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BELMONT, MA

CASE NO. 18-13

2018 APR 19 PH 3:46

NOTICE OF PUBLIC HEARING BY THE
BELMONT ZONING BOARD OF APPEALS

ON APPLICATION FOR 2 SPECIAL PERMITS

Notice is hereby given that the Belmont Zoning Board of Appeals will hold a public hearing on Monday May 14, 2018 at 7:00 PM in the Art Gallery, 3rd floor, Homer Municipal Building, 19 Moore St., to consider the application of Jeffrey and Carolyn Gaffey at 17 Stearns Road located in a Single Residence C (SRC) Zoning District for Two Special Permits under Section 1.5 of the Zoning Bylaw to construct a Second Story addition. Special Permits –1. Maximum allowed lot coverage is 25%, the existing lot coverage is 27.1% and the proposed is 28.6%. 2. Minimum required side setback is 10.0'. The existing side setback is 9.4' and proposed is 9.3'.

ZONING BOARD OF APPEALS



Town of Belmont

RECEIVED
TOWN CLERK
BELMONT, MA

2018 APR 19 PM 3:46

APPLICATION FOR A SPECIAL PERMIT

Date: March 28, 2018

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 17 Stearns Road 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 two 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

Jeffrey Gaffey
17 Stearns Road
Belmont, MA
617-257-9526



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

Jeffrey and Carolyn Gaffey
17 Stearns Road
Belmont, MA 02478

RE: Denial to Construct a Two Story Addition.

Dear Mr. and Mrs. Gaffey,

The Office of Community Development is in receipt of your building permit application for your proposal to construct a two story addition at 17 Stearns 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 lot coverage of 25% and requires a minimum side setback of 10.0'.

1. The existing lot coverage is 27.1% and the proposed is 28.6%.
2. The existing side setback is 9.4' and the proposed is 9.3'.

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

Request for Special Permits

Submitted by:

Carolyn & Jeffrey Gaffey

Owners of 17 Stearns Road Belmont MA

We propose to construct a two-story expansion to the rear of our home at 17 Stearns Road in Belmont. The new space will include expanding the kitchen into our existing 3 season porch, with a second floor study space above for our children. We would like to note that we have shared our plans and acquired signatures of support from our neighbors. We were careful to ensure that the architectural design for the expansion, maintains character of our neighborhood and home.

We have lived in our home for seven years. The kitchen is original to the home, built in the 1952, and lacks the space to have dinner at a table for a family of five. It is our attempt to make the kitchen the functional heart of our home and our primary place to gather at the end of a day. In addition, we are looking to establish a study room for our boys on the second floor. As you may gather, a house with three boys is quite busy. It is important to us that they have a place to focus on homework and reading, away from hustle and bustle in the rest of our house.

We have worked with Harout Kelian, a local Belmont architect, to design options that address our needs. The proposed area where the addition extends into the non-conforming side yard requires a special permit to maintain the existing non-conforming side yard setback horizontally. We are also requesting a 1.5% increase to our lot coverage allowing us to remove our existing bulkhead and enclose that area to serve as the entryway. This expansion maintains the height of the existing structure and will not impact the view from the street.

We are asking the Zoning Board of Appeals to grant us the special permits allowing us to build this modest addition to our home.

Adjacent Property Owner's Consent Form

Location of Property Where Work Is Being Performed
17 Stearns Road

Owner Name of Property Where Work Is Being Performed
Carolyn and Jeffrey Gaffey

I hereby give my permission for the above applicant to construct a 2nd story addition at the above-located address, as outlined in the attached architectural and plot plans. All plans will be approved and permitted by the Town of Belmont.

Date	Name	Address	Signature
3/23/18	John Burke	24 Stearns Rd Belmont MA	[Signature]
3/23/18	Heather Foster	23 Stearns Rd	[Signature]
3/23/18	Steve Ito	18 STEARNS RD	[Signature]
3/23/18	Laura Caputo	75 OLIVER RD	[Signature]
3/23/18	Michelle Burns	50 Gilmore Road	[Signature]
3/23/18	Kerry Fagan	139 Oliver Road	[Signature]
3/23/18	Sandra Reinold	23 Oliver Rd.	[Signature]
3/23/18	Christina Stahlkopf	26 Staunton Rd	[Signature]
3/23/18	Maura Hobson	50 Oliver Rd	[Signature]
3/23/18	Caroline Sokol	277 Cross St	[Signature]

Zoning Compliance Check List

(Registered Land Surveyor)

Property Address: 17 STEARN RD.

