

RECEIVED  
TOWN CLERK  
BELMONT, MA

2018 JUN 25 PM 4:11

CASE NO. 18-24

NOTICE OF PUBLIC HEARING BY THE  
ZONING BOARD OF APPEALS

ON APPLICATION FOR TWO (2) SPECIAL PERMITS

1. Notice is hereby given that the Belmont Zoning Board of Appeals will hold a public hearing on Monday, July 9, 2018 at 7:00 p.m. in the Art Gallery, 3<sup>rd</sup> floor, Homer Municipal Building, 19 Moore St., to consider the application of Jeffrey Molk at 83 Channing Road located in a Single Residence C (SRC) Zoning District, for two (2) Special Permits under Section 1.5 of the Zoning By-Law To Construct a Third Floor Addition. SPECIAL PERMITS – 1.- The By-Laws allow Two and Half Story structures. The existing structure is three and a half (3-1/2) stories. The lowest level of your dwelling is a basement (54.87% of the foundation walls are exposed) and is considered a story, the proposed addition is a third story addition. 2.- The Minimum Allowed side setback is 10.0', the existing and proposed side setback is 9.4'.

ZONING BOARD OF APPEALS



Town of Belmont  
Zoning Board of Appeals

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**APPLICATION FOR A SPECIAL PERMIT**

Date: 5/18/18

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 83 Channing ~~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 \_\_\_\_\_

The construction of a third floor 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 Denise Molk

Print Name Denise Molk

Address 83 Channing Rd.

Belmont, MA 02478

Daytime Telephone Number 617-939-8669



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

April 25, 2018

Jeffrey Molk  
83 Channing Road  
Belmont, MA 02478

RE: Denial to Construct a Third Floor Addition

Dear Mr. Molk,

The Office of Community Development is in receipt of your building permit application for your proposal to construct a third story addition at 83 Channing 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 of 2-1/2 stories and a minimum side setback of 10.0'.

1. The existing structure is three (3) stories. The lowest level of your dwelling is a basement (54.87% of the foundation walls are exposed) and is considered a story. The existing and proposed addition is a three (3) story addition.
2. The existing and proposed side setback is 9.4'.

