



Town of Belmont

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BELMONT, MA

2017 OCT 17 PM 12:05

APPLICATION FOR A SPECIAL PERMIT

Date: September 25, 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 a
rear addition with a deck and to expand
the third floor dormer to increase
area with useable headroom.

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

Address

Daytime Telephone Number

David J. DeMarco
Sharon L. DeMarco
David J. DeMarco
Sharon L. DeMarco

36 Lodge Road
Belmont, MA 02478

617-484-2237 / 781-953-9737



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

September 21, 2017

David and Sharon DeMarco
36 Lodge Road
Belmont, MA 02478

RE: Denial to Construct a 2nd Story Rear Addition with a Deck and to Expand The Third Floor Dormer to Increase Area With Usable Headroom.

Dear Mr. and Mrs. DeMarco,

The Office of Community Development is in receipt of your building permit application for your proposal to construct a 2nd Story Rear Addition with a Deck and to Expand The Third Floor Dormer to Increase Area With Usable Headroom.

Your application has been denied because it does not comply with the current Town of Belmont Zoning Bylaws. More specifically, Section 4.2.2 of the Zoning Bylaws Dimensional Regulations allows 1.- A maximum of 2-1/2 stories, 2.- A maximum lot coverage of 25%, 3.- A minimum side setback of 10.0' and 4.- A minimum rear setback of 27.0'.

1. The existing structure is three and a half (3-1/2) stories. The lowest level of your dwelling is a basement (51.17% of the foundation walls are exposed) and is considered a story. The proposed dormer expansion is a third (3rd) story addition. A Special Permit.
2. The existing lot coverage is 29.9% and the proposed is 34.0%. A Special Permit.
3. The existing and proposed side setbacks are 7.9'. A Special Permit.
4. The existing and proposed rear setbacks are 26.9'. A Special Permit.

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 Four (4) 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

September 25, 2017

36 LODGE ROAD
STATEMENT REGARDING
REAR ADDITION WITH A DECK
AND TO EXPAND THE THIRD FLOOR DORMER
TO INCREASE AREA WITH USABLE HEADROOM

We would like to request multiple special permits for:

1. Rear addition with a deck – the addition will be a room that we would like to use for my elderly mother who will be moving in with us soon. We are trying to accommodate her needs by having her on the first floor.
2. Third floor dormer expansion - the expansion will give us more usable space in the master bedroom and second floor bathroom. We currently have one full bathroom on the third floor. The need to expand the dormer is necessary to increase bathroom space for the family on the third floor to better accommodate our needs with the result of my mother moving in.

We are four in our family and expecting my mother to move in with us soon. The bedroom on the first floor will be extremely beneficial for us and better for my mother for first floor living.

We did not ask our neighbors to sign a petition because we felt that they would feel obligated because of Dave's position in the town. We will speak to them individually, if given the opportunity.

We respectfully ask your approval for the third floor dormer expansion and rear addition with a deck.

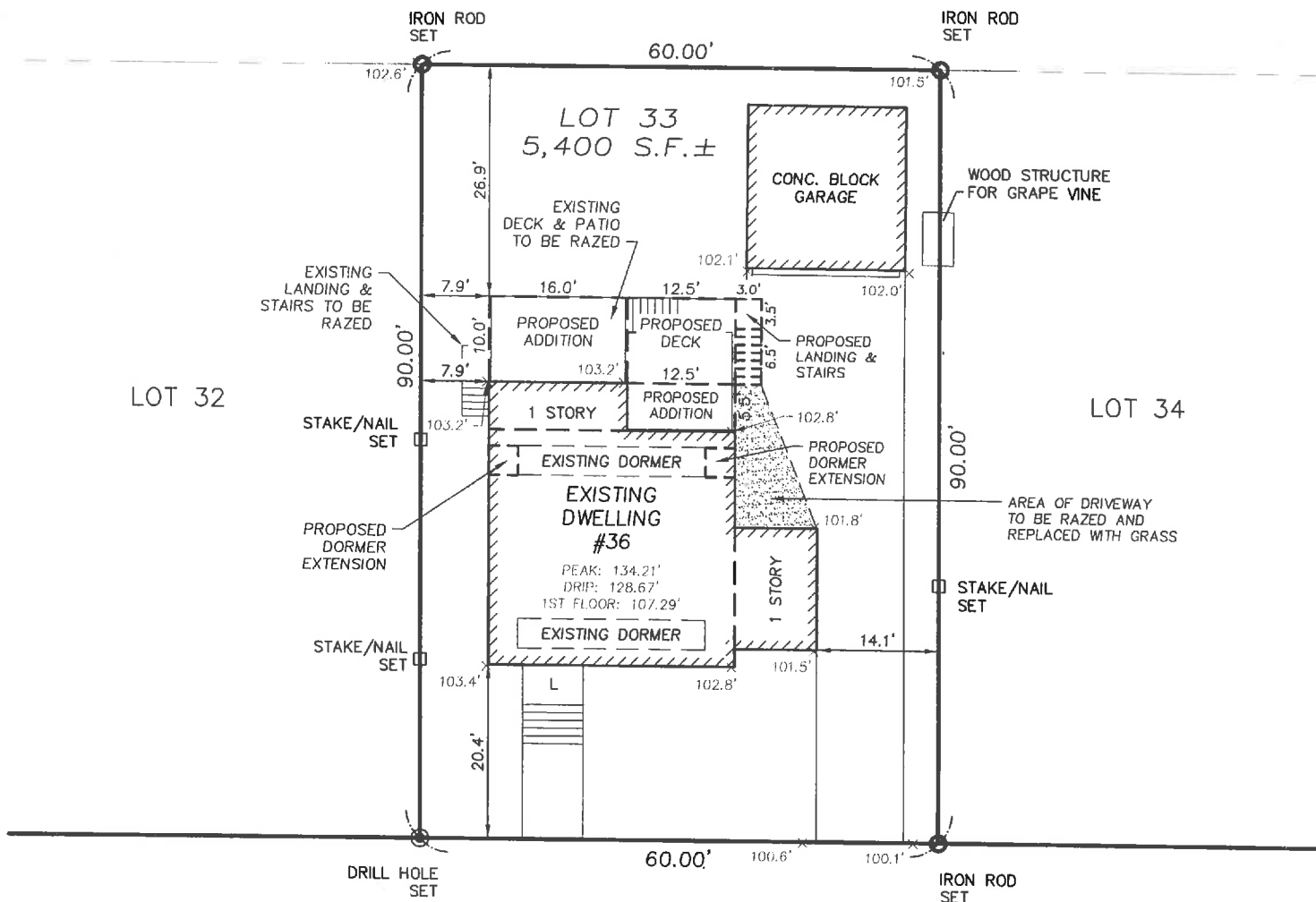
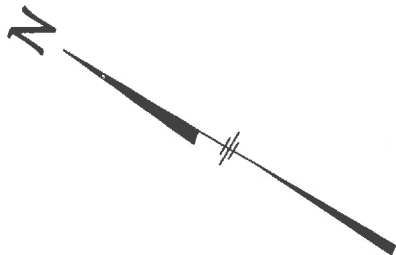
David and Sharon DeMarco

PREPARED BY:



**MEDFORD
ENGINEERING
& SURVEY**

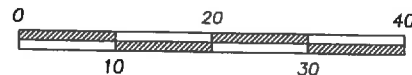
ANGELO B. VENEZIANO ASSOCIATES
15 HALL STREET, MEDFORD, MA 02155
781-396-4466 fax: 781-396-6052



LODGE ROAD
(PUBLIC - 40' WIDE)

ZONED SINGLE RESIDENCE C

ZONING REQUIREMENT	EXISTING	
	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'	26.9'
MAX. LOT COV.: 25%	29.9%	34.0%
MIN. OPEN SPACE: 50%	52.4%	50.1%
STORIES MAX. 2 1/2	3 1/2	1 STORY
HEIGHT MAX. 36'	31.40'	NO CHANGE



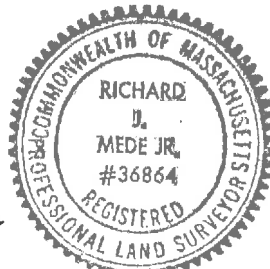
SCALE: 1" = 20'

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%

THE PROPERTY IS NOT LOCATED IN AN ESTABLISHED FLOOD HAZARD ZONE ACCORDING TO THE F.I.R.M. OF BELMONT.