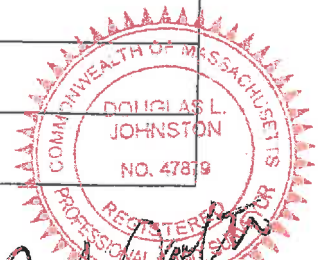
Zone: SRC

Surveyor Signature and Stamp: _____

Date: 01-22-18

	REQUIRED	EXISTING	PROPOSED
Lot Area	9,000 S.F.	6,048 S.F.	6,048 S.F.
Lot Frontage	75'	63'	63'
Floor Area Ratio	N/A		
Lot Coverage	25%	27.1%	28.6%
Open Space	50%	62.1%	60.6%
Front Setback	23.25'	20.2'	20.2'
Side Setback	10'	9.4'	9.3'
Side Setback	10'	20.2'	20.2'
Rear Setback	28.8'	36.5'	28.8'
Building Height	30'	24.23'	24.23'
Stories	2 ½	2	2
½ Story Calculation See Calculations			

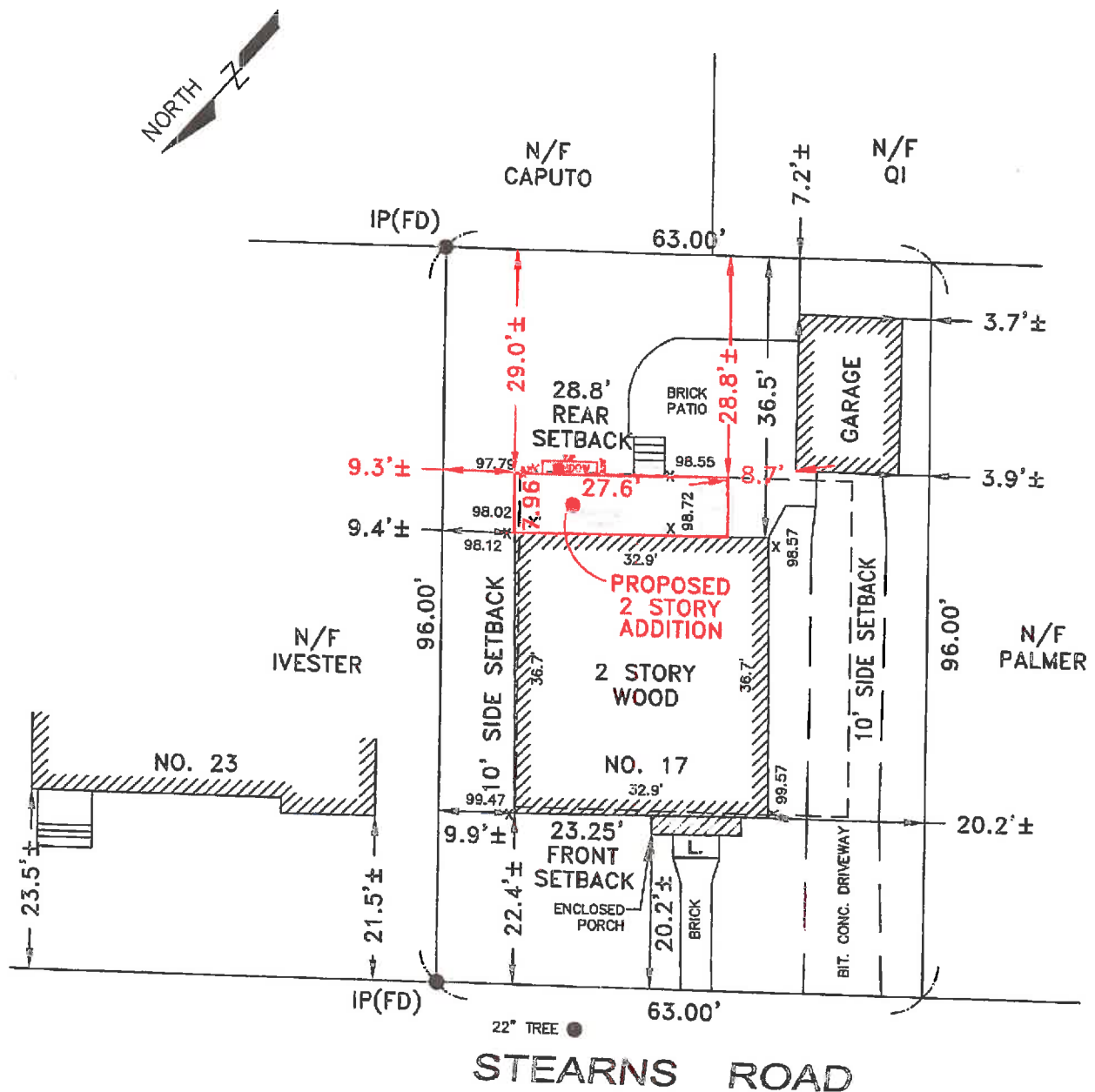
NOTES:



Douglas L. Johnston
01-22-18

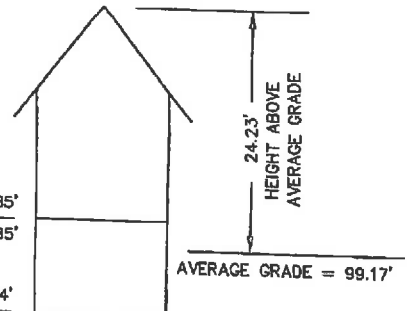
HALF STORY CALCULATION

EXISTING	PROPOSED	REQUIREMENT
A) $16.88' / 133.03' = \underline{12.69\%}$ [8.44'+8.44' = 16.88']	$16.88' / 149.03' = \underline{11.32\%}$ [8.44'+8.44' = 16.88']	FLOOR TO BOTTOM OF RAFTER TALLER THAN 3 FEET MUST BE LESS THAN <u>50.00%</u> OF SECOND FLOOR PERIMETER
B) 0 S.F. / 1,034 S.F. = <u>0%</u>	0 S.F. / 1,167 = <u>0%</u>	LESS THAN <u>60.00%</u>
C) NO EXISTING DORMERS	NO PROPOSED DORMERS	LESS THAN <u>75.00%</u> OF ROOFLINE
D) SECOND FLOOR HEIGHT = <u>7.25'</u>	UNCHANGED	LESS THAN <u>12.00'</u>



LOT = 6,048 S.F.±
 BUILDING = 1,365 S.F.±
 GARAGE = 275 S.F.±
 DRIVEWAY = 652 S.F.±
 EXISTING BLDG. COV. = 27.1%
 PROPOSED NET ADDITION = 88 S.F.±
 PROP. BLDG. COV. = 28.6%
 EXISTING OPEN SPACE = 62.1%
 PROP. OPEN SPACE = 60.6%

TOP OF CEILING = 100.85'
 TOP OF FOUNDATION = 100.85'
 BASEMENT FLOOR = 93.94'



NOTES

1. SEE DEED RECORDED IN MIDDLESEX COUNTY REGISTRY OF DEEDS IN DEED BOOK 48155, PAGE 73.
2. SEE PLAN RECORDED IN MIDDLESEX COUNTY REGISTRY OF DEEDS IN DEED BOOK 5353, PAGE 111.
3. SUBJECT PARCEL IS LOCATED IN ZONE SRC.
4. SUBJECT PARCEL IS LOCATED IN FLOOD ZONE X AS SHOWN ON PANEL 25017C0418E WITH AN EFFECTIVE DATE OF JUNE 4, 2010.
5. ONE PUBLIC SHADE TREE IS LOCATED WITHIN THE LIMITS OF THE PROPERTY FRONTAGE OF THE SUBJECT PROPERTY.

