



Town of Belmont
Zoning Board of Appeals

RECEIVED
TOWN CLERK
BELMONT, MA

2017 OCT 17 PM 12:11

APPLICATION FOR A SPECIAL PERMIT

Date: 10/7/17

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 32 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 a pantry to be built over outside steps

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

Elizabeth Reed & Uli Klingbeil
32 Hammond Rd
617-489-6862



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 13, 2017

Elizabeth Reed
32 Hammond Road
Belmont, MA 02478

RE: Denial to Construct a One Story Side Addition

Dear Ms. Reed,

The Office of Community Development is in receipt of your building permit application for your proposal to construct a one story side addition at 32 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 Bylaws. More specifically, Section 4.2.2 of the Zoning Bylaws Dimensional Regulations 1.- Allows a maximum of 25% lot coverage and 2.- Requires a minimum side setback of 10.0'.

1. The existing lot coverage is 33.3% and the proposed is 33.5%. A Special Permit.
2. The existing and proposed side setbacks are 5.2'. 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 two (2) 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

Statement for Application for a Special Permit to add a pantry over existing staircase

TO: Belmont Zoning Board

FROM: Elizabeth Ann Reed & Uli Klingbeil

32 Hammond Road, Belmont

DATE: October 7, 2017

We are requesting a special permit to construct a small pantry (3 ½ feet by 4 feet) where we currently have a side entrance to our house. We never use this side entrance as we have a front entrance, a back entrance, and an entrance through the basement. The side stairs had started to crumble and were an eyesore.

We desperately need some storage space as our kitchen is very overcrowded. Adding this pantry would reduce the constant carrying of food supplies up from and down to the basement. As we age, we realize that going up and down the stairs as often as we do now might be a handicap.

Our abutting neighbors are completely in favor of us constructing this small pantry. We have attached four letters.

Our contractor would build a simple addition, continuing the same wall and roof lines of the existing side of the house.

We hope you will grant our request. Thank you for your consideration.

Elizabeth Ann Reed and Uli Klingbeil

Zoning Compliance Check List

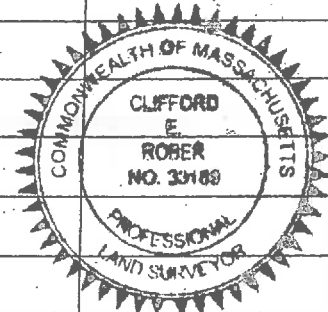
Properties Located within the SR-C Districts
(To be Completed by a Registered Land Surveyor)

Property Address: 32 HAMMOND ROAD

Surveyor Signature and Stamp: 