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

May 18, 2018

Jeff and Denise Molk  
83 Channing Rd.  
Belmont, MA 02478

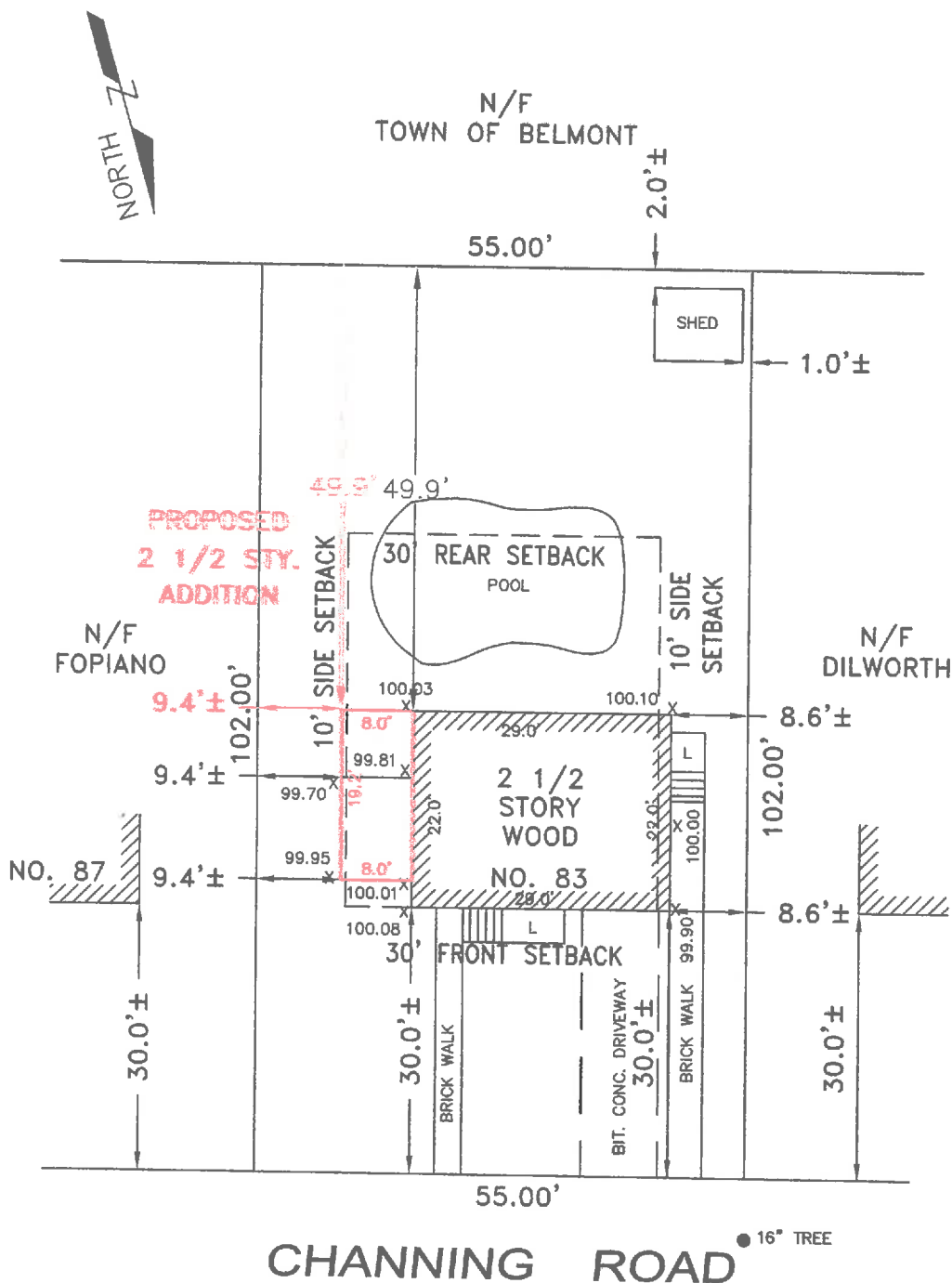
Dear Board Members:

The goal of our proposed addition is to create a home that better meets the long-term sustainability needs of our family. We purchased our house at 83 Channing Road in December 2013, when we were a newly married couple expecting our first child. At that time, a single bathroom, a master bedroom, and two smaller sleeping rooms fit our lifestyle. We have had the joy of watching our daughter, Anna, begin sleeping in her room in 2014, take her first steps in our home in 2015, and grow to become an active, healthy four-year-old child. As a two-parent working household, we have depended on the help of our parents to care for Anna. Our parents visit us from Pennsylvania and are approaching their 70s. They are experiencing some challenges navigating the two floors of our house to sleep upstairs and use the bathroom as they care for Anna.

The proposed construction plan for 83 Channing Road would add a small first floor bedroom with a closet and a half-bath. This space would help accommodate guests, and in particular is suited to help our parents enjoy years of fun with Anna in a more comfortable setting. The construction plan also includes a second upstairs full bathroom. We have realized that the addition of this bathroom would help our family better navigate the complexity of having two working parents and an all-too-soon teenage daughter trying to get ready for their days. We are committed to living in Belmont long-term and we believe that the construction we have proposed will allow us to become valuable and productive community members. Together with our architect, we have made every effort to make this addition in harmony with the character of the homes that surround ours; the addition we propose will not be more detrimental to the neighborhood than what currently exists.

