

APPLICATION FOR SPECIAL PERMIT

(64 Douglas Road)

1. APPLICATION FOR SPECIAL PERMIT FORM
2. BUILDING PERMIT DENIAL LETTER
3. STATEMENT
4. CERTIFIED PLOT PLAN & Accompanying Calculations
5. ZONING COMPLIANCE CHECK LIST & Accompanying Details
6. ELEVATIONS & INTERIOR LAYOUT PLANS



Town of Belmont
Planning Board

RECEIVED
TOWN CLERK
BELMONT, MA

2018 FEB 22 AM 9:17

APPLICATION FOR A SPECIAL PERMIT

Date: 31 JAN 18

Planning Board
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-Law 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 (64) Douglas 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 one (1) story addition

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

John Joannopoulos

64 Douglas Road

Belmont, MA 02478

617 966-9494



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

January 18, 2018

John Joannopoulos
64 Douglas Road
Belmont, MA 02478

RE: Denial to Construct a One Story Addition

Dear Mr. Joannopoulos,

The Office of Community Development is in receipt of your building permit application for your proposal to construct a One Story addition at 64 Douglas 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 By-Law. More specifically, Section 4.2.2 of the Zoning By-Law Dimensional Regulations allows a maximum lot coverage of 25%.

1. The existing lot coverage is 26.0% and the proposed is 26.7%.

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 one (1) Special Permit 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,

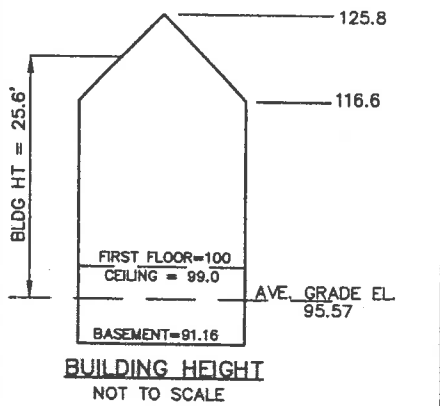
Glenn R. Clancy, P.E.
Inspector of Buildings

STATEMENT

(Statement in support of Special Permit for 64 Douglas Road)

We are adding 38 S.F. to an existing kitchen space as part of a kitchen remodel designed to relieve an over-congested kitchen. The existing kitchen is very small, with insufficient space to create an efficient updated kitchen layout with standard appliances. The proposed configuration has a diagonal* wall which in-fills a jog in the current kitchen layout thus permitting a continuous counter extension. (Counter space is currently severely limited.) The diagonal results from the line of travel required to get from street to garage. The rear wall is extended just over 2' to relieve the very tight breakfast area.

This addition should have no negative impact on the neighborhood. It does not encroach on the side yards of either neighbor (East or West) nor will the impact to the South be perceptible. The addition maintains the architectural style of the building and does not represent a non-conforming element into the neighborhood.



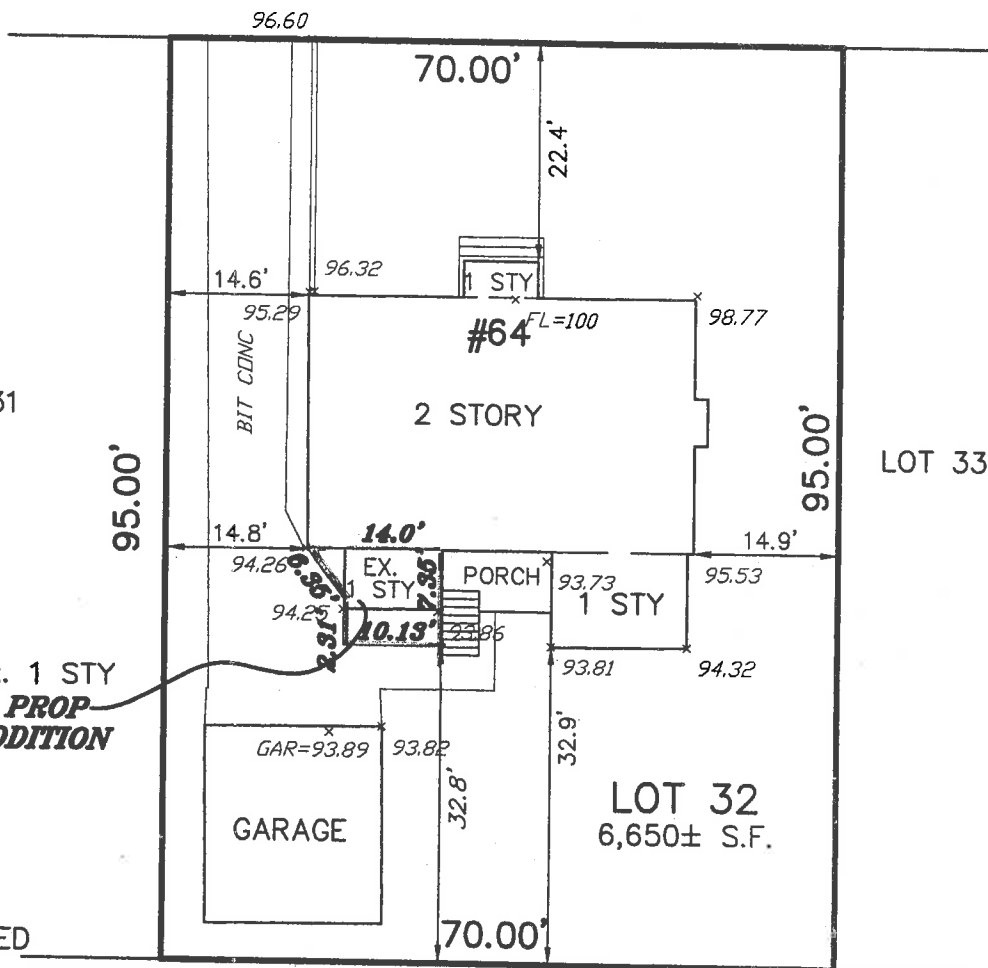
63.26% OF BASEMENT UNDERGROUND
THEREFOR BASEMENT IS NOT A STORY

DOUGLAS ROAD



LOT 31

ex. 1 STY
**PROP
ADDITION**



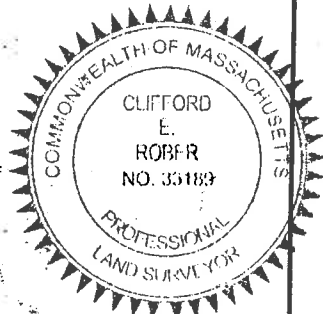
THE PROPERTY IS NOT LOCATED
WITHIN WETLANDS AS SHOWN
ON THE TOWN OF BELMONT
WETLANDS ATLAS.

