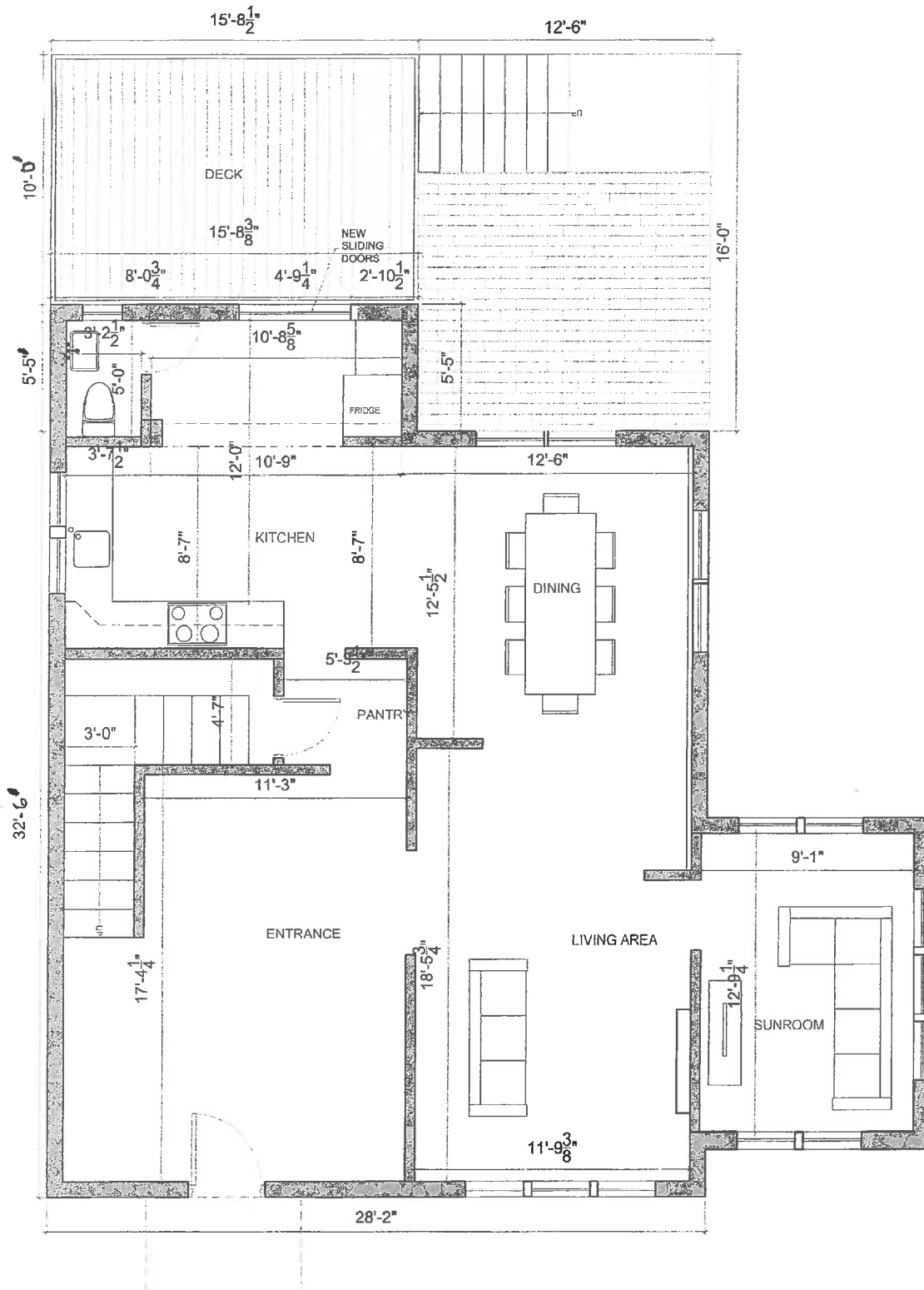
AVERAGE GRADE ELEV. - BASEMENT FLOOR ELEV. = AMOUNT OF NON EXPOSED FOUND. WALL

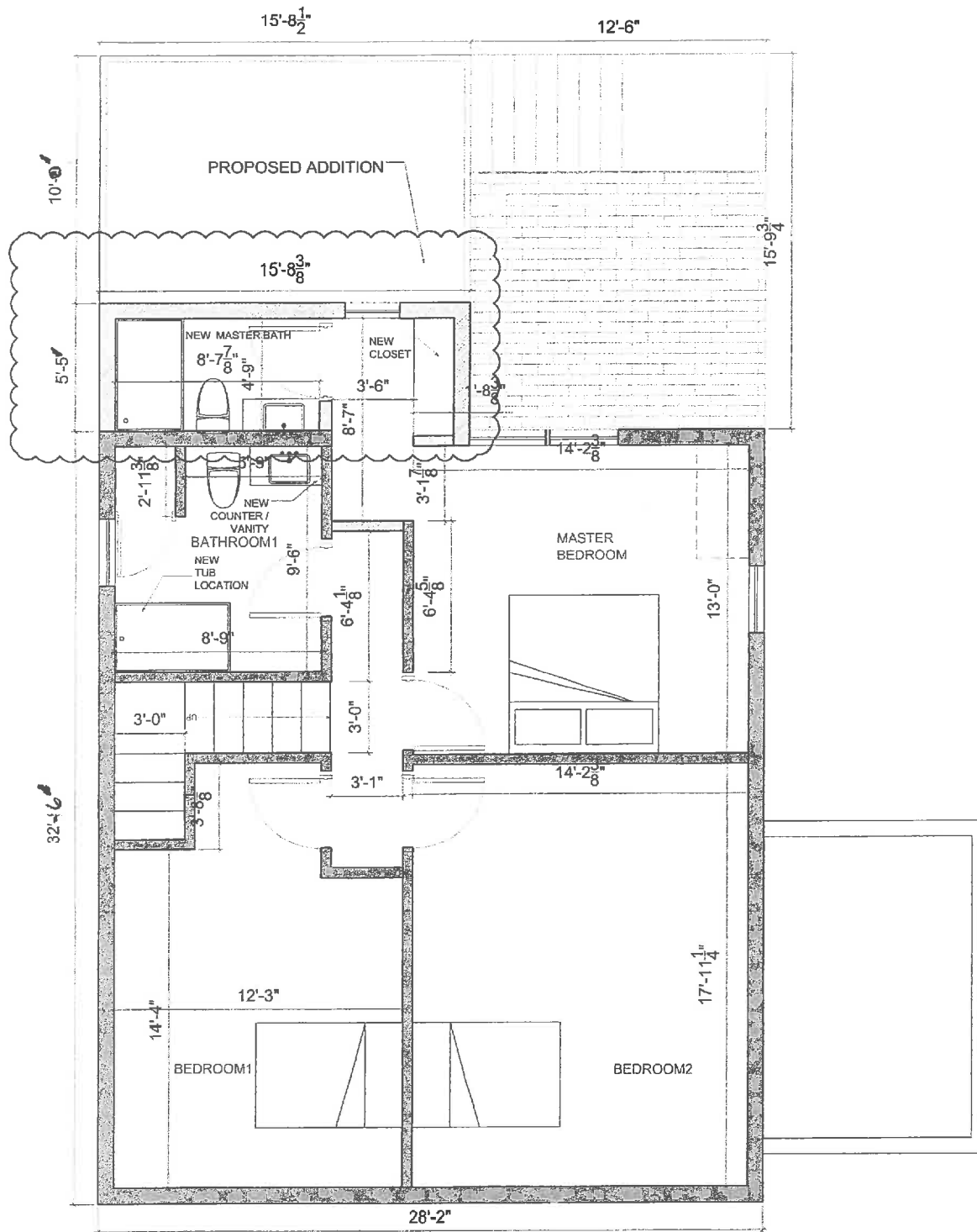
$$102.81' - 99.94' = 2.87' (47.83\%)$$

TOP OF SILL ELEV. - AVERAGE GRADE ELEV. = AMOUNT OF EXPOSED FOUND. WALL

