



Town of Belmont
Zoning Board of Appeals

APPLICATION FOR A SPECIAL PERMIT

Date: Jul 11, 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 63 Berwick 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 screen wall on existing garage

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

Carl Solander

Address

63 Berwick St, Apt 2
Belmont, MA 02478

Daytime Telephone Number

617-331-2397



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

July 17, 2017

Carl Solander
63 Berwick Street
Belmont, MA 02478

RE: Denial to Construct a Screen Wall on garage.

Dear Mr. Solander,

The Office of Community Development is in receipt of your building permit application for your proposal to construct a screen wall on your garage at 63 Berwick Road located in a General Residence (GR) Zoning District.

Your application has been denied because it does not comply with the current Town of Belmont Zoning Bylaws. More specifically, Section 4.2 of the Zoning Bylaws Dimensional Regulations allows maximum lot coverage of 30% and requires a minimum of 5.0' side and rear setbacks for accessory buildings.

1. The existing lot coverage is 37.0% and the proposed is 37.8%.
2. The existing side setback of your garage is 2.0' and the proposed is 1.4'.
3. The existing rear setback of your garage is 1.5' and the proposed is 1.0'.

You may alter your plans to conform to the current Town of Belmont Zoning Bylaws 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

Project Statement: Application for Special Permit

Property Address: 63 Berwick St, Belmont, MA

Owners: Carl Solander and Gillian Feiner

We are seeking a special permit to construct a wooden screen over our existing garage. The screen projects approximately 6-1/2" from the roof and walls of the garage, and planting boxes will be inserted into this space between the screen and the wall so that greenery appears to grow out of the wall and roof. This screen will be an improvement to our property and the neighborhood. The garage is located near the corner of our property and is very visible from our home and the surrounding homes. The screen will transform what has been an eyesore into an attractive feature.

The screen in the form it has been designed has 3 major purposes:

1. To enhance the appearance of the garage by creating a smooth and continuous wood surface which hides projecting elements such as gutters, downspouts, and electrical conduits. The depth and shape of the screen is determined primarily by the need to conceal the gutter, so the projection of the screen is not more substantial than the projection of a gutter.
2. To promote sustainability. The depth of the screen will allow us to insert planter boxes into the screen. This is meant to be a modular green wall and roof system which contains plants. Green walls and roofs reduce the urban heat island effect and reduce stormwater runoff into the town's sewers. We propose to use thermally modified poplar for the screen which can be exposed to the weather without the use of chemical coatings. The gutters will be connected to rain barrels to collect rain water for irrigation.
3. Improved performance and longevity. The existing garage had eaves which dripped water onto the fences on the property line, causing the support posts to rot rapidly. The renovated garage will have a gutter to prevent this, and the wood screen covers the gutter so it will not become clogged with leaves from the overhanging tree. Back-ventilation of wood cladding prolongs its life, and the screen will protect the roof and wall membranes from solar degradation.

BERWICK STREET

RECORD OWNER:

GILLIAN R. FEINER & CARL A. SOLANDER
63 BERWICK STREET #2, BELMONT, MA

REFERENCES:

DEED BOOK 58792 PAGE 211
PLAN BOOK 91, PLAN 6

ZONING:

GENERAL RESIDENCE

ASSESSOR:

1-132

ZONING TABLE:

	REQUIRED	EXISTING	PROPOSED
LOT COVERAGE	MAX 30%	37.0%	37.8%
OPEN SPACE	MIN. 40%	51.8%	50.9%
FRONTAGE	70	50	N/A
LOT AREA	7000	5000	N/A
FRONT SETBACK	20	12.6	N/A
REAR SETBACK	20	27.7	N/A
ACC. REAR	5	1.5	1.0
SIDE SETBACK	10	8.1	N/A
ACC. SIDE	5	2.0	1.4
HEIGHT	33	27.5	N/A
STORIES	2.5	2.5	N/A
ACC. HEIGHT	15	12	12.6

N/F
**JOLANE
REALTY TRUST**

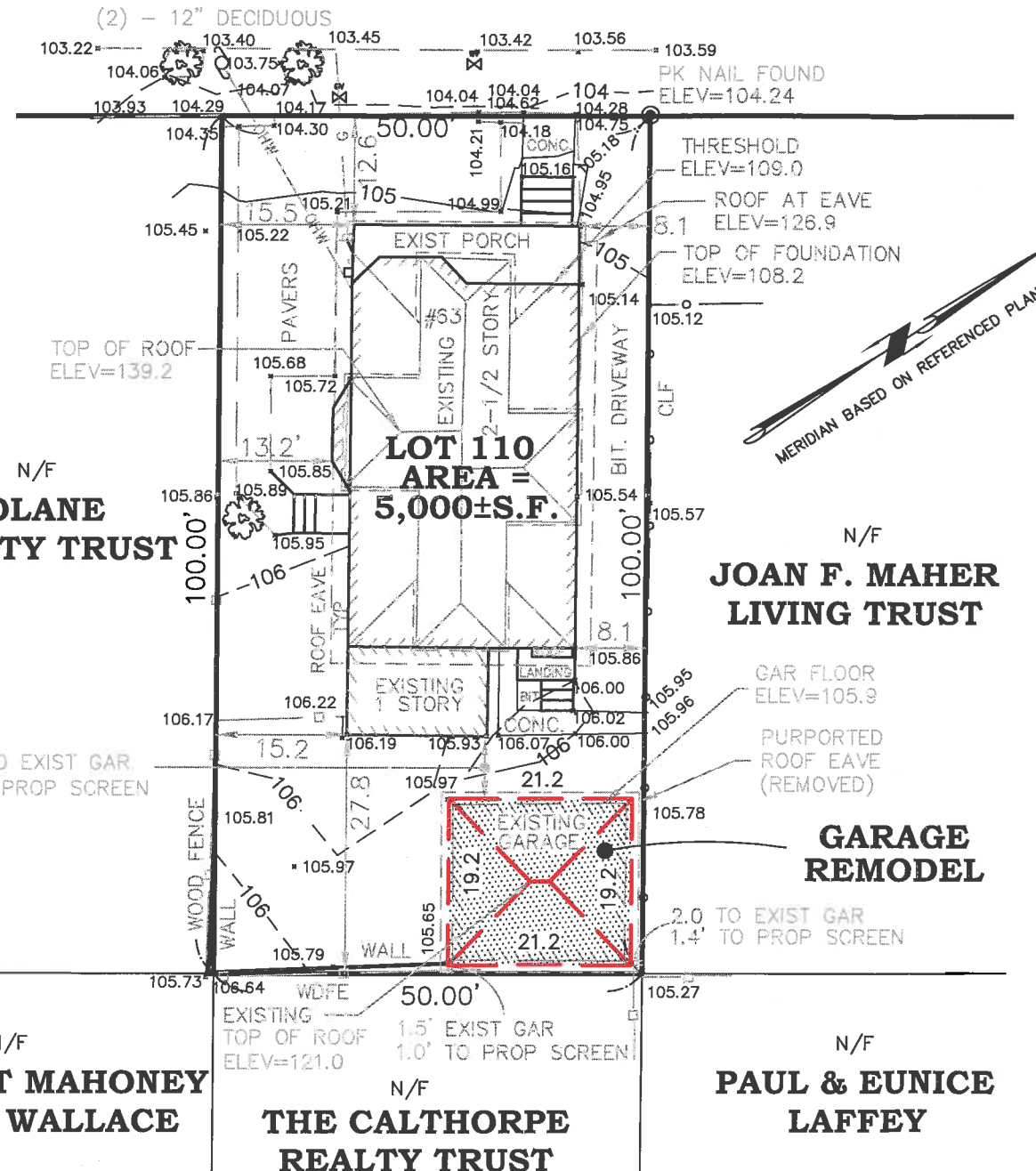
N/F
**MARGARET MAHONEY
& MARY WALLACE**

N/F
**THE CALTHORPE
REALTY TRUST**

N/F
**JOAN F. MAHER
LIVING TRUST**

**GARAGE
REMODEL**

N/F
**PAUL & EUNICE
LAFFEY**



NOTES:

- 1.) THIS PLAN WAS PREPARED TO SHOW EXISTING DWELLING RELATIVE TO PROPERTY LINES AND PROPOSED GARAGE. EXISTING GARAGE UNDER RENOVATION.
- 2.) THE PLAN WAS PREPARED BY PERFORMING AN INSTRUMENT SURVEY IN APRIL OF 2017.
- 3.) NO UTILITY LOCATION, RESEARCH OR PLOTTING PERFORMED.
- 4.) NO TITLE EXAMINATION PROVIDED, THEREFORE OTHER EASEMENTS NOT SHOWN HEREON COULD EXIST.
- 5.) EXISTING LOT COVERAGE = 37.0%; PROPOSED 37.8%
- 6.) EXISTING OPEN SPACE = 51.8%; PROPOSED 50.9%
- 7.) VERTICAL DATUM: ASSUMED
- 8.) BASEMENT FLOOR ELEVATION = 100.78
- 9.) LOT IS IN ZONE X OF FEMA MAP NO. 25017C04183 WITH DATE OF 6-4-2010.