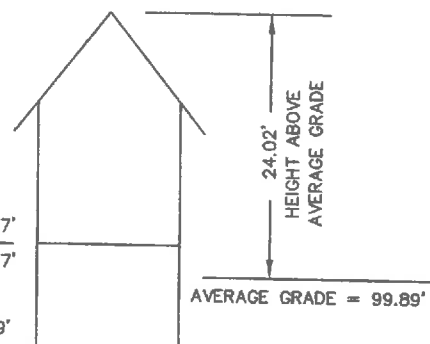
Sincerely,  
Jeff and Denise Molk

A handwritten signature in blue ink, appearing to read "Denise Molk", with a stylized flourish extending from the end of the name.



LOT = 5,610 S.F.±  
 BUILDING = 638 S.F.±  
 SHED = 80 S.F.±  
 DRIVEWAY = 258 S.F.±  
 EXISTING BLDG. COV. = 12.8%  
 PROPOSED NET ADDITION = 60 S.F.±  
 PROP. BLDG. COV. = 13.9%  
 EXISTING OPEN SPACE = 82.6%  
 PROP. OPEN SPACE = 81.5%

TOP OF CEILING = 103.17'  
 TOP OF FOUNDATION = 103.17'  
 BASEMENT FLOOR = 96.19'



#### NOTES

1. SEE DEED RECORDED IN MIDDLESEX COUNTY REGISTRY OF DEEDS IN LAND COURT CERT. BOOK 1165, PAGE 94.
2. SEE PLAN RECORDED IN MIDDLESEX COUNTY REGISTRY OF DEEDS AS LAND COURT PLAN 6580-E.
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.

PROPOSED PLOT PLAN  
 IN BELMONT, MA

SCALE: 1"=20' FEBRUARY 28, 2018

DLJ GEOMATICS

PROFESSIONAL LAND SURVEYING

276 NORTH STREET

WEYMOUTH, MA 02191

(781) 812-0457

83 CHANNING RD BELMONT.dwg

DOUGLAS L. JOHNSTON  
 NO. 47878  
 PROFESSIONAL LAND SURVEYOR  
 2/28/18  
 DATE

# Zoning Compliance Check List

## (Registered Land Surveyor)

Property Address: 83 CHANNING ROAD

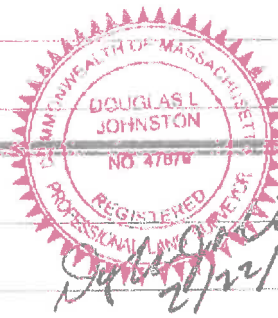
Zone: SRC

Surveyor Signature and Stamp: DELWIGHT

Date: 2-28-18

	REQUIRED	EXISTING	PROPOSED
Lot Area	9,000 S.F.	5,610 S.F.	5,610 S.F.
Lot Frontage	75'	55.0'	55.0'
Floor Area Ratio	N/A		
Lot Coverage	25%	12.8%	13.9%
Open Space	50%	82.6%	81.5%
Front Setback	30.0'	30.0'	30.0'
Side Setback	10'	8.6'	8.6'
Side Setback	10'	9.4'	9.4'
Rear Setback	30.0'	49.9'	49.9'
Building Height	30'	24.02'	24.02'
Stories	2-1/2	2-1/2	2-1/2
1/2 Story Calculation See notes			

### NOTES:

DLJ GEOMATICS  
276 NORTH STREET  
WEYMOUTH, MA 02191  
781-812-0457

LANDSURV@COMCAST.NET  
WWW.DLJGEO.COM

FEBRUARY 28, 2018

83 CHANNING ROAD  
BELMONT, MA 02478

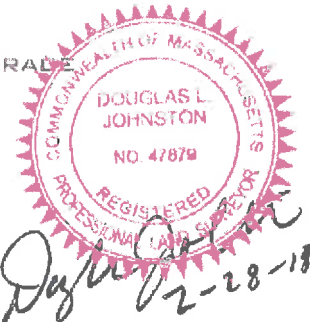
**BASEMENT CALCULATIONS:**

THE FOUNDATION WALLS ARE 6.98' HIGH. THERE ARE FOUR  
SEGMENTS.