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

09/18/2017

DATE:

17426

OWNER: SHARON & DAVID DEMARCO

HOUSE NO.: 36

LOC. LOT NO.: 33

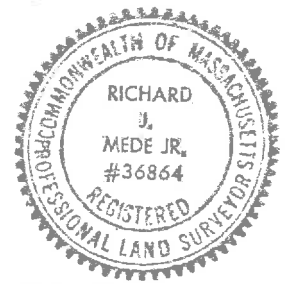
APP. NO.:

DATE: SEPTEMBER 18, 2017

SCALE: 1" = 20'

Zoning Compliance Check List

(Registered Land Surveyor)



Property Address: 36 LODGE ROAD

Zone: SR-C

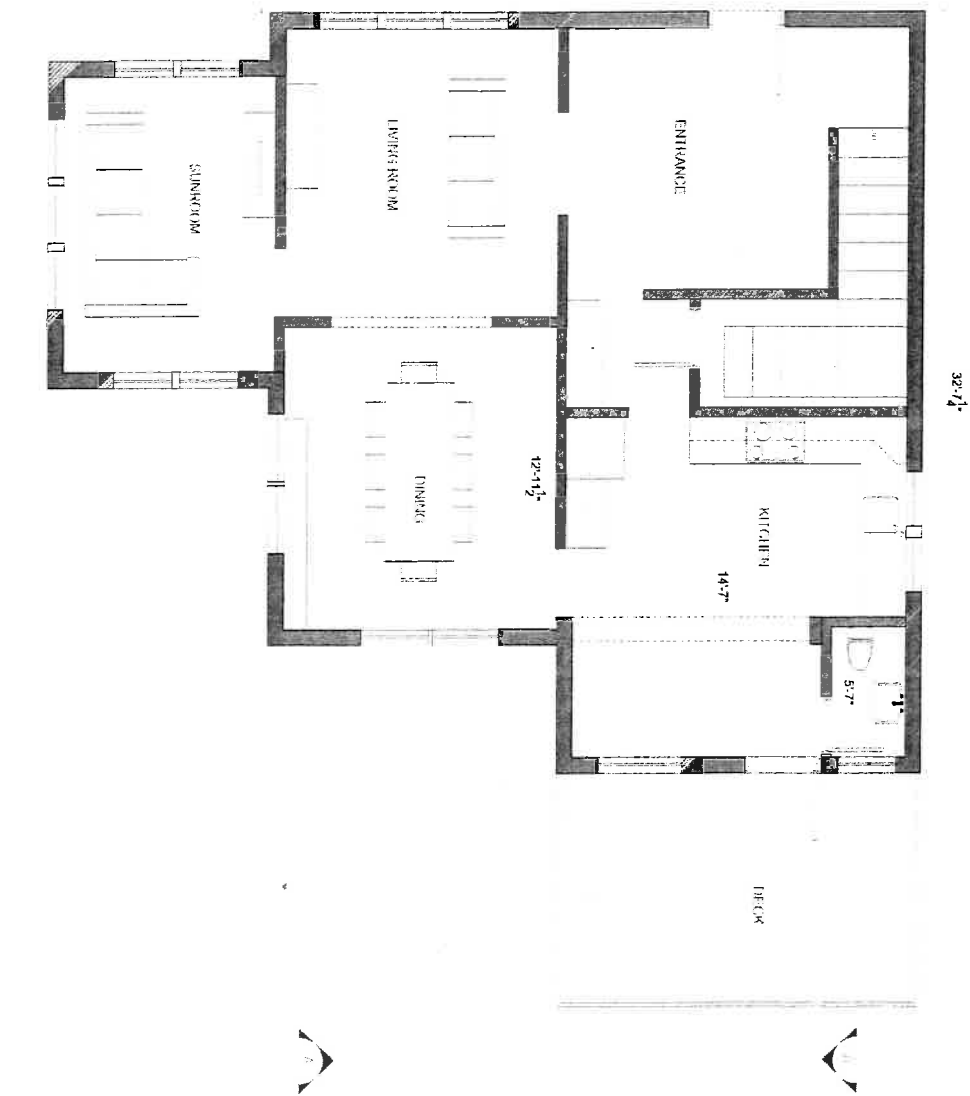
Surveyor Signature and Stamp: [Signature]

Date: 09/18/2017

	REQUIRED	EXISTING	PROPOSED
Lot Area	9,000 SF	5,400 SF	NO CHANGE
Lot Frontage	75 FEET	60.00 FEET	NO CHANGE
Floor Area Ratio	N/A	N/A	N/A
Lot Coverage	25 %	24.9 %	34.0 %
Open Space	50 %	52.0 %	50.1 %
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	7.9 FEET
Rear Setback	* 27 FEET	26.9 FEET	26.9 FEET
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:
* 30% of 90' = 27.0'

EXISTING

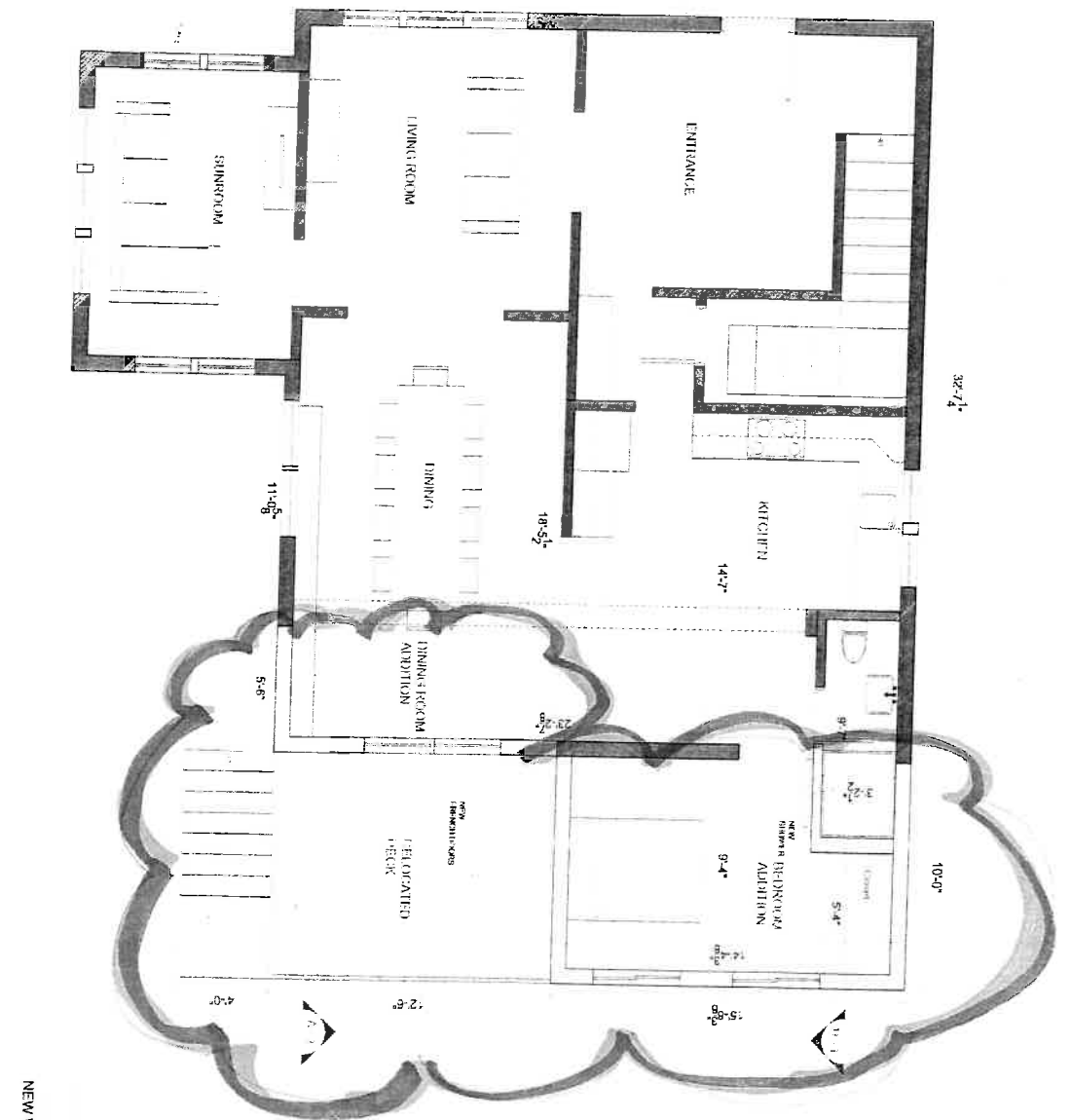


DEMARCO HOUSE
36 LODGE ROAD, BELMONT, MA 02478

EXISTING FIRST FLOOR PLAN
AUGUST 2017

1/4" = 1'0"

