



Town of Belmont  
Zoning Board of Appeals

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BELMONT, MA

2018 JAN 24 AM 11:48

**APPLICATION FOR A SPECIAL PERMIT**

Date: 12/22/17

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 60 Prentiss Lane 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 \_\_\_\_\_  
**to construct a dormer & a deck**

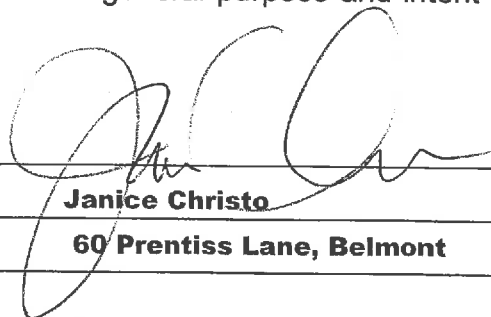
on the ground that the same will be in harmony with the general purpose and intent of said Zoning By-Law.

Signature of Petitioner

Print Name

Address

Daytime Telephone Number

  
Janice Christo  
60 Prentiss Lane, Belmont  
(617) 413-4899 cell



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

December 20, 2017

Janice Christo  
60 Prentiss lane  
Belmont, MA 02478

RE: Denial to Construct a Dormer and a Deck.

Dear Ms. Christo,

The Office of Community Development is in receipt of your building permit application for your proposal to construct a Dormer and a Deck at 60 Prentiss Lane located in a Single Residence A (SRA) Zoning District.

Your application has been denied because it does not comply with the current Town of Belmont Zoning By-Law. More specifically, Section 4.2.2 of the Zoning By-Law Dimensional Regulations allows a maximum of 2-1/2 stories and a minimum side setback of 15.0'.

1. The existing structure is three and a half (3-1/2) stories. The lowest level of your dwelling is a basement (80.2% of the foundation walls are exposed) and is considered a story. The proposed Dormer is a third story addition.
2. The existing side setback is 10.6' and the proposed is 11.0'.

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 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

*Janice Christo  
60 Prentiss Lane  
Belmont, MA. 02478*

November 30, 2017

Town of Belmont  
Zoning Board of Appeals  
Belmont, MA. 02478

RE: Application for a Special Permit

To the Board of Appeals,

I am requesting your consideration to construct a dormer off the attic at the rear of the house I recently purchased at 60 Prentiss Lane and I am requesting 4'11" of space currently part of the set back at the right side of the house for rear stairs off the kitchen addition deck bringing the deck in-line to the existing side of my house now.

The grade of the land on this side of Prentiss Lane is such that the ground floor of the home is considered a basement as opposed to a cellar, meaning that the existing finished attic space is considered above 3 stories and therefore, requires a special permit to build. I have spoken to both my adjacent neighbors who immediately abut the property and both support my wishes to add the dormer. The neighbor directly behind me (which is at a 61' set back to the rear) is on Prospect Street bordered by multiple tall hemlocks minimizing any awareness of my property.


I purchased this home just last month having sold my home at 96 Fletcher Rd in August 2017. I love this neighborhood and wanted my 3 daughters to continue to call this neighborhood home. My husband died suddenly at age 55 playing hockey at the Belmont rink on 11/20/11. My girls were 11, 14 & 16. The support I received from my neighbors was lifesaving. My husband lovingly cared for the 30,000 SF lot on Fletcher Road however the 12,000 SF lot at 60 Prentiss Lane is much more manageable for me. The home is undergoing a much needed renovation. With 3 daughters to care for and an 89 year old mother moving in, the 5<sup>th</sup> bedroom in the attic is a welcome retreat, for me!

I am also requesting the 4'11' setback to the right of the house. I am asking for this space to place the deck stairs.

My investment in this property can only enhance the neighborhood and I feel very blessed to have the opportunity to continue to reside here.

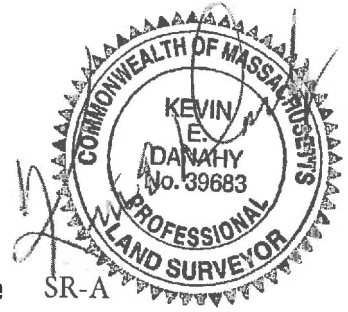
Thank you very much for your consideration.