TOWN OF BELMONT

ZONING DISTRICT: SC (SINGLE RESIDENCE -C)
REQ. EXIST PROP.

FRONT SETBACK:	23.75'	22.4'	-
SIDE SETBACK:	10'	14.6'	14.8'
REAR SETBACK:	28.5%	32.9'	32.8'
MAXIMUM LOT COVERAGE:	25%	26.0%	26.7%
MINIMUM OPEN SPACE:	50%	62.8%	62.3%
LOT FRONTAGE:		70.00'	
TOTAL LOT AREA:	6,650± S.F.		

OWNER: JOHN JOANNOPOULOS
PLAN 813 OF 1951
ASSESSORS MAP 20 - PARCEL 99



PROPOSED PLOT PLAN
#64 DOUGLAS ROAD
IN
BELMONT, MA
(MIDDLESEX COUNTY)

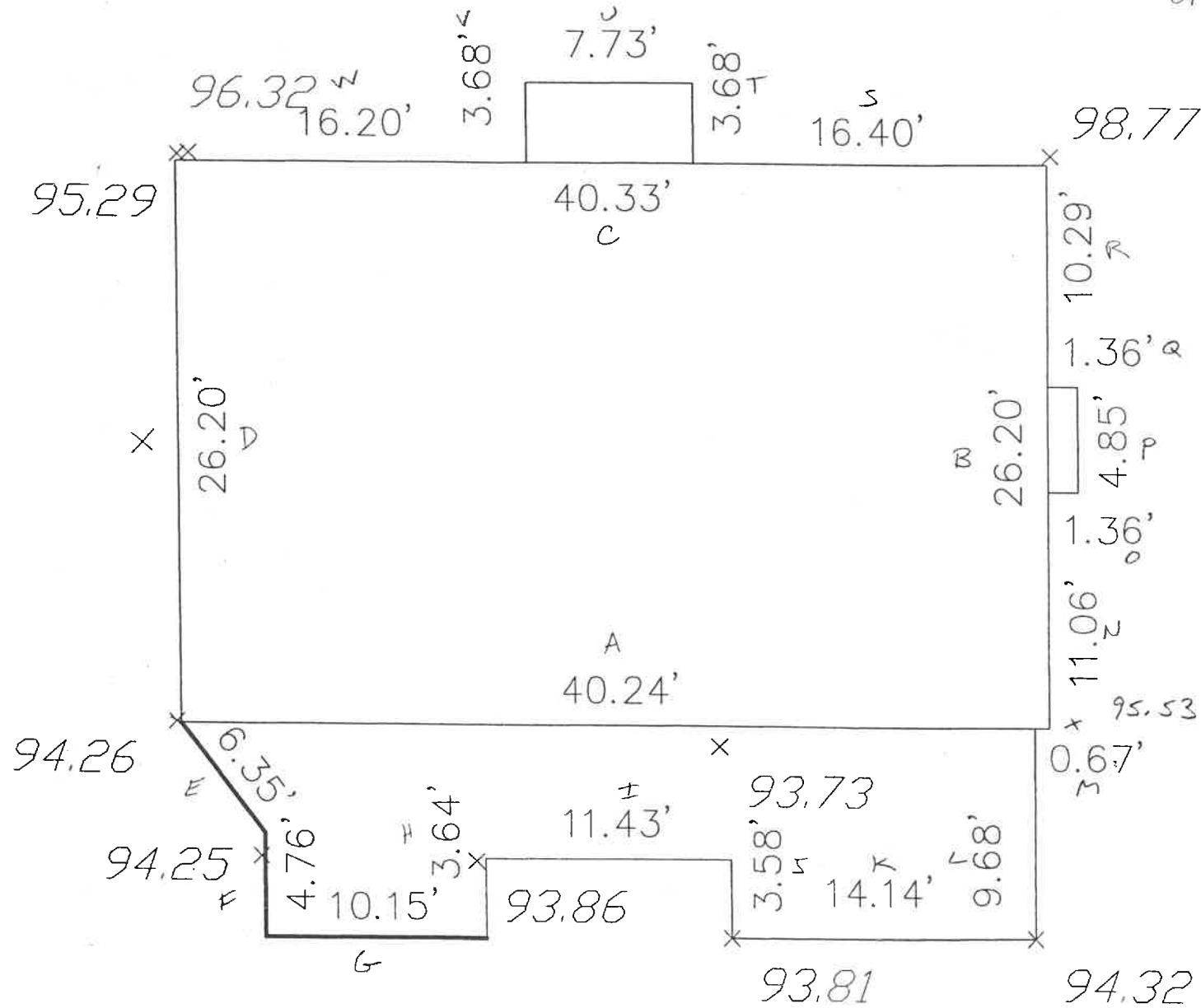
SCALE: 1" = 20' DATE: 12/29/2017



ROBER SURVEY
1072 MASSACHUSETTS AVENUE
ARLINGTON, MA 02476
(781) 648-5533
DWG. NO. 3357PP2.DWG

Clifford E. Rober
CLIFFORD E. ROBER, PLS DATE 12/29/2017

R 3357
SL
1/3/18
64 Douglas St.



