



Town of Belmont

## APPLICATION FOR A SPECIAL PERMIT

Date: February 3, 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 81 Hammond 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 2 1/2 story addition.

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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

Nicholas Cardello

Address

81 Hammond Rd

Belmont, MA 02478

Daytime Telephone Number

508-740-7898



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

February 1, 2017

Nicholas and Kristina Cardello  
81 Hammond Road  
Belmont, MA 02478

RE: Denial to Construct a Three Story Addition

Dear Mr. and Mrs. Cardello,

The Office of Community Development is in receipt of your building permit application for your proposal to construct a three story addition at 81 Hammond 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 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 side setback is 5.4' and proposed is 5.6'.
2. The lowest level is a basement (59.7% 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 three (3) story addition.
3. The existing lot coverage is 26.3% and proposed is 25.8%.

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

Nicholas and Kristina Cardello  
81 Hammond Road  
Belmont, MA 02478

February 3, 2017

Town of Belmont  
Zoning Board of Appeals  
19 Moore Street  
Belmont, MA 02478

Re: Special Permit Application – Statement

We are writing to request consideration for three special permits related to a proposed addition to our home at 81 Hammond Road.

We have lived in our home for nearly eight years now and in that time we have started a family, with two daughters, Anna (6) and Ellie (4). As our family and the girls have grown, we have found that we are in need of additional space. We love both Belmont and our neighborhood and thus have decided that an addition to our existing home makes the most sense.

Spending time together and with relatives is an extremely important aspect of our family life. The addition will provide additional space for our family (both immediate and extended) to gather and spend quality time together, as well as provide additional space as the girls continue to grow-up.

Additionally, we are very close to both of our sets of parents, who are all in their retirement years. One of the key outcomes of this addition would be to have enough bedroom space to accommodate taking in a family member who may eventually need extra care to come live with us. This is something that is very important for both my wife and I to be able to do. The current layout and size of our bedrooms does not allow for this.

The specific reasons for each of the three special permits required are detailed below:

1. **Setback:** We are looking to continue our house along the existing lines of the main portion of the house so that it is even, without the exterior zigzagging to create an odd shape. The setback for the addition will also be less than that of our current house.
2. **Stories:** We currently have an unfinished basement that is being counted as a story. The threshold for this determination is that more than 40% of the foundation walls are exposed, and our walls are 40.3% exposed (0.3% difference). Additionally, the proposed addition includes only a crawlspace, not an extension of the current basement.
3. **Lot coverage:** The proposed lot coverage will actually be less than our current lot coverage. We will be removing our detached garage to achieve this.

We appreciate your consideration.

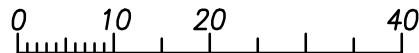
Sincerely,

Nicholas and Kristina Cardello

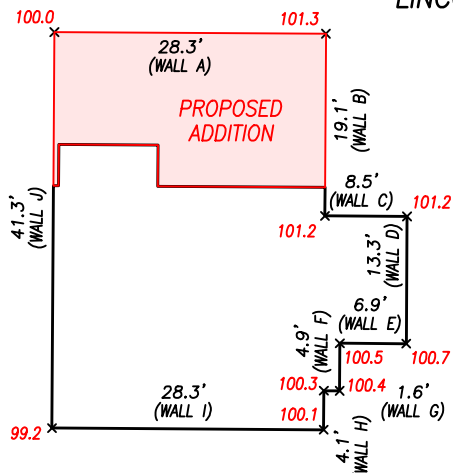


PLOT PLAN  
**BELMONT, MASSACHUSETTS**  
SNELLING & HAMEL ASSOCIATES, INC.  
PROFESSIONAL LAND SURVEYORS & ENGINEERS  
10 LEWIS STREET P.O. BOX 102  
LINCOLN, MASSACHUSETTS 01773  
(781) 259-0071