Date: 9/8/2017

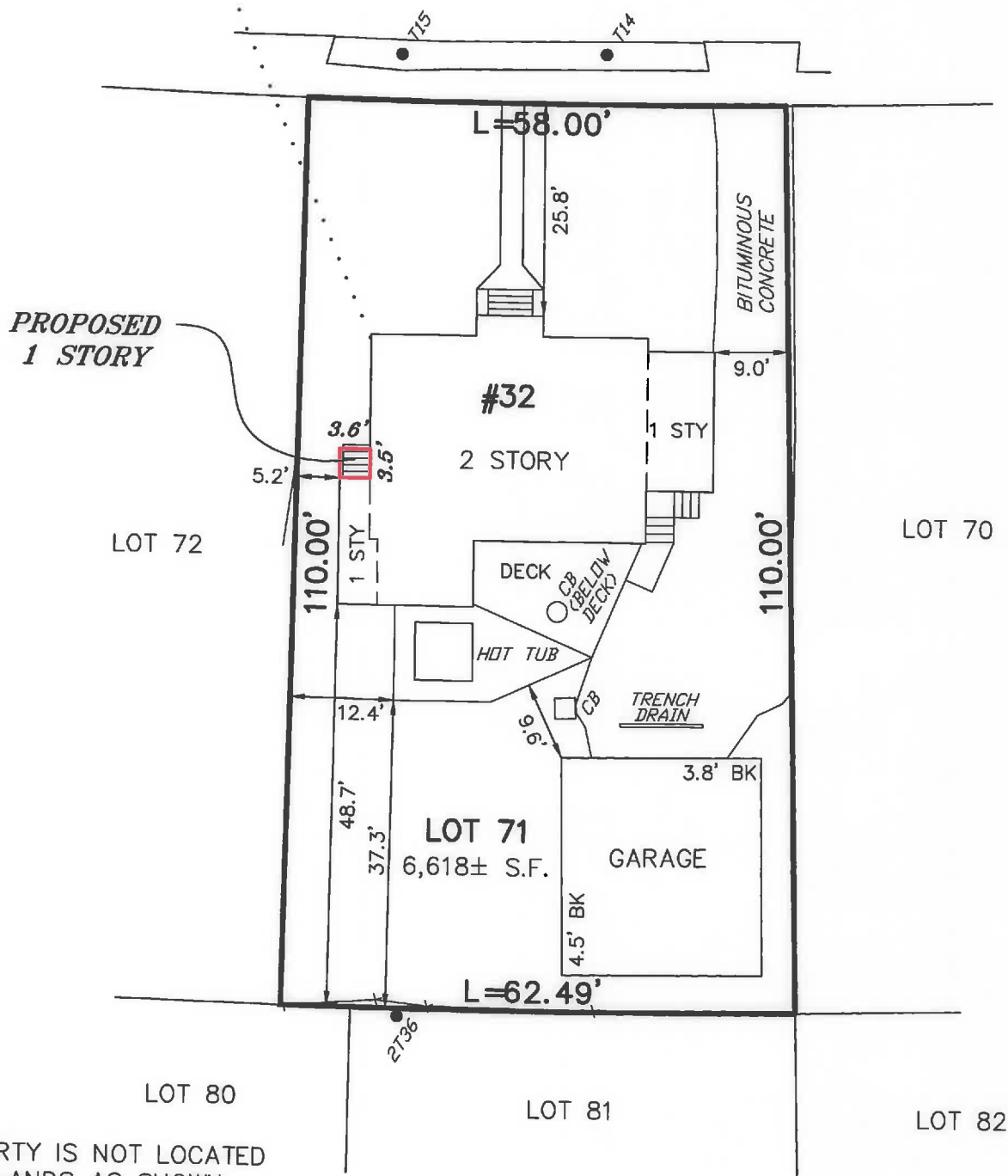
<u>Per §4.2 of the Zoning By-Law</u>							
		REQUIRED		EXISTING		PROPOSED	
Lot Area (sq. ft.)		9,000		6,618		—	
Lot Frontage (feet)		75		58		—	
Lot Coverage (% of lot)		25		33.3		33.5	
Open Space (% of lot)		50		50.8		50.6	
Setbacks: (feet)	➤ Front ^(a)	25		25.8		—	
	➤ Side/Side	10	10	9.0	5.2	—	5.2
	➤ Rear	30		37.3		—	
Building Height:	➤ Midpoint (feet)						
	➤ Ridge (feet)						
	➤ Stories						
1/2 Story (feet) (Per §1.4)	➤ Perimeter (50%)						
	➤ Area (60%)						
	➤ Length (75%)						
HVAC:		Prohibited in Front Yard and Side and Rear Setbacks					



(a) Front setback is equal to the average front setbacks of the abutting properties on either side.

SUBMIT CALCULATIONS for all of the requirements listed above on a separate piece of paper(s) to verify how they were calculated

HAMMOND ROAD

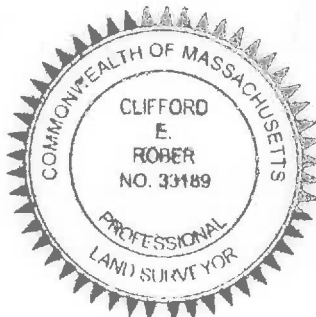


THE PROPERTY IS NOT LOCATED
WITHIN WETLANDS AS SHOWN
ON THE TOWN OF BELMONT
WETLANDS ATLAS.

ZONING DISTRICT:	SC (SINGLE RESIDENCE C)		
	REQ.	EXIST	PROP
FRONT SETBACK:	25'	25.8'	—
SIDE SETBACK:	10'	5.2'	5.2'
REAR SETBACK:	30'	37.3'	—
MAXIMUM LOT COVERAGE:	25%	33.3%	33.5%
MINIMUM OPEN SPACE:	50%	50.8%	50.6%

OWNER: ULRICH KLINGBEIL & ELIZABETH REED
26505/224
ASSESSORS MAP 12 - PARCEL 7

TOTAL LOT AREA: 6,618± S.F.
REQ. FRONTAGE = 70.00'
FLOOD BOUNDARY ZONE C.