Janice Christo

 <b>Quinn &amp; Company, Inc.</b>	
One Billings Road, Quincy, MA 02171 617-786-7727 fax 617-786-7715	
60 PRENTISS LANE BELMONT, MA	Project No: 17144 Date : 01-03-2018
	Issue:      Date :
↗ Story Calculation	

# Zoning Compliance Check List

## (Registered Land Surveyor)



Property Address: 60 Prentiss Lane Belmont MA

Zone SR-A

Surveyor Signature and Stamp: \_\_\_\_\_

Date: 12-6-17

	REQUIRED	EXISTING	PROPOSED
Lot Area	25,000 s.f.	12,833 s.f.	12,833 s.f.
Lot Frontage	125'	80'	80'
Floor Area Ratio	n/a	n/a	n/a
Lot Coverage	20% max	13%	17%
Open Space	50%min	74%	70%
Front Setback	30'min	42.3'	42.3'
Side Setback L	15'	9.2'	10.6'
Side Setback R	15'	17.3'	28.7'(dormer)
Rear Setback	40'	84.0'	62.7'
Building Height	36'	33.8'	36.9'(dormer)
Stories	See architectural sheet A-2.1 attached by Choo & Company.		
½ Story Calculation	see calculations attached on architectural sheet A-2.1 by Choo & Company.		

### NOTES:

Basement Calculation:

Average Grade Calculation (AGC): Ground Shots @ dwelling Corners: 95.9+89.8+89.2+96.0+89.5=460.4 / 5 = 92.1'

-basement floor elevation (BFE) inside back of garage: 90.1

-first floor elevation (FFE): 98.7

- story height (SH): 98.7 (FFE) - 90.1 (BFE) = 8.6'

- basement 6.6' above grade (BAG): 98.7 (FFF) - 92.1 (AGC) = 6.6'

- basment calculation: 6.6 (BAG) / 8.6' (SH) = 76.7%

PRENTISS LANE  
R=430.00'  
L=80.0'

LOT 12  
12,833 S.F.±  
(RECORD AREA)

MERIDIAN BASED ON LC PLAN 3404H



BIT. CONC. DRIVEWAY

N/F WHITE

### AVERAGE GRADE & HEIGHT CALCULATION:

(SEE ARCHITECTURAL PLANS AND AVERAGE GRADE CALCULATIONS PROVIDED ON SEPARATE SHEET)

#### AVERAGE GRADE:

90.9' (SEE CALCULATIONS ON SEPARATE SHEET)

#### HEIGHT:

EXISTING: 119.9' (MIDDLE OF SLOPED ROOF) - 90.9' (AVERAGE GRADE) = 29.0'

PROPOSED DORMER: 123.4 (MIDDLE OF SLOPED ROOF) - 90.9' (AVERAGE GRADE) = 32.5'

### NOTES:

1) THIS PLAN IS NOT TO BE USED FOR THE RECONSTRUCTION OF BOUNDARY LINES OR FOR TITLE INSURANCE PURPOSES NOR DOES IT REPRESENT A DETERMINATION OF TITLE, BUT IS SOLELY INTENDED TO DEPICT THE OFFSET DIMENSIONS OF THE PROPOSED ONE STORY ADDITION AND DECK TO THE LOT LINES AS DEPICTED ON A LC PLAN 3403H RECORDED IN L.C. BOOK 218, PAGE 393.

2) THIS PLAN DOES NOT SHOW ANY UNWRITTEN OR UNRECORDED EASEMENTS WHICH MAY EXIST. A REASONABLE AND DILIGENT ATTEMPT HAS BEEN MADE TO OBSERVE ANY APPARENT, VISIBLE USES OF THE LAND; HOWEVER, THIS DOES NOT CONSTITUTE A GUARANTEE THAT NO SUCH EASEMENTS EXIST.

3) THE PROPERTY IS NOT LOCATED IN A WETLAND OR WETLAND BUFFER ZONE.

4) PER FEMA FLOOD INSURANCE RATE MAP NUMBER 25017C0418E DATED JUNE 4, 2010 THE SUBJECT PROPERTY IS LOCATED IN FLOOD ZONE X (UNSHADED) WHICH ARE AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

### REFERENCES:

ASSESSOR'S 48-40  
L.C. BOOK 878, PG 126  
LC PLAN 3403H RECORDED IN  
L.C. BOOK 218, PAGE 393.