1 INCH = 20 FEET

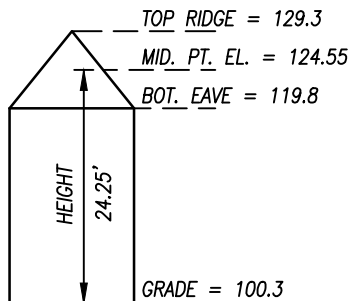


15630.DWG  
JANUARY 20, 2017



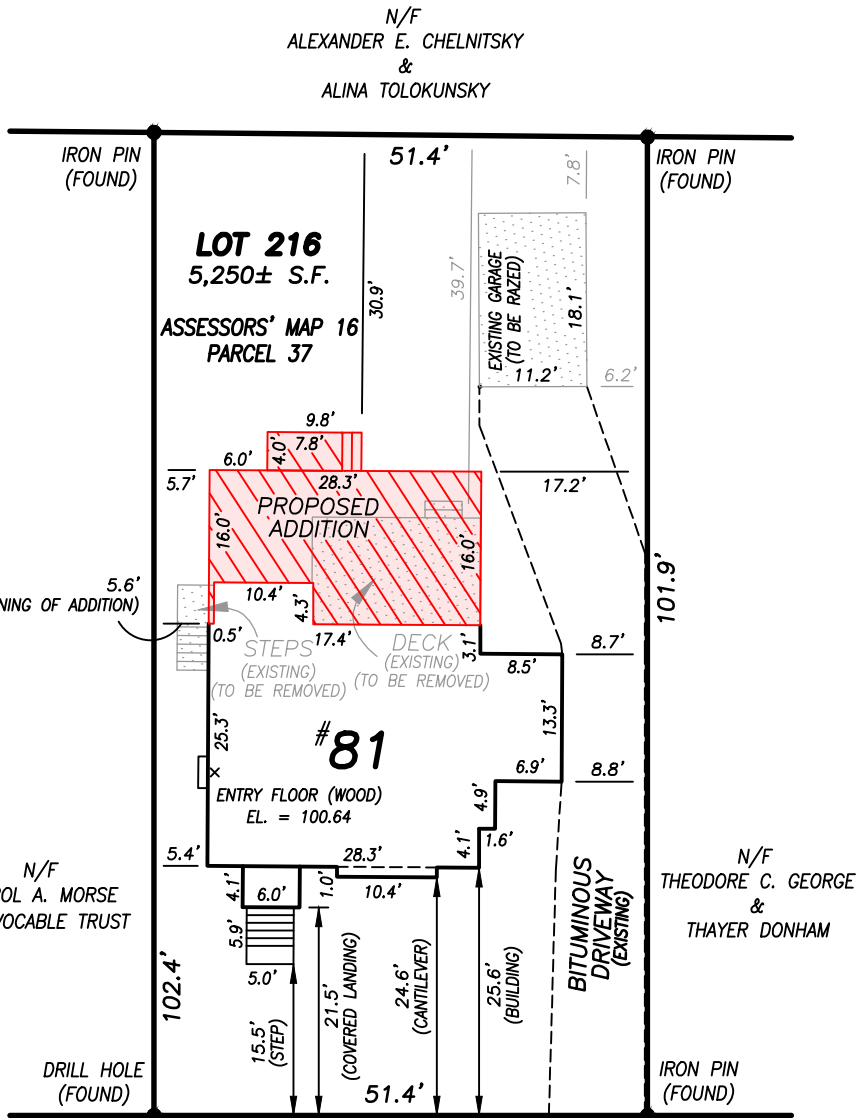
WALL A =  $(100.0 + 101.3)/2 \times 28.3 = 2,848.4$   
WALL B =  $(101.3 + 101.2)/2 \times 19.1 = 1,933.9$   
WALL C =  $(101.2 + 101.2)/2 \times 8.5 = 860.2$   
WALL D =  $(101.2 + 100.7)/2 \times 13.3 = 1,342.6$   
WALL E =  $(100.7 + 100.5)/2 \times 6.9 = 694.1$   
WALL F =  $(100.5 + 100.4)/2 \times 4.9 = 492.2$   
WALL G =  $(100.4 + 100.3)/2 \times 1.6 = 160.6$   
WALL H =  $(100.3 + 100.1)/2 \times 4.1 = 410.8$   
WALL I =  $(100.1 + 99.2)/2 \times 28.3 = 2,820.1$   
WALL J =  $(99.2 + 100.0)/2 \times 41.3 = 4,113.5$

TOTAL = 15,676.4  
BUILDING PERIMETER = 156.3  
GRADE = 100.3



N/F  
CAROL A. MORSE  
IRREVOCABLE TRUST

(BEGINNING OF ADDITION)



REFERENCE:

- PLAN BOOK 291, PLAN 35

HAMMOND ROAD

BENCHMARK:

- CENTER OF WATER GATE  
● ELEVATION = 98.39 (ASSUMED)

NOTES:

- ZONING DISTRICT: "SR-C"
- THE LOT IS NOT LOCATED WITHIN THE 100 YEAR FLOOD ZONE BASED ON FEDERAL FLOOD INSURANCE RATE MAP 25017C0418E, EFFECTIVE DATE JUNE 4, 2010.
- THE LOT IS NOT IN A WETLAND AREA AS SHOWN ON THE TOWN OF BELMONT WETLANDS PLAN
- CONSTRUCTION STAKEOUT IS NECESSARY TO ASSIST WITH THE CORRECT PLACEMENT OF THE PROPOSED ADDITION AND SHED.

LOT COVERAGE / OPEN SPACE AREA CALCULATIONS:

- LOT AREA = 5,250 SF
- DWELLING = 946 SF
- EXISTING REAR DECK = 202 SF
- EXISTING SIDE DECK = 31 SF
- EXISTING GARAGE = 203 SF
- EXISTING DRIVEWAY = 767 SF
- PROPOSED ADDITION = 408 SF

EXISTING LOT COVERAGE =  $(946 + 203 + 202 + 31) / 5,252 = 0.263$  OR 26.3%

EXISTING OPEN SPACE =  $100 - (((946 + 767 + 203 + 202 + 31) / 5,250) \times 100) = 59.1\%$

PROPOSED LOT COVERAGE =  $(946 + 408) / 5,250 = 0.258$  OR 25.8%

PROPOSED OPEN SPACE =  $100 - (((946 + 767 + 408) / 5,250) \times 100) = 59.6\%$

I HEREBY STATE THAT THE LOCATION OF THE FEATURES SHOWN HEREON IS THE RESULT OF FIELD SURVEY PERFORMED AS OF OCTOBER 12, 2016, WITH THE USE OF A TOPCON TOTAL STATION

John R. Hamel

JOHN R. HAMEL  
PROFESSIONAL  
LAND SURVEYOR



"SR-C" DIMENSIONAL TABLE

	REQUIRED	EXISTING	PROPOSED
LOT AREA	9,000 SF	5,250 SF	5,250 SF
FRONTAGE	75'	51.4'	51.4'
LOT COVERAGE	25% (MAX.)	26.3%	25.8%
OPEN SPACE	50% (MIN.)	59.1%	59.6%
FRONT YARD	25'	15.5'	50.9'
RIGHT SIDE YARD	10'	8.7'	17.2'
LEFT SIDE YARD	10'	5.4'	5.6'
REAR YARD	30'	39.7'	30.9'
BUILDING HEIGHT	36' (MAX.)	24.25'	24.25'

NOTE:

- SEE EXPOSED FOUNDATION CALCULATION DATED JANUARY 10, 2016, BY SNELLING & HAMEL ASSOCIATES, INC., FOR "BASEMENT" DETERMINATION.