PROPOSED

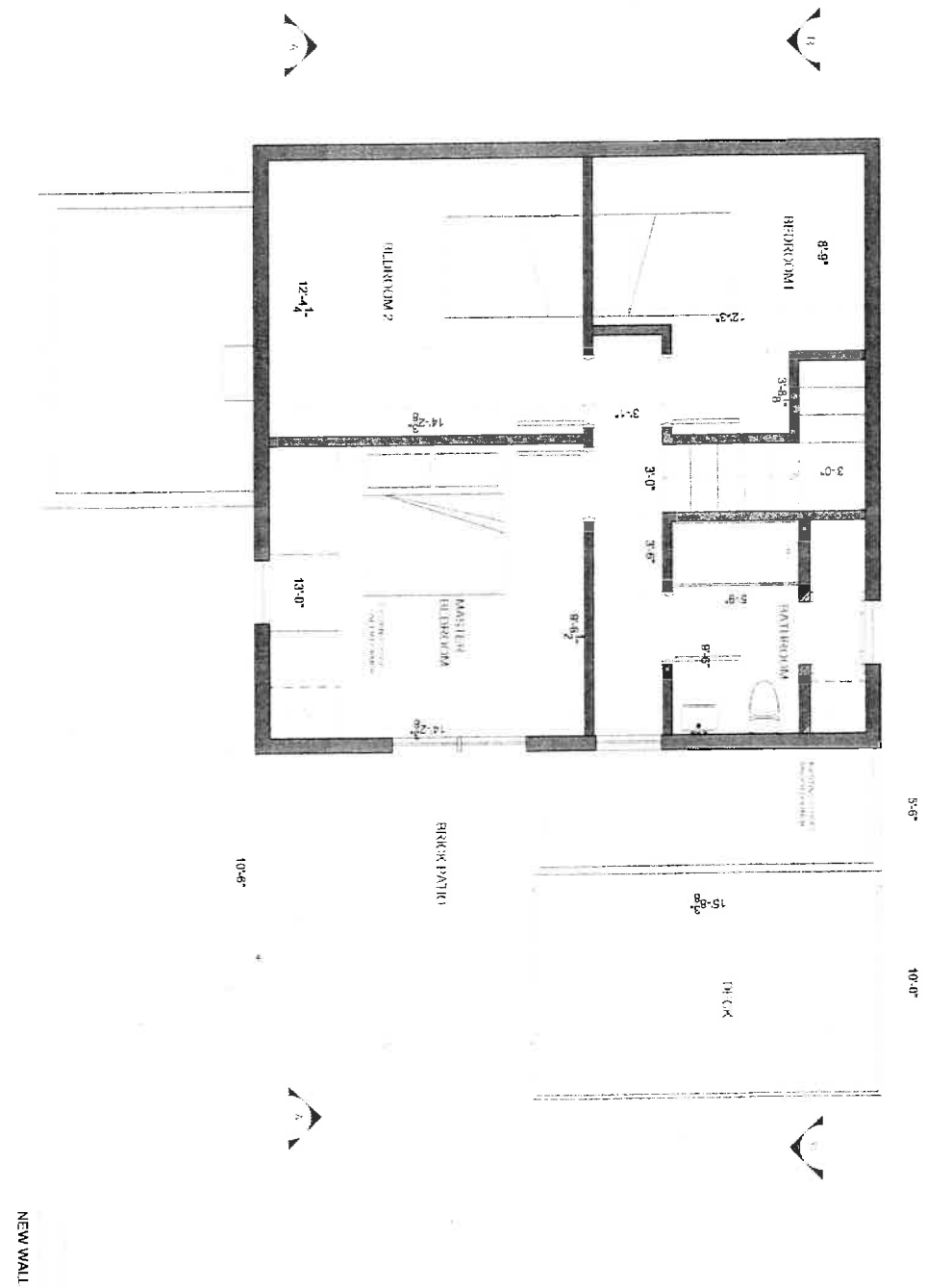


DEMARCO HOUSE
36 LODGE ROAD, BELMONT, MA 02478

NEW FIRST FLOOR PLAN
AUGUST 2017

1/4" = 1'0"

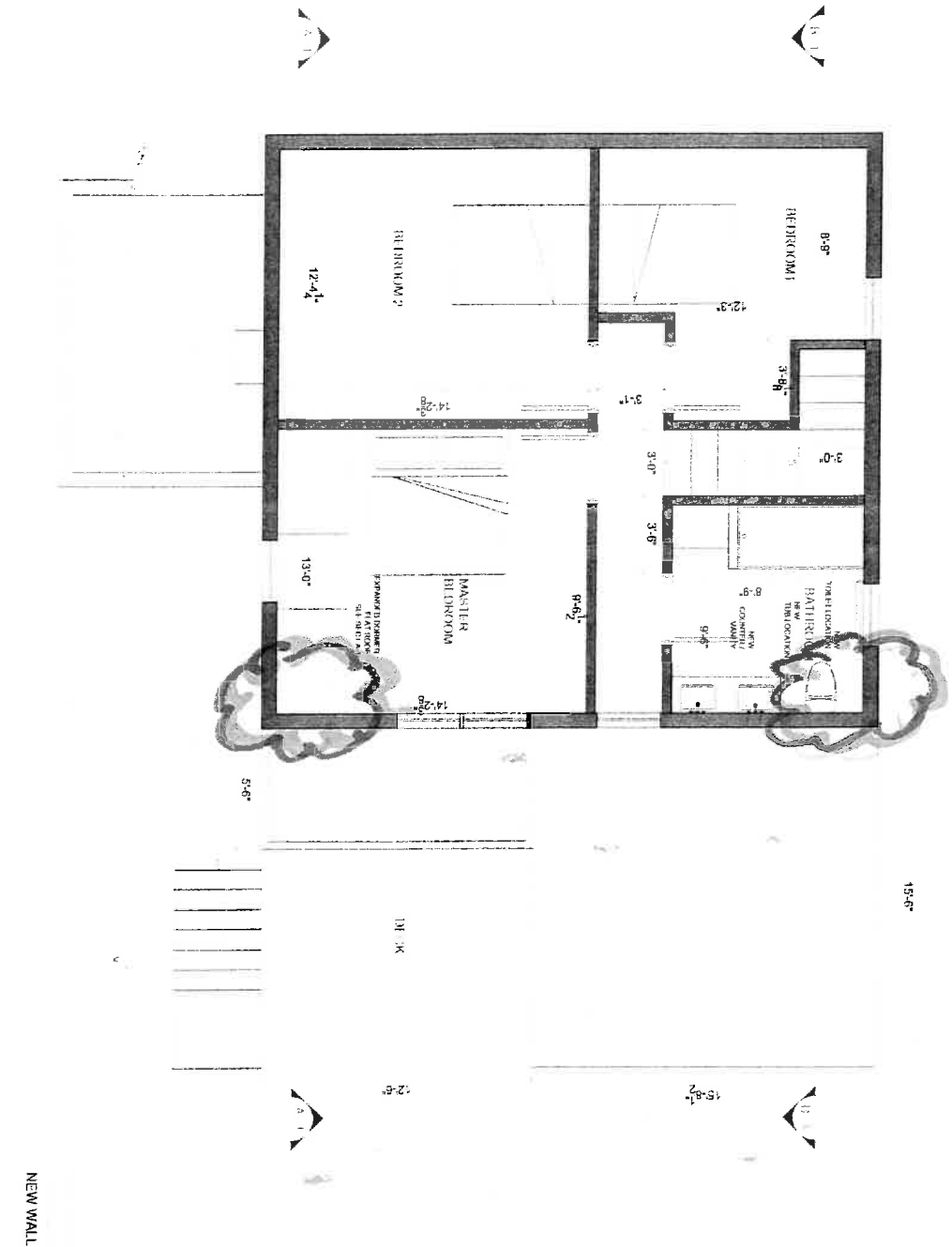
EXISTING



DEMARCO HOUSE
36 LODGE ROAD, BELMONT, MA 02478

EXISTING SECOND FLOOR PLAN
AUGUST 2017
1/4" = 1'0"