Segment	Segment From Existing		Segment From New		Segment To		Segment Length	Avg		Difference
	Grade	Grade	Grade	Grade	Existing	New Grade		Existing	Avg New	
E	94.26	94.26	94.25	94.25	94.25	94.25	6.35	598.5193	598.5193	0.00
F	94.25	94.25	94.25	94.25	94.25	94.25	4.76	448.63	448.63	0.00
G	94.25	94.25	94.25	93.86	93.86	93.86	10.15	954.6583	954.6583	0.00
H	93.86	93.86	93.86	93.86	93.86	93.86	3.64	341.6504	341.6504	0.00
I	93.86	93.86	93.86	93.81	93.81	93.81	11.43	1072.534	1072.534	0.00
J	93.81	93.81	93.81	93.81	93.81	93.81	3.58	335.8398	335.8398	0.00
K	93.81	93.81	93.81	94.32	94.32	94.32	14.14	1330.079	1330.079	0.00
L	94.32	94.32	94.32	95.53	95.53	95.53	9.68	918.874	918.874	0.00
M	95.53	95.53	95.53	95.53	95.53	95.53	0.67	64.0051	64.0051	0.00
N	95.53	95.53	95.53	95.53	95.53	95.53	11.06	1056.562	1056.562	0.00
O	95.53	95.53	95.53	95.53	95.53	95.53	1.36	129.9208	129.9208	0.00
P	95.53	95.53	95.53	95.53	95.53	95.53	4.85	463.3205	463.3205	0.00
Q	95.53	95.53	95.53	95.53	95.53	95.53	1.36	129.9208	129.9208	0.00
R	95.53	95.53	95.53	98.77	98.77	98.77	10.29	999.6735	999.6735	0.00
S	98.77	98.77	98.77	98.77	98.77	98.77	16.4	1619.828	1619.828	0.00
T	98.77	98.77	98.77	98.77	98.77	98.77	3.68	363.4736	363.4736	0.00
U	98.77	98.77	98.77	96.32	96.32	96.32	7.73	754.0229	754.0229	0.00
V	96.32	96.32	96.32	96.32	96.32	96.32	3.68	354.4576	354.4576	0
W	96.32	96.32	96.32	96.32	96.32	96.32	16.2	1560.384	1560.384	0
X	95.29	95.29	95.29	94.26	94.26	94.26	26.2	2483.105	2483.105	0
							167.21	15979.46	15979.46	0

Ceiling Height:	7.84
Basement Floor Elevation	91.16
Ceiling Elevation	99
Perimeter Total Length	167.21
Total Perimeter Square Foot	1310.93
Average Existing Grade	95.57
New Average Grade	95.57
Difference in Grade in feet	0.00

% Covered using Avg Grade	56.19%
---------------------------	--------

Segment	Ceiling	Elevation	Elevation	Length	Ceiling	Square	Exposed	% Covered
	Elevation	From	To		Height	Footage	Square Footage	
A	99	94.26	95.53	40.24	7.84	315.48	165.19	47.64%
B	99	95.53	98.77	26.20	7.84	205.41	48.47	76.40%
C	99	98.77	96.32	40.33	7.84	316.19	58.68	81.44%
D	99	95.29	94.26	26.20	7.84	205.41	110.70	46.11%
	99			132.97	7.84	1042.48	383.03	63.26%

Ceiling Height:	7.84	<- enter
Basement Floor Elevation	91.16	<- enter
Ceiling Elevation	99	
Perimeter Total Length	132.97	
Total Perimeter Square Foot	1042.48	
Exposed Square Footage	383.03	
% Covered	63.26%	<- result

North	South	East	West
#REF!	#REF!	#REF!	#REF!
#REF!	#REF!	#REF!	#REF!
0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00
#REF!	#REF!	#REF!	#REF!
#REF!	#REF!	#REF!	#REF!
#REF!	#REF!	#REF!	#REF!
#REF!	#REF!	#REF!	#REF!
#REF!	#REF!	#REF!	#REF!

Zoning Compliance Check List

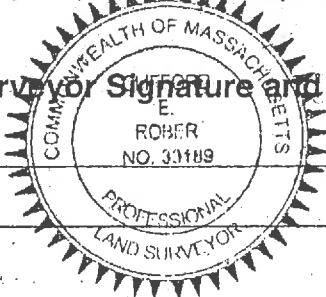
Properties Located within the SR-C Districts

(To be Completed by a Registered Land Surveyor)