4/27/17

PLOT PLAN
OF LAND IN
BELMONT, MASSACHUSETTS
AT 63 BERWICK STREET

PREPARED FOR
CARL SOLANDER
BY
SUMMIT SURVEYING INC.

4 S. POND STREET, NEWBURYPORT, MA 01950
TEL. 978-692-7109

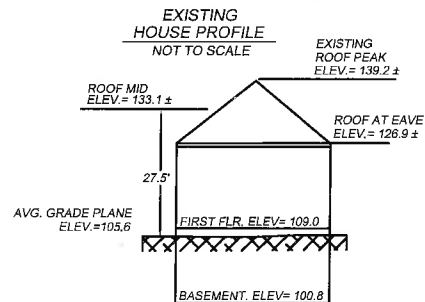
CBRENNAN@SUMMITSURVEYINGINC.COM

0 5 10 20 40
4-14-17 1" = 20 FT. 17-0125

HOUSE AVERAGE GRADE CALCULATION:

	EL. 1	EL. 2	AVG. LENGTH	AVG X LENGTH	
SEGMENT 1	104.9	105.9	105.4	6.8	716.7
SEGMENT 2	105.1	105.5	105.3	24.8	2811.4
SEGMENT 3	105.5	105.9	105.7	17.8	1860.3
SEGMENT 4	105.9	105.9	105.9	20.4	2160.3
SEGMENT 5	105.9	106.2	106.05	18.4	1739.2
SEGMENT 6	106.2	105.7	105.95	41.8	4428.7
SEGMENT 7	105.7	105.2	105.45	17.8	1855.9
SEGMENT 8	105.2	104.9	105.05	28.4	2773.3

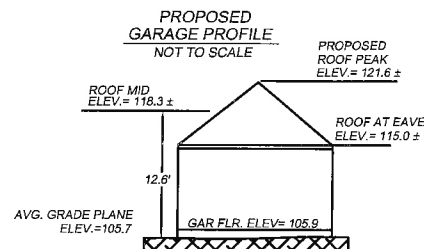
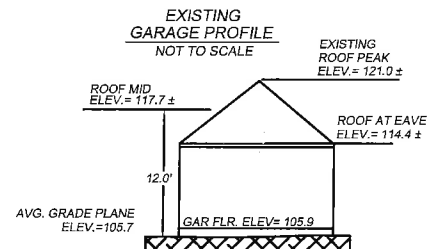
SUM OF SEGMENTS = 18145.8
PERIMETER = 171.8
AVERAGE PLANE = 105.6



GARAGE AVERAGE GRADE CALCULATION:

	EL 1	EL 2	AVG. LENGTH	AVG X LENGTH	
SEGMENT 1	105.0	105.8	105.9	21.2	2245.1
SEGMENT 2	105.8	105.3	105.6	19.2	2027.5
SEGMENT 3	105.3	105.7	105.5	21.2	2236.6
SEGMENT 4	105.7	106.0	105.9	19.2	2033.3

SUM OF SEGMENTS = 8542.5
PERIMETER = 80.8
AVERAGE PLANE = 105.7

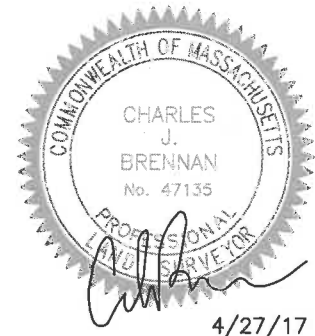


LOT COVERAGE AND OPEN SPACE CALCS.

EXISTING LOT COVERAGE = 37.0%
= (1326+148+369+5)/5000 = 36.96%
HOUSE+PORCH+GARAGE+LANDING / TOTAL AREA
PROPOSED LOT COVERAGE = 37.8%
= (1326+148+413+5)/5000 = 37.84%
HOUSE+PORCH+NEW GARAGE+LANDING / TOTAL AREA

EXISTING OPEN SPACE = 51.8%
[5000-(1326+148+369+5+562)]/5000 = 51.80%
HOUSE+PORCH+GARAGE+LANDING+DRIVEWAY

PROPOSED OPEN SPACE = 50.9%
[5000-(1326+148+413+5+562)]/5000 = 50.92%
HOUSE+PORCH+NEW GARAGE+LANDING+DRIVEWAY



4/27/17

PLOT PLAN OF LAND IN BELMONT, MASSACHUSETTS

AT 63 BERWICK STREET

PREPARED FOR

CARL SOLANDER

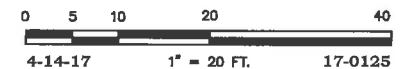
BY

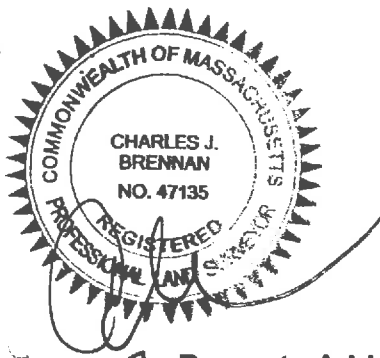
SUMMIT SURVEYING INC.

4 S. POND STREET, NEWBURYPORT, MA 01950

TEL. 978-692-7109

CBRENNAN@SUMMITSURVEYINGINC.COM





Zoning Compliance Check List (Registered Land Surveyor)

7-11-17 Property Address: 63 Berwick St.

Zone: GR

Surveyor Signature and Stamp: *Charles J. Brennan*
PLS # 47135

Date: 7-11-17

	REQUIRED	EXISTING	PROPOSED
Lot Area	7000 S.F.	5000 S.F.	5800 S.F.
Lot Frontage	70 S.F.	50 S.F.	50 S.F.
Floor Area Ratio	40 % (max)	26.6 %	29.7 %
Lot Coverage	30 % (max)	37 %	37.8 %
Open Space	40 % (min)	51.8 %	50.9 %
Front Setback	N/A		
Side Setback	5' (SW)	27.7'	27.2'
Side Setback	5' (NE)	2.0'	1.4'
Rear Setback	5'	1.5'	1.0'
Building Height	15'	12'	12.6'
Stories	1	1	1
1/2 Story Calculation	N/A		

NOTES:

SETBACKS, HEIGHT, STORIES AND FAR ARE CALCULATED
FOR THE GARAGE (ACCESSORY BUILDING). INCLUDED

UNDER FAR IS THE CALCULATION FOR % OF BACK YARD
COVERED BY ACCESSORY BUILDING FROM ZONING BYLAW
4.3.5 C1.1

PROPOSED VIEW FROM YARD



EXISTING VIEW FROM SECOND-FLOOR PORCH



PROPOSED VIEW FROM SECOND-FLOOR PORCH

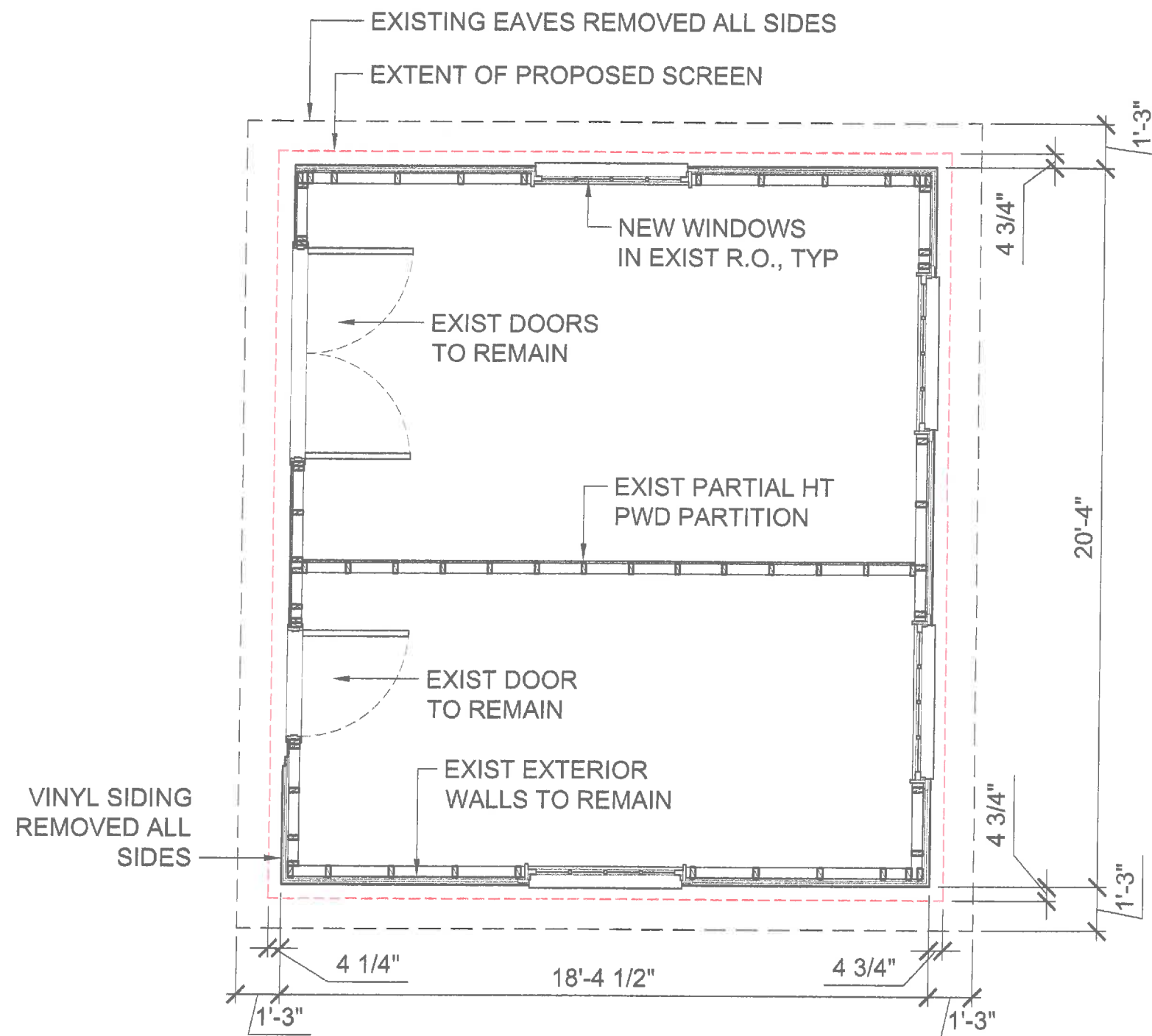


EXISTING VIEW FROM DRIVEWAY

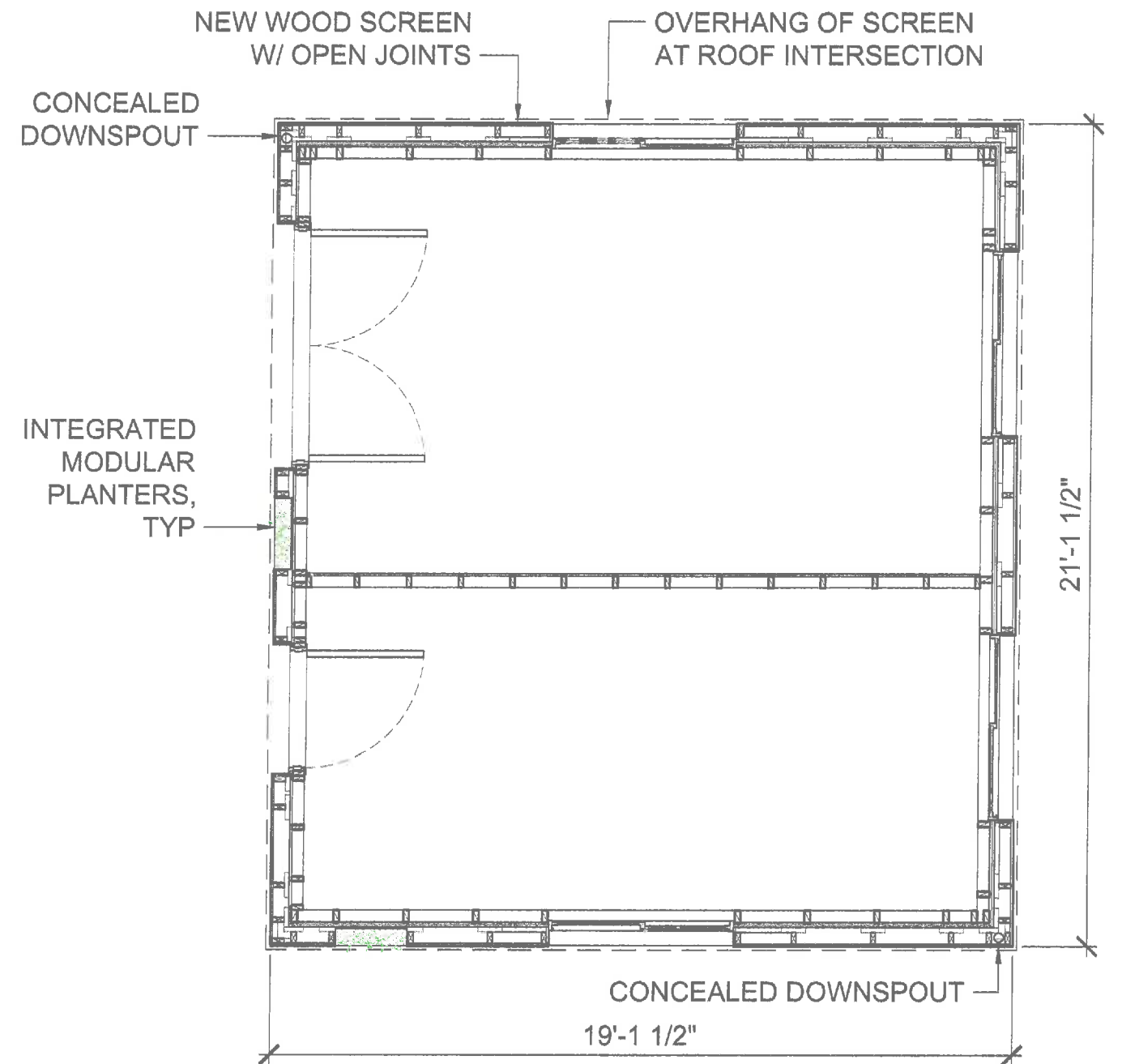


PROPOSED VIEW FROM DRIVEWAY

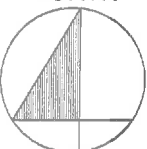


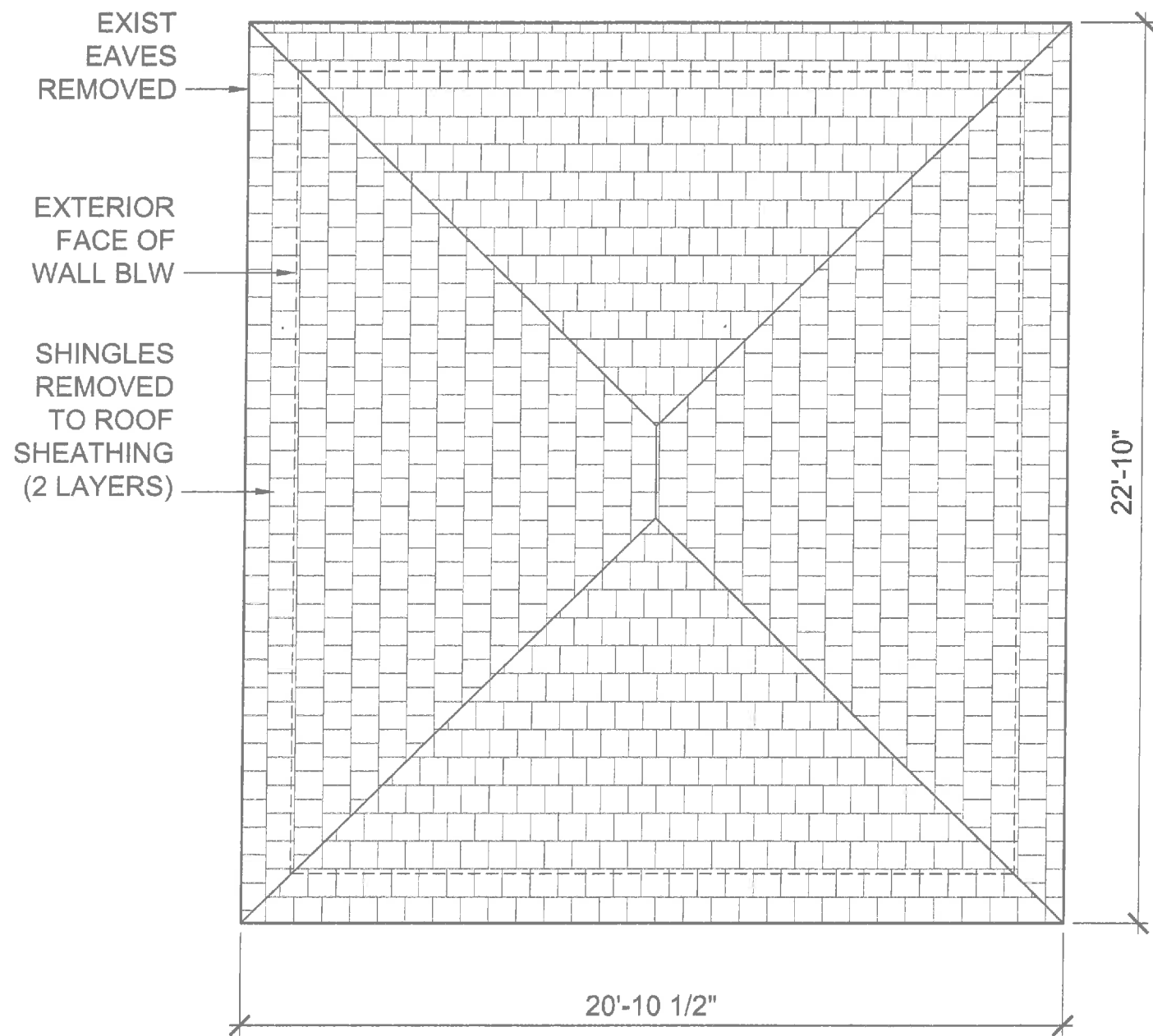


02 PLAN: EXISTING & DEMO
SCALE: 1/4" = 1'-0"

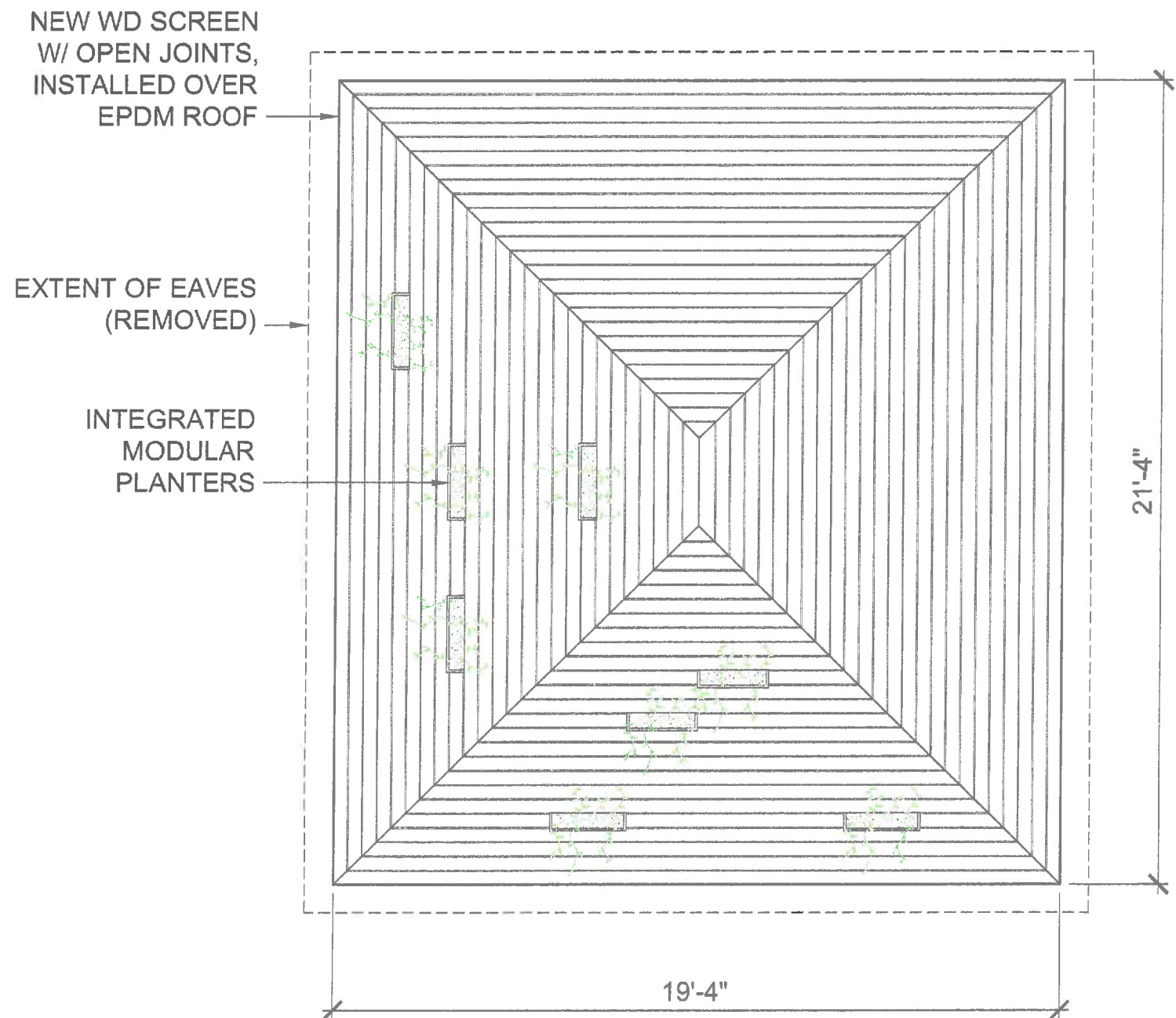


01 PLAN: PROPOSED
SCALE: 1/4" = 1'-0"

<p>ARCHITECT:</p> <p>561 WINDSOR ST. #A304 SOMERVILLE, MA 02143 ph / f: 617.440.3622 info@reversearchitecture.com www.reversearchitecture.com</p>	<p>PROJECT:</p> <p>F-S GARAGE</p> <p>OWNER:</p> <p>CARL