OWNERS: NICHOLAS & KRISTINA CARDELLO

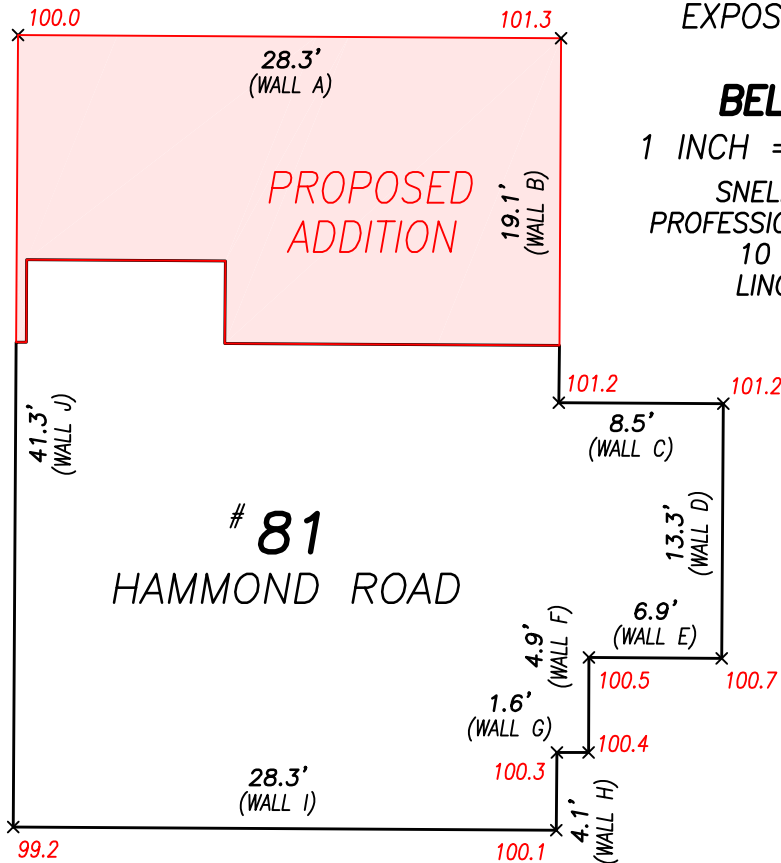
LOC. HOUSE NO. 81 HAMMOND ROAD

LOT NO. 216

APP. NO.

DATE JANUARY 20, 2017

SCALE 1 INCH = 20 FEET



## EXPOSED FOUNDATION CALCULATION

81 HAMMOND ROAD

**BELMONT, MASSACHUSETTS**

1 INCH = 10 FEET JANUARY 10, 2017

SNELLING & HAMEL ASSOCIATES, INC.

PROFESSIONAL LAND SURVEYORS & ENGINEERS

10 LEWIS STREET P.O. BOX 102

LINCOLN, MASSACHUSETTS 01773

(781) 259-0071

# 81  
HAMMOND ROAD

### 81 Hammond Road -- Belmont, Massachusetts (Percentage of Exposed Foundation)

	BOTTOM OF JOIST	CELLAR FLOOR	CLEAR HEIGHT				
	103.10	96.15	6.95				
	BOTTOM OF JOIST	SPOT GRADE ELEVATION	DIFFERENCE	(DIFF 1 + DIFF 2) / 2	WALL LENGTH	(a.k.a. PORTION OF WALL EXPOSED) ((DIFF 1 + DIFF 2) / 2) x LENGTH	
WALL A	103.1	100.0	3.1				
	103.1	101.3	1.8	2.45	28.3		69.33
WALL B	103.1	101.3	1.8				
	103.1	101.2	1.9	1.85	19.1		35.33
WALL C	103.1	101.2	1.9				
	103.1	101.2	1.9	1.9	8.5		16.15
WALL D	103.1	101.2	1.9				
	103.1	100.7	2.4	2.15	13.3		28.59
WALL E	103.1	100.7	2.4				
	103.1	100.5	2.6	2.5	6.9		17.25
WALL F	103.1	100.5	2.6				
	103.1	100.4	2.7	2.65	4.9		12.99
WALL G	103.1	100.4	2.7				
	103.1	100.3	2.8	2.75	1.6		4.40
WALL H	103.1	100.3	2.8				
	103.1	100.1	3	2.9	4.1		11.89
WALL I	103.1	100.1	3				
	103.1	99.2	3.9	3.45	28.3		97.63
WALL J	103.1	99.2	3.9				
	103.1	100.0	3.1	3.5	41.3		144.55
FOUNDATION PERIMETER					156.3		
FOUNDATION PERIMETER x CLEAR HEIGHT (a.k.a. TOTAL SURFACE AREA OF FOUNDATION)					1,086.29		
SUM OF WALL EXPOSURE					438.12		
PERCENTAGE OF EXPOSED FOUNDATION					40.3%		

# Zoning Compliance Check List

(Registered Land Surveyor)

Property Address: 81 Hammond Road

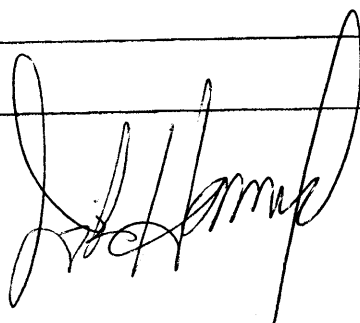
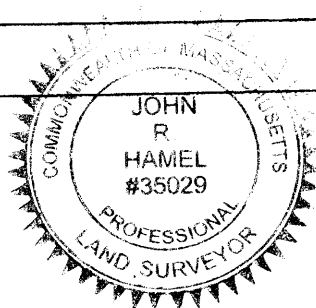
Zone: SR-C

Surveyor Signature and Stamp: John R Hamel

Date: 1/20/2017

	REQUIRED	EXISTING	PROPOSED
Lot Area	9000	5250	5250
Lot Frontage	75	51.4	51.4
Floor Area Ratio			
Lot Coverage	25%	26.3%	25.8%
Open Space	50%	59.1%	59.6%
Front Setback	25	15.5	50.9
Side Setback	10'	8.7	17.2
Side Setback	10'	5.4	5.6
Rear Setback	30	39.7	30.9
Building Height	36	24.25	24.25
Stories			
½ Story Calculation			

**NOTES:**

March 27, 2006

**Proposal: Kitchen &  
Family Room Addition  
& 2nd Floor Addition**

**Owner: Kristina & Nicholas Cardello  
81 Hammond Rd.  
Belmont, MA 02478  
1-617-966-3616  
kristina.cardello@gmail.com**