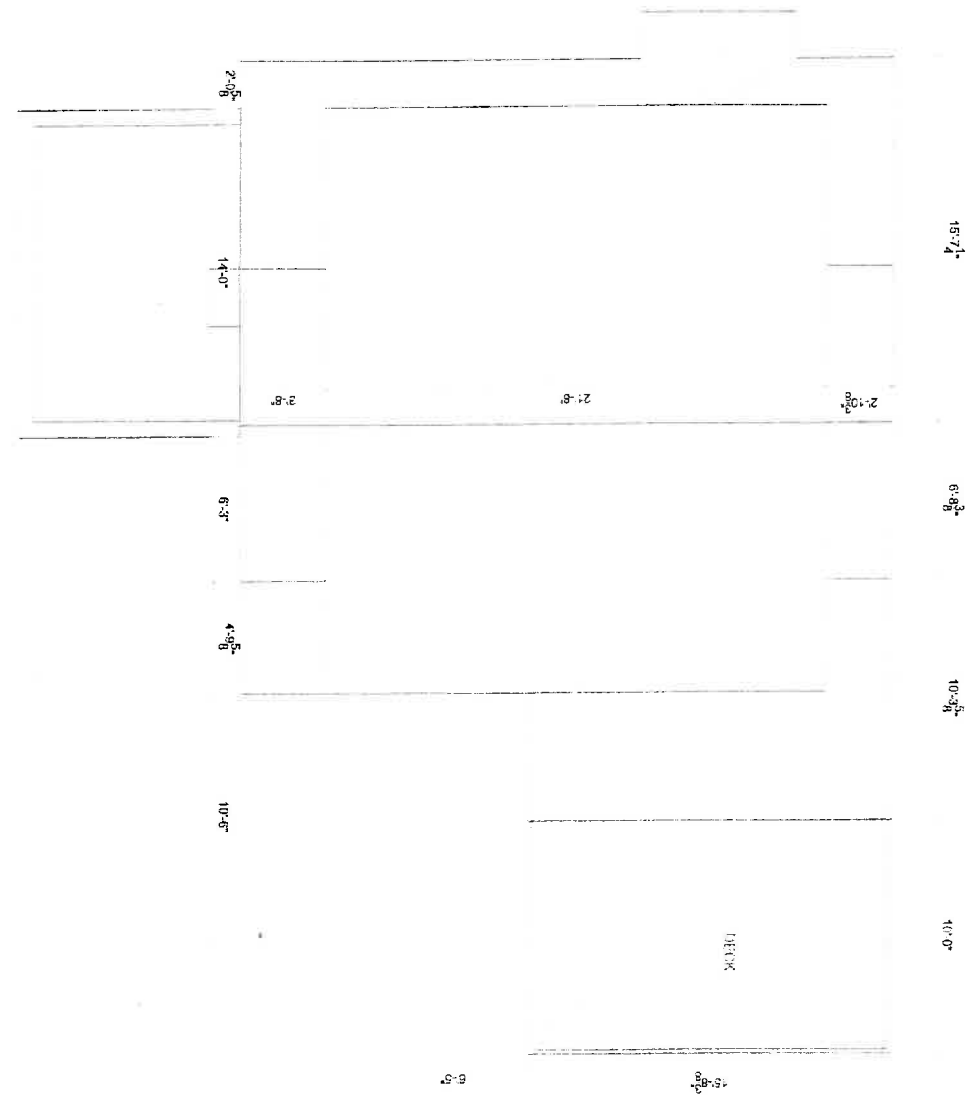
PROPOSED



DEMARCO HOUSE
36 LODGE ROAD, BELMONT, MA 02478

NEW SECOND FLOOR PLAN
AUGUST 2017
1/4" = 1'0"

EXISTING

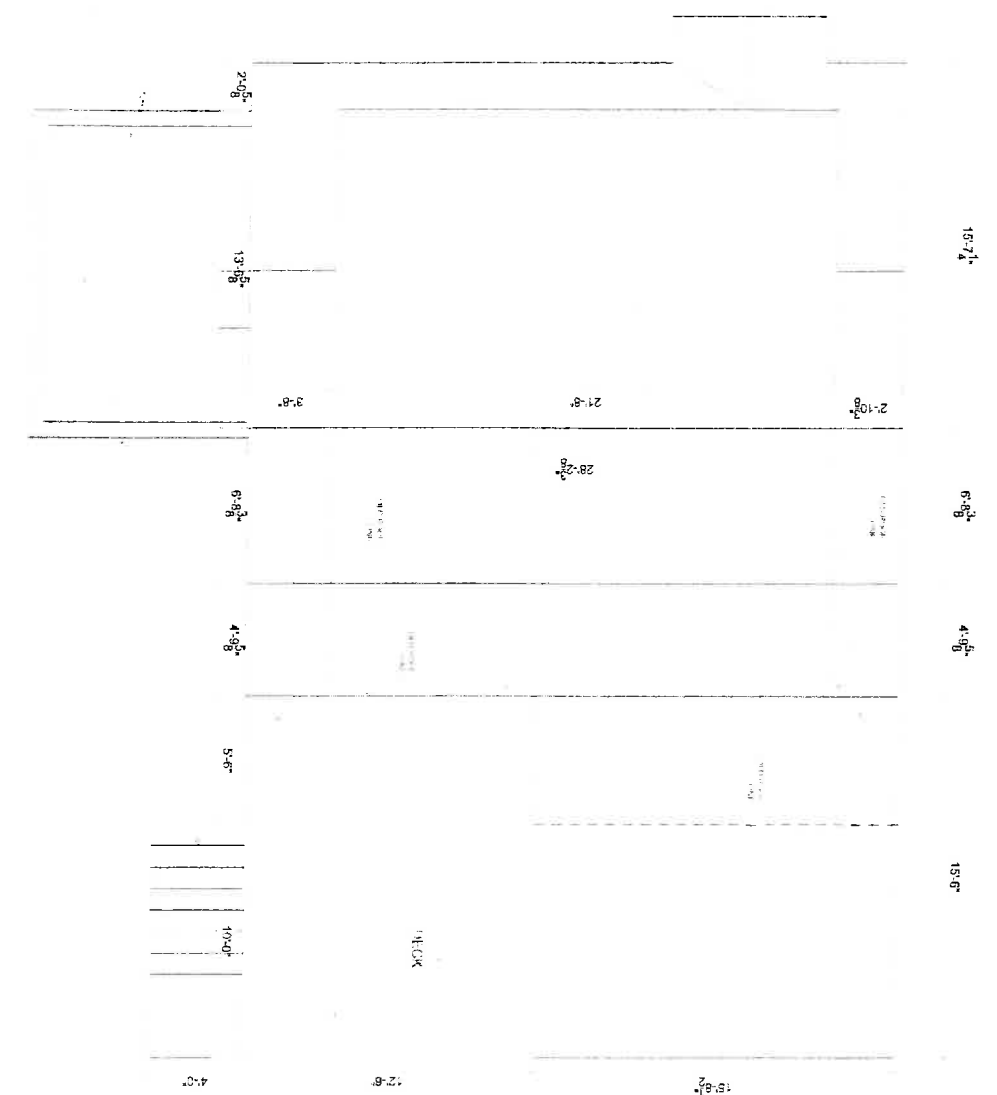


DEMARCO HOUSE
36 LODGE ROAD, BELMONT, MA 02478

EXISTING ROOF PLAN
AUGUST 2017

1/4" = 1'0"