SEGMENT	LENGTH:	AREA:	AREA BELOW GRADE:
A	29.0'	202.42 S.F.	110.20 S.F.
B	22.0'	153.56 S.F.	84.26 S.F.
C	29.0'	202.42 S.F.	112.52 S.F.
D	22.0'	153.56 S.F.	83.82 S.F.
TOTAL		711.96 S.F.	390.80 S.F.

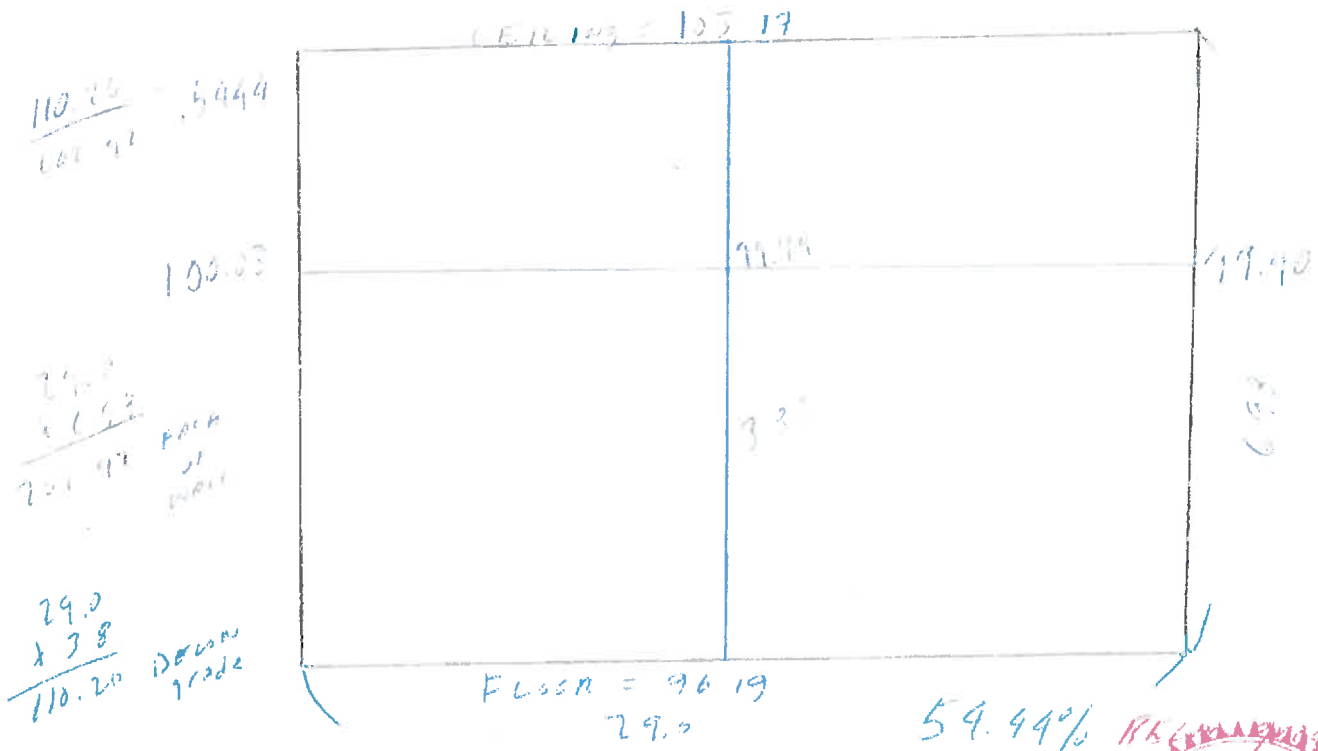