### ZONING REQUIREMENTS:

ZONE: SR-A

- MIN. REQ. FRONT SETBACK: 30' (50.3' PROPOSED)
- MIN. REQ. SIDE SETBACK: 15' (10.6' PROPOSED)
- MIN. REQ. REAR SETBACK: 40' (62.7' PROPOSED)
- MAX. BUILDING HEIGHT ALLOWED: 36' + 2.3' (FRONT SETBACK EXCEPTION) = 38.3' ALLOWED (29.0' EXISTING / 32.5' PROPOSED DORMER)
- MAX LOT COVERAGE: 20% (17% PROPOSED)
- MIN. OPEN SPACE: 50% (70% PROPOSED)

## PLOT PLAN

60 PRENTISS LANE BELMONT, MA.

PREPARED FOR  
B&D REMODELING  
PREPARED BY

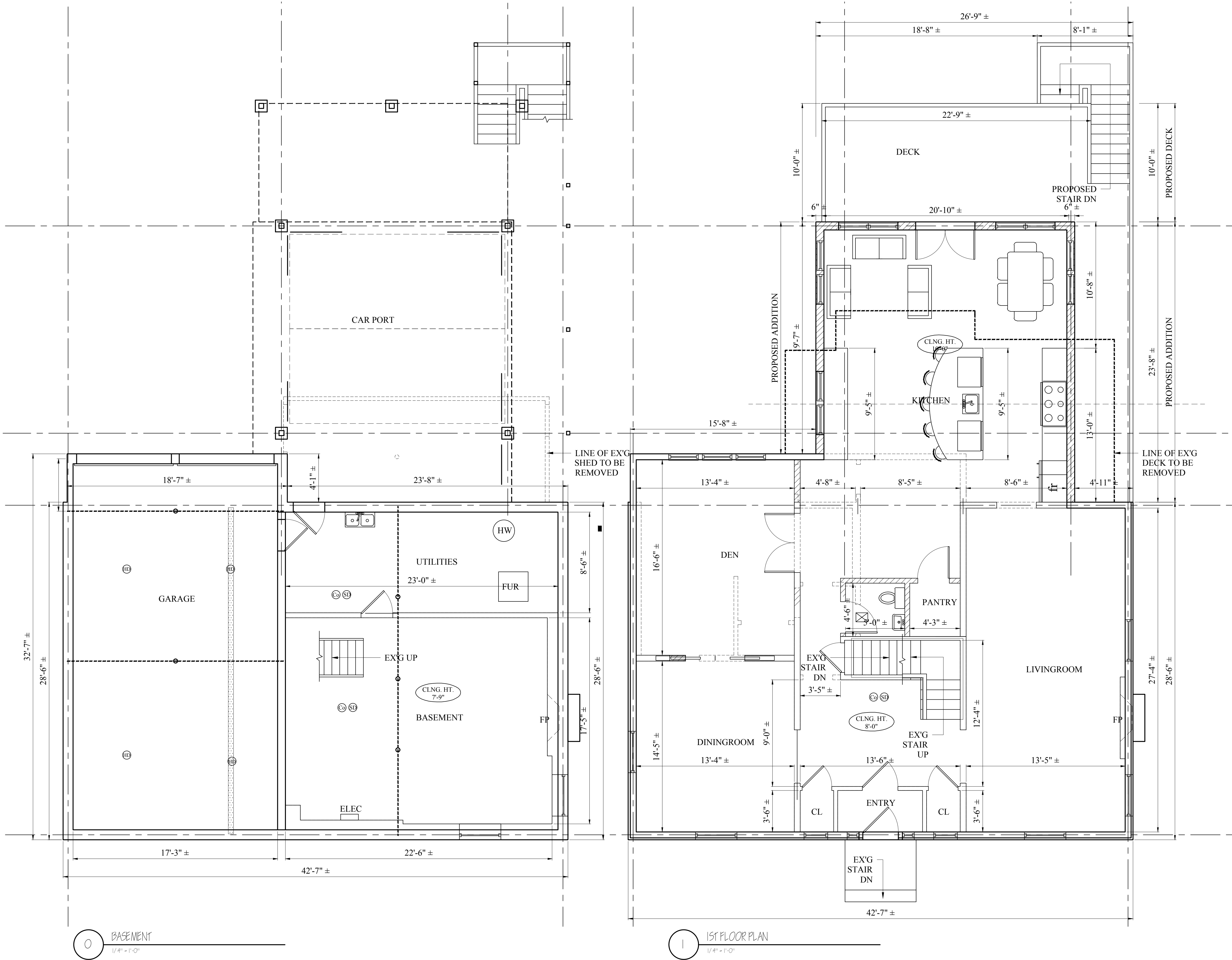
Cyprus Design Inc.