PROPOSED

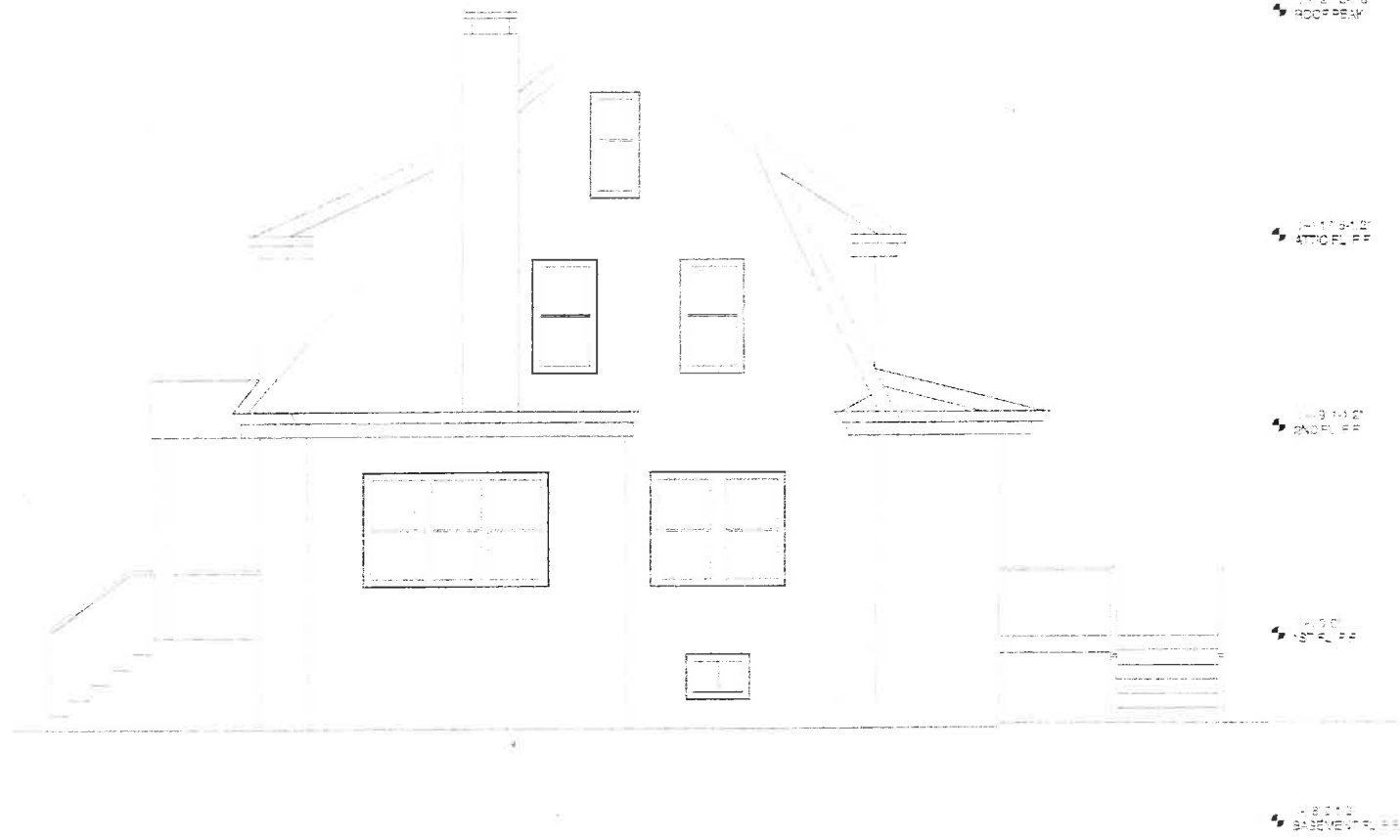


DEMARCO HOUSE
36 LODGE ROAD, BELMONT, MA 02478

NEW ROOF PLAN
AUGUST 2017

1/4" = 1'0"

EXISTING

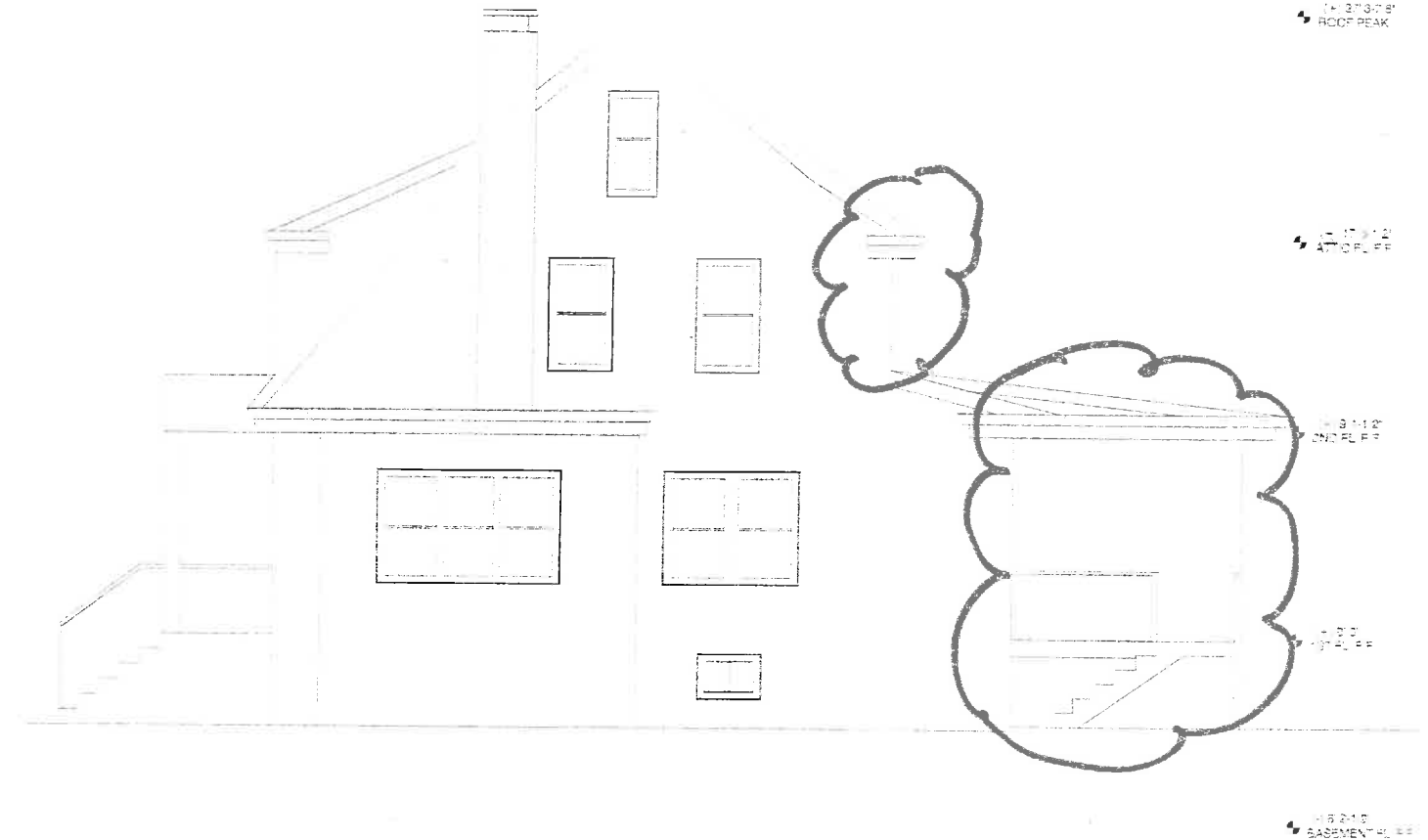


DEMARCO HOUSE
36 LODGE ROAD, BELMONT, MA 02478

EXISTING SOUTH ELEVATION
AUGUST 2017

1/4" = 1'0"