**PROPOSED PLOT PLAN
#30 HAMMOND ROAD
IN
BELMONT, MA
(MIDDLESEX COUNTY)**

SCALE: 1" = 20' DATE: 9/8/2017



ROBER SURVEY

1072A MASSACHUSETTS AVENUE
ARLINGTON, MA 02476
(781) 648-5533

DWG. NO. 4181PP2.DWG

CLIFFORD E. ROBER, PLS

DATE _____

32 Hammond Road
Belmont, MA 02478

Proposed



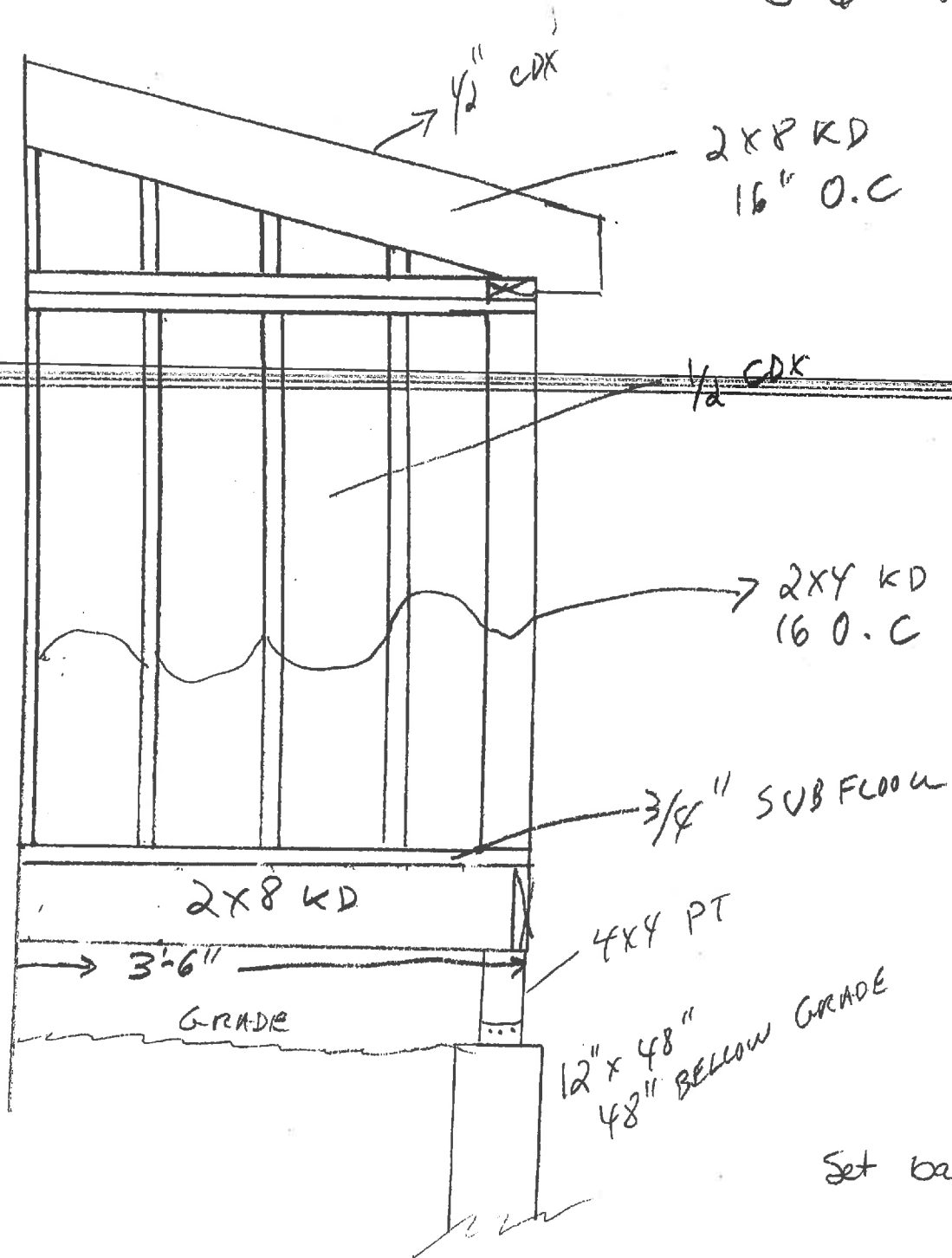
Existing



3'6" x 3'6"

INSULATE
TO MAX
SPACE NOT
HEATED.