Land Surveying & Civil Engineering Services  
1501 Main Street Unit 24 Tewksbury, MA 01876  
Tel. 978.640.1019, Fax. 978.640.1020  
Web: CyprusDesignInc.com  
Email: Info@CyprusDesignInc.com



20' 0 10' 20'

SCALE: 1"=20' DATE: 12-1-17  
REVISED: 1-2-18



Location

# PROPOSED RENOVATION

## 60 PRENTISS LANE BELMONT, MASS

**Choo & Company, Inc.**

One Billings Road Quincy, MA 02171  
617-786-7727 fax 617-786-7715



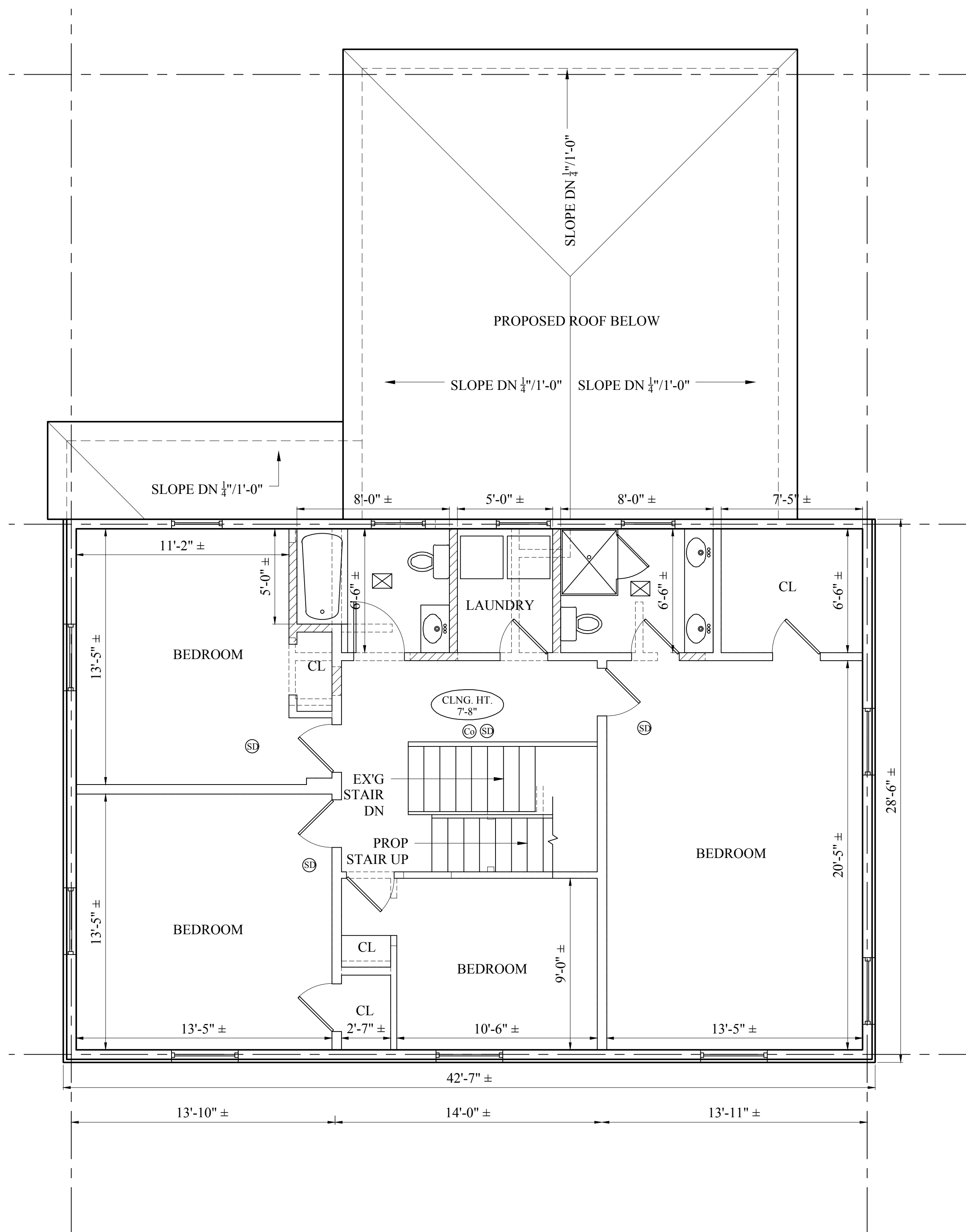
No.	Revision Date
	11-01-2017
	11-29-2017