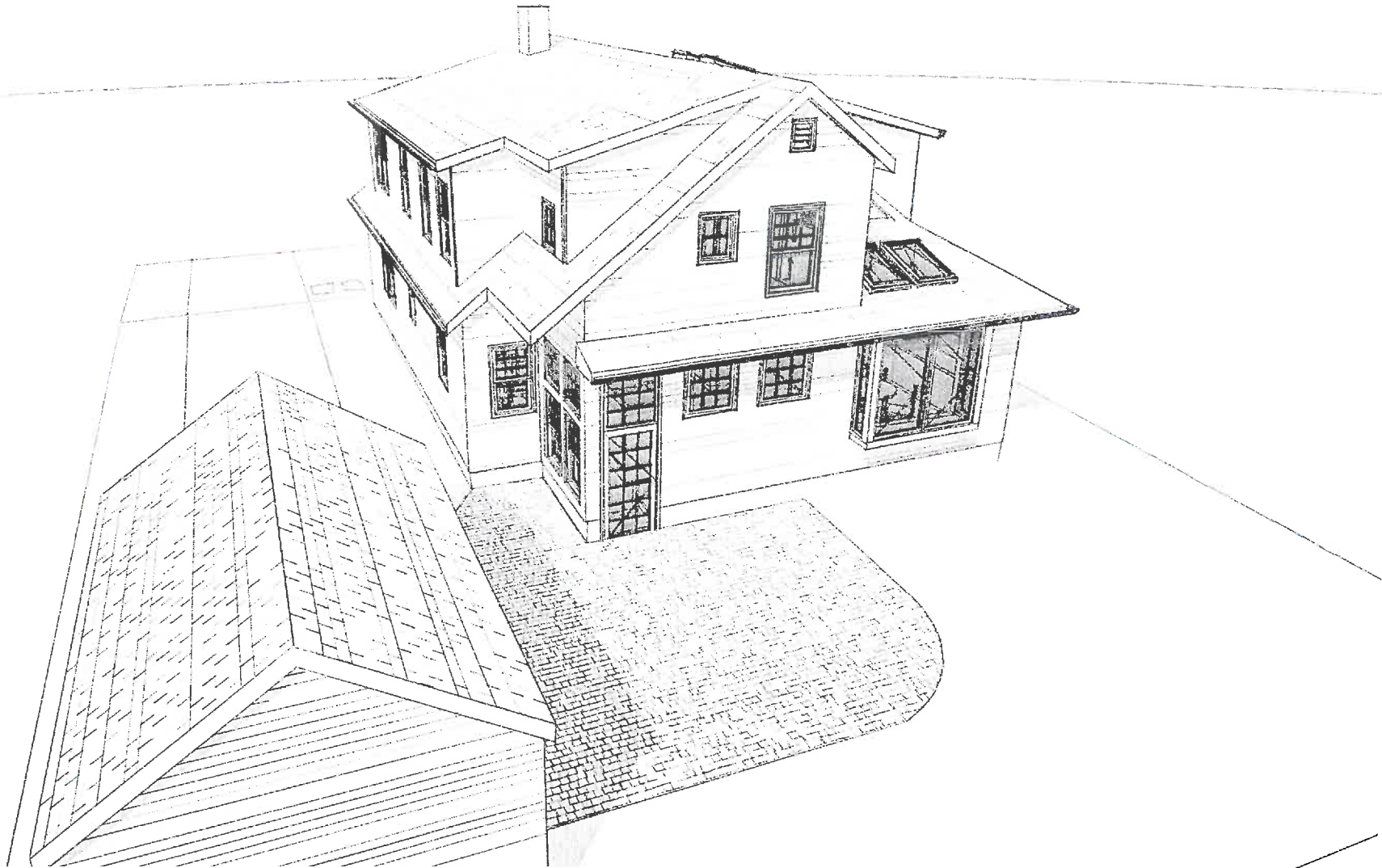


(IN FEET)
 1 inch = 20 ft.

CERTIFIED PLOT PLAN
 IN BELMONT, MA
 SCALE: 1"=20' JANUARY 16, 2018
 DLJ GEOMATICS
 PROFESSIONAL LAND SURVEYING
 276 NORTH STREET
 WEYMOUTH, MA 02191
 (781) 812-0457
 17 STEARNS RD BELMONT.dwg

Dan J. Solis
 PROFESSIONAL LAND SURVEYOR

DATE



RENOVATIONS AND ADDITION TO 17 STEARNS ROAD

BELMONT, MA 02478

PERMIT APPLICATION - 1/25/2018



ARCHITECT:
HAROUT KELIAN, ARCHITECT
21 HARVARD RD
BELMONT, MA 02478
TEL : 617-932-9270

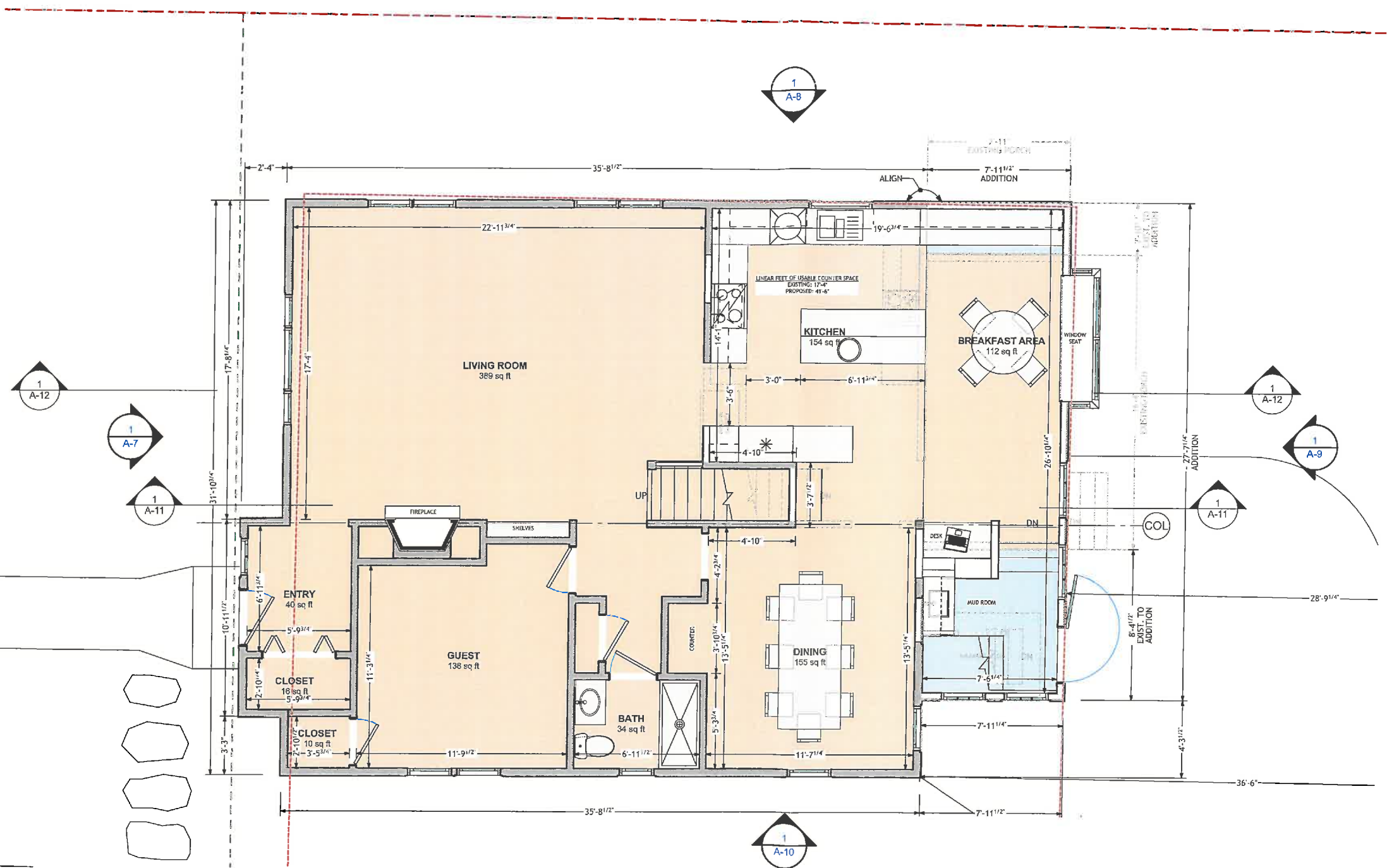
OWNER
JEFFREY GAFFEY
17 STEARNS ROAD
BELMONT, MA 02478



