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BELMONT, MA

CASE NO. 18-10

2018 MAR 16 PM 3: 02

NOTICE OF PUBLIC HEARING BY THE
ZONING BOARD OF APPEALS

ON APPLICATION FOR THREE (3) SPECIAL PERMITS

1. Notice is hereby given that the Belmont Zoning Board of Appeals will hold a public hearing on Monday, April 2, 2018 at 7:00 p.m. in the Arts Room, Beech Street Center, 266 Beech Street, to consider the application of Ulrich Klingbeil & Elizabeth Reed at 32 Hammond Road located in a Single Residence C (SRC) Zoning District, for three (3) Special Permits under Section 1.5 of the Zoning By-Law To Enclose an Existing Third Floor Porch. SPECIAL PERMITS – 1.- The existing structure is three and a half (3-1/2) stories. The lowest level of your dwelling is a basement (58.93% of the foundation walls are exposed) and is considered a story, the proposed addition is a third story addition. 2.- The existing and proposed lot coverage is 33.5%. 3.-The existing and the proposed side setbacks are 9.0’.

ZONING BOARD OF APPEALS



Town of Belmont

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2010 MAR 16 PM 4:20

APPLICATION FOR A SPECIAL PERMIT

Date: 3/11/18

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 Enlarge an existing third floor porch.

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

Signature of Petitioner ☒ Ed Reed
Print Name ☒ Elizabeth Ann Reed
Address ☒ 32 Hammond Road
☒ Belmont
Daytime Telephone Number ☒ 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

March 16, 2018

Ulrich Klingbeil & Elizabeth Reed
32 Hammond Road
Belmont, MA 02478

RE: Denial to Enclose an Existing Third Floor Porch.

Dear Mr. Klingbeil and Ms. Reed,

The Office of Community Development is in receipt of your building permit application for your proposal to construct a third floor 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 of the Zoning Bylaws Dimensional Regulations allows a maximum of 2-1/2 stories, maximum lot coverage of 25% and requires a minimum side setback of 10.0'.

1. The existing structure is three and a half (3-1/2) stories. The lowest level of your dwelling is a basement (58.93% of the foundation walls are exposed) and is considered a story. The proposed addition is a third story addition.
2. The existing and proposed lot coverage is 33.5%.
3. The existing and the proposed side setbacks are 9.0'.

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 three (3) 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

TO: Belmont Zoning Board

FROM: Elizabeth Ann Reed & Uli Klingbeil
32 Hammond Road, Belmont

DATE: February 28, 2018

RE: Statement to enclose an existing third floor porch

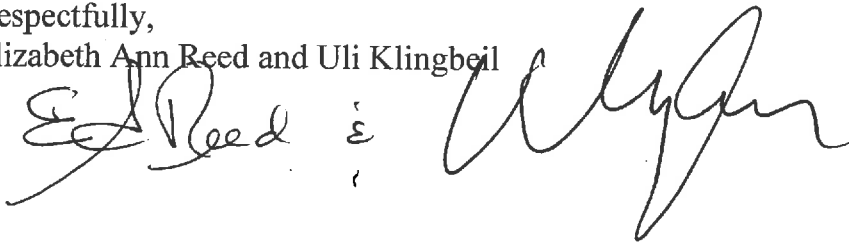
Dear Board Members:

We are four adults at home and quite often have relatives from overseas staying with us for extended periods of time. We have four bedrooms on the third floor but only one full bathroom. We would like to enclose our existing open porch, which we never use, and convert it to a full bathroom which is very much needed. Our contractor would build the bathroom continuing the same wall and roof lines of the existing side of the house.

Our neighbors are all in favor of this project. The neighbors on the north side of our house did the same project years ago.

Thank you for your consideration.

Respectfully,
Elizabeth Ann Reed and Uli Klingbeil

The block contains two handwritten signatures. The first signature, on the left, is for Elizabeth Ann Reed and is written in a cursive style. The second signature, on the right, is for Uli Klingbeil and is also written in a cursive style. There is a small ampersand (&) between the two signatures.