Project No: 17130  
Scale: AS NOTED  
Date: 5-30-2017  
Drawn By: SL

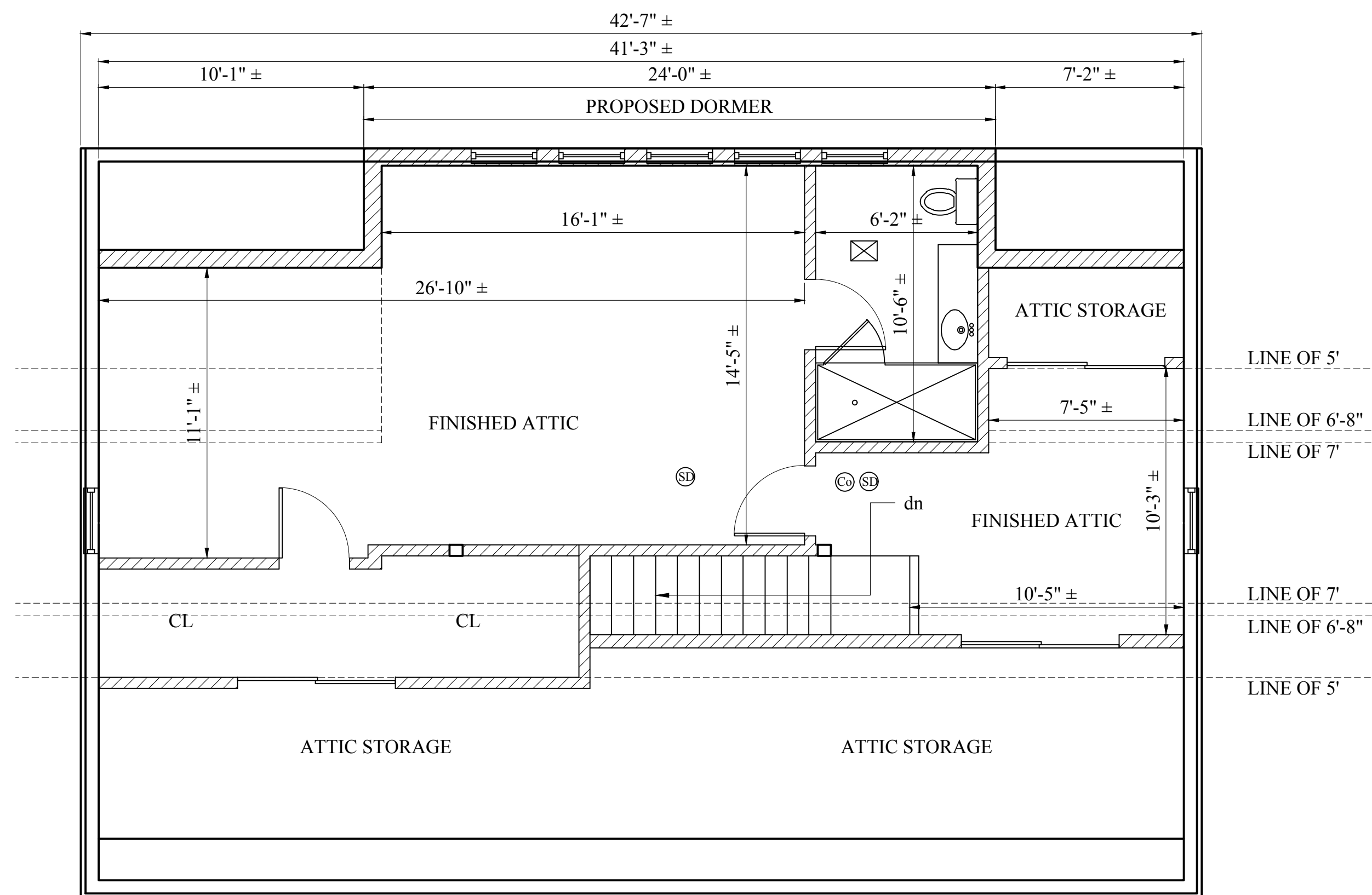
Drawing Name  
**PROPOSED  
FLOOR PLANS**

Sheet No.  
**A-1.1**





2 SECOND FLOOR PLAN  
1/4" = 1'-0"



SLOPED ROOM AREA AND HEIGHT:  
**FINISHED ATTIC**  
 -658 S.F. ABOVE 5' IN ATTIC UNDER SLOPED CEILING (R304.4)  
 -409 S.F. ABOVE 7' 409 S.F./658 S.F.= 62% OF THE ROOM IS 7' (R305)  
**BATHROOM**  
 -THE BATHROOM CEILING IS 6'8" MINIMALLY AT ALL FRONTS OF FIXTURES AS PER R305.1 EXCEPTION 2.  
**NATURAL LIGHT:**  
**ROOM 1**  
 -68 S.F. OF WINDOWS/ 350 S.F. OF FLOOR AREA =19.4% NATURAL LIGHT.  
**ROOM 2**  
 -8 S.F. OF WINDOWS/ 96 S.F. OF FLOOR AREA = 8.33% NATURAL LIGHT.  
**NATURAL VENTILATION:**  
**ROOM 1**  
 -47 S.F. OF WINDOWS/ 350 S.F. OF FLOOR AREA =13.4% NATURAL VENTILATION.  
**ROOM 2**  
 -8 S.F. OF WINDOWS/ 96 S.F. OF FLOOR AREA = 8.33% NATURAL VENTILATION.