SHEET INDEX

SHEET	NAME
A-1	COVER SHEET
A-3	FIRST FLOOR PLAN
A-4	SECOND FLOOR & ROOF PLAN
A-7	NORTH ELEVATION (FRONT FACADE)
A-8	EAST ELEVATION
A-9	SOUTH ELEVATION (REAR)
A-10	WEST ELEVATION

Proposed First Floor (addition in blue)



HAROUT KELIAN ARCHITECT LEED
21 HAVYARD RD BELMONT MA 02478
TEL : 617-932-9270
FAX: 617-934-2472
EMAIL: harout.kelian@novarch.com

OWNER
JEFFREY GAFFEY
17 STEARNS ROAD
BELMONT, MA 02478
617-251-9526



RENOVATIONS AND ADDITION TO 17 STEARNS ROAD
BELMONT MA 02478

DESIGN REVIEW - 12/16/2017
DESIGN REVIEW - 1/10/2018
PERMIT APPLICATION - 1/25/2018

FIRST FLOOR PLAN

A-3

Project No. 17-028

PLAN & SECTION LEGEND
NEW CONSTRUCTION
DEMOLITION
EXISTING TO REMAIN

© HAROUT MELIAN ARCHITECT LEED - RENOVATIONS AND ADDITION TO 17 STEARNS ROAD - A-4 SECOND FLOOR & ROOF PLAN - File Name = 0478 - 17 Stearns Road - Printed by Harout on Saturday, March 24, 2018 at 2:00 AM



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3/24/2018 2:00 AM

© HAROUT KELIAN ARCHITECT LEED - RENOVATIONS AND ADDITION TO 17 STEARNS ROAD - A-7 NORTH ELEVATION (FRONT FACADE) - File Name = 02478 - 17 Stearns Road - Printed by Harout on Saturday, March 24, 2018 at 2:00 AM



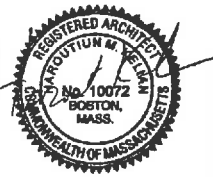
2 PROPOSED NORTH ELEVATION (UNCHANGED)
SCALE: 3/16" = 1'-0"



1 EXISTING NORTH ELEVATION
SCALE: 3/16" = 1'-0"

**HAROUT KELIAN
ARCHITECT LEED**
21 HARVARD RD BELMONT MA 02478
TEL: 617-932-9270
FAX: 617-934-2472
EMAIL: harout.kelian@rovarch.com

OWNER
JEFFREY GAFFEY
17 STEARNS ROAD
BELMONT, MA 02478
617-251-9526



**RENOVATIONS AND
ADDITION TO 17
STEARNS ROAD
BELMONT MA 02478**

Issue
DESIGN REVIEW - 12/16/2017
DESIGN REVIEW - 1/10/2018
PERMIT APPLICATION - 1/25/2018

**NORTH ELEVATION (FRONT
FACADE)**

Sheet Title
A-7
Scale: 1/4" = 1'-0" (UNLESS NOTED OTHERWISE)
Project No. 17-028
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OWNER
JEFFREY GAFFEY
17 STEARNS ROAD
BELMONT, MA 02478
617-251-9526