SOLANDER 63 BERWICK ST. Belmont, MA 02478-3641</p>	<p>REVISION NO. : DATE:</p>	<p>NORTH</p>  <p>DRAWN BY: TR</p> <p>CHECKED BY: CS</p> <p>DATE: 4/28/2017</p> <p>SCALE: 1/2" = 1'-0"</p>	<p>TITLE:</p> <p>PLANS: EXIST AND PROPOSED</p> <p>PHASE: PERMIT</p> <p>SECTION: A</p> <p>NUMBER: 100</p>
---	--	----------------------------------	--	---



02 ROOF PLAN: EXISTING & DEMO
SCALE: 1/4" = 1'-0"



01 ROOF PLAN: PROPOSED
SCALE: 1/4" = 1'-0"

ARCHITECT:

561 WINDSOR ST. #A304
SOMERVILLE, MA 02143
ph / f: 617.440.3622
info@reversearchitecture.com
www.reversearchitecture.com

PROJECT:

F-S GARAGE

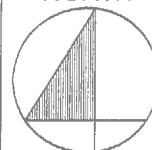
OWNER:

CARL SOLANDER
63 BERWICK ST.
Belmont, MA 02478-3641

REVISION NO. :

DATE:

NORTH



DRAWN BY:

TR

CHECKED BY:

CS

DATE:

4/28/2017

SCALE:

1/2" = 1'-0"

TITLE:

**ROOF PLANS:
EXIST AND PROPOSED**

PHASE:

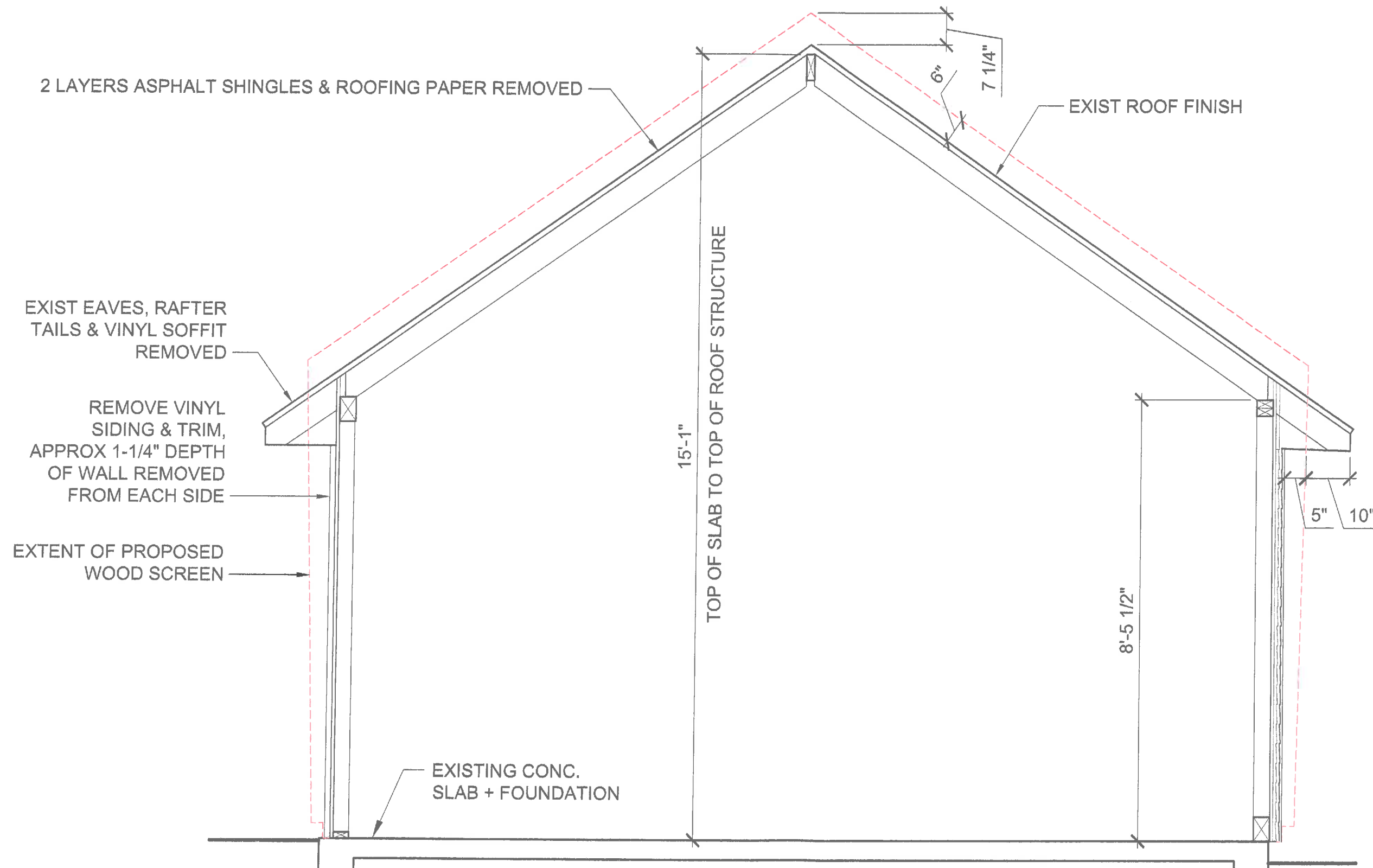
PERMIT

SECTION:

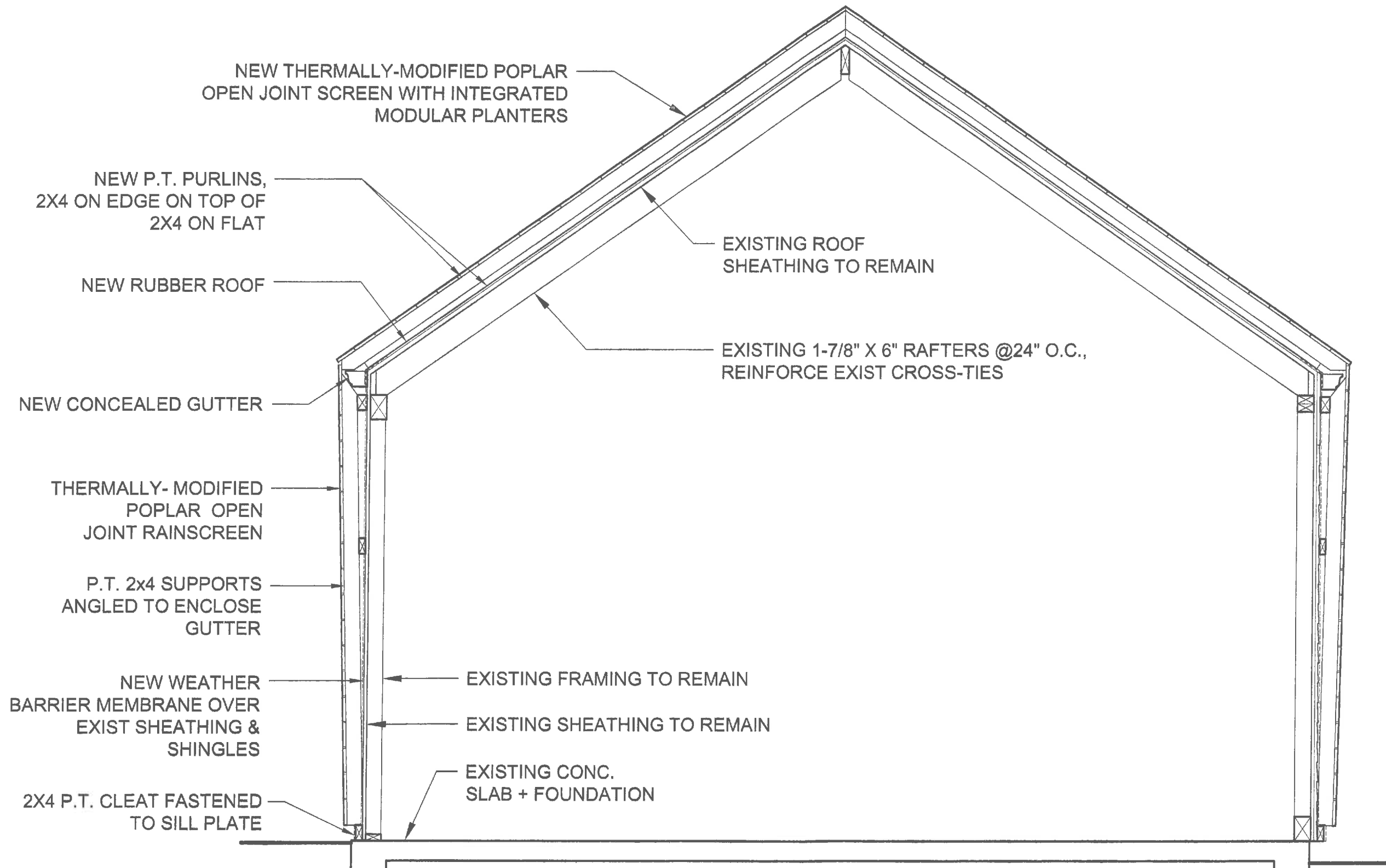
A


NUMBER:

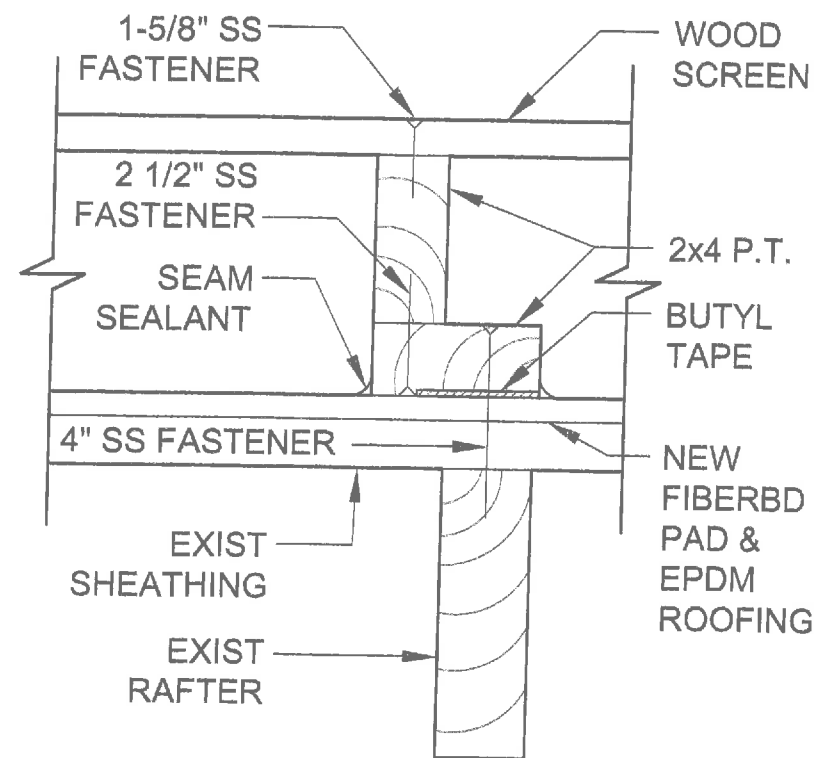
101



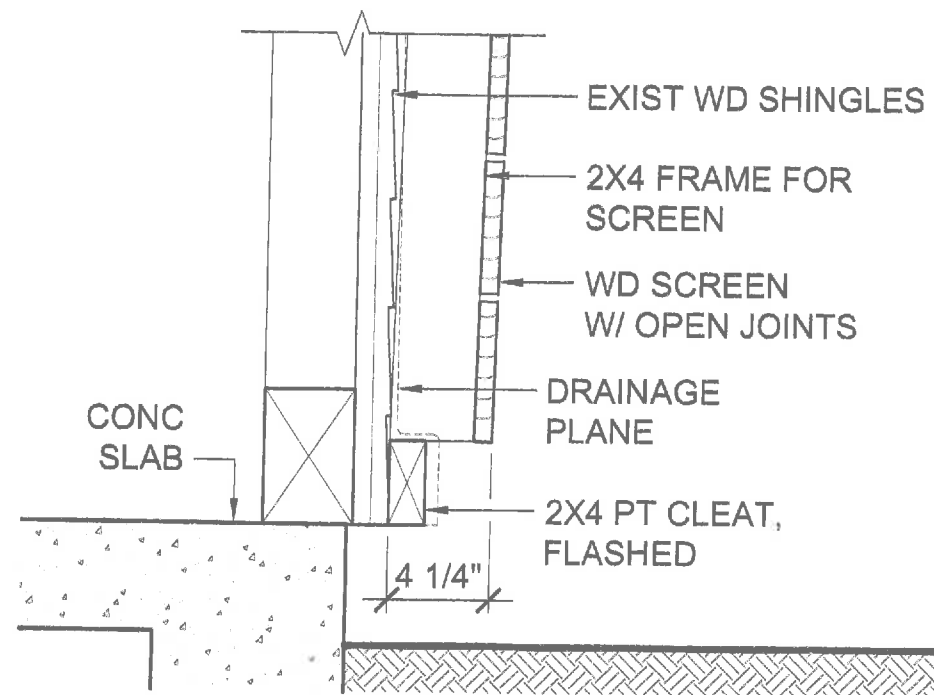
<p>ARCHITECT:</p> <p>561 WINDSOR ST. #A304 SOMERVILLE, MA 02143 ph / f: 617.440.3622 info@reversearchitecture.com www.reversearchitecture.com</p>	<p>PROJECT:</p> <p>F-S GARAGE</p> <p>OWNER:</p> <p>CARL SOLANDER 63 BERWICK ST. Belmont, MA 02478-3641</p>	<p>REVISION NO. :</p> <p>DATE:</p>	<p>DRAWN BY:</p> <p>TR</p> <p>CHECKED BY:</p> <p>CS</p> <p>DATE:</p> <p>4/28/2017</p> <p>SCALE:</p> <p>1/2" = 1'-0"</p>	<p>TITLE:</p> <p>SECTION E-W LOOKING N EXISTING & DEMO</p> <p>PHASE:</p> <p>PERMIT</p> <p>SECTION:</p> <p>A</p> <p>NUMBER:</p> <p>200</p>
---	--	------------------------------------	---	--



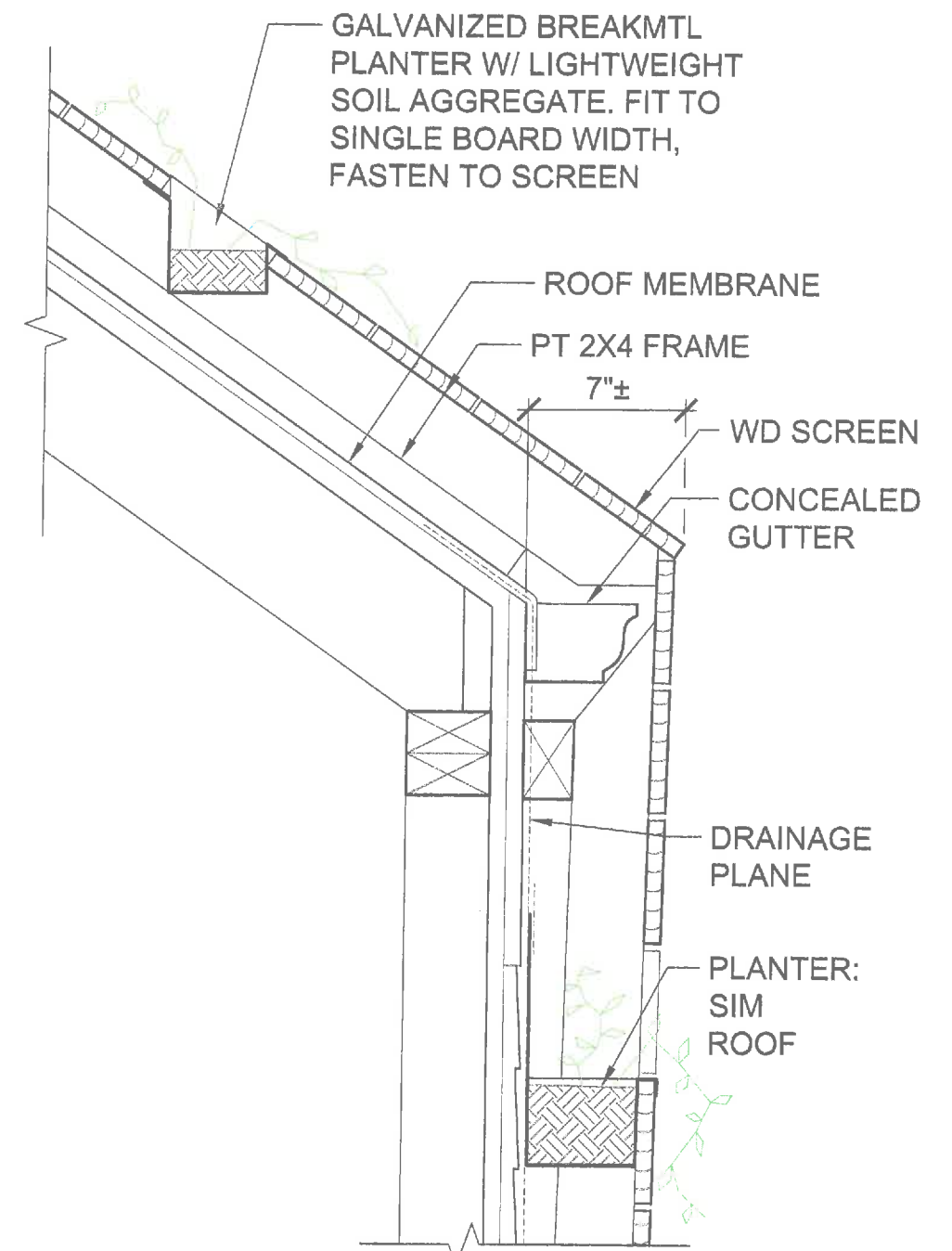
ARCHITECT:  561 WINDSOR ST. #A304 SOMERVILLE, MA 02143 ph / f: 617.440.3622 info@reversearchitecture.com www.reversearchitecture.com	PROJECT: F-S GARAGE OWNER: CARL SOLANDER 63 BERWICK ST. Belmont, MA 02478-3641	REVISION NO. : DATE:	TITLE: SECTION E-W LOOKING N PROPOSED	
		DRAWN BY: TR CHECKED BY: CS	DATE: 4/28/2017 SCALE: 1/2" = 1'-0"	PHASE: PERMIT SECTION: A NUMBER: 201



03 SECTION @ RAFTER
SCALE: 3" = 1'-0"



02 SECTION @ SCREEN BASE
SCALE: 1-1/2" = 1'-0"



01 SCREEN SECTION
SCALE: 1-1/2" = 1'-0"

ARCHITECT:

561 WINDSOR ST. #A304
SOMERVILLE, MA 02143
ph / f: 617.440.3622
info@reversearchitecture.com
www.reversearchitecture.com

PROJECT:

F-S GARAGE

OWNER:

CARL SOLANDER
63 BERWICK ST.
Belmont, MA 02478-3641

REVISION NO.:

DATE:

DRAWN BY:

TR

CHECKED BY:

CS

DATE:

4/28/2017

SCALE:

AS NOTED

TITLE:

SECTION DETAILS

PHASE:

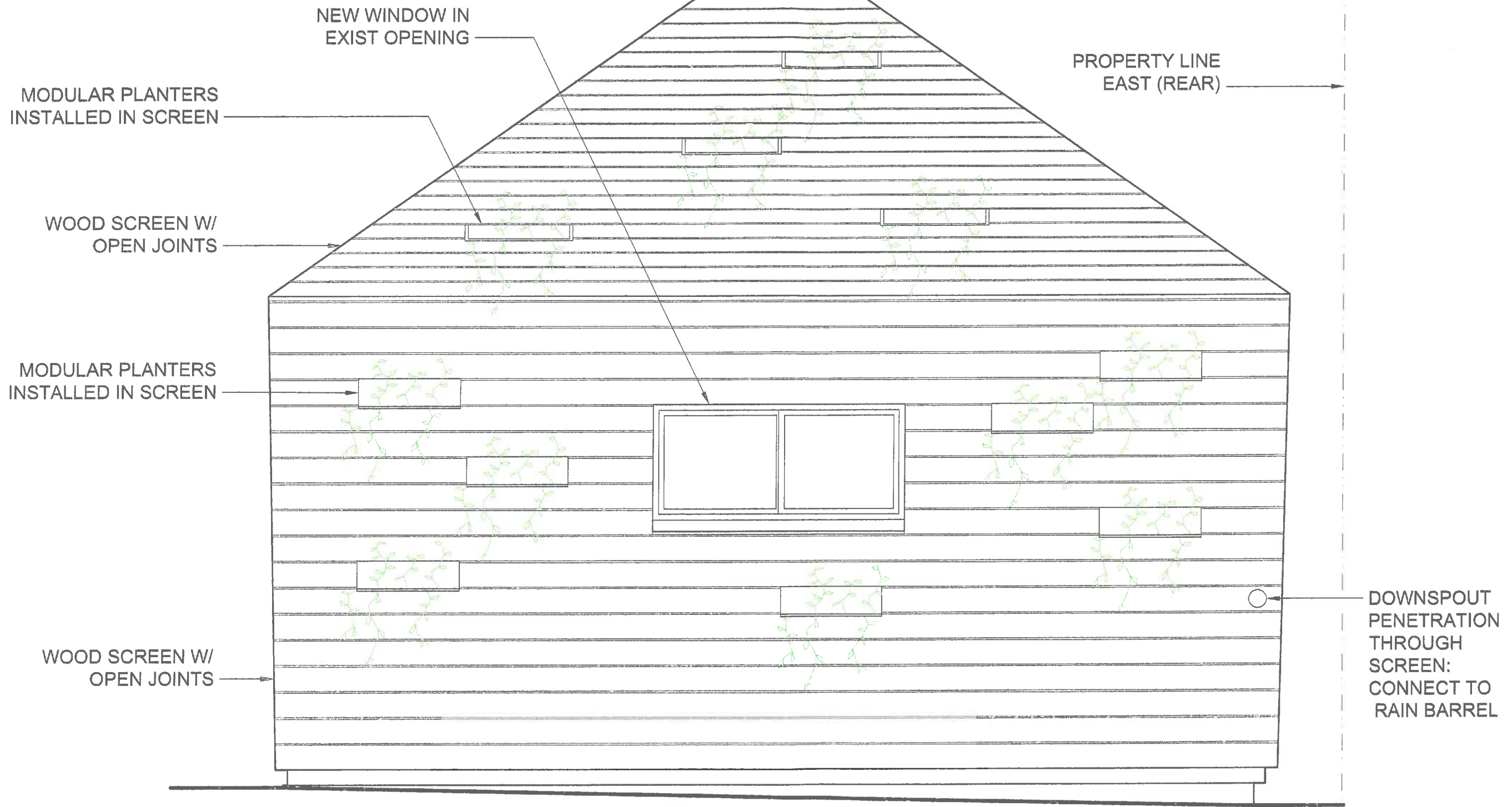
PERMIT

SECTION:

A

NUMBER:

202



ARCHITECT:

561 WINDSOR ST. #A304
SOMERVILLE, MA 02143
ph / f: 617.440.3622
info@reversearchitecture.com
www.reversearchitecture.com

PROJECT:

F-S GARAGE

OWNER:

CARL SOLANDER
63 BERWICK ST.
Belmont, MA 02478-3641

REVISION NO. :

DATE:

DRAWN BY:

TR

CHECKED BY:

CS

DATE:

4/28/2017

SCALE:

1/2" = 1'-0"

TITLE:

SOUTH ELEVATION

PHASE:

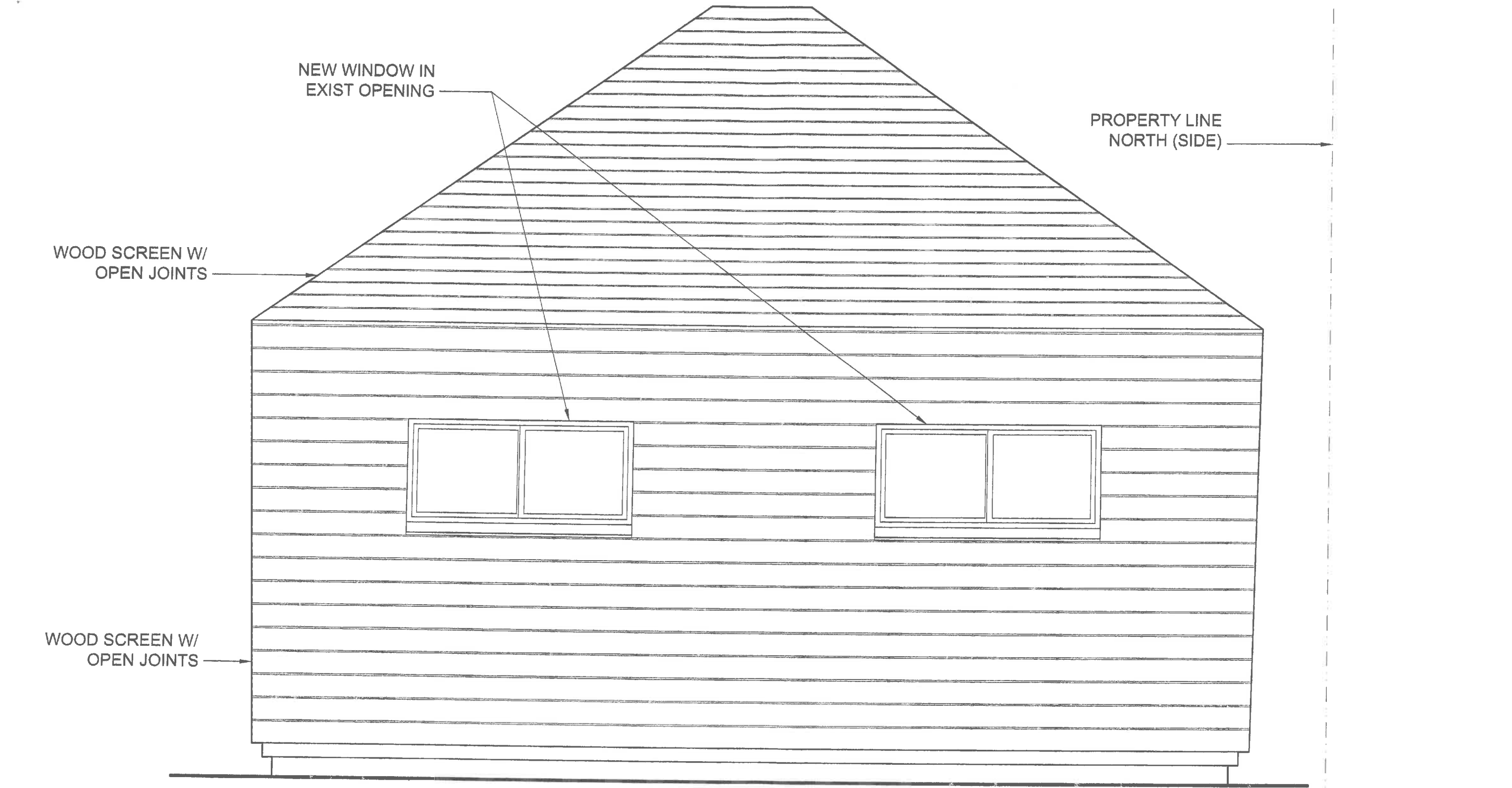
PERMIT

SECTION:

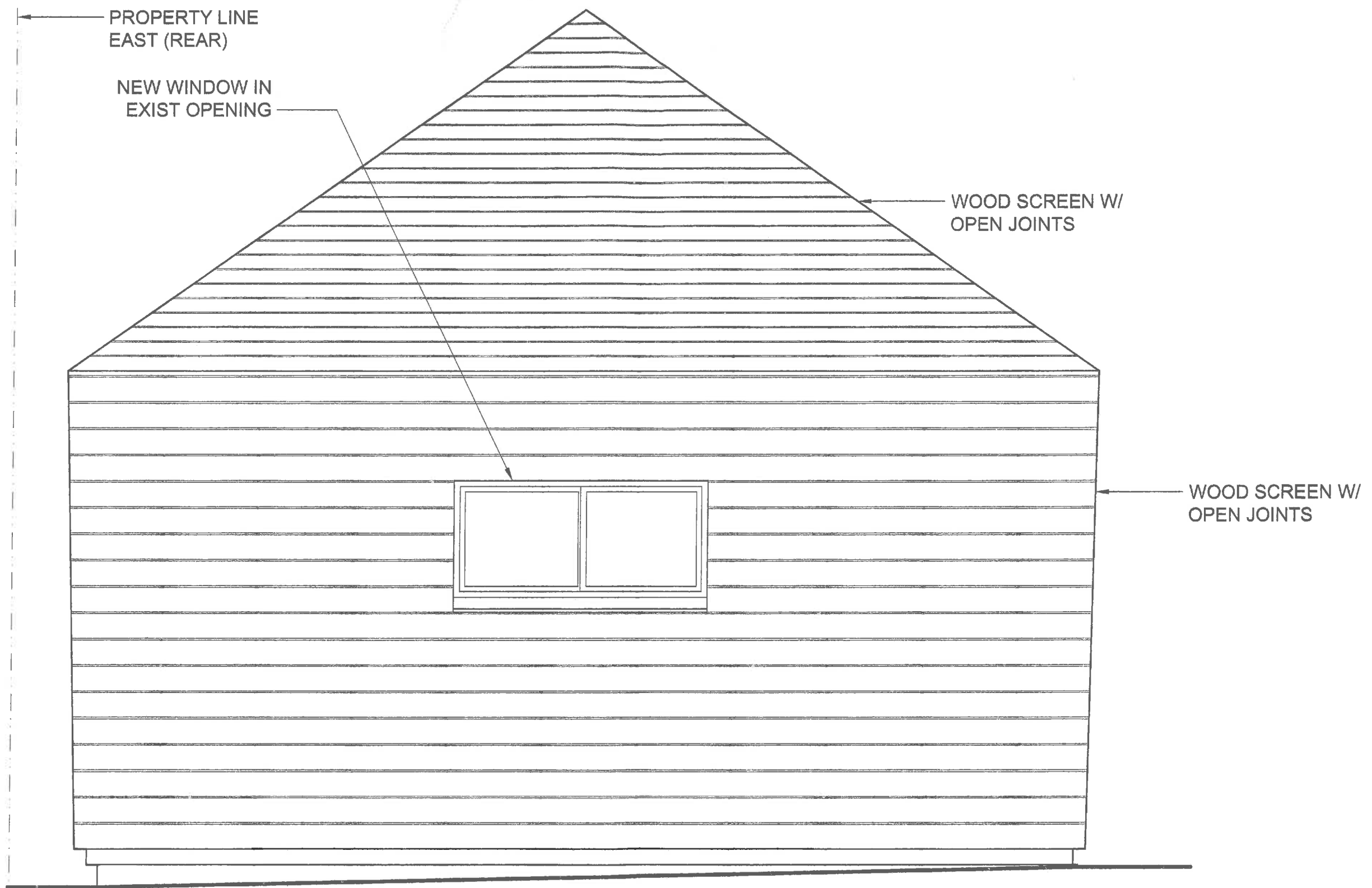
A

NUMBER:

210



ARCHITECT: REVERSE ARCHITECTURE 561 WINDSOR ST. #A304 SOMERVILLE, MA 02143 ph / f: 617.440.3622 info@reversearchitecture.com www.reversearchitecture.com	PROJECT: F-S GARAGE	REVISION NO. : 	DATE: 	TITLE: EAST ELEVATION	
	OWNER: CARL SOLANDER 63 BERWICK ST. Belmont, MA 02478-3641	DRAWN BY: TR		DATE: 4/28/2017	PHASE: PERMIT
		CHECKED BY: CS	SCALE: 1/2" = 1'-0"		SECTION: A
				NUMBER: 211	



ARCHITECT:



561 WINDSOR ST. #A304
SOMERVILLE, MA 02143
ph / f: 617.440.3622
info@reversearchitecture.com
www.reversearchitecture.com

PROJECT:

F-S GARAGE

OWNER:

CARL SOLANDER
63 BERWICK ST.
Belmont, MA 02478-3641

REVISION NO. :

DATE:

TITLE:

NORTH ELEVATION

DRAWN BY:

TR

DATE:

4/28/2017

CHECKED BY:

CS

SCALE:

1/2" = 1'-0"

PHASE:

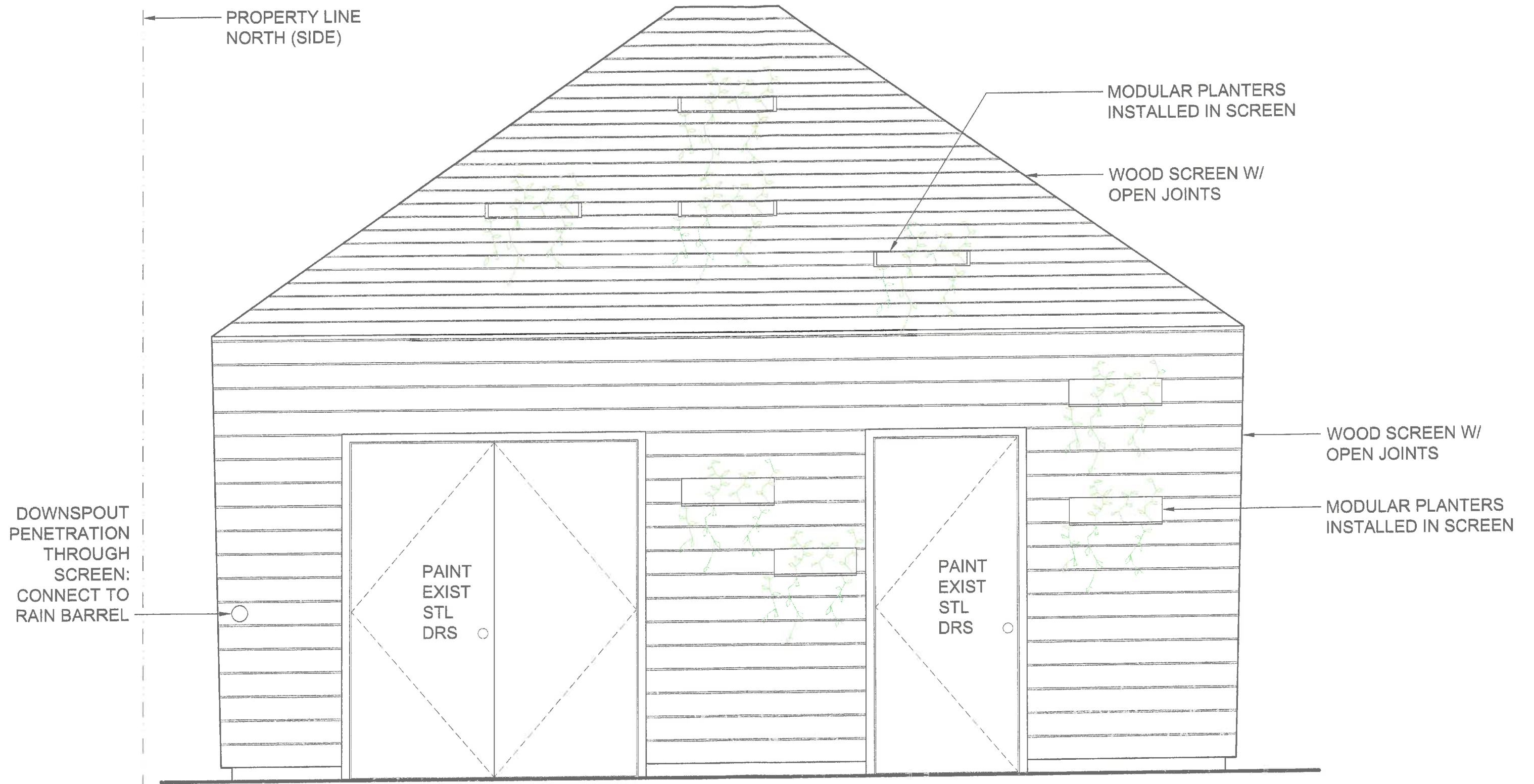
PERMIT

SECTION:

A

NUMBER:

212



ARCHITECT:

561 WINDSOR ST. #A304
SOMERVILLE, MA 02143
ph / f: 617.440.3622
info@reversearchitecture.com
www.reversearchitecture.com

PROJECT:

F-S GARAGE

OWNER:

CARL SOLANDER
63 BERWICK ST.
Belmont, MA 02478-3641

REVISION NO. :

DATE:

DRAWN BY:

TR

CHECKED BY:

CS

DATE:

4/28/2017

SCALE:

1/2" = 1'-0"

TITLE:

WEST ELEVATION

PHASE:

PERMIT

SECTION:

A

NUMBER:

213