PROPOSED

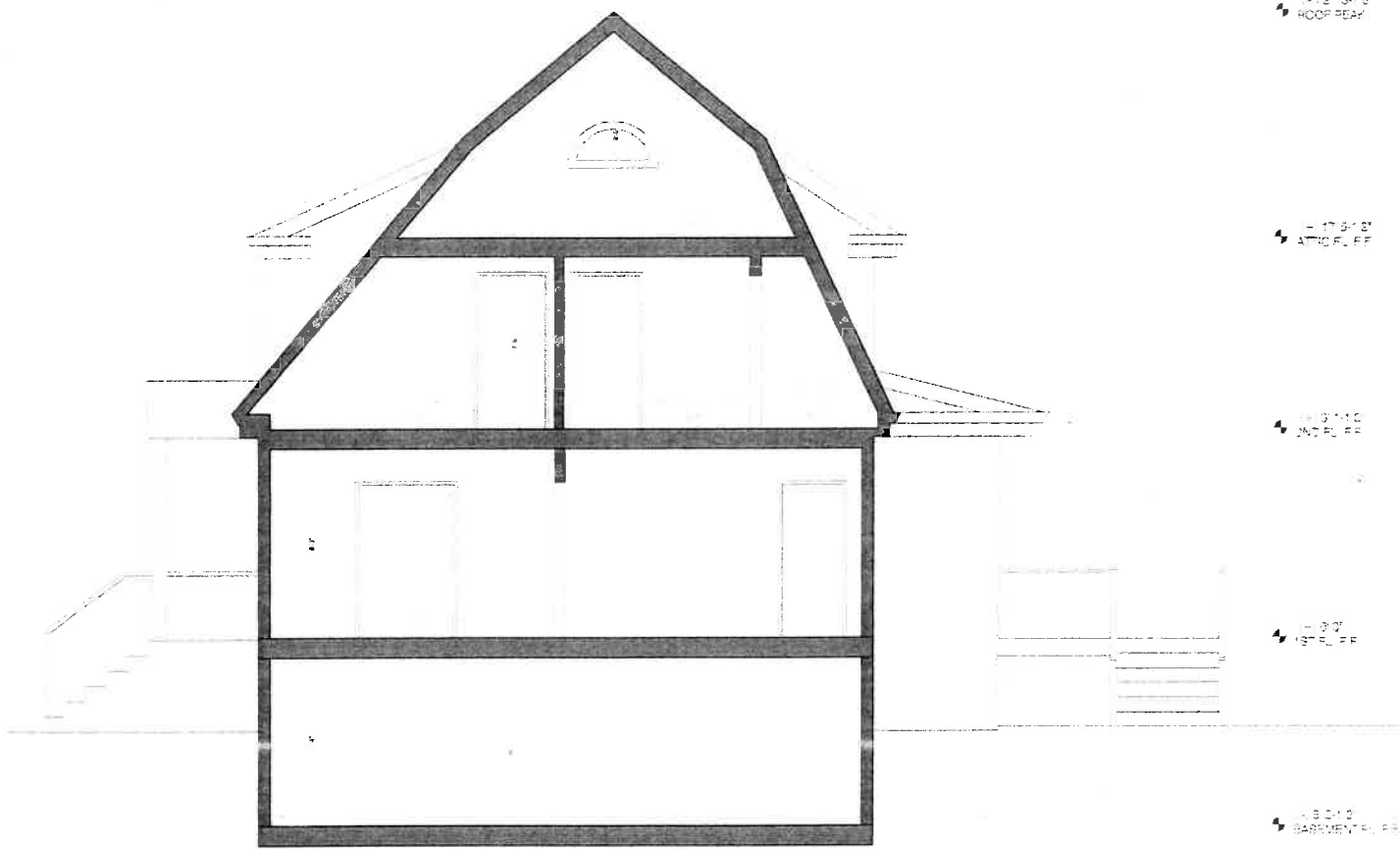


DEMARCO HOUSE
36 LODGE ROAD, BELMONT, MA 02478

NEW SOUTH ELEVATION
AUGUST 2017

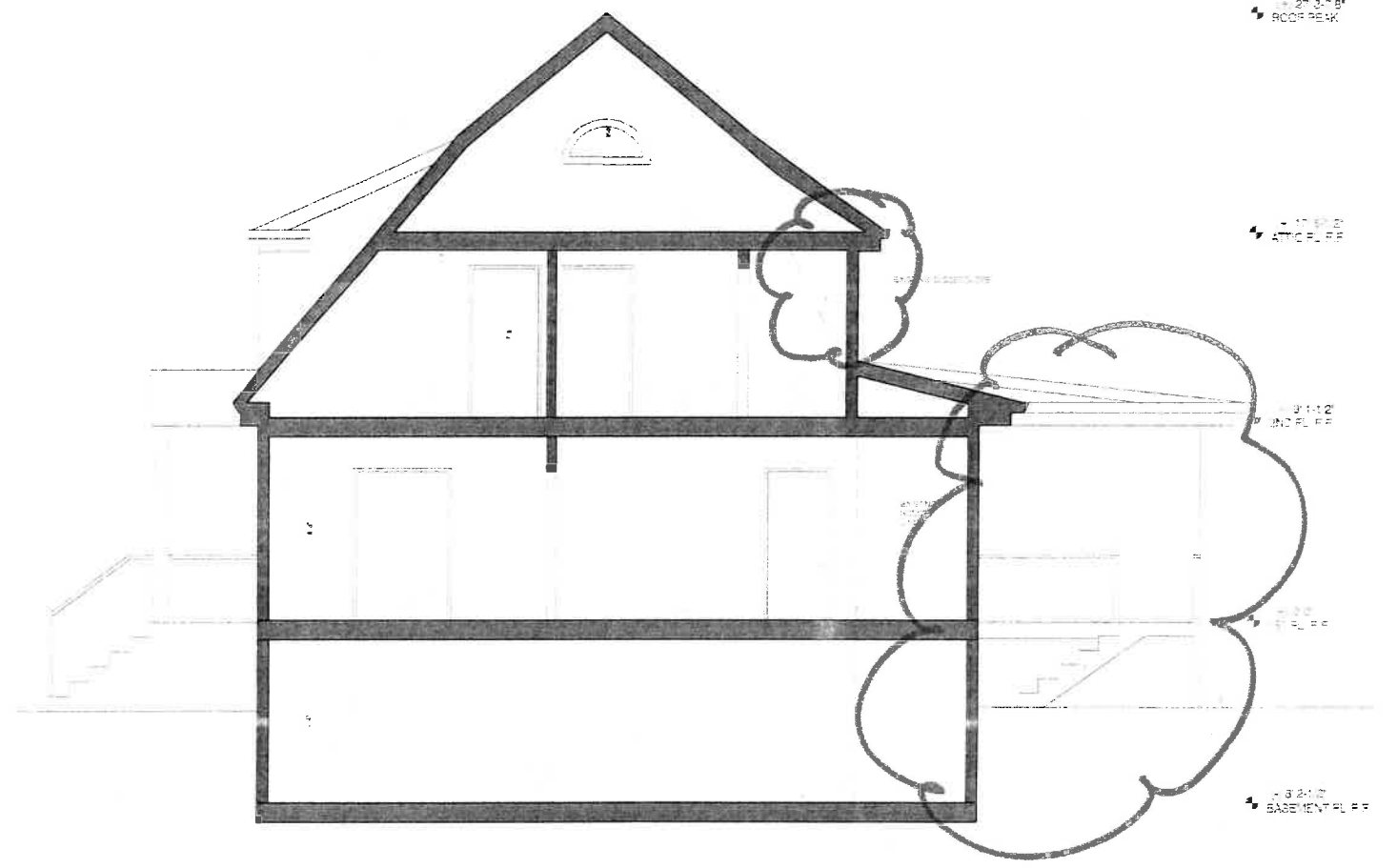
1/4" = 1'0"

EXISTING



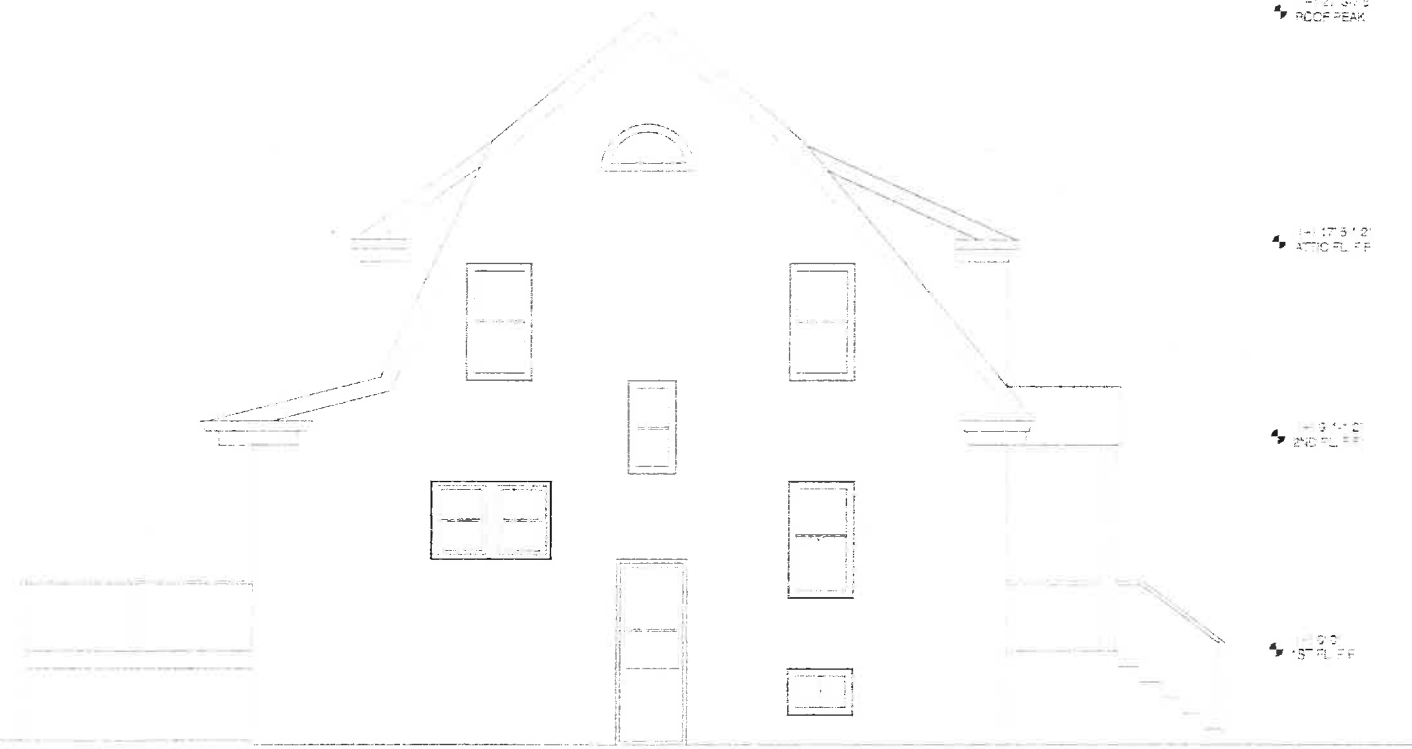
1/4" = 1'0"
EXISTING SECTION A
AUGUST 2017
DEMARCO HOUSE
36 LODGE ROAD, BELMONT, MA 02478