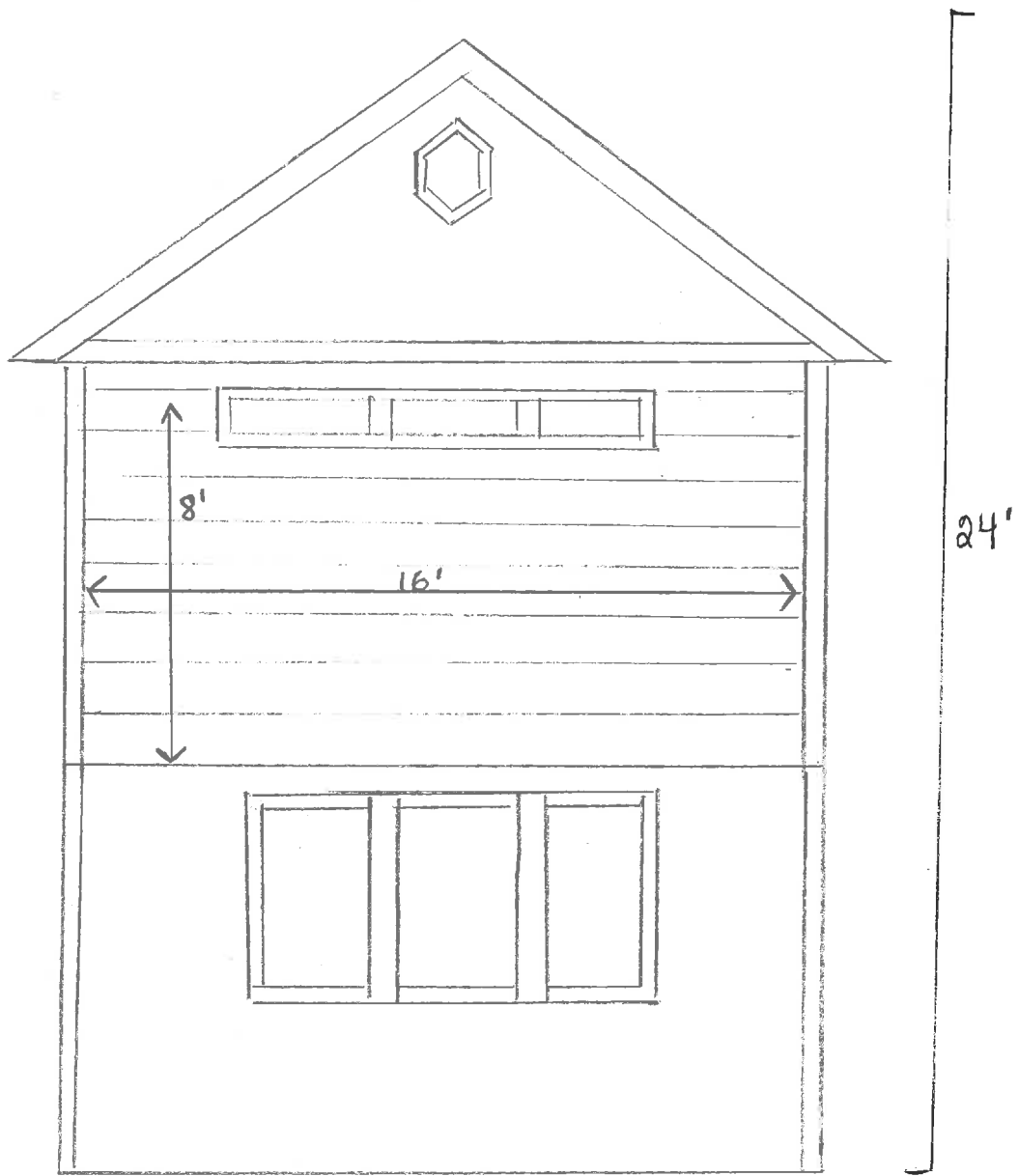
32 Hammond Rd, Belmont

Front view:



Side view:



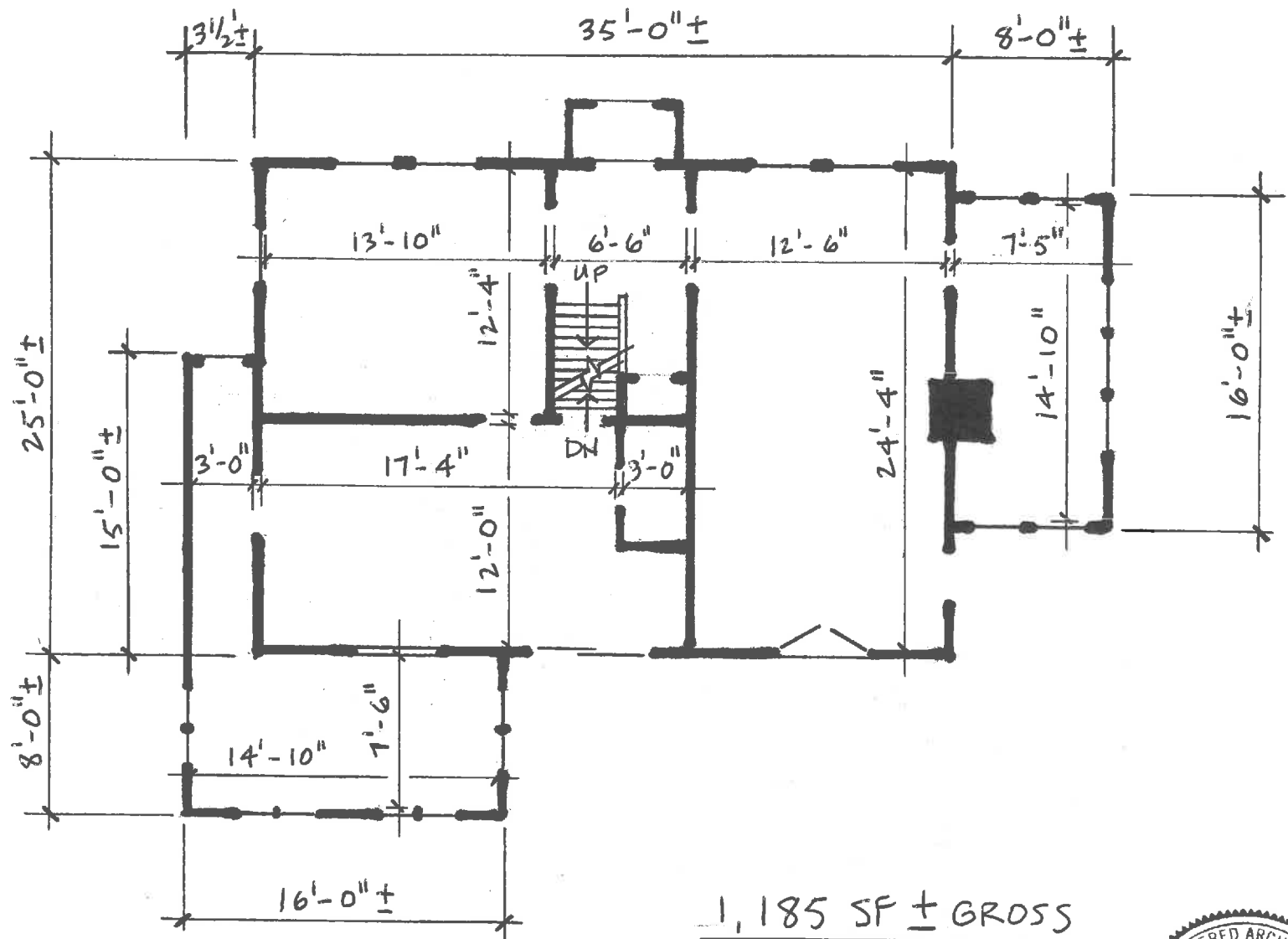


SOUTH



J. C. [Signature]
Reg. Architect March 2, 2018
#4480

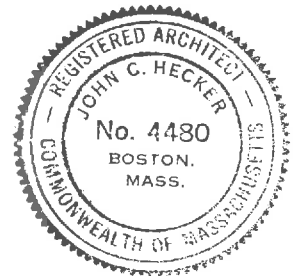