**Contractor: Villandry Contracting, Inc.**

**Home Improvement Contractor's Lic. #101269**

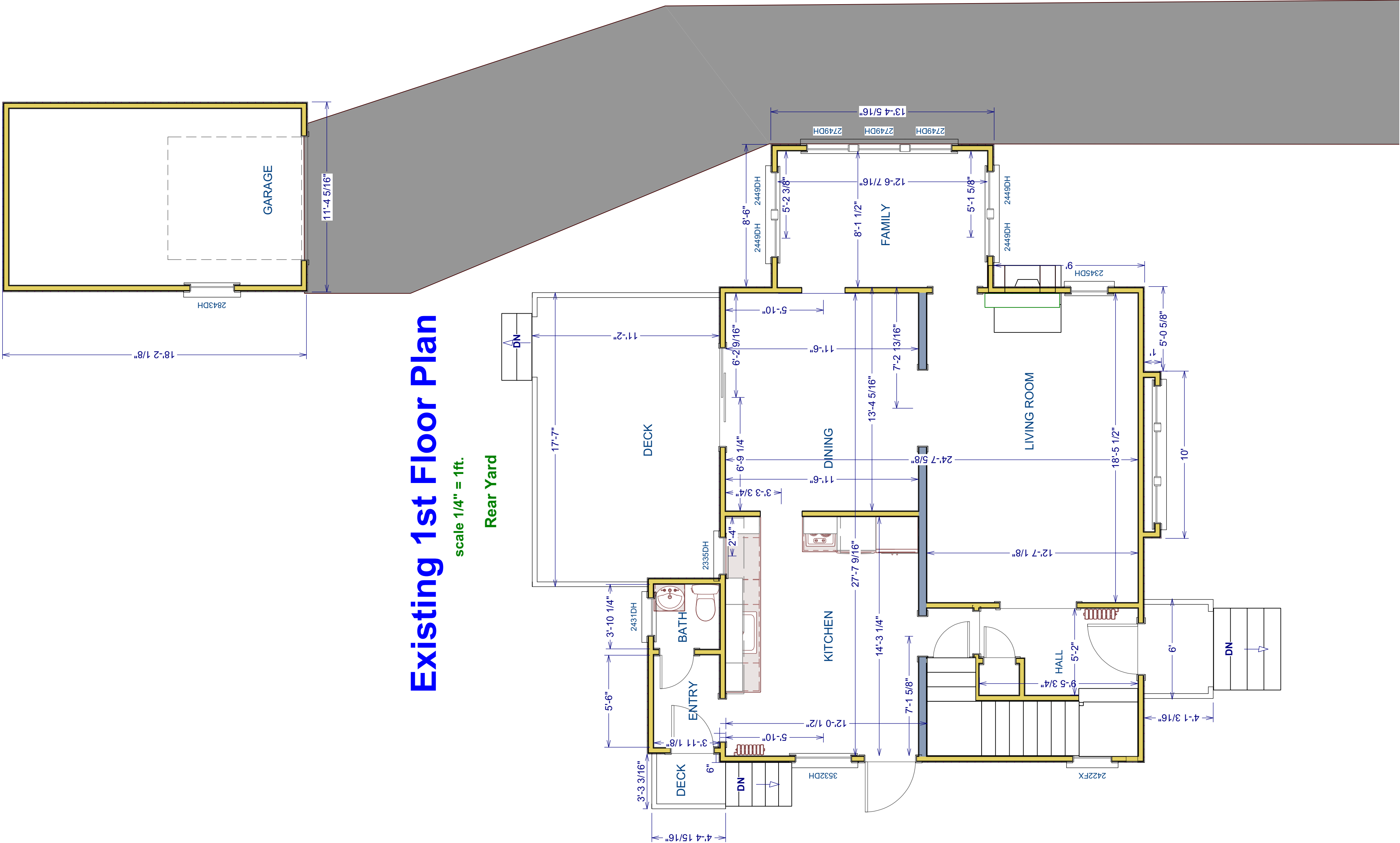
**Owner: Fernando Carriero  
Construction Supervisor's Lic. #069397**

**Designer: David J. Villandry  
Construction Supervisor's Lic. #040178**

**Date: 9/8/2016**

**PROPOSAL:  
Kitchen & Family Room Addition  
& 2nd Floor Addition**

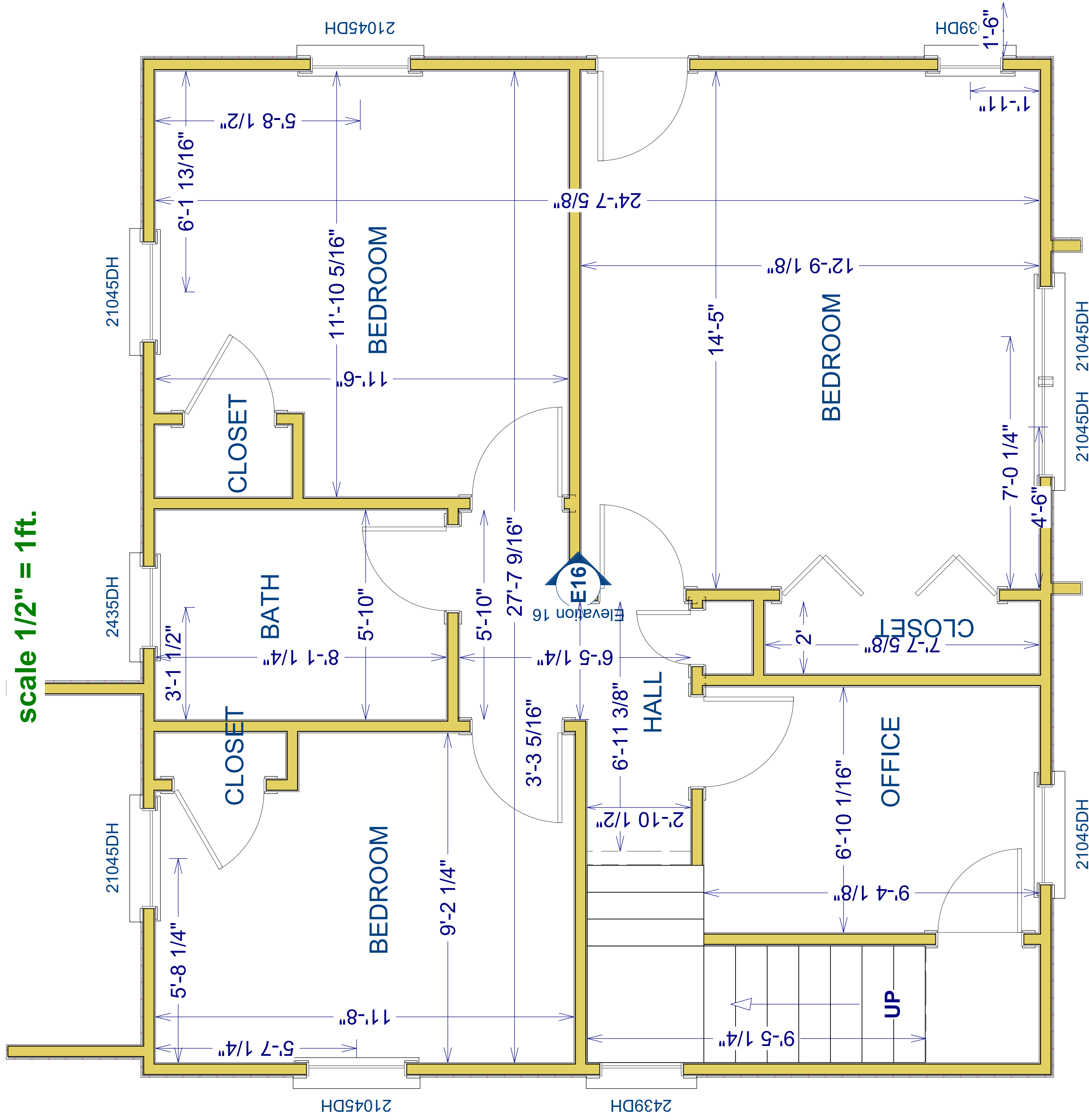
**Villandry Contracting, Inc.  
www.villandrycontracting.com  
villandrycontracting@gmail.com  
davevillandry@gmail.com  
(781) 643-2186  
All Phases of Designing,  
Building & Remodeling**