$390.80 / 711.96 = 54.89\%$

54.89% OF THE TOTAL FOUNDATION WALL IS BELOW GRADE

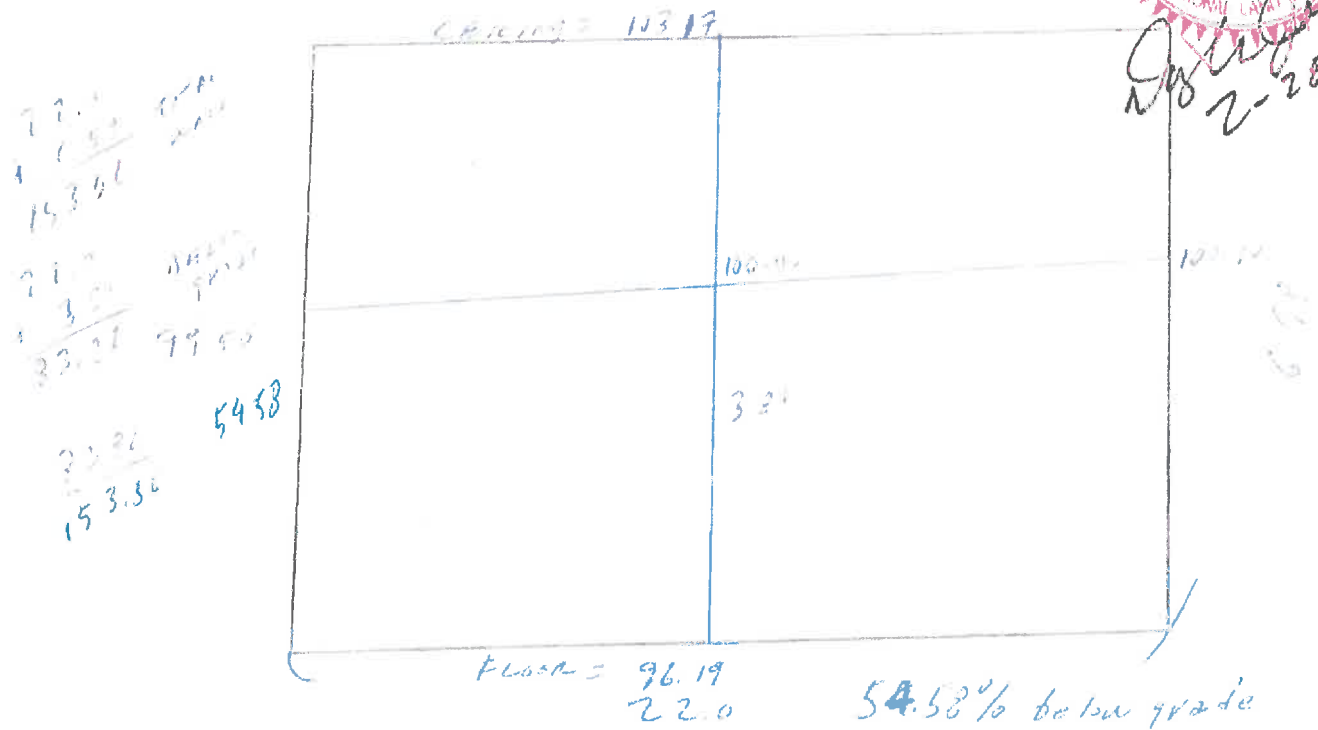


83 CHANNING RD  
BELMONT

SEG "A"



SEG "B"





55 CHANNING ROAD  
BELMONT

SEC "C"