EAST



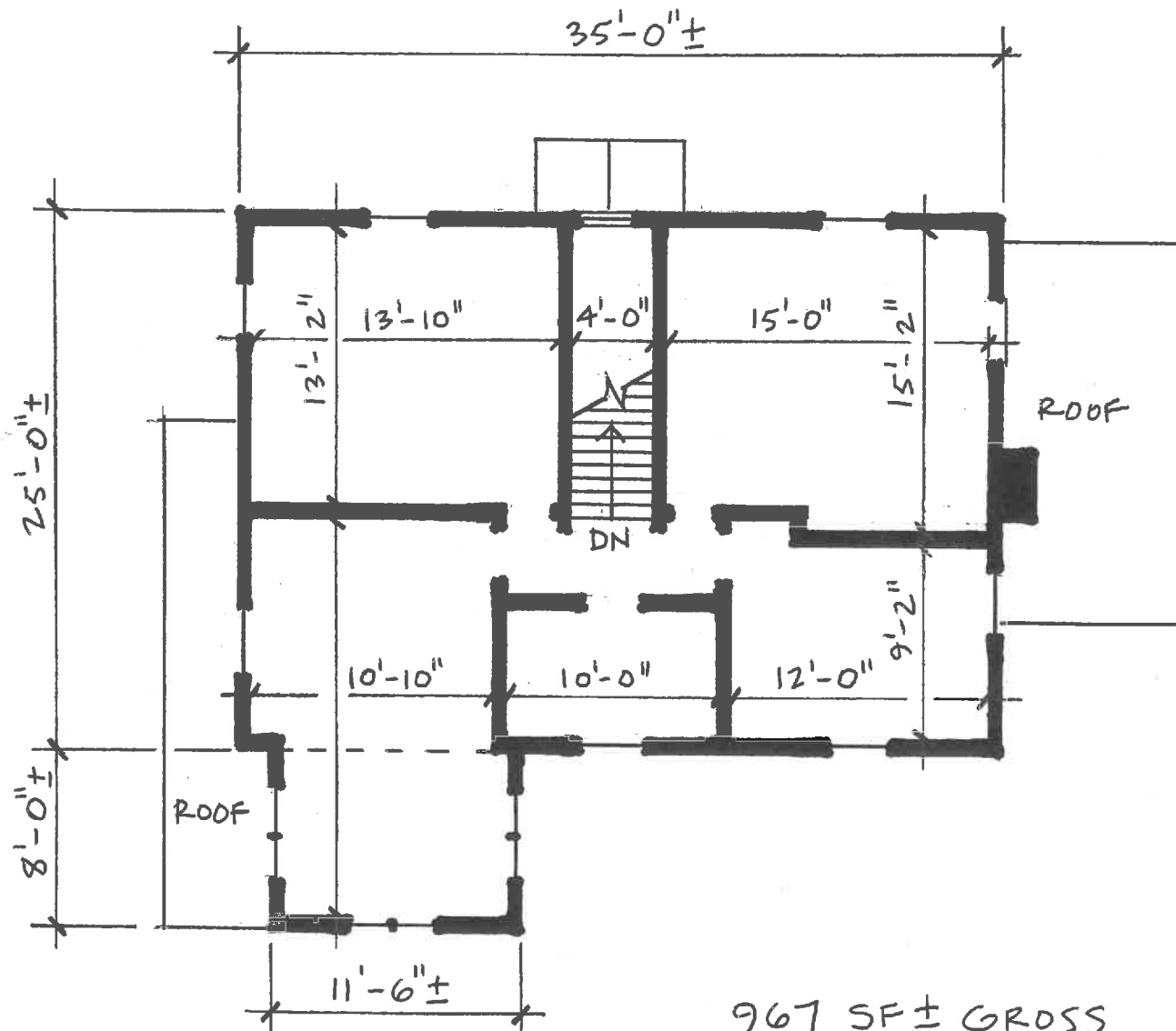
1,185 SF ± GROSS

1ST FLOOR - #32 HAMMOND RD

1/8" = 1'-0"