PROPOSED



1/4" = 1'0"
NEW SECTION A-1
AUGUST 2017
DEMARCO HOUSE
36 LODGE ROAD, BELMONT, MA 02478

EXISTING



11' 3" 3/4"
ROOF PEAK

11' 3" 3/4"
2ND FLOOR

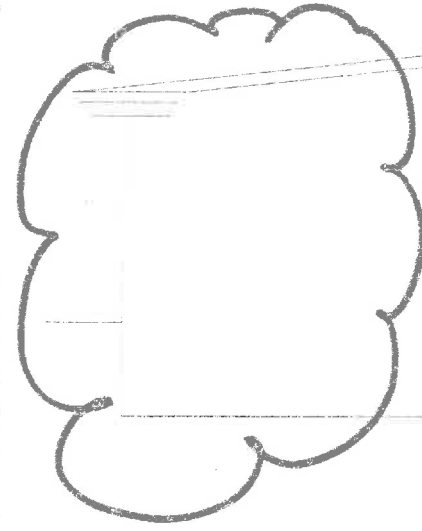
11' 3" 3/4"
1ST FLOOR

11' 3" 3/4"
1ST FLOOR

EXISTING NORTH ELEVATION
AUGUST 2017

1/4" = 10'

DEMARCO HOUSE
36 LODGE ROAD, BELMONT, MA 02478



PROPOSED



11' 3" 3/4"
ROOF PEAK

11' 3" 3/4"
2ND FLOOR

11' 3" 3/4"
1ST FLOOR

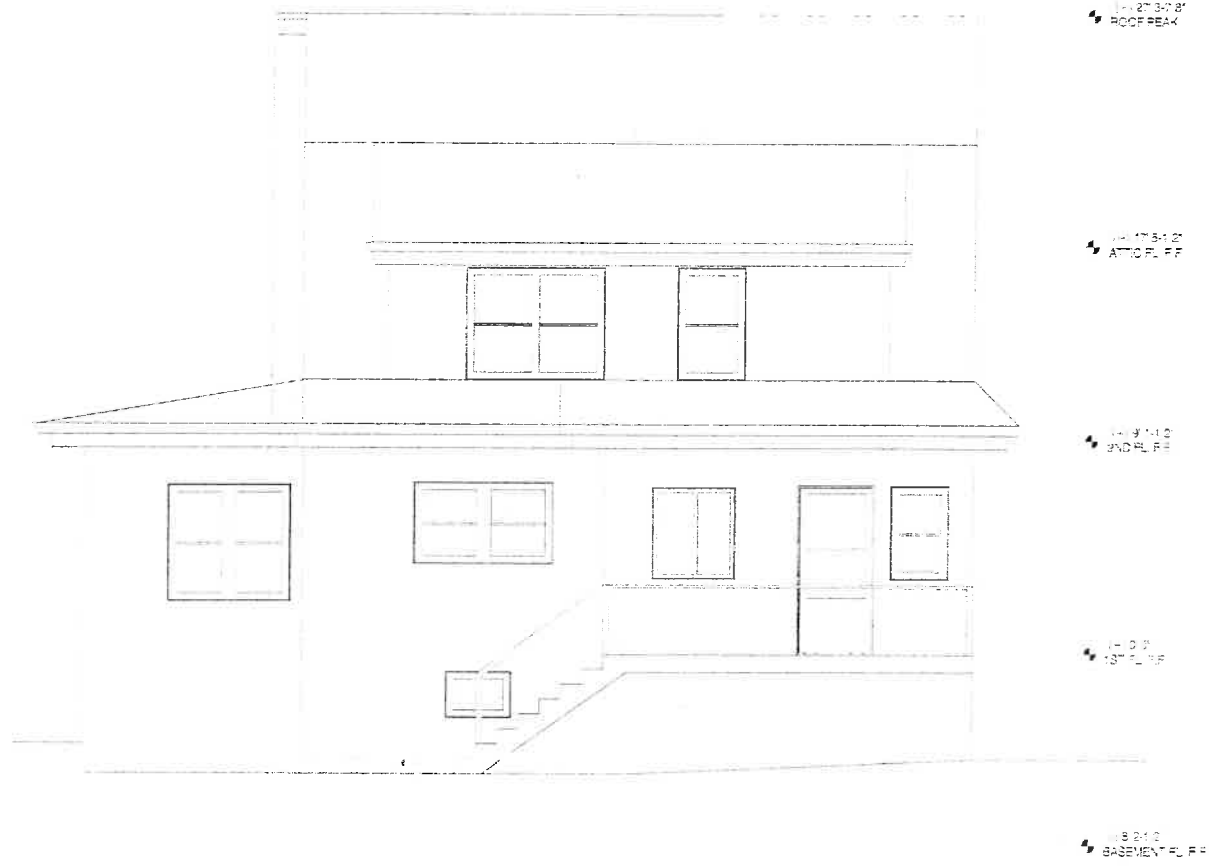
11' 3" 3/4"
1ST FLOOR

NEW NORTH ELEVATION
AUGUST 2017

1/4" = 10'

DEMARCO HOUSE
36 LODGE ROAD, BELMONT, MA 02478

EXISTING

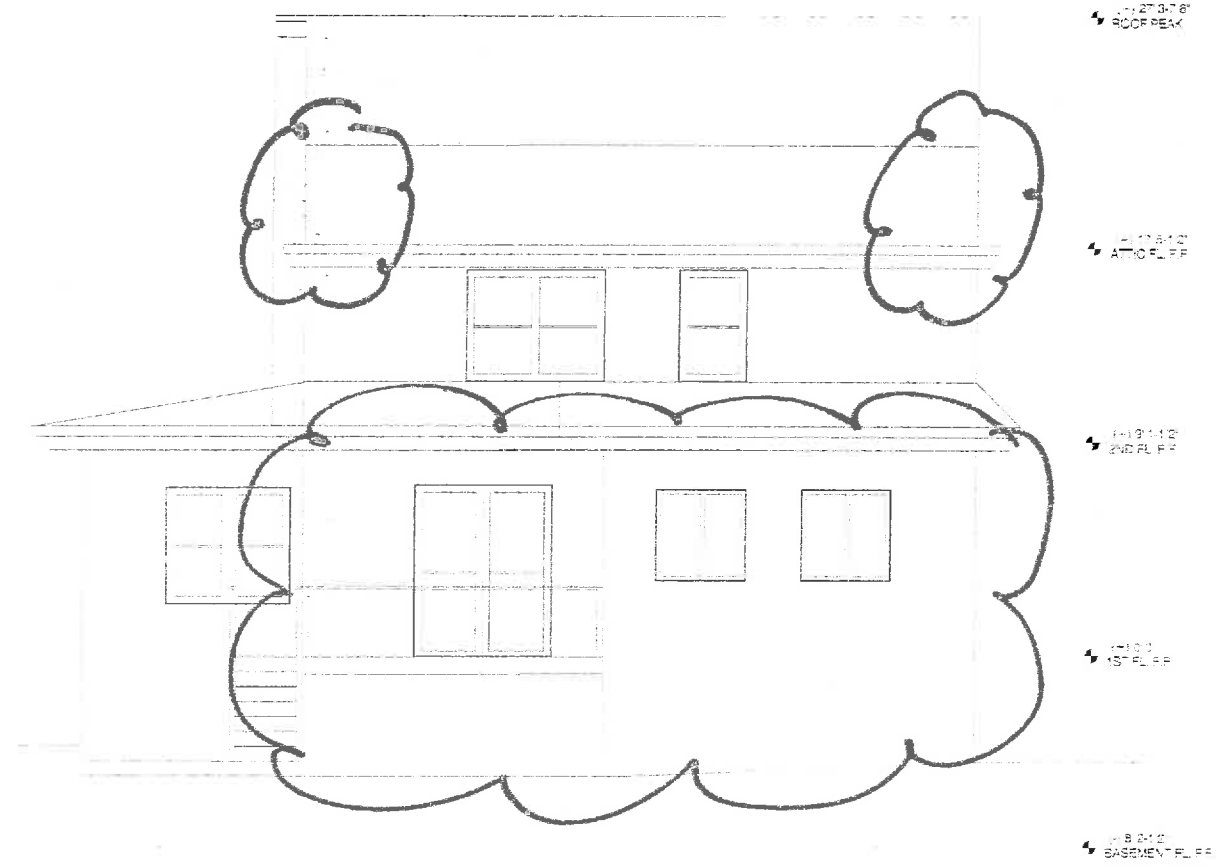


DEMARCO HOUSE
36 LODGE ROAD BELMONT, MA 02478

EXISTING EAST ELEVATION
AUGUST 2017

1/4" = 1'0"