Property Address: 104 Douglas Road

Surveyor Signature and Stamp: _____

Date: 12/29/2017

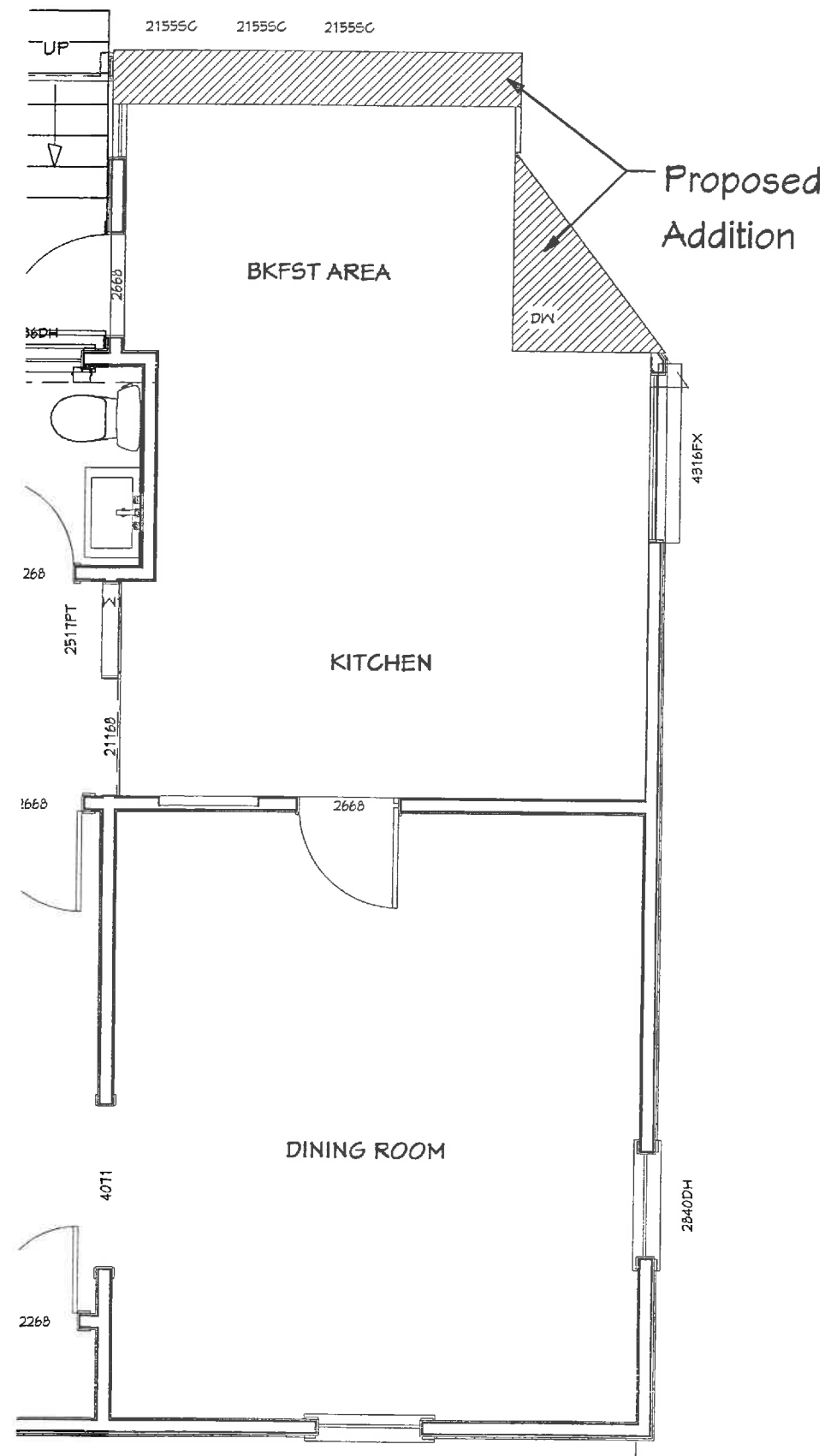


Per §4.2 of the Zoning By-Law

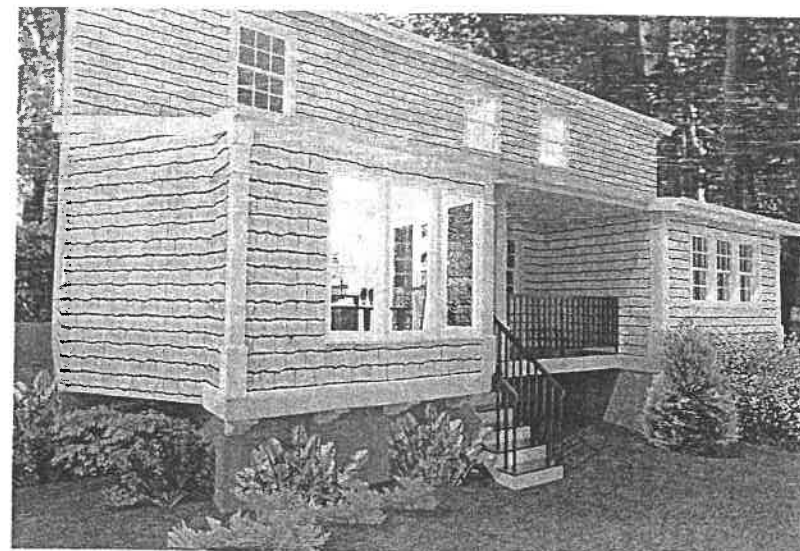
		REQUIRED	EXISTING	PROPOSED
Lot Area (sq. ft.)		9,000	6,650	N/A
Lot Frontage (feet)		75'	70'	N/A
Lot Coverage (% of lot)		25%	26%	26.7%
Open Space (% of lot)		50%	62.8%	62.3%
Setbacks: (feet)	➤ Front ^(a)	23.75'	22.4'	N/A
	➤ Side/Side	10' 10'	14.6' 14.9'	
	➤ Rear	28.5'	32.9'	30.8'
Building Height:	➤ Midpoint (feet)	32'	25.6'	12.6'
	➤ Ridge (feet)		30.2	
	➤ Stories	2 1/2	2	1
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.

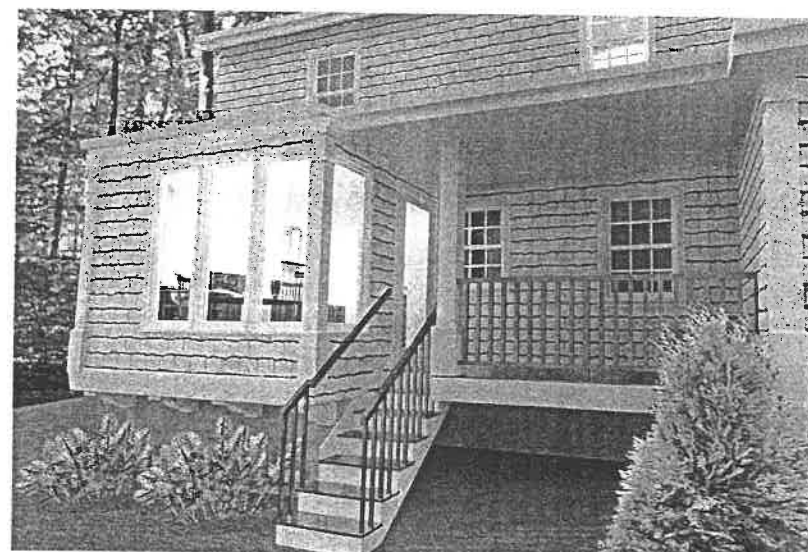
SUBMIT CALCULATIONS for all of the requirements listed above on a separate piece of paper(s) to verify how they were calculated



Existing Floor Plan
Scale 1/8" = 1'-0"