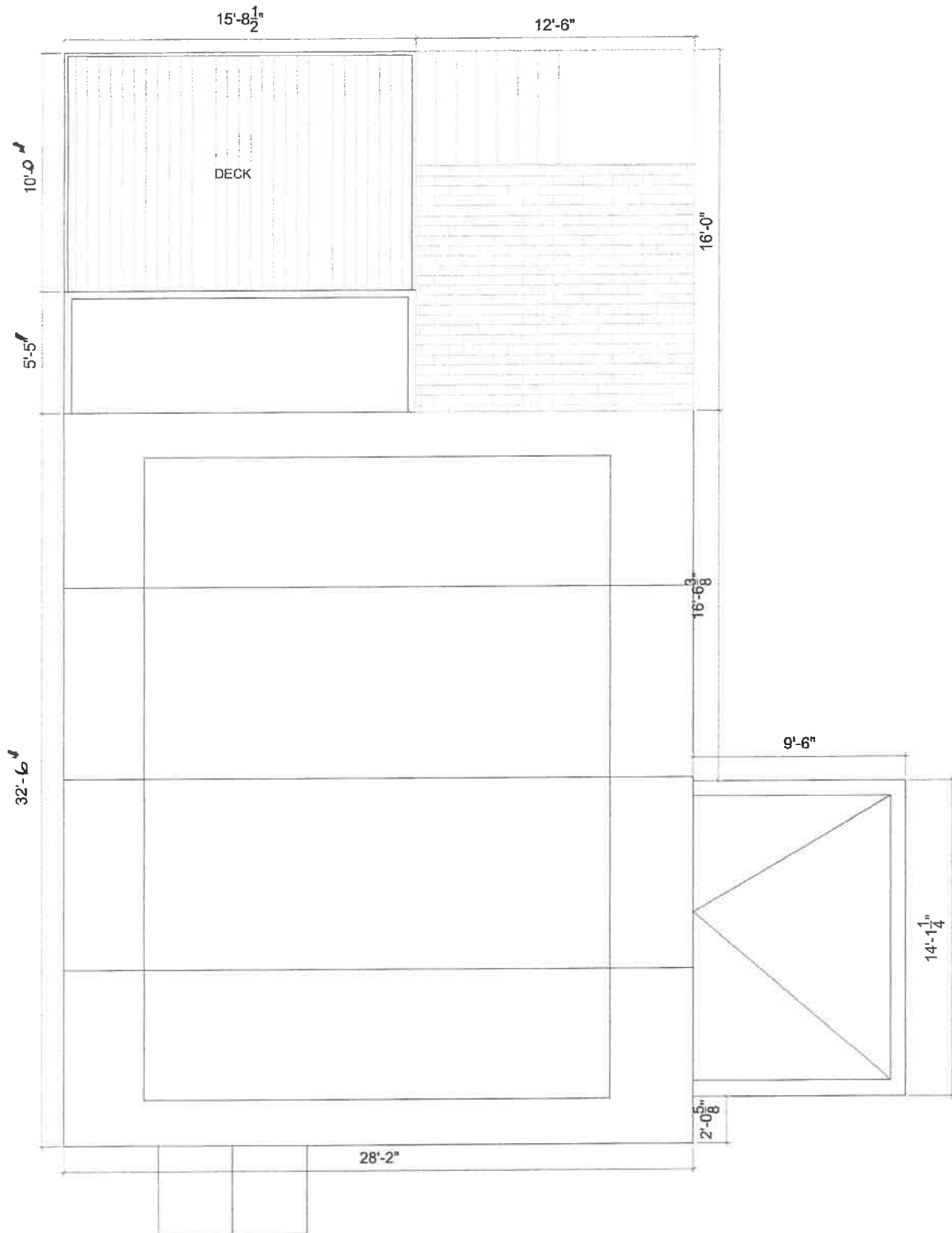
$$105.94' - 102.81' = 3.13' (52.17\%)$$





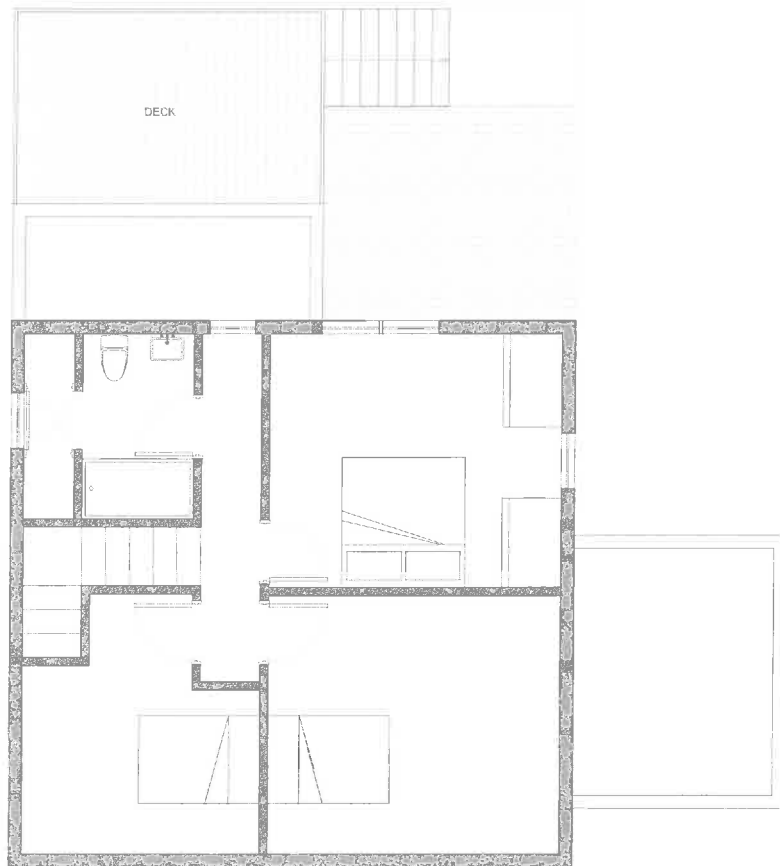


SECOND FLOOR

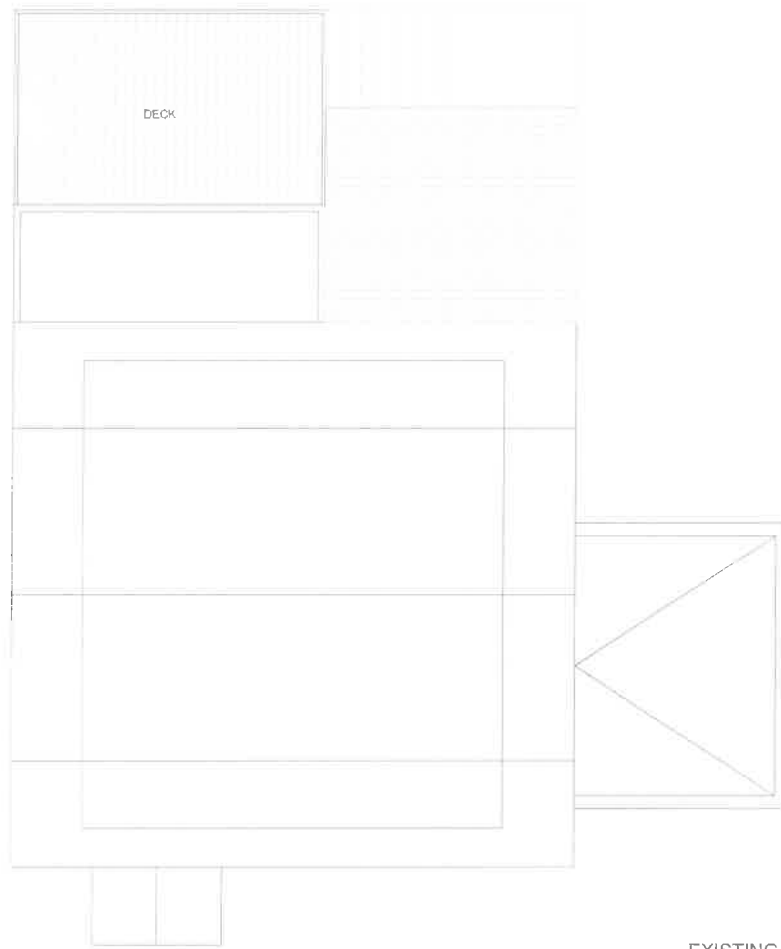


ROOF PLAN





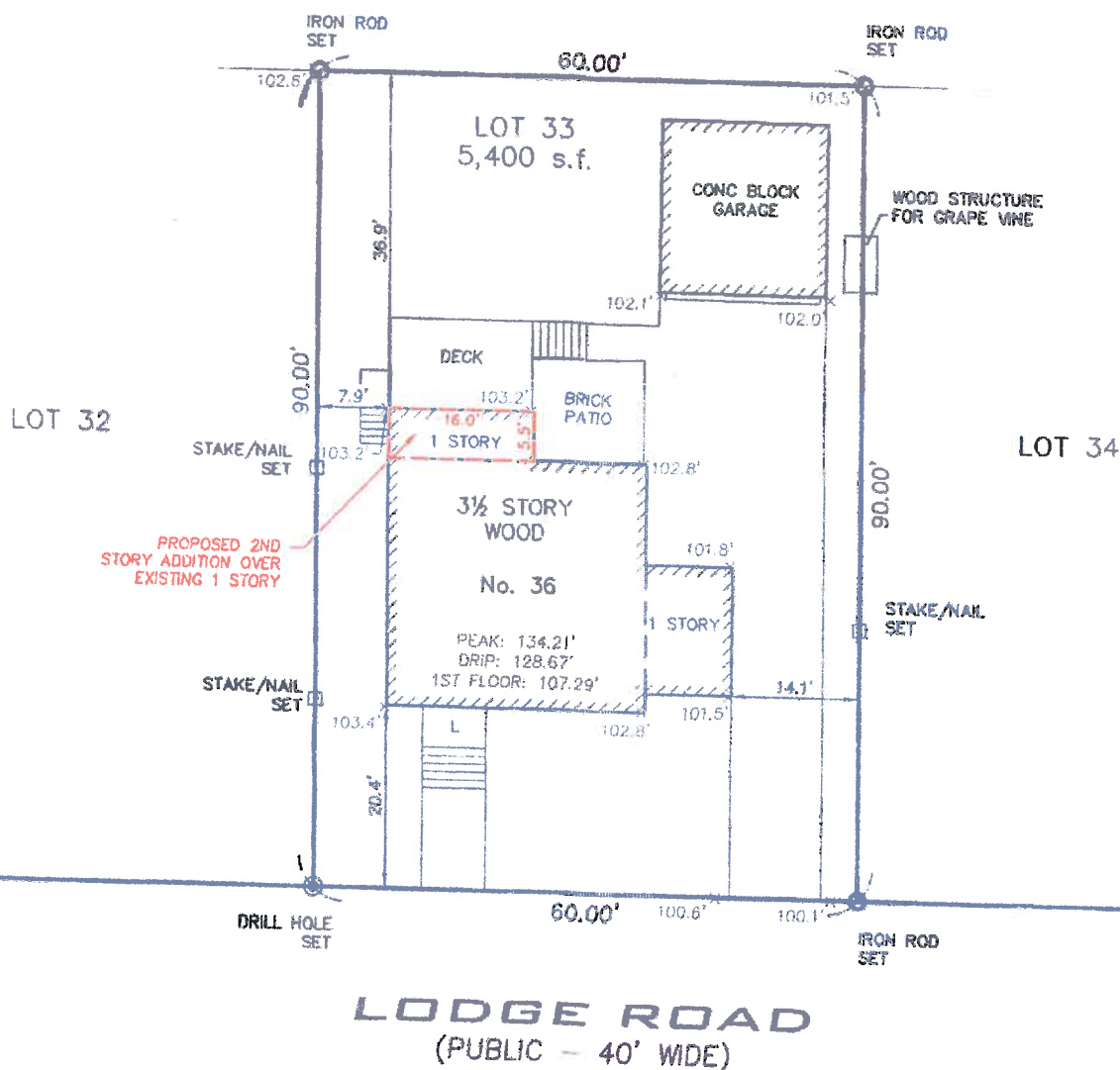
EXISTING
SECOND FLOOR