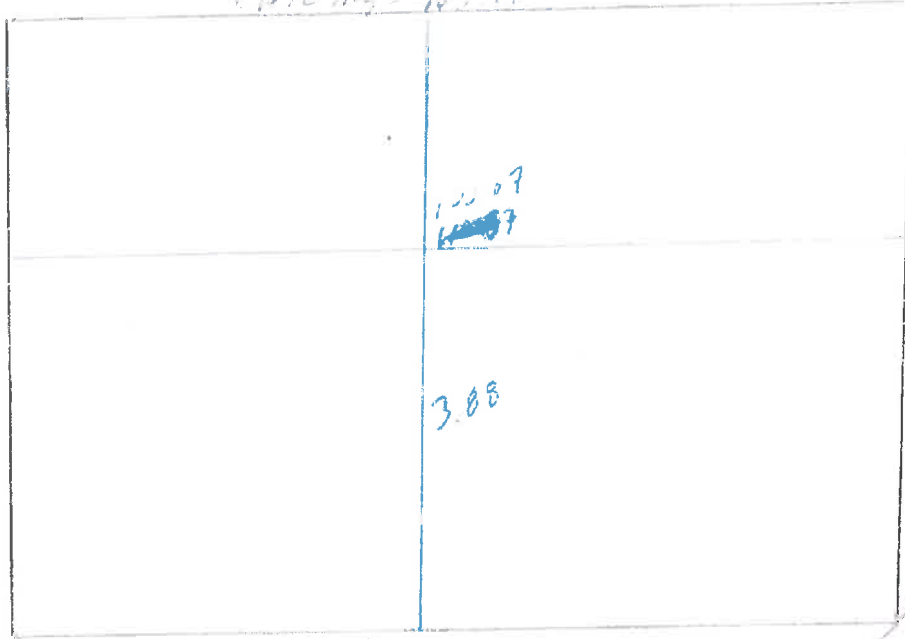
29.2  
1.6  
27.6

100.10

29.2  
x 3.88  
112.52

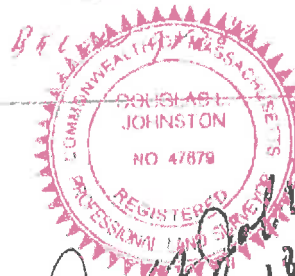
112.52 = 5558  
202.42

CORNER = 103.12



FWOA = 96.14  
29.0

55.59%



*Douglas Johnston*  
2-28-18

SEC "D"