Proposed



Proposed



Existing



Existing

LIST OF DRAWINGS

A0.0 PROJECT OVERVIEW

A0.1 ZONING CALCULATIONS & PLANS

A1.0 EXISTING FLOOR PLAN WITH ADDITION LOCATION

A1.1 PARTIAL EXISTING FIRST FLOOR PLAN - KITCHEN

A1.2 PARTIAL PROPOSED FIRST FLOOR PLAN - KITCHEN

A1.3 WEST ELEVATION

A1.4 SOUTH ELEVATION

SPECIAL PERMIT APPLICATION DRAWINGS

Feinmann

27 Muzey Street
Lexington, Massachusetts 02421
P: 781-860-9800
F: 781-860-7800

Kyri and Joannopoulos Kitchen

64 Douglas Road in Belmont, MA 02478

Project Start Date

11/10/2017

Drawing Date

1/18/2018

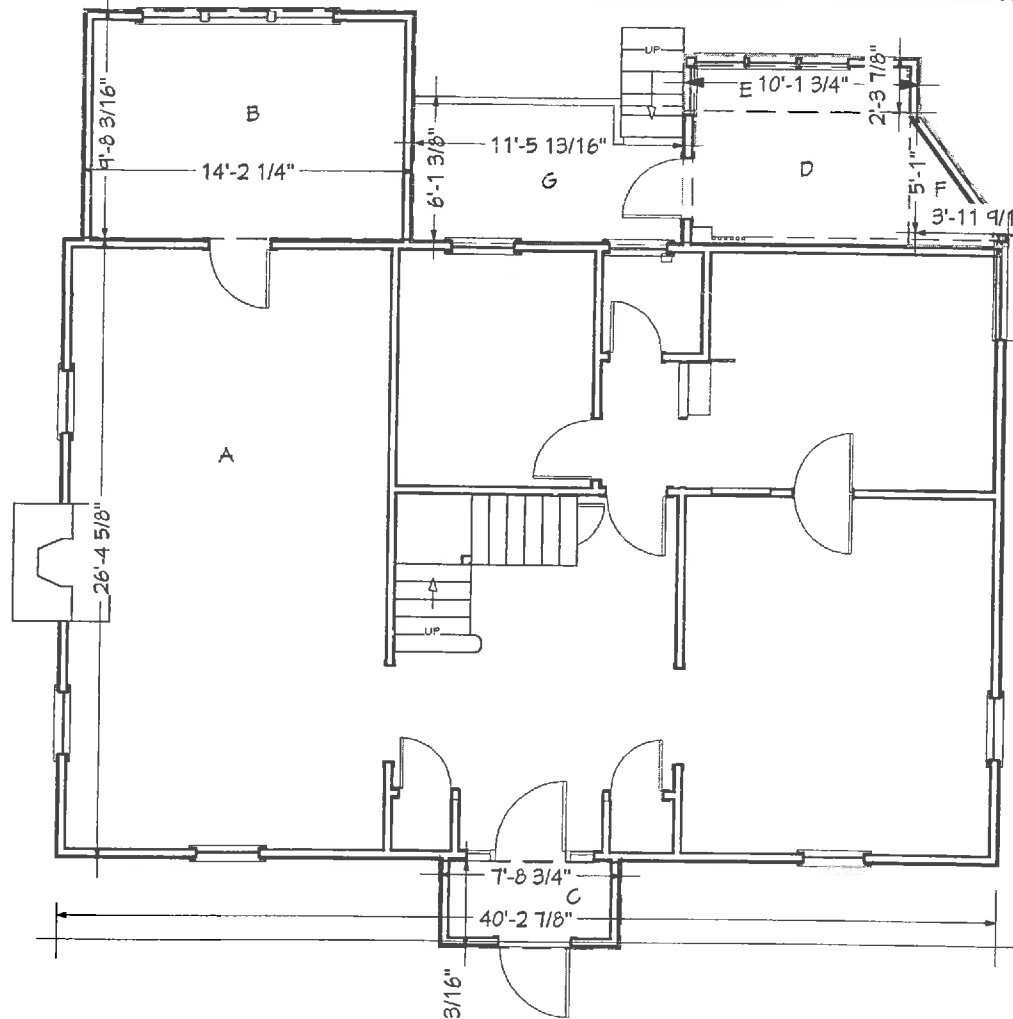
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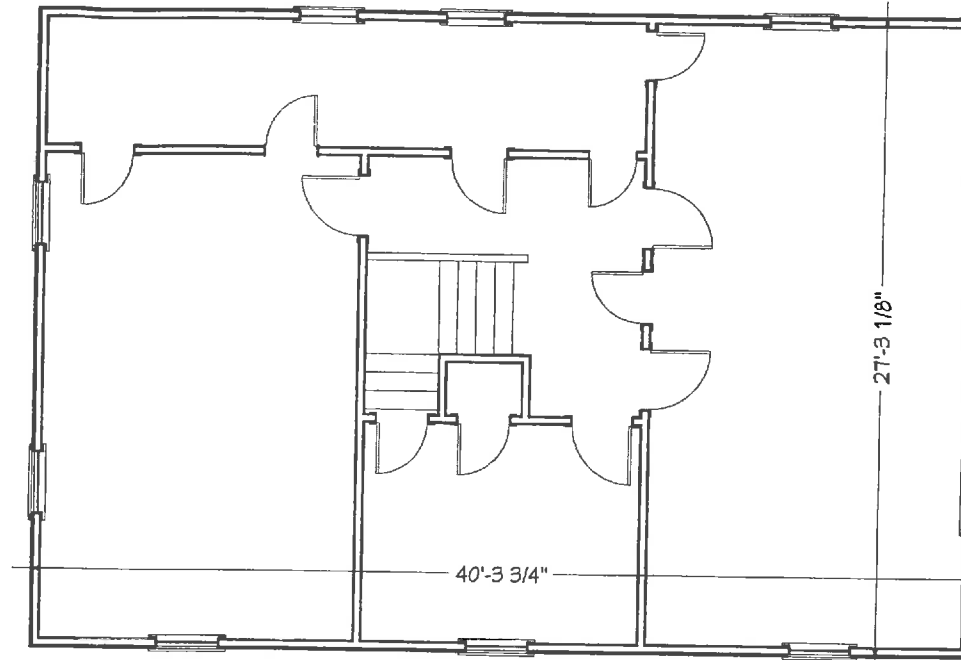
A 0.0



FIRST FLOOR CALCULATIONS

A: 26'4.75" x 40'3.75" =	1,067.0 s.f.
B: 9'8" x 14'2.25" =	137.3 s.f.
C: 3'8.25" x 7'8.5" =	28.4 s.f.
D: 10'1.75" x 5'1" =	54.4 s.f.
E: 10'1.75" x 2'3.75" =	23.9 s.f.
F: 5'1" x 3'11.5" x 1/2 =	14.4 s.f.
G: 11'5.75" x 6'1.25" =	67.5 s.f.
TOTAL =	1,392.7 s.f.

