



Town of Belmont

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BELMONT, MA

2017 OCT 17 PM 12:12

## APPLICATION FOR A SPECIAL PERMIT

Date: 11 OCTOBER 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 60 OAK AVENUE 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 \_\_\_\_\_

EXTENSION OF A 2ND FLOOR BY - RIGHT DORMER.

on the ground that the same will be in harmony with the general purpose and intent of said Zoning By-Law.

Signature of Petitioner

Joel S. Mooney

Print Name

JOEL S. MOONEY

Address

60 OAK AVENUE

BELMONT, MA 02478

Daytime Telephone Number

857-498-1242



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

October 11, 2017

Jeanne and Joel Mooney  
60 Oak Avenue  
Belmont, MA 02478

RE: Denial to Construct a Second Floor Addition

Dear Mr. and Mrs. Mooney,

The Office of Community Development is in receipt of your building permit application for your proposal to construct a Second Floor Addition at 60 Oak Ave. located in a Single Residence C (SRC) 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 25% and a minimum rear setback of 30.0'.

1. The existing lot coverage is 34.9% and the proposed is 35.0%.
2. The existing rear setback is 29.7' and the proposed is 29.5'.

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

Jeanne and Joel Mooney  
60 Oak Avenue  
Belmont, MA 02478

11 October 2017

Office of Community Development  
Town of Belmont  
19 Moore Street, Homer Municipal Building  
Belmont, MA 02478-0900

RE: Denial to Extend 2<sup>nd</sup> Floor Dormer

Ladies and Gentlemen,



We are in receipt of your letter dated October 10, 2017 denying our building permit application to extend the 2<sup>nd</sup> floor dormer on our home. We understand the basis of the denial is that the geometry of the 2<sup>nd</sup> floor dormer extension (as proposed in the permit application) does not comply with certain zoning by laws. Specifically, lot coverage and rear setback. With this letter, we are requesting Special Permits from the Zoning Board of Appeals to construct the 2<sup>nd</sup> floor dormer as proposed in the denied application. We believe that neither of these will be detrimental to the neighborhood.

As background, we have received a Building Permit from the Town (#BP-17-748) for a larger by-right home renovation project and are constructing a 2<sup>nd</sup> floor dormer as part of the project. This project includes a full exterior renovation of our home. We are proud of our home (which has been granted Significant Historic Building status) and are doing this renovation to help preserve our neighborhood. We have had discussions with our neighbors regarding the dormer and will provide a petition supporting our request.

So that the dormer is architecturally appropriate and simpler to construct (discussed further below), we are requesting Special Permits be granted for the following:

1. An increase in Lot Coverage from 34.9% to 35.0%, or an increase of approximately 0.1% or 43 sq ft. Below the area of the proposed dormer (see photo above), currently a bay window and the eave project 20±-in and 34±-in, respectively, from the 1<sup>st</sup> floor wall plane. The proposed 2<sup>nd</sup> dormer floor wall plane will project 24-in from the 1<sup>st</sup> floor wall plane such that it will i] be within the existing eave overhang/projection, ii] cover and provide protection for the 1<sup>st</sup> floor bay window, and iii] be consistent with the architecture of other areas of the house where the 2<sup>nd</sup> floor overhangs the 1<sup>st</sup> floor.
2. Adjusting the rear setback from 29.7 ft to 29.5 ft, or an increase of approximately 2-1/2 in. The home and the rear property line are not parallel. The rear setback line just touches the very southwestern corner of the proposed dormer. Maintaining the current 29.7-ft setback would require increased framing and building envelope for 4±-ft at the southwest corner to jog out of the setback. This framing and increased building envelope will be more costly and less energy efficient, than building a square corner on the dormer. While the impact on the rear setback will be imperceptible, the negative aesthetic of the "jogged" corner will be noticeable.

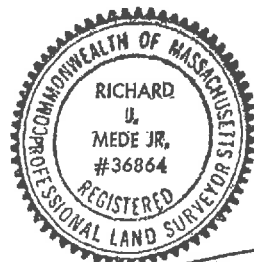
We appreciate your consideration of our application, and look forward to discussing this at the ZBA hearing. In the meantime, if you have any questions or require additional information, please contact us.