HOUSE



October 5, 2017

To: Belmont Zoning Board of Appeals

To whom it may concern:

We have reviewed the plan to add a pantry to 32 Hammond Road, and we most definitely approve. It will improve the exterior appearance by replacing open steps and a door by extending the existing attractive, compatible design across the space without increasing the footprint. By maintaining the height and design of the current entrance structure and the footprint of the steps, the proposal is certainly in harmony with the other houses on the block, many of which have recent additions with increased footprints and/or designs different from the original structure. The proposal will also increase the value of this property by adding significant usable space to the kitchen, thereby increasing the values of the entire block.

Sincerely,

Robert L. Gaumer

Mary E. Murphy

39 Hammond Road, Belmont

Cindy Hancox
46 Hammond Road
Belmont, MA 02478

October 6, 2017

Office of Community Development
Homer Municipal Building, 2nd Floor
19 Moore Street
Belmont, MA 02478

Dear Zoning Board of Appeals,

I'm writing this letter in support of the special permit applied for by Elizabeth Reed and Uli Klingbeil at 32 Hammond Road for their pantry addition. I have seen the drawing of the proposed addition and feel that the addition is in line with the architecture of the house and the overall look of our neighborhood. I have no objection to their going forward on this project.

Sincerely,

A handwritten signature in black ink that reads "Cindy Hancox". The signature is written in a cursive, flowing style.

Cindy Hancox
Neighbor

October 8, 2017

To: Town of Belmont Zoning Board

Re: 32 Hammond Road, Special Permit Request, Pantry

My husband Mark Hayner and I own the property on 25 Gorham Road, directly behind Betty Reed and Uli Kingbeil's house on 32 Hammond Road. Our backyards face each other. Betty and Uli have discussed their plans to alter the side entrance of their house to accommodate the inclusion of a pantry in their kitchen area. We have seen a picture of the proposed plan and it is our opinion that this construction is appropriate. We have no objections to their receipt of a special permit to complete this project.

Thanks for the work you do for Belmont,

Kathleen Hayner

Kathleen Hayner
25 Gorham Road
Belmont, MA 02478

October 4, 2017

**Belmont Zoning Board
Belmont MA 02478**

Board Members,

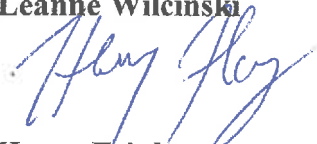
We have reviewed the proposed addition to 32 Hammond Road that requires a special permit. We believe that the addition enhances the look of the house and is consistent with the neighborhood architecture. Our house is 30 Hammond Road which abuts #32. The proposal has our full approval and we hope the zoning board grants the special permit.

Thank you for your consideration.

Sincerely,



Leanne Wilcinski



**Harry Feinberg
30 Hammond Road
Belmont MA 02478**

617-877-7048

October 7, 2017

Zoning Board of Appeals, Belmont, MA

Dear Sir or Madam:

We are writing this email in regards to the proposed project at 32 Hammond Road for which Uli Klingbeil and Betty Reed are submitting an application for a special permit. We live at 40 Hammond Road, the property that directly abuts 32 Hammond, and our house is seen in the preliminary renderings. Our driveway is immediately adjacent to the project area of the proposed pantry in place of the pre-existing wooden stairway.

After reviewing the sketches provided and discussing the project with Uli and Betty, we are in full support of completing this project. Making the changes will not impact access to our garage or back yard, and it will not impact our activities in any way. We think the change to 32 Hammond is consistent with other modifications in the neighborhood and will not degrade the appeal of the homes in the neighborhood in any way. In our opinion, the change will fit into and even improve the architectural scheme of the house.

As the homeowners who are most directly impacted by this project, we hope that you will accept this letter indicating our full support of this change.

Best regards,

Richard DiOrio
Patricia DiOrio
40 Hammond Road
Belmont, MA 02478
rdiorio18@gmail.com
(617) 293-0617