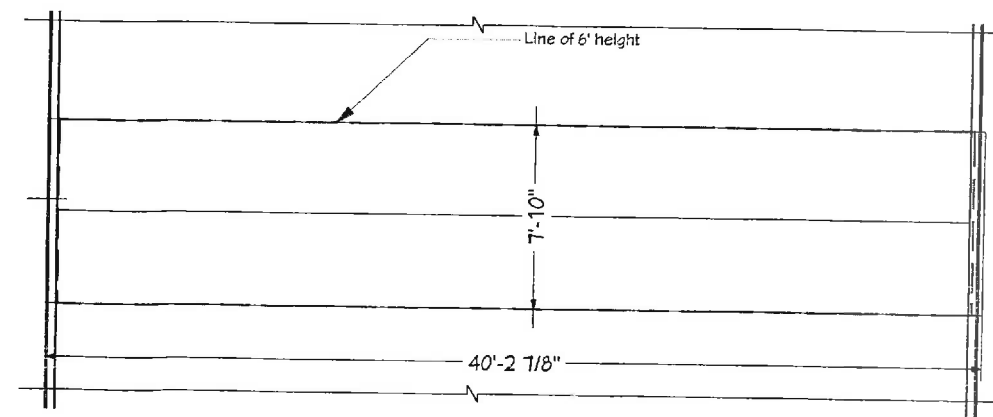
Existing First Floor Plan
Scale 1/8"= 1'-0"



SECOND FLOOR CALCULATIONS

27'3.25" x 40'3.75" =	1,099.6 s.f.
TOTAL =	1,099.6 s.f.

Existing Second Floor Plan
Scale 1/8"= 1'-0"



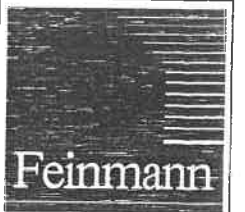
ATTIC AREA AT 6' HEIGHT CALCULATIONS

27'3.25" x 40'3.75" =	315.2 s.f.
TOTAL =	315.2 s.f.

Existing Attic Plan
Scale 1/8"= 1'-0"

ZONING INFORMATION
(Gross Floor Area Calculations)
Gross (Living) Floor Area: 2,807.5 s.f.
Gross Garage Area: 360 s.f.

SPECIAL PERMIT APPLICATION DRAWINGS



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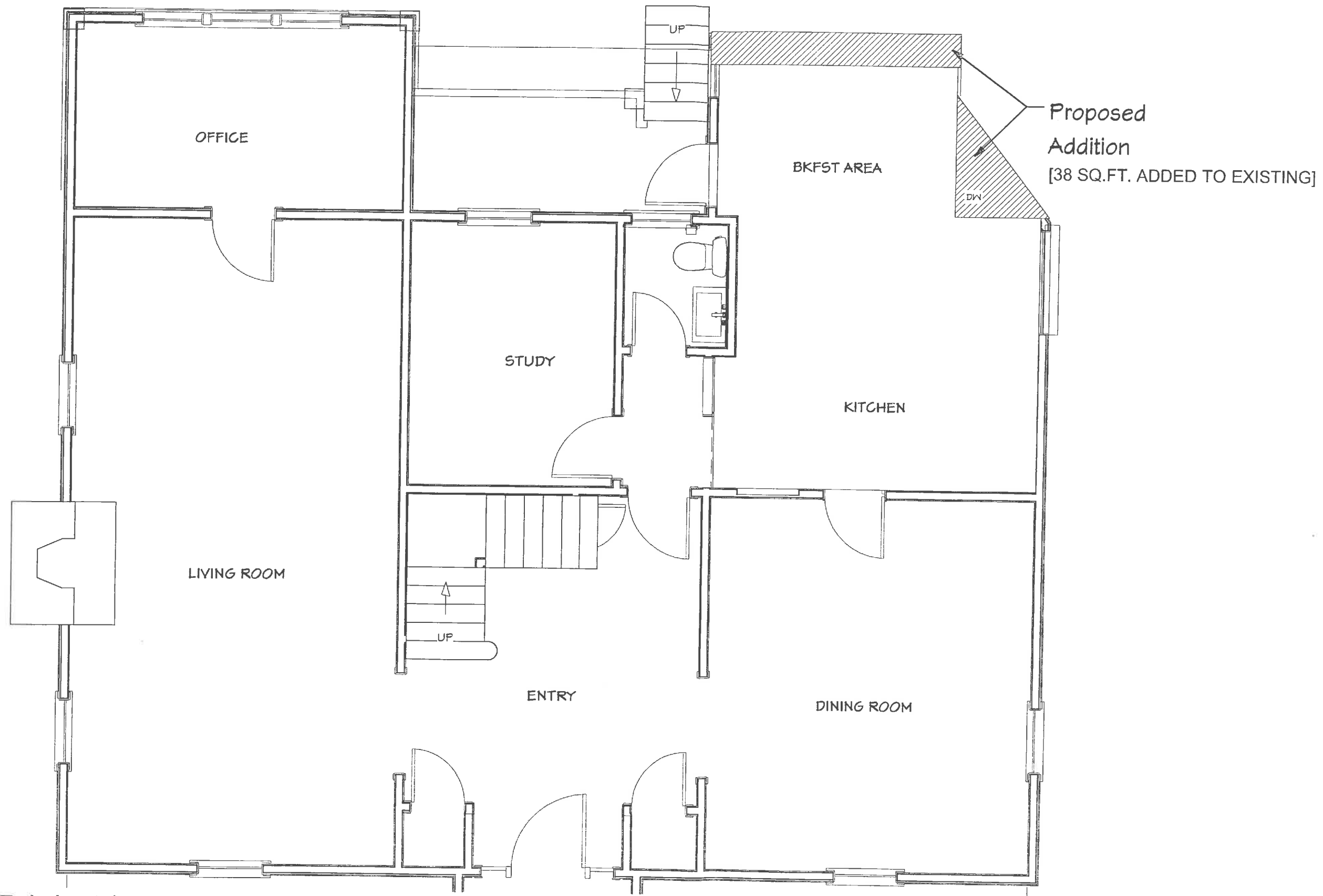
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Existing Floor Plan
Scale 1/4" = 1'-0"