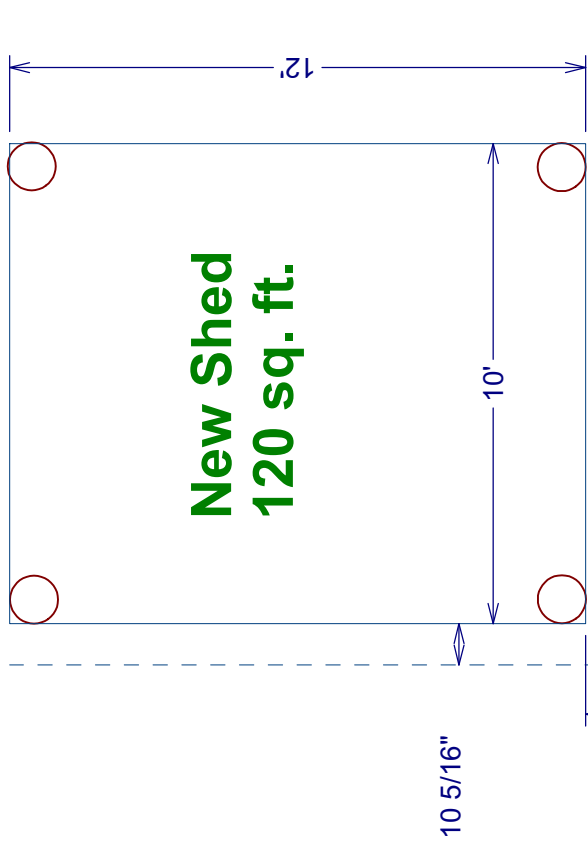
# Existing 2nd Floor Plan

**scale  $1\frac{1}{2}" = 1\text{ft.}$**