2/26/2018



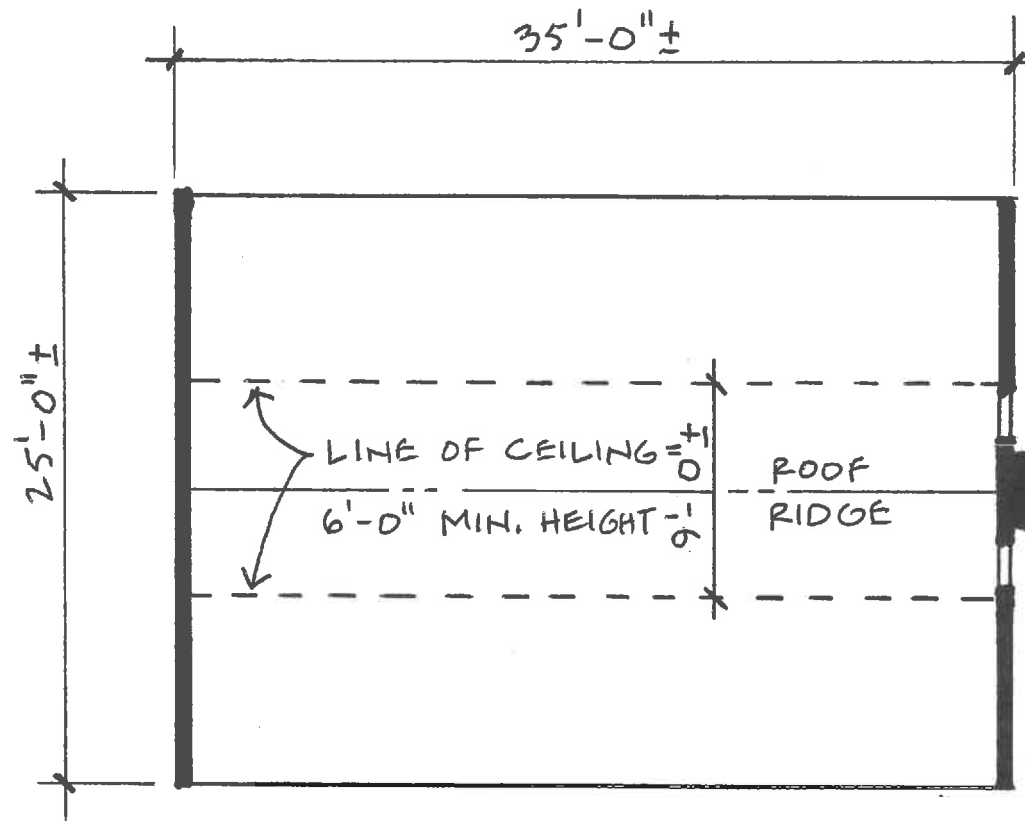
967 SF± GROSS

2ND FLOOR - #32 HAMMOND RD.