Best Regards, Jeanne and Joel Mooney



**60 OAK AVENUE BELMONT**

- 1)  $\underline{21.1' / 190.5' = (0.1108) \times (101.4 + 101.4) / 2 = 11.235}$
- 2)  $\underline{8.0' / 190.5' = (0.0420) \times (101.4 + 101.3) / 2 = 4.257}$
- 3)  $\underline{15.5' / 190.5' = (0.0814) \times (101.3 + 101.3) / 2 = 8.246}$
- 4)  $\underline{8.0' / 190.5' = (0.0420) \times (101.3 + 101.1) / 2 = 4.277}$
- 5)  $\underline{17.5' / 190.5' = (0.0919) \times (101.1 + 101.2) / 2 = 9.256}$
- 6)  $\underline{8.9' / 190.5' = (0.0467) \times (101.2 + 101.4) / 2 = 4.277}$
- 7)  $\underline{6.4' / 190.5' = (0.0336) \times (101.4 + 101.6) / 2 = 3.410}$
- 8)  $\underline{19.0' / 190.5' = (0.0997) \times (101.6 + 101.6) / 2 = 10.130}$
- 9)  $\underline{6.4' / 190.5' = (0.0336) \times (101.6 + 100.7) / 2 = 3.399}$
- 10)  $\underline{23.9' / 190.5' = (0.1255) \times (100.7 + 100.2) / 2 = 12.607}$
- 11)  $\underline{25.7' / 190.5' = (0.1349) \times (100.2 + 101.4) / 2 = 13.598}$
- 12)  $\underline{12.6' / 190.5' = (0.0661) \times (101.4 + 101.2) / 2 = 6.696}$
- 13)  $\underline{17.5' / 190.5' = (0.0919) \times (101.2 + 101.4) / 2 = 9.310}$



08/21/2017

[illegible]