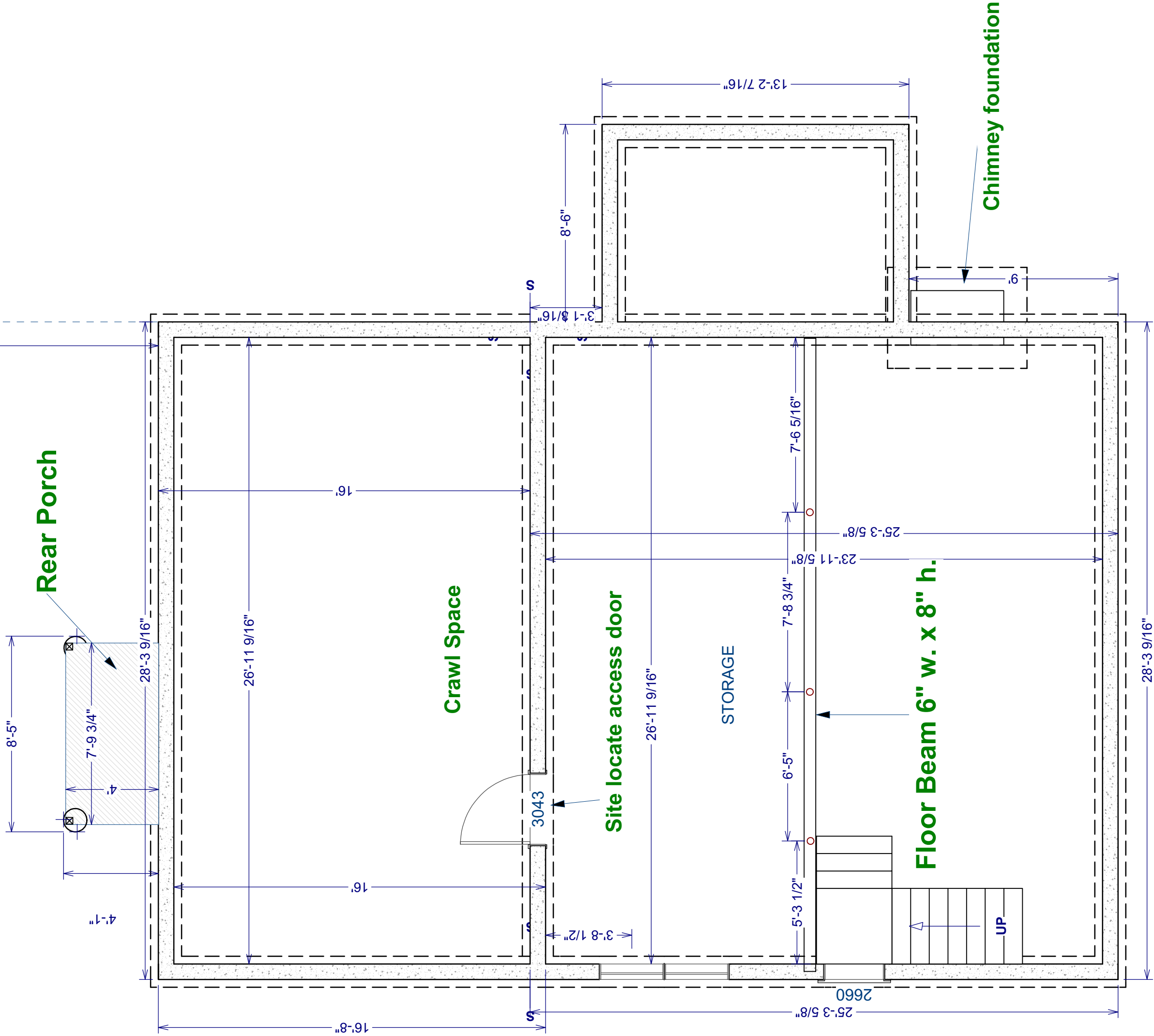


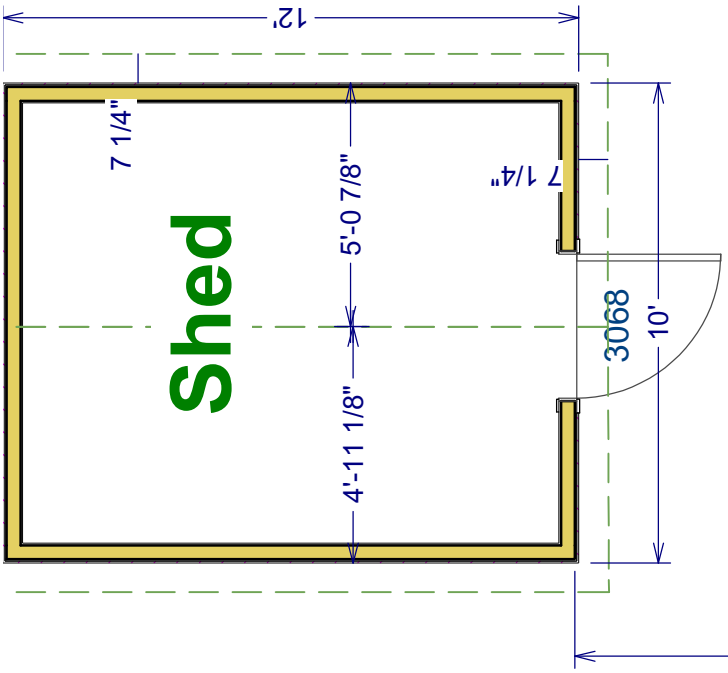
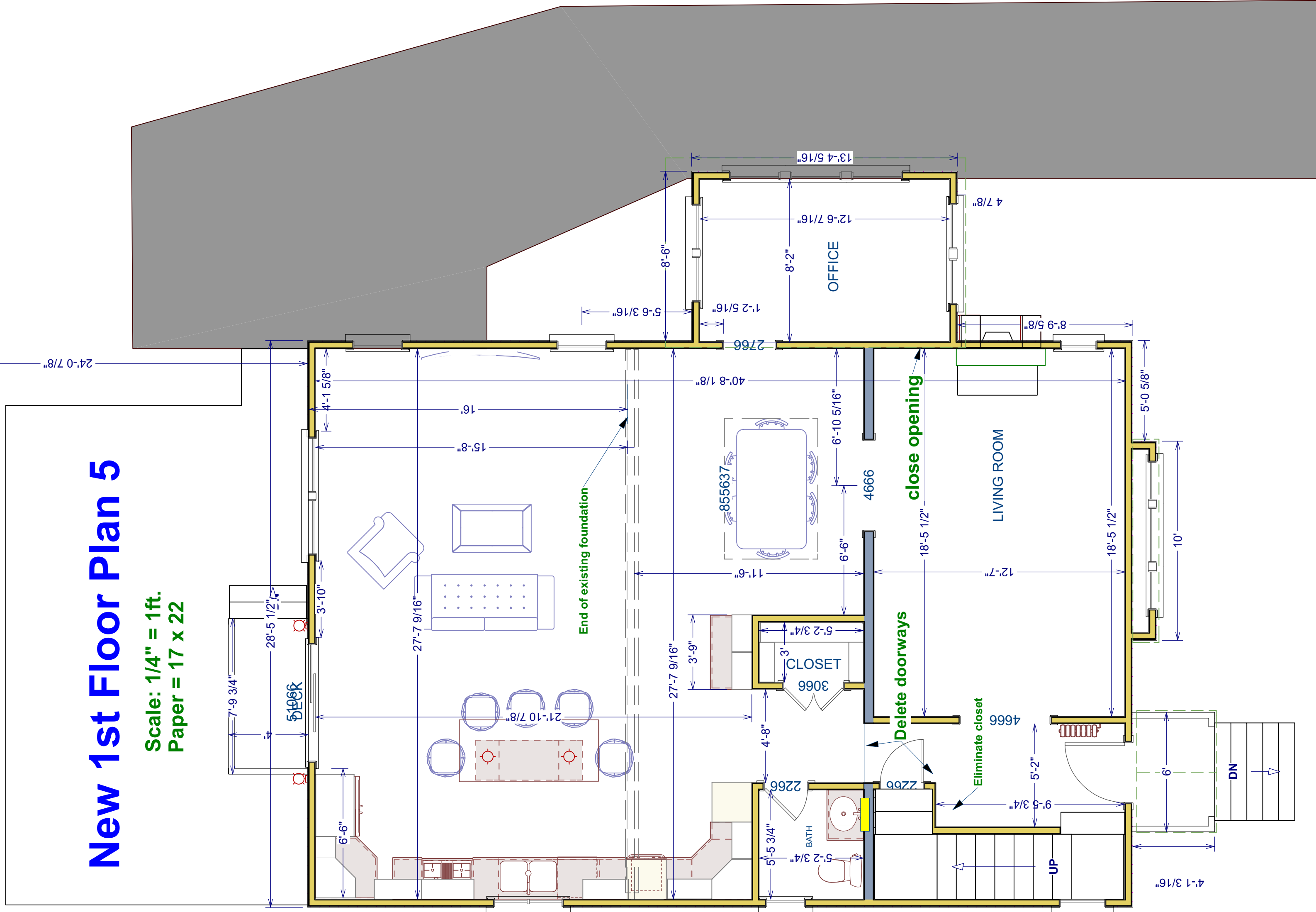
10 5/16"