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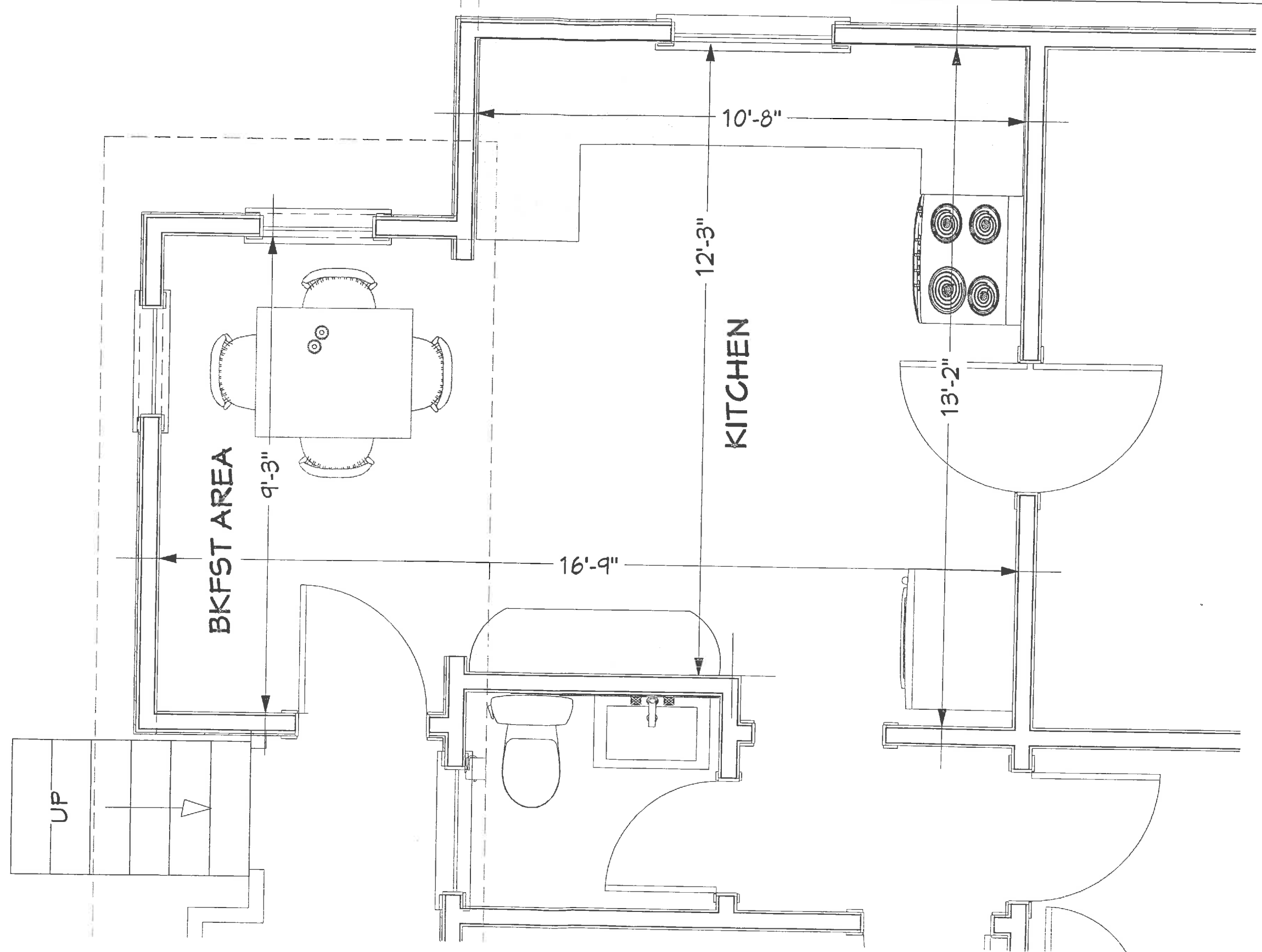
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A 1.0



Existing Floor Plan
Scale 1/2" = 1'-0"