% of EXPOSED FOUNDATION

60 OAK AVENUE BELMONT

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

$$102.36' - 95.16' = 7.20'$$

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

$$100.70' - 95.16' = 5.54' (76.94\%)$$

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

$$102.36' - 100.70' = 1.66' (23.06\%)$$



*09/21/2017*

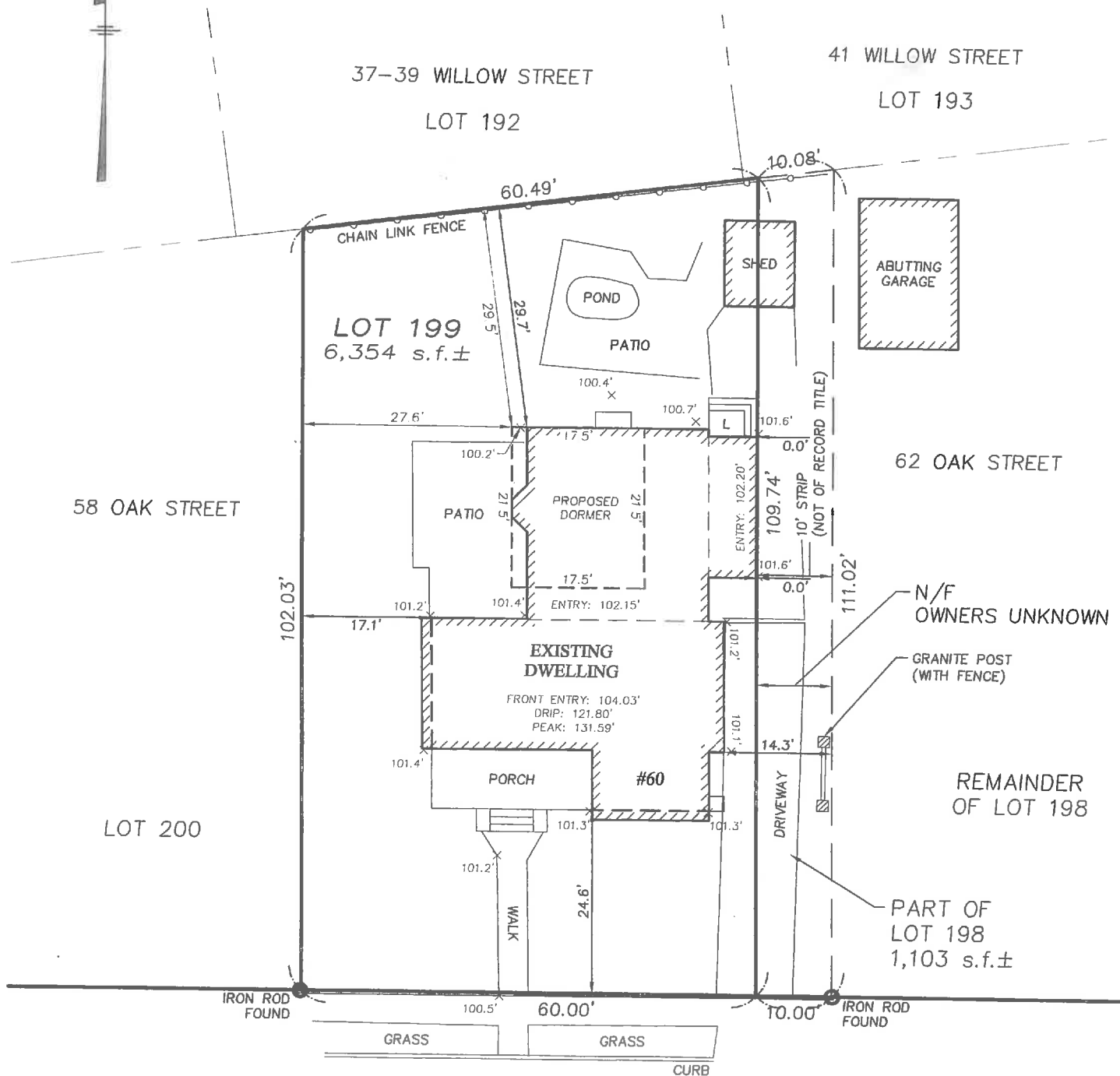
N

PREPARED BY:



**MEDFORD  
ENGINEERING  
& SURVEY**

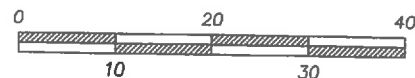
**ANGELO B. VENEZIANO ASSOCIATES**  
15 HALL STREET, MEDFORD, MA 02155  
781-396-4466 fax: 781-396-6052



**BENCHMARK: SEWER MANHOLE; RIM  
ELEVATION: 100.00' = (ASSUMED)**

**ZONED SR-C**

ZONING REQUIREMENT	EXISTING	PROPOSED
FRONT: 25'	24.6'	24.6'
SIDE: 10'	0.0'	0.0'
SIDE: 10'	17.1'	17.1'
REAR: 30'	29.7'	29.5'
MAX. LOT COV.: 25%	34.9%	35.0%
MIN. OPEN SPACE: 50%	61.5%	61.4%
HEIGHT: 30'	26.70'	26.70'



SCALE: 1" = 20'

ELEVATIONS:	EXISTING	PROPOSED
BASEMENT:	95.16'	95.16'
TOP OF SILL:	102.36'	102.36'
FIRST FLOOR:	104.02'	104.02'
ROOF PEAK:	131.59'	131.59'
DRIP EDGE:	121.80'	121.80'
MID POINT (ROOF):	126.70'	126.70'
AVG. GRADE:	100.70'	100.70'
HEIGHT:	26.70'	26.70'

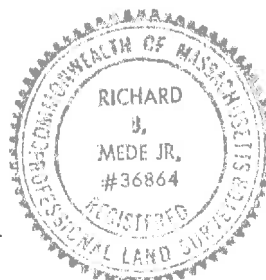
DEED REFERENCE: BK 30407 PG 614  
PLAN REFERENCE: PLAN BK 3307 PLAN 484

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.