PROPOSED

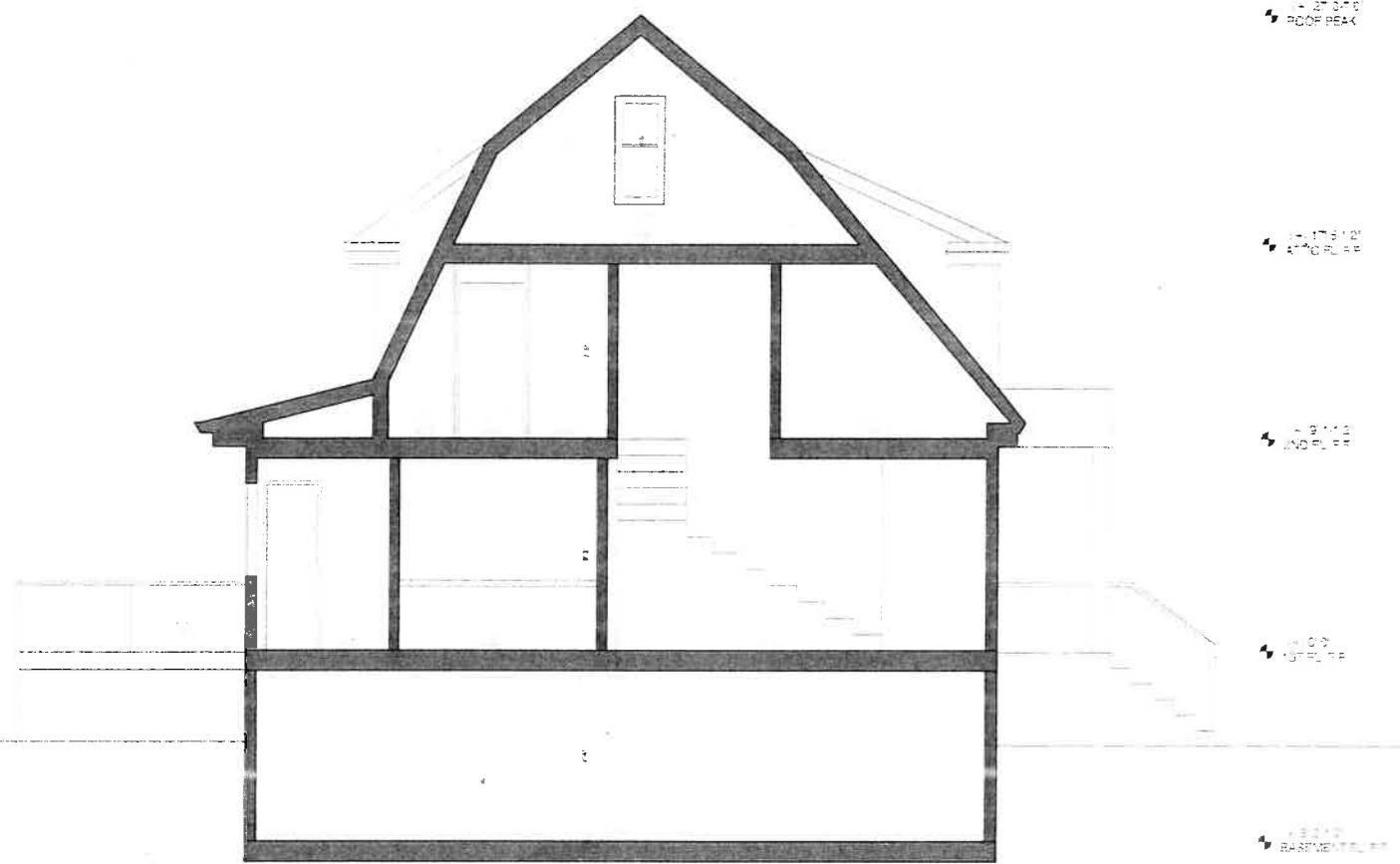


DEMARCO HOUSE
36 LODGE ROAD, BELMONT, MA 02478

NEW EAST ELEVATION
AUGUST 2017

1/4" = 1'0"

EXISTING



14'-2" 3'-7" 3"
ROOF PEAK

14'-17" 5'-12"
ATTIC FLOOR

14'-9" 1'-12"
2ND FLOOR

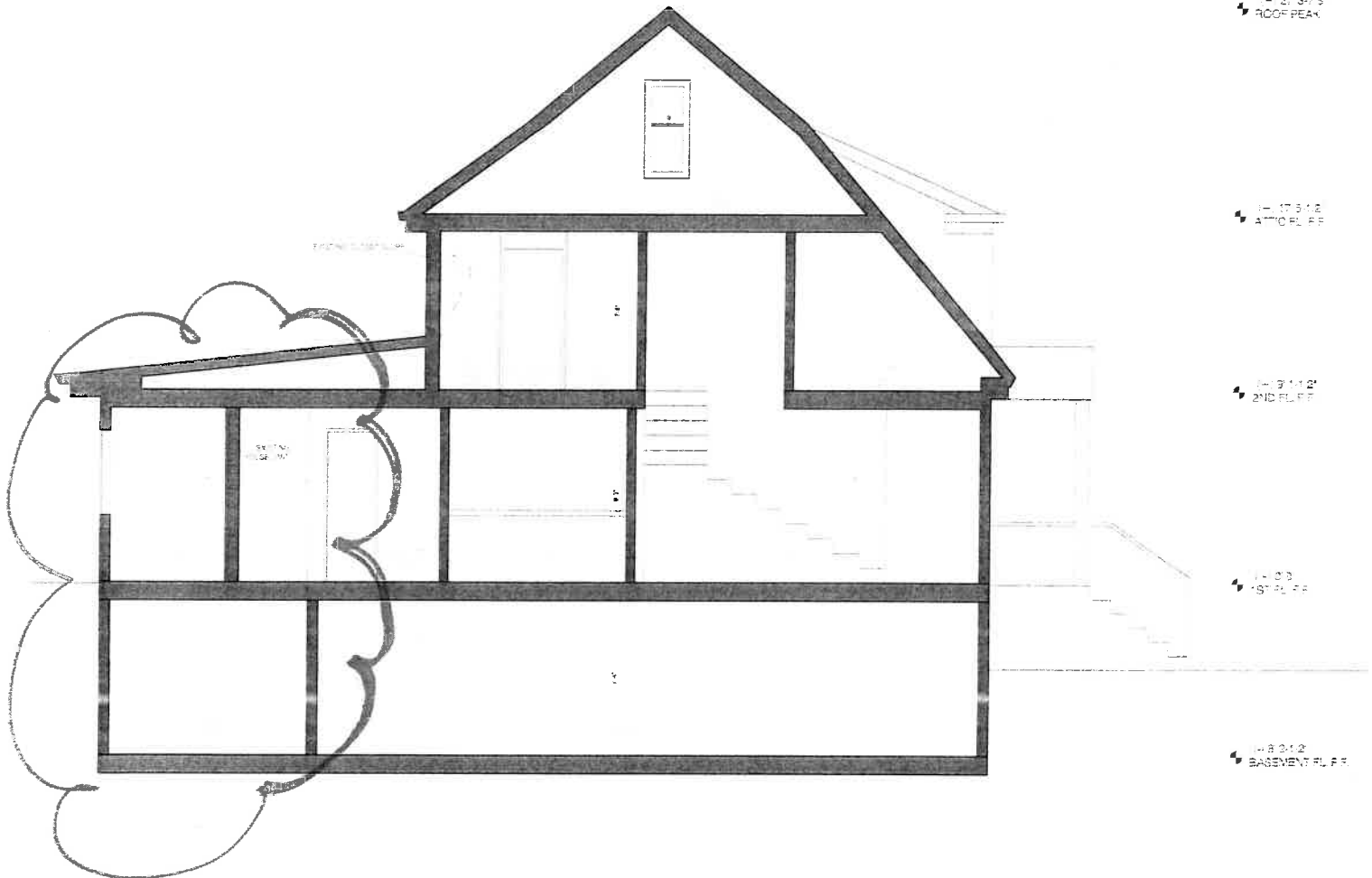
14'-0" 0"
1ST FLOOR

14'-8" 0" 12"
BASEMENT FLOOR

EXISTING SECTION B
AUGUST 2017

DEMARCO HOUSE
36 LODGE ROAD, BELMONT, MA 02478

PROPOSED



14'-2" 3'-7" 3"
ROOF PEAK

14'-17" 5'-12"
ATTIC FLOOR

14'-9" 1'-12"
2ND FLOOR

14'-0" 0"
1ST FLOOR

14'-8" 0" 12"
BASEMENT FLOOR

NEW SECTION B-1
AUGUST 2017

DEMARCO HOUSE
36 LODGE ROAD, BELMONT, MA 02478