**RENOVATIONS AND
ADDITION TO 17
STEARNS ROAD
BELMONT MA 02478**

Issue
DESIGN REVIEW - 12/16/2017
DESIGN REVIEW - 1/10/2018
PERMIT APPLICATION - 1/25/2018

EAST ELEVATION

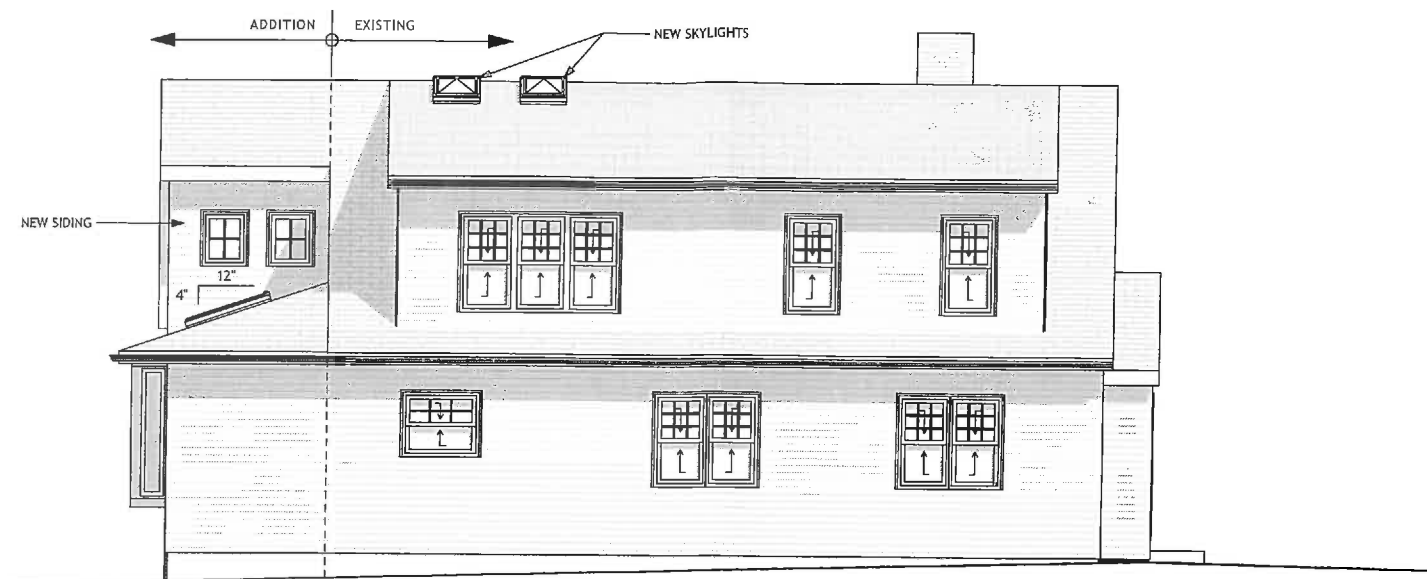
Sheet Title

A-8

Scale $1/4" = 1'-0"$ (UNLESS NOTED OTHERWISE)

Project No. 17-028

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1 PROPOSED EAST ELEVATION
SCALE: 3/16" = 1'-0"

SCALE: $\frac{3}{16}'' = 1'-0''$



2 EXISTING EAST ELEVATION
SCALE: 3/16" = 1'-0"

SCALE: 3/16" = 1'-0"

© HAROUT KELIAN ARCHITECT LEED - RENOVATIONS AND ADDITION TO 17 STEARNS ROAD - A-9 SOUTH ELEVATION (REAR) - File Name = 02478 - 17 Stearns Road - Printed by Harout on Saturday, March 24, 2018 at 2:00 AM



2 PROPOSED SOUTH ELEVATION
SCALE: 3/16" = 1'-0"



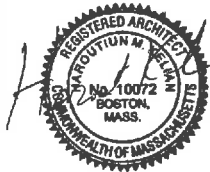
1 EXISTING SOUTH ELEVATION
SCALE: 3/16" = 1'-0"

HAROUT KELIAN
ARCHITECT LEED

21 HARVARD RD BELMONT MA 02478
TEL : 617-932-9270
FAX: 617-934-2472
EMAIL: harout.kelian@novarch.com

OWNER

JEFFREY GAFFEY
17 STEARNS ROAD
BELMONT, MA 02478
617-291-9526



RENOVATIONS AND
ADDITION TO 17
STEARNS ROAD
BELMONT MA 02478

Issue

DESIGN REVIEW - 12/16/2017
DESIGN REVIEW - 1/10/2018
PERMIT APPLICATION - 1/25/2018

SOUTH ELEVATION (REAR)

Sheet Title

A-9

Sheet No.

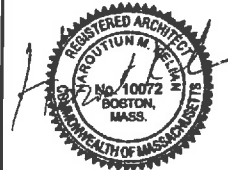
Scale 1/4" = 1'-0" (UNLESS NOTED OTHERWISE)