$\frac{1}{8}" = 1'-0"$



2/26/2018



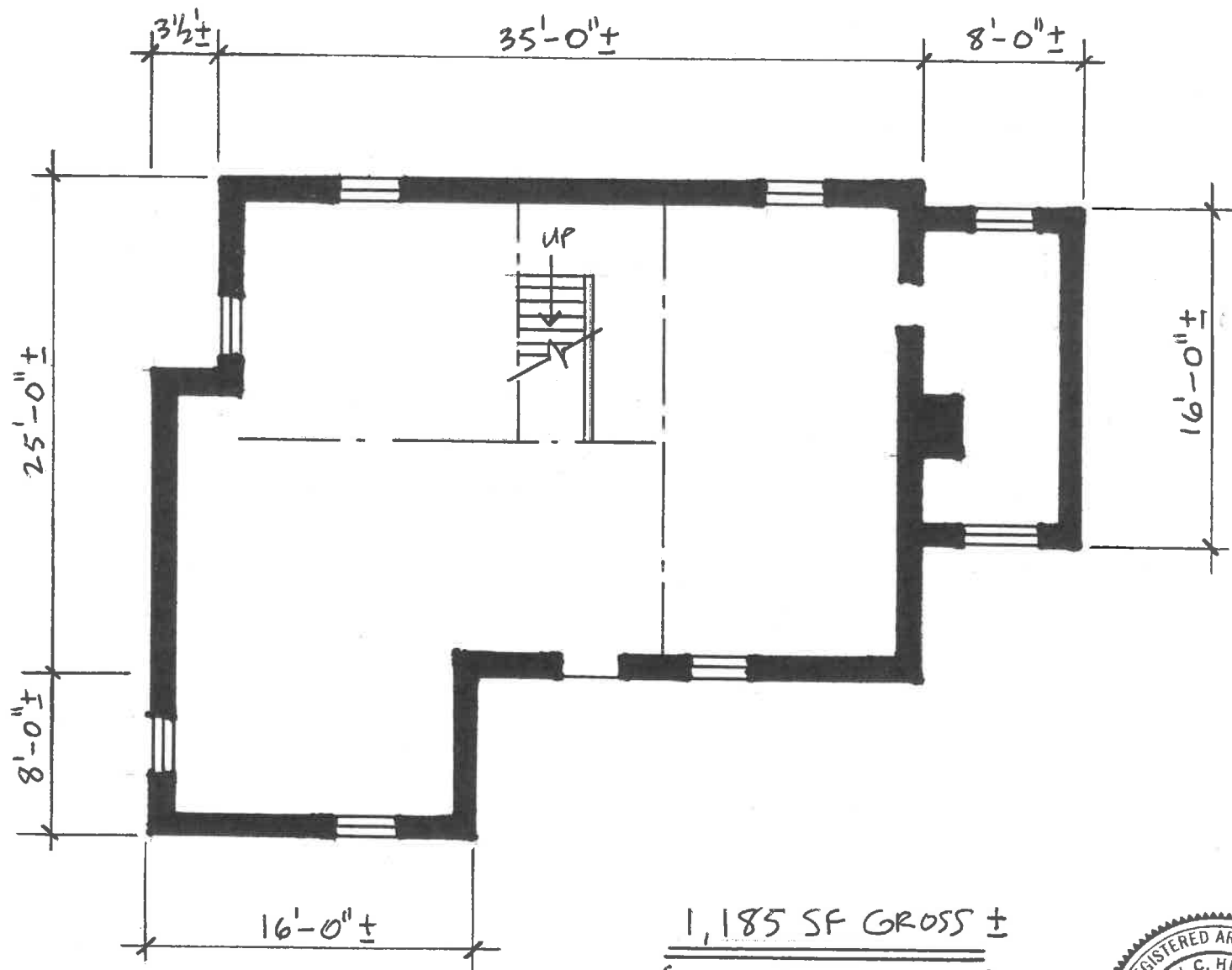
315 SF± (GROSS)

UNFINISHED ATTIC - #32 HAMMOND RD.

$\frac{1}{8}" = 1'-0"$

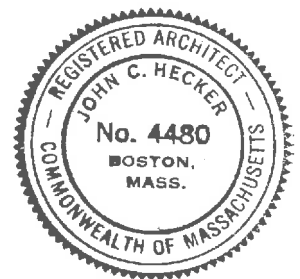


2/26/2018



1,185 SF GROSS ±
(960 SF ± USABLE)

BASEMENT - #32 HAMMOND RD.
1/8" = 1'-0"



2/26/2018

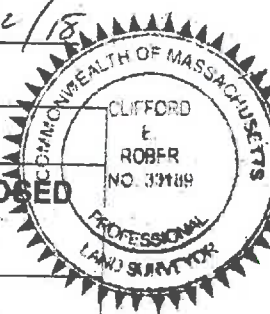
Zoning Compliance Check List

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: 2/10/18



Per §4.2 of the Zoning By-Law									
				REQUIRED		EXISTING		PROPOSED	
Lot Area (sq. ft.)				9,000		6618		—	
Lot Frontage (feet)				75'		58'		—	
Lot Coverage (% of lot)				25%		33.5 ^{OK}		33.5	
Open Space (% of lot)				50%		50.8		50.6	
Setbacks: (feet)	➤ Front ^(a)			25'		25.8		29.9	
	➤ Side/Side			10	10	9.0	5.2	9.0	5.2
	➤ Rear			30		37.3		—	
Building Height:	➤ Midpoint (feet)			30		26.6		< 26.6	
	➤ Ridge (feet)					32.4		< 32.4	
	➤ Stories			2 1/2		3		3	
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