EXISTING
ROOF PLAN

MEDFORD ENGINEERING & SURVEY

ANNILO B. VERDEZIANO ASSOCIATES
18 HALL STREET, MIDDFORD, MA 02155
781-306-4466 fax 781-306-6062



ZONING REQUIREMENT	EXISTING	PROPOSED
FRONT: 25'	20.4'	NO CHANGE
SIDE: 10'	7.9'	7.9'
SIDE: 10'	14.1'	14.1'
REAR: 27' (30% OF 90')	26.9'	36.9'
MAX. LOT COV.: 25%	29.9%	29.9%
MIN. OPEN SPACE: 50%	52.4%	52.4%
STORIES MAX. 2 1/2	3 1/2	1 STORY
HEIGHT MAX. 36'	31.40'	NO CHANGE

ELEVATION:
BASEMENT: 99.94
TOP OF SILL: 105.94
GARAGE: 102.0
FIRST FLOOR: 107.29
ROOF PEAK: 134.21
AVG. GRADE: 102.81
HEIGHT: 31.40

EXISTING LOT COVERAGE: 24.9%
PROP. LOT COVERAGE: 25.6%
EXISTING OPEN SPACE: 52%
PROP. OPEN SPACE: 52%

OWNER: SHARON & DAVID DEMARCO

HOUSE NO.: 36

LOT NO.: 33

APP. NO.:

DATE: DECEMBER 13, 2016

SCALE: 1" = 20'

RICHARD J. MEDE, JR. - P.L.S.

DATE: _____

17426