3 ATTIC FLOOR PLAN  
1/4" = 1'-0"

STORY HALF:  
 -WALL AND RAFTER INTERSECTION NOT GREATER THAN 3' IN ELEVATION.  
 -EXISTING ROOF RAFTERS AT 0'  
 -HEADROOM OF 5' OR MORE NO GREATER THAN 60%  
 -658SF/1213SF=54%  
 -DORMER LENGTH IS LESS THAN 75% OF THE ROOF LINE  
 -24/ 42.58=56%  
 -2nd FLOOR MAX OF 12' WHEN OPEN TO 1/2 STORY  
 --NOT APPLICABLE

Location

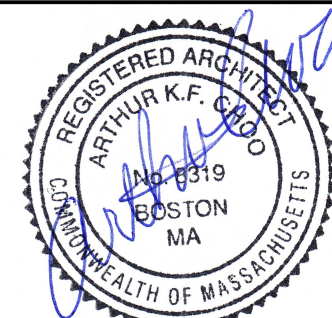
# PROPOSED RENOVATION

## 60 PRENTISS LANE

### BELMONT, MASS

Choo & Company, Inc.

One Billings Road Quincy, MA 02171  
617-786-7727 fax 617-786-7715



No.	Revision Date
	11-01-2017
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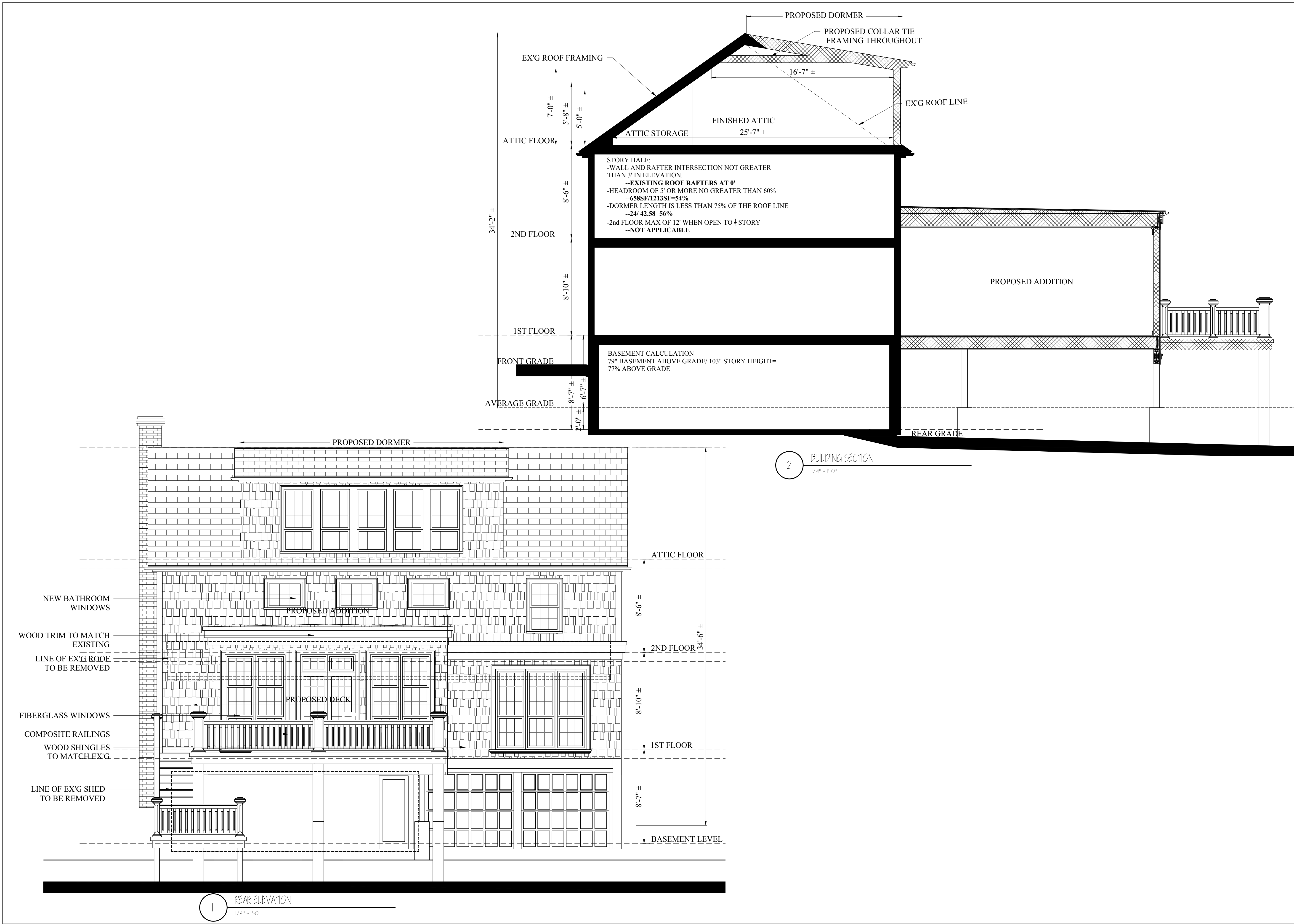
Drawing Name