24'-0 15/16"

# New Foundation Dimensional Plan

Scale: 1/4" = 1ft.  
Paper = 17 x 22

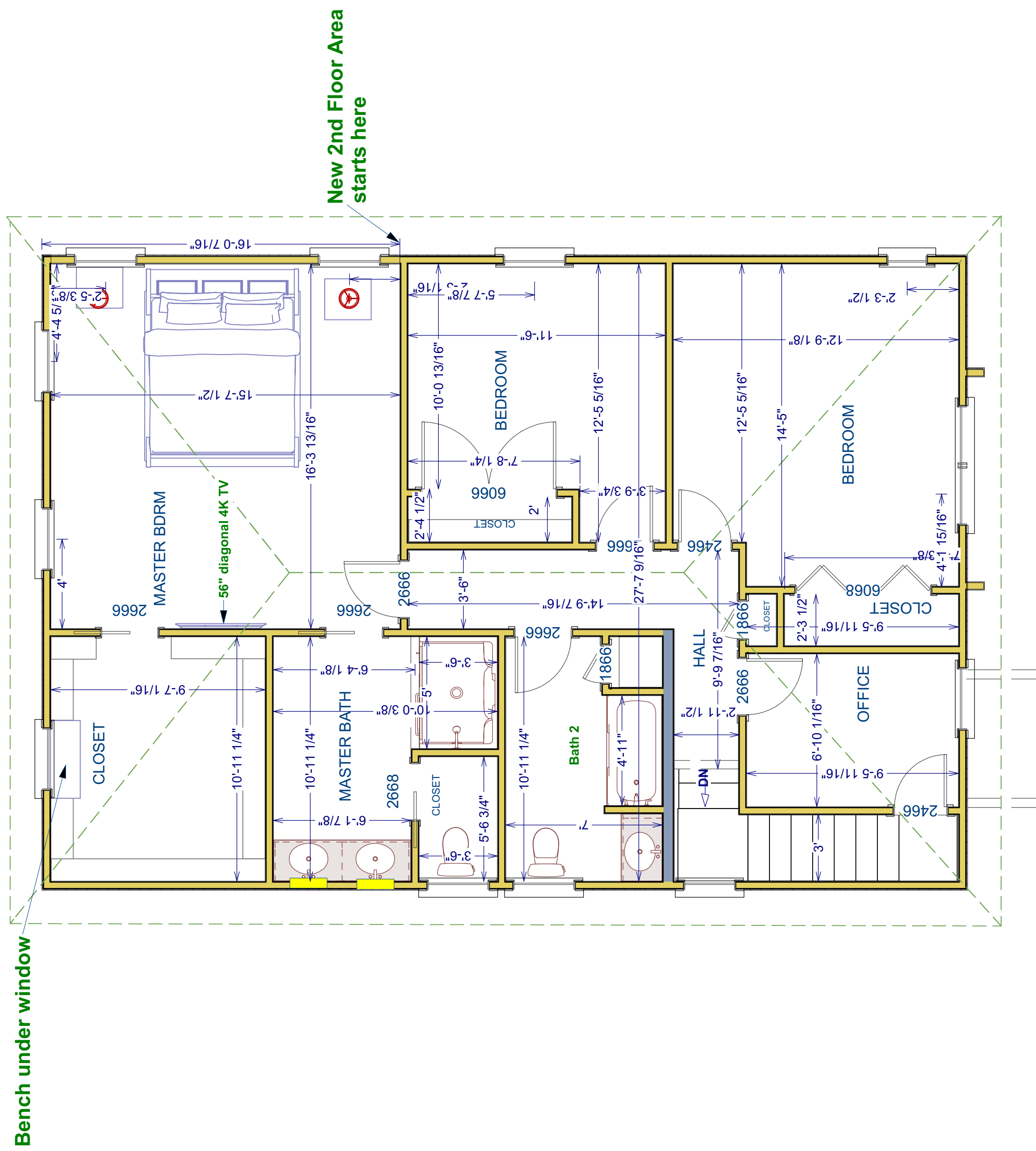




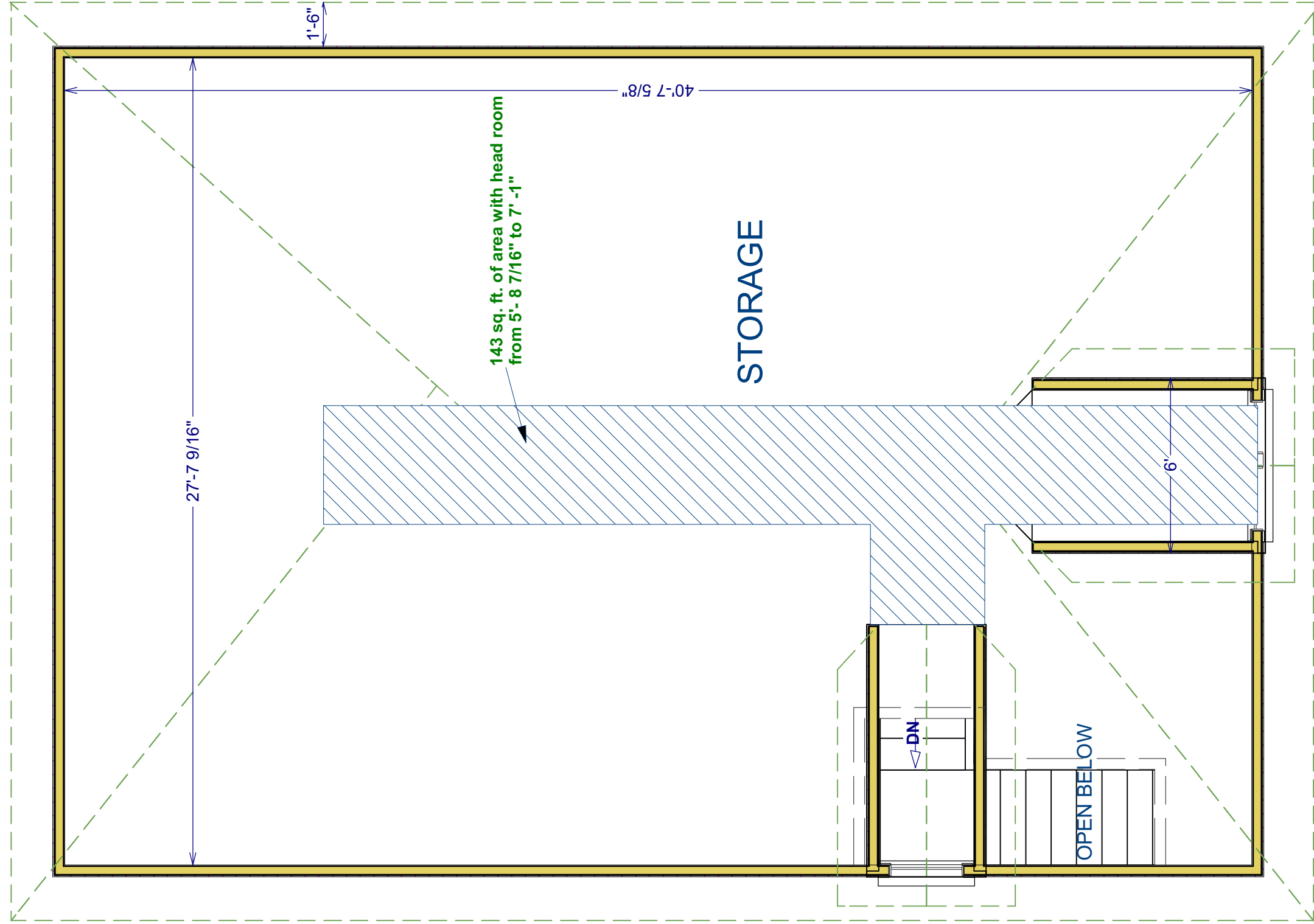