Project No. 17-028

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2/24/2018 2:00 PM

OWNER
JEFFREY GAFFEY
17 STEARNS ROAD
BELMONT, MA 02478
617-251-9526



**RENOVATIONS AND
ADDITION TO 17
STEARNS ROAD**

Issue
DESIGN REVIEW - 12/16/2017
DESIGN REVIEW - 1/10/2018
PERMIT APPLICATION - 1/25/2018

WEST ELEVATION

Sheet Title

A-10

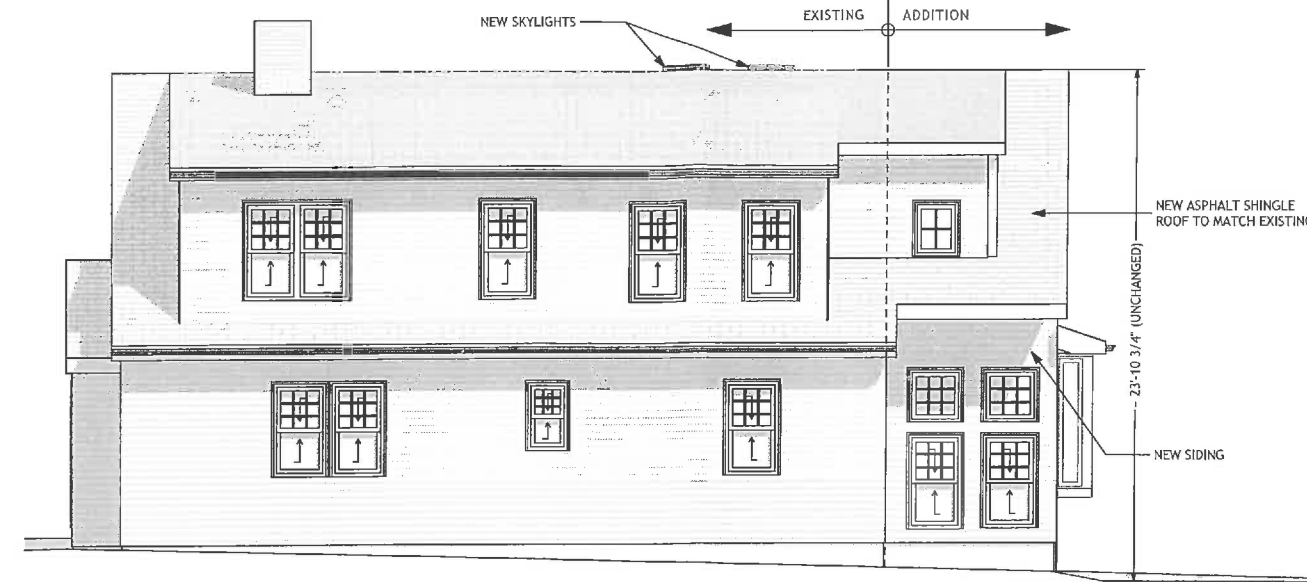
Sheet No. _____

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Project No. _____

17-028

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2 PROPOSED WEST ELEVATION
SCALE: 3/16" = 1'-0"