## PROPOSED FLOOR PLANS

Sheet No.

A-1.2





Location

**PROPOSED RENOVATION**

**60 PRENTISS LANE**

**BELMONT, MASS**

**Choo & Company, Inc.**

One Billings Road Quincy, MA 02171  
617-786-7727 fax 617-786-7715

REGISTERED ARCHITECT  
ARTHUR K.F. CHOO  
No. 1319  
BOSTON  
MA  
COMMONWEALTH OF MASSACHUSETTS

No.	Revision Date
	11-01-2017
	11-29-2017

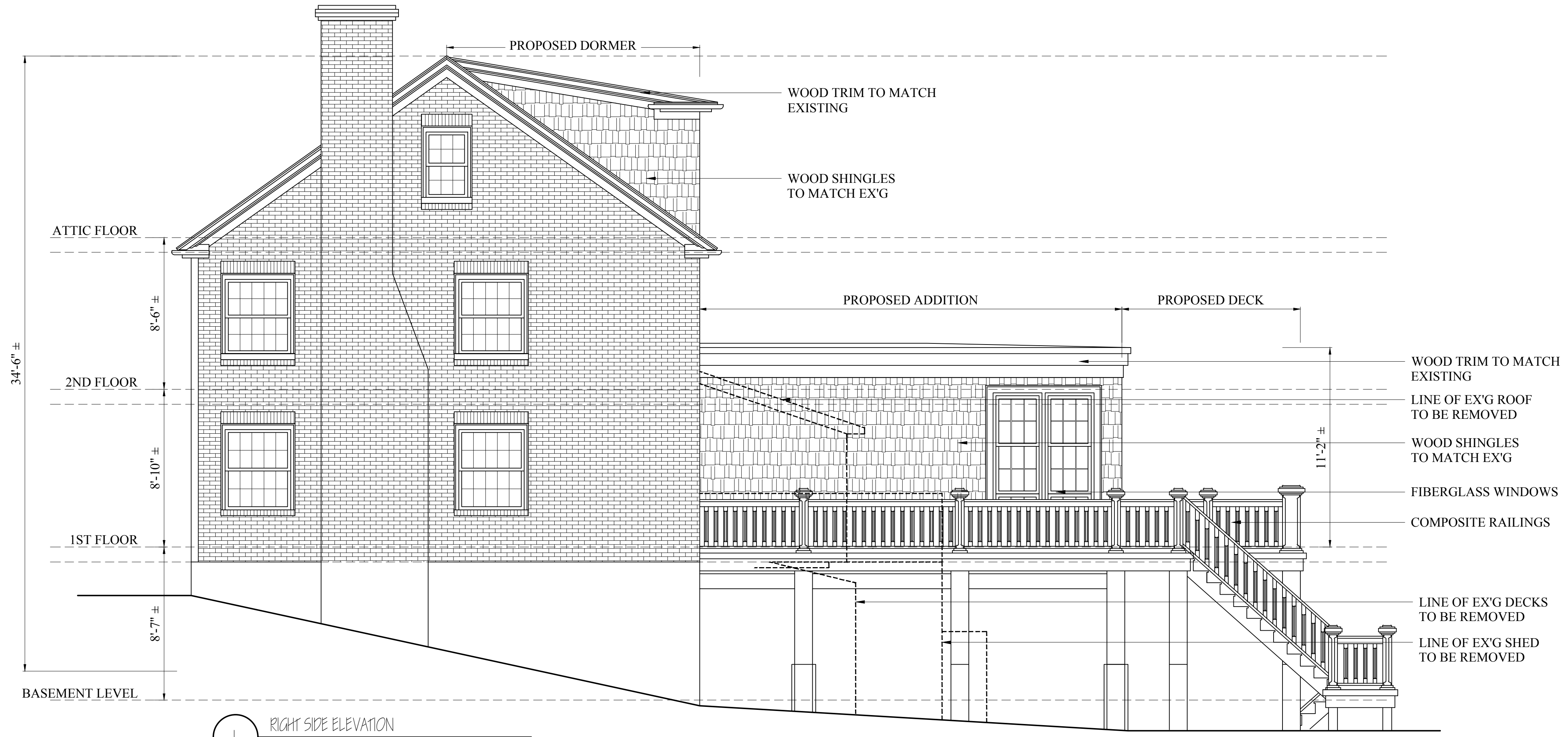
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Drawing Name