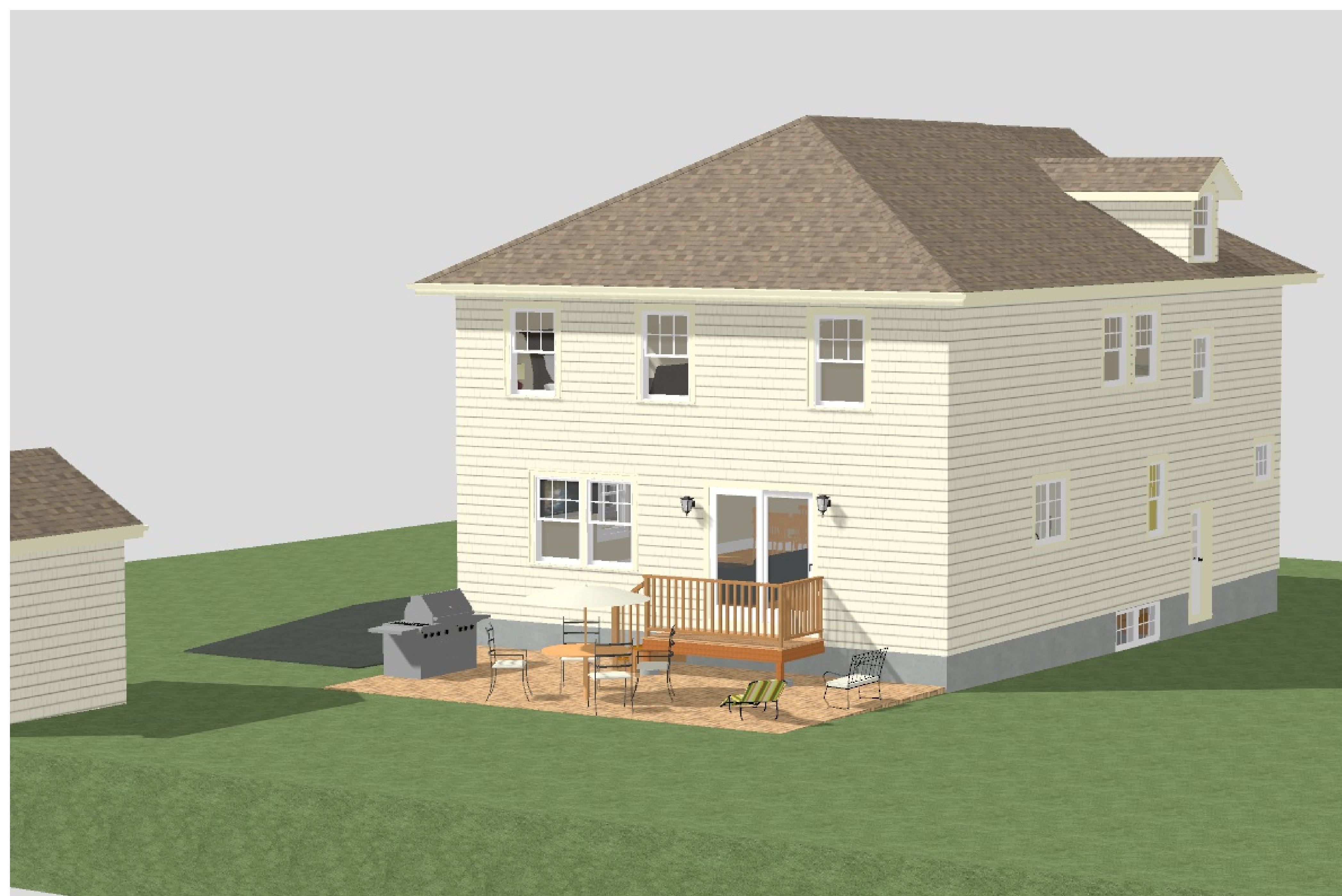
## New 2nd Floor Plan 5

**Scale: 1/4" = 1ft.**  
**Paper = 17 x 22**



# New 3rd Floor Plan





**PROPOSED**