09/01/2017

DATE:



19855

OWNER: JEANNE & JOEL MOONEY

HOUSE NO.: 60

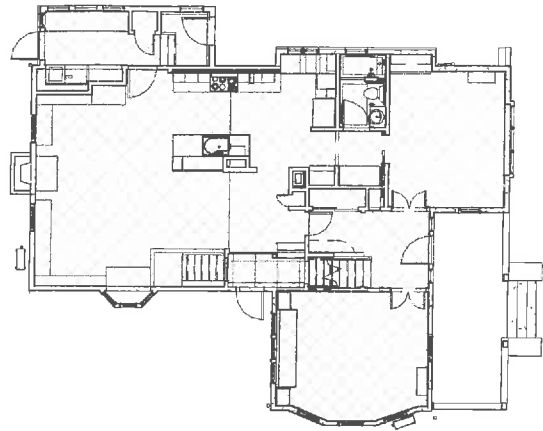
LOC. LOT NO.: 199

APP. NO.:

DATE: SEPTEMBER 1, 2017

SCALE: 1" = 20'

1530.61 SF EXISTING



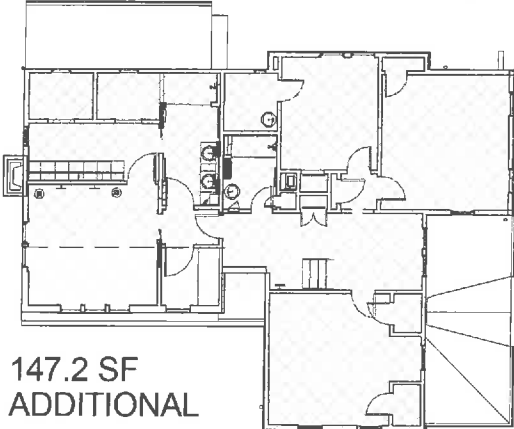
### HALF STORY CALCULATIONS

a.  $192'-10.5" \times .5 = 96'-5.25"$   
ALLOWABLE PERIMETER.  
57'-8.5" ACTUAL PERIMETER.

b. 1359.1 SF (EXISTING AREA OF  
SECOND FLOOR PLAN ABOVE  
5'-0")  $\times .6 = 815.5$  SF  
(ALLOWABLE AREA OF THE  
THIRD FLOOR OVER  
5'-0" TALL) ACTUAL AREA=  
588.14 SF

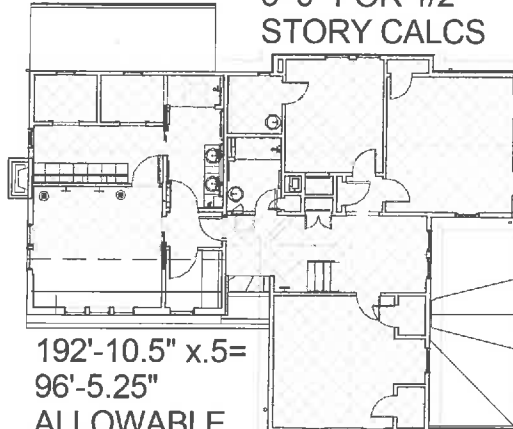
① FIRST FLOOR PLAN AREAS  
1" = 20'-0"

1341.7 SF EXISTING



147.2 SF  
ADDITIONAL

1359.1 SF ABOVE  
5'-0" FOR 1/2  
STORY CALCS



$192'-10.5" \times .5 =$   
96'-5.25"  
ALLOWABLE  
PERIMETER

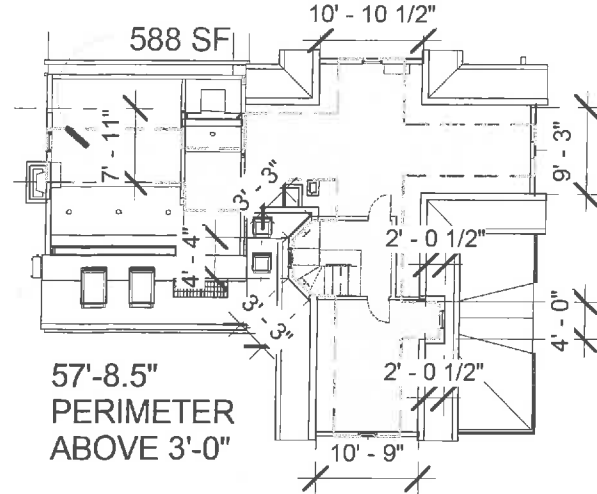
② SECOND FLOOR PLAN AREAS  
1" = 20'-0"