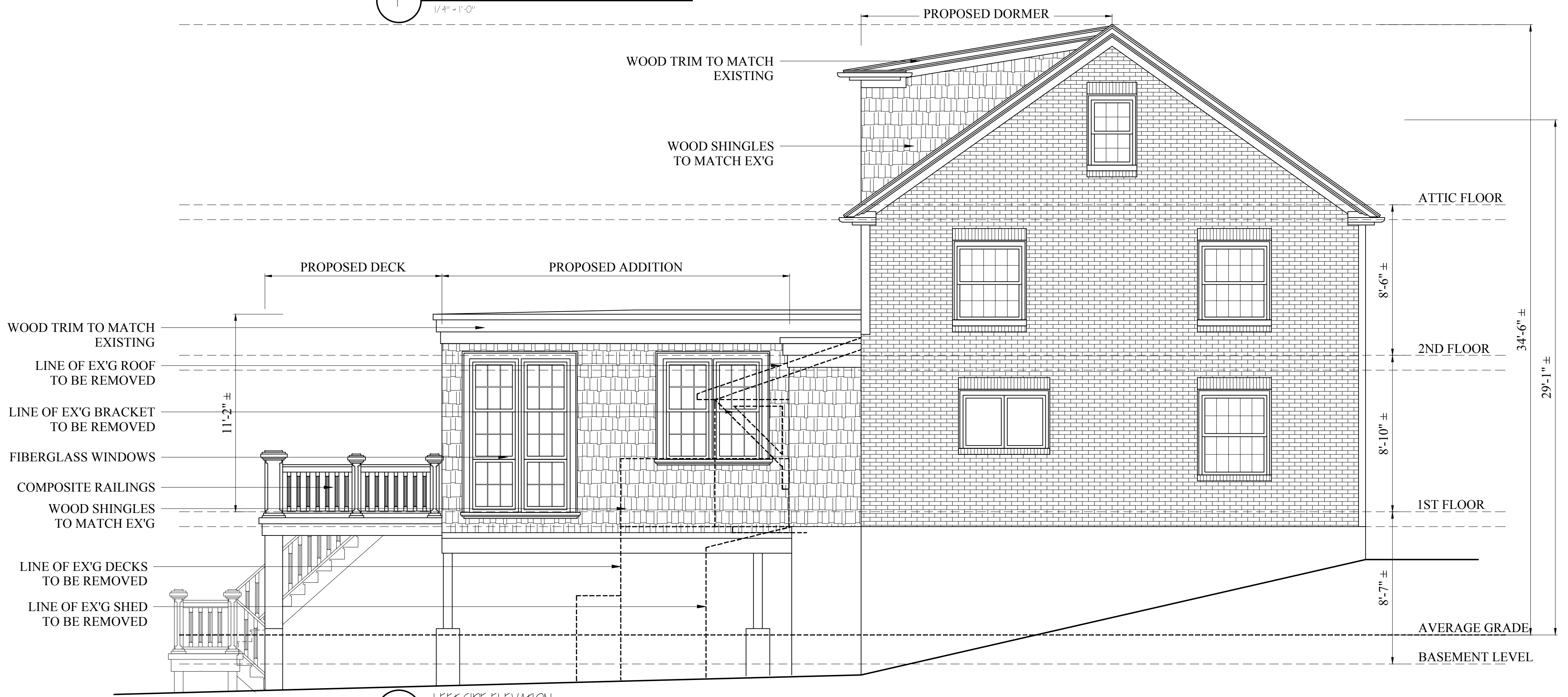
**PROPOSED ELEVATIONS**

Sheet No.

**A-2.1**



1 RIGHT SIDE ELEVATION  
1/4" = 1'-0"



2 LEFT SIDE ELEVATION  
1/4" = 1'-0"

Location

# PROPOSED RENOVATION

## 60 PRENTISS LANE BELMONT, MASS

Choo & Company, Inc.

One Billings Road Quincy, MA 02171  
617-786-7727 fax 617-786-7715

REGISTERED ARCHITECT  
ARTHUR K.F. CHOO  
No. 1319  
BOSTON  
MA  
COMMONWEALTH OF MASSACHUSETTS

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Drawing Name

### PROPOSED ELEVATIONS

Sheet No.

# A-2.2