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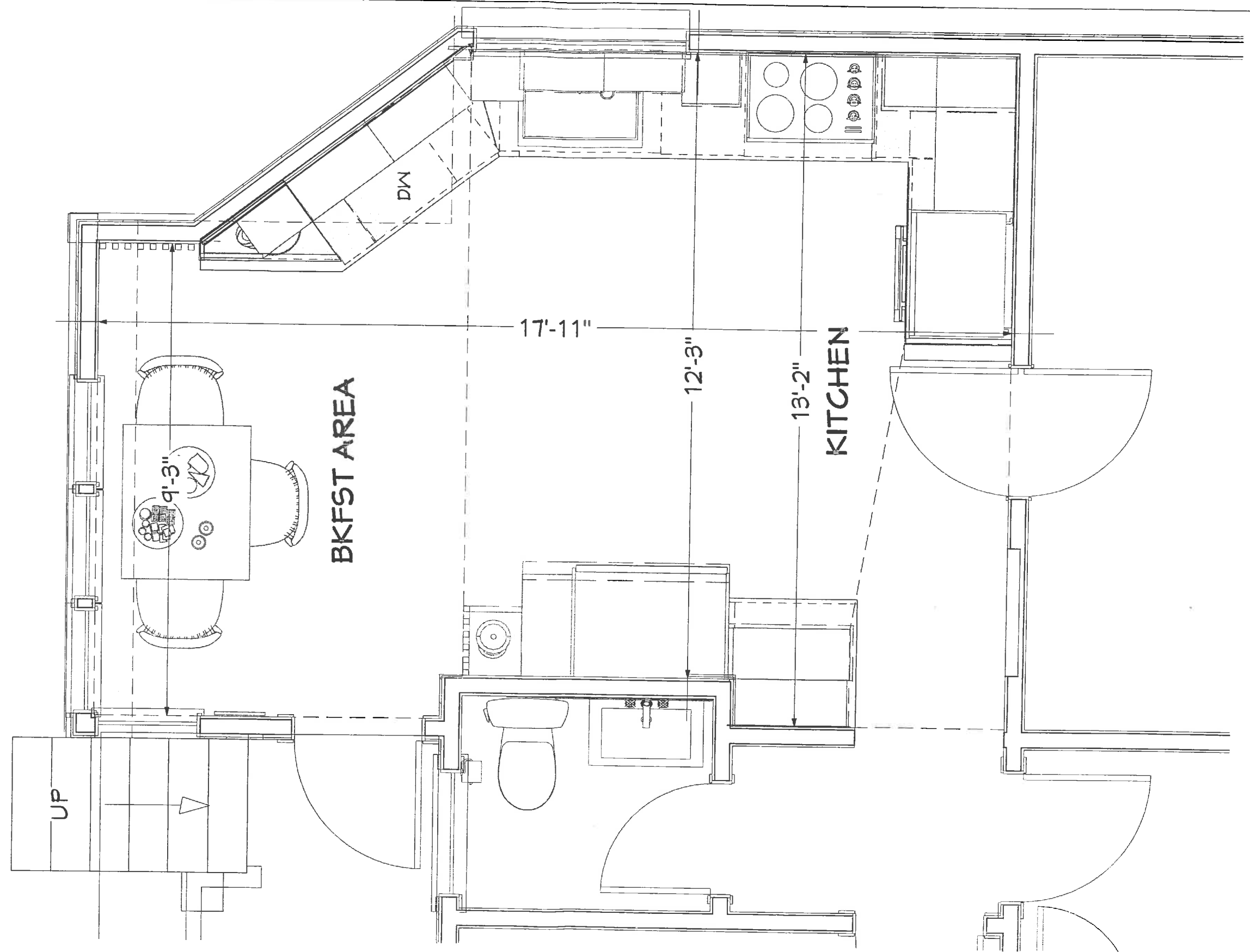
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A 1.1



Proposed Floor Plan
Scale 1/2" = 1'-0"

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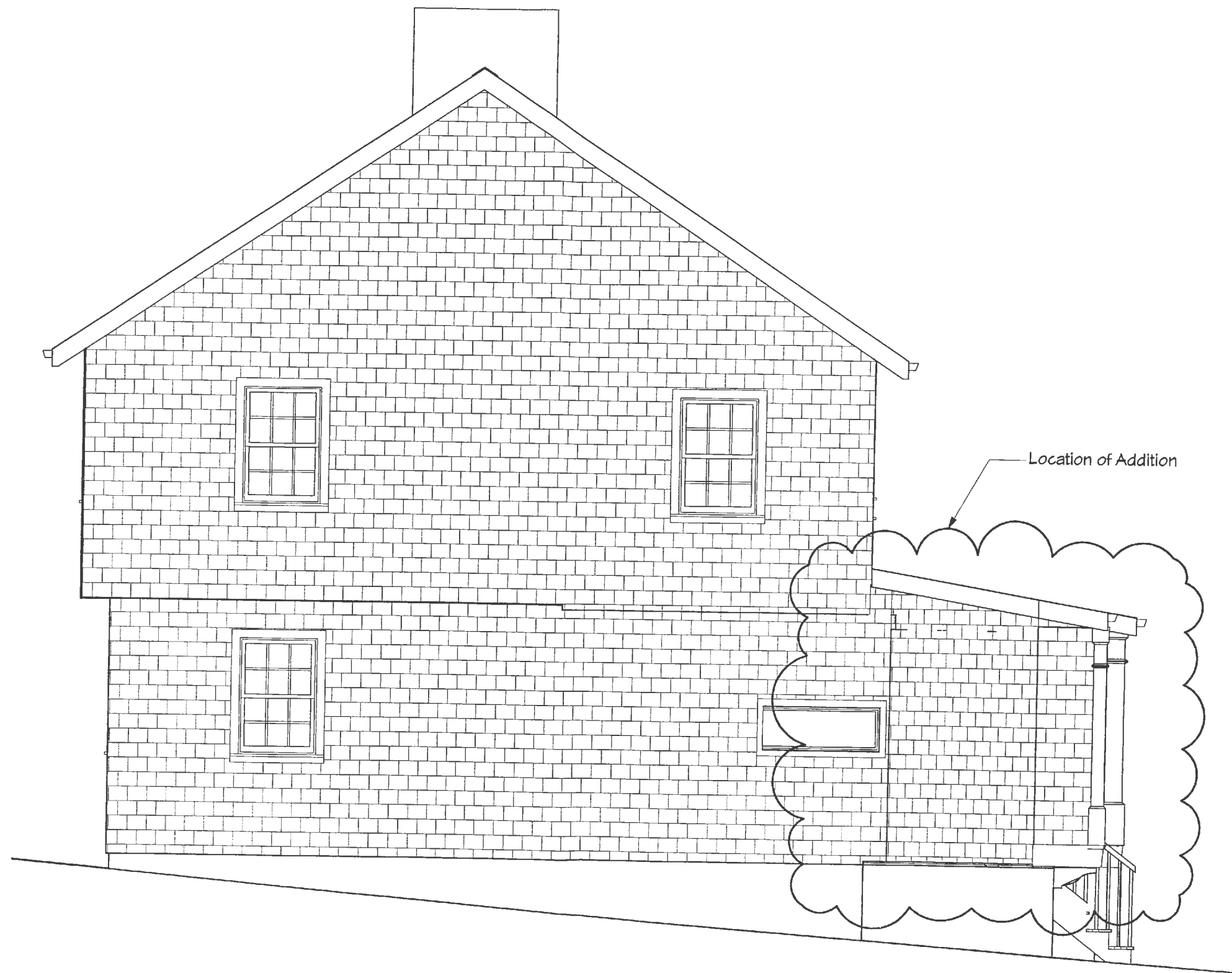
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A 1.2



West Elevation
Scale 1/4" = 1'-0"

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A 1.3



Location of Addition

Rear (South) Elevation
Scale 1/4" = 1'-0"

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A 1.4