370.1 SF EXISTING



93.8 SF  
ADDITIONAL  
ATTIC

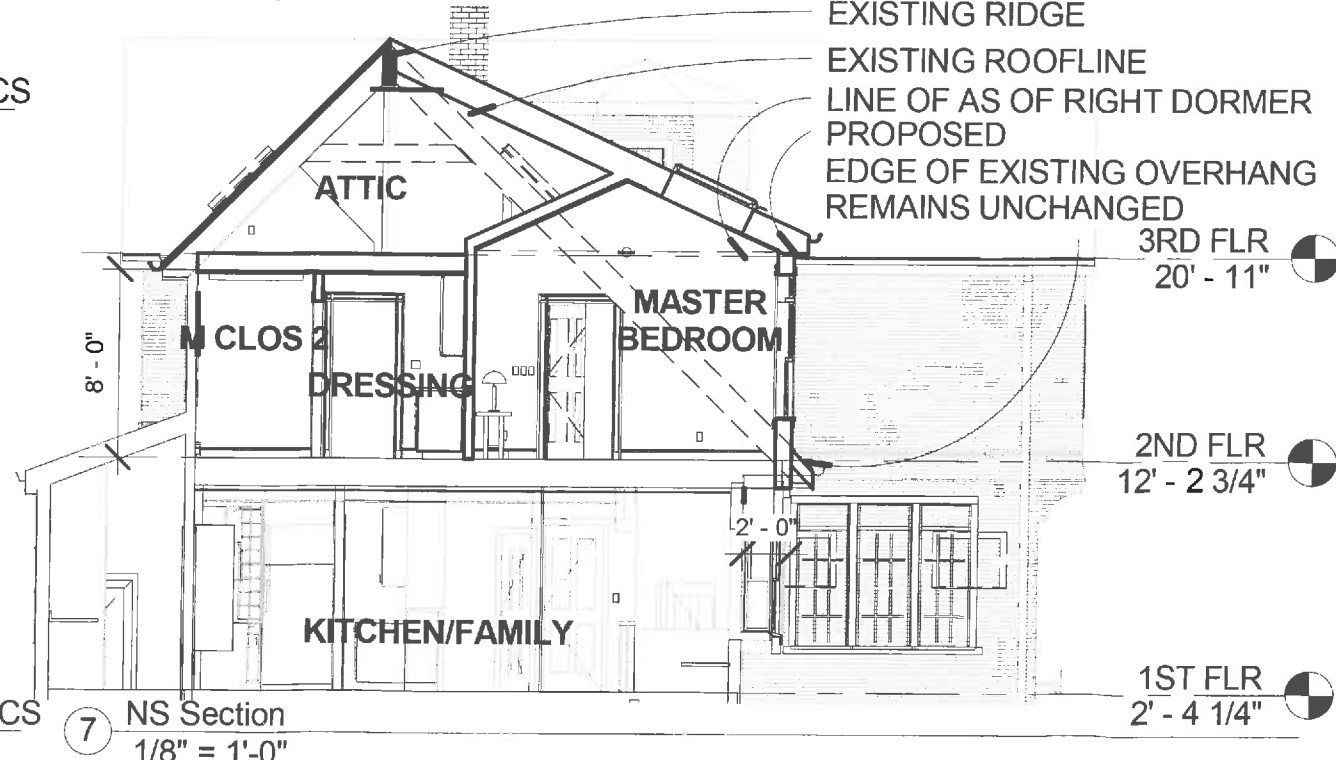
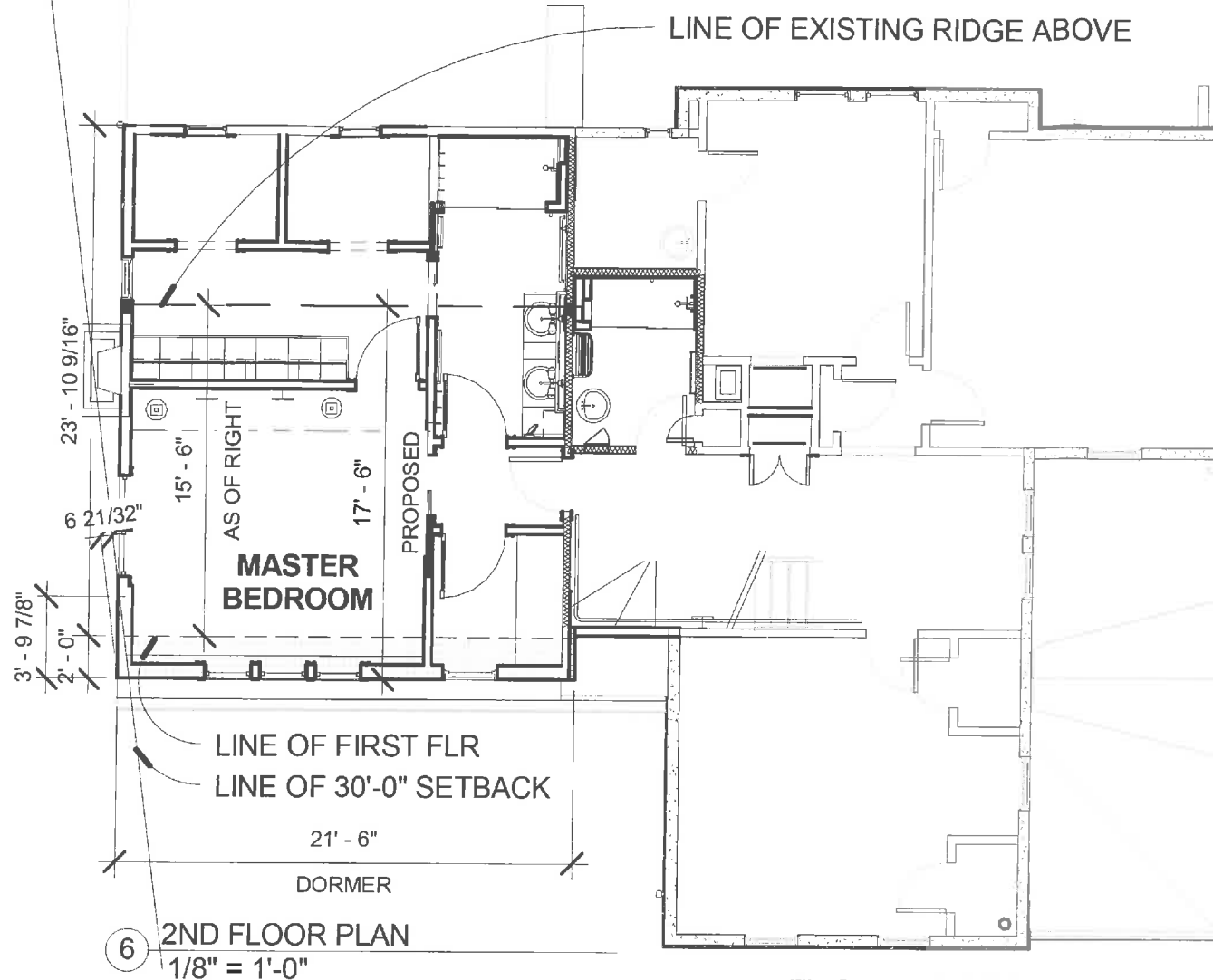
④ SECOND FLOOR HALF STORY CALCS  
1" = 20'-0"