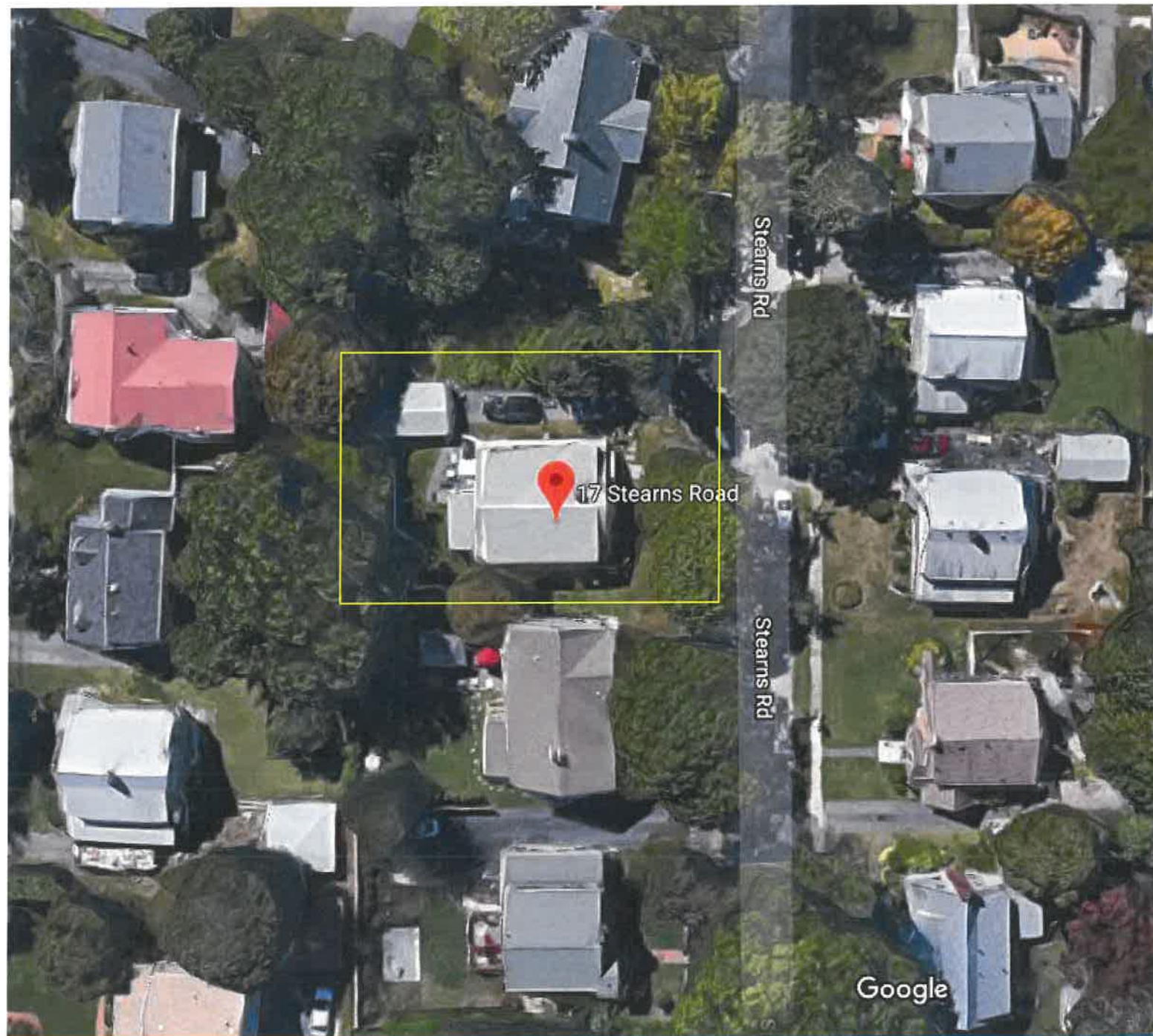


1 EXISTING WEST ELEVATION
SCALE: 3/16" = 1'-0"

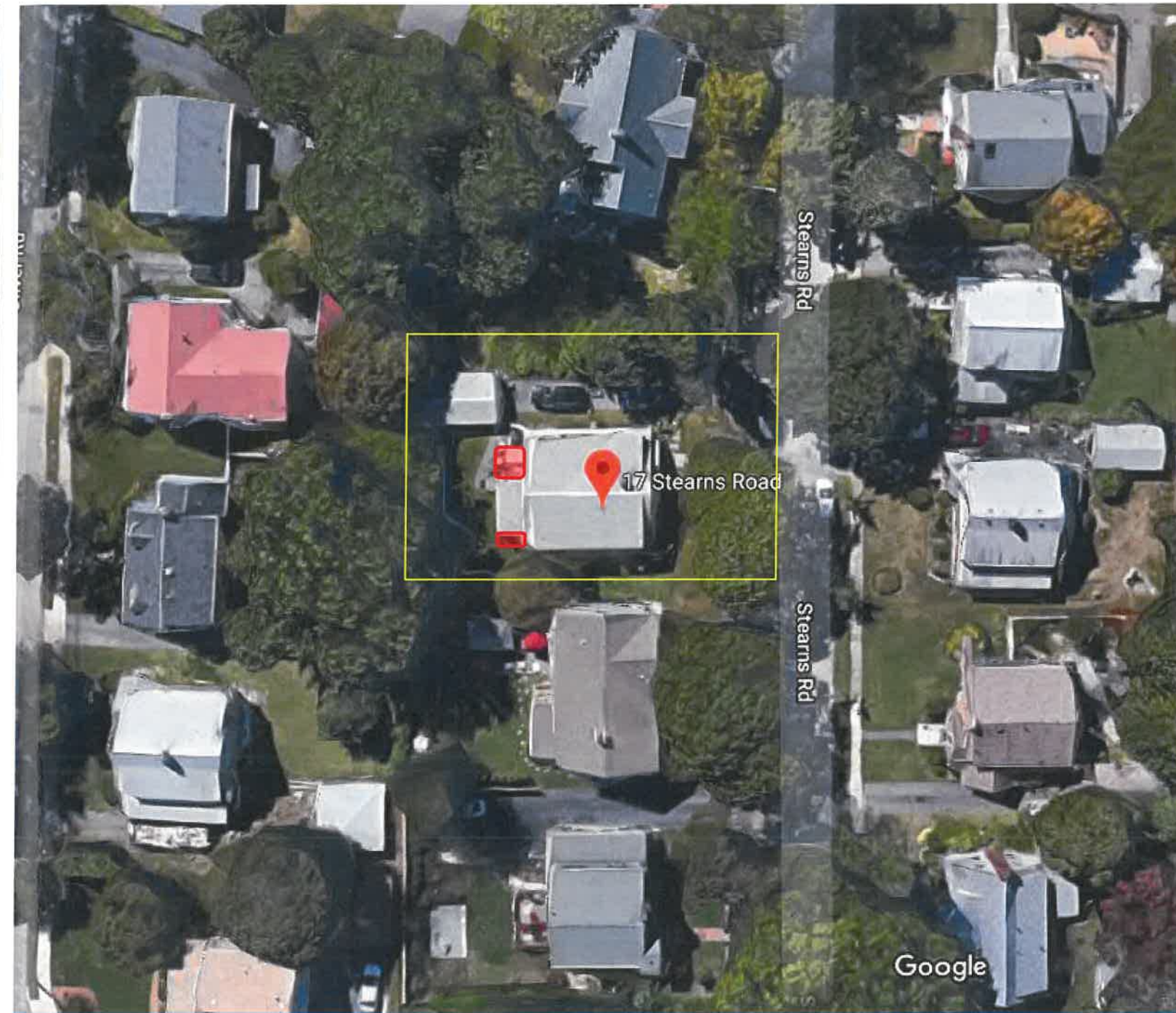
Overhead views of Stearns Road neighborhood

The proposed addition will be in line with the character and open spaces of the surrounding neighbors

17 Stearns Rd – Existing w/ rear porch



17 Stearns Rd – Proposed Addition Outlined in Red



Existing Left Rear

(Proposed addition would encompass up to and including the bulkhead)



Existing Right Rear

(Proposed addition would align with existing boundary of the home)