588 SF  
57'-8.5"  
PERIMETER  
ABOVE 3'-0"

③ THIRD FLOOR PLAN AREAS  
1" = 20'-0"

⑤ 3RD FLOOR PLAN HALF STORY CALCS  
1" = 20'-0"



DESIGN STUDIO LLC

ARCHITECTURE  
PLANNING DESIGN  
201 LEXINGTON ST  
BELMONT MA  
02478

CHRISTINEARTHUR@GMAIL.COM

### STRUCTURAL:

DANIEL BONARDI  
CONSULTING  
ENGINEERS  
1165r MASS AVE,  
ARLINGTON, MA 02476  
t.781.483.3336

### OWNER

**Jeanne+Joel  
Mooney**

60 Oak Ave.  
Belmont MA 02478  
617.484.2274

### PROJECT STATUS

**SPECIAL PERMIT  
TO EXTEND  
DORMER  
ADDITION**

10.09.2017

**A1**





① PROPOSED VIEW LOOKING NORTHEAST  
12" = 1'-0"



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PLANNING DESIGN  
201 LEXINGTON ST  
BELMONT MA  
02478

CHRISTINEARTHUR@GMAIL.COM

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#### PROJECT STATUS

**SPECIAL PERMIT  
TO EXTEND  
DORMER  
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10.09.2017

**A2**