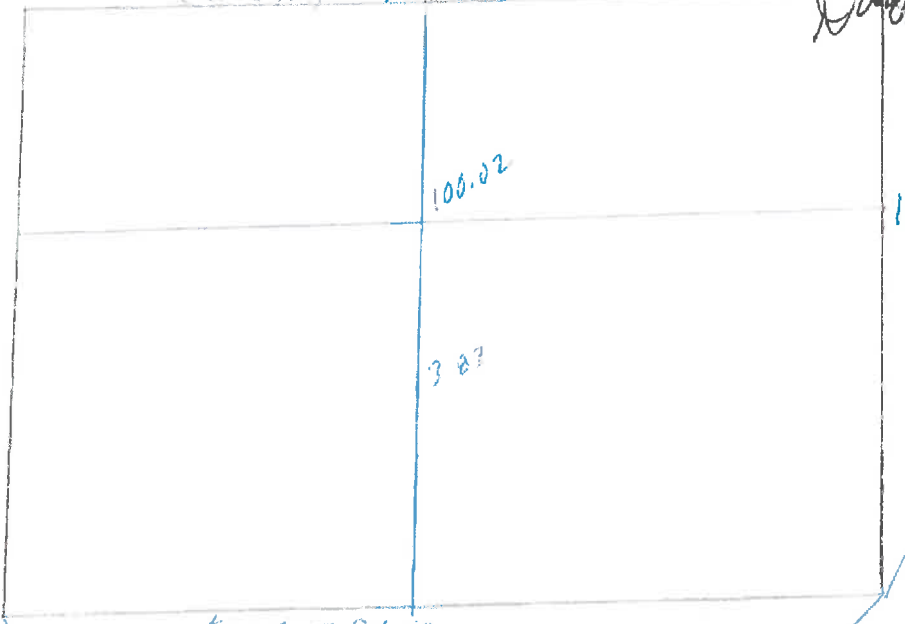
72.2  
x 1.99  
143.56

100.03

72.2  
x 3.88  
280.74

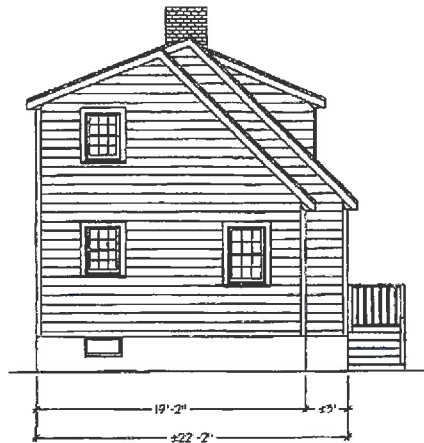
84.26 = 5988  
153.56

CORNER = 107.14

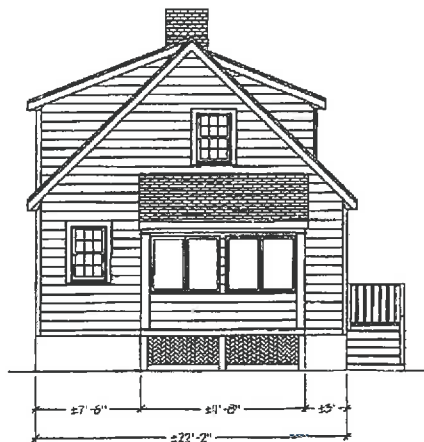


FWOA = 96.19  
22.0

59.87 Below grade

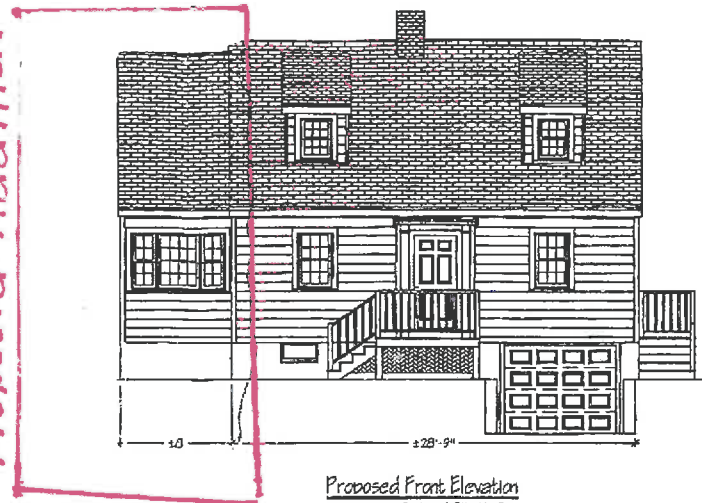


Proposed Left Elevation  
Scale: 1/8" = 1'-0"



Existing Left Elevation  
Scale: 1/8" = 1'-0"

Proposed Addition



Proposed Front Elevation  
Scale: 1/8" = 1'-0"

Existing

Denote Existing Structure



Existing Front Elevation  
Scale: 1/8" = 1'-0"



Custom Home Designs  
16 Mill Rd.  
Wilmington, MA 01987  
508-254-8044  
cdesigns@gmail.com

Label: Date:  
Form: Sec 11.03.17

NOTE:  
These plans are intended for the use of a licensed professional engineer. It is the responsibility of the contractor to verify compliance with all local building codes, ordinances, regulations and building materials to be used prior to proceeding with construction.

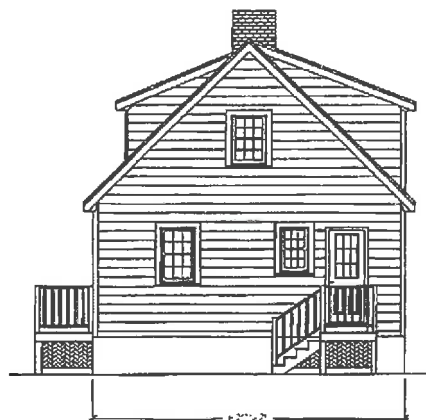
MOLK RESIDENCE  
63 CHANNING RD.  
BELMONT, MA 02478

Sheet #: 1 of 10  
Drawn by: JSA  
Project: 2 Story Addition  
Total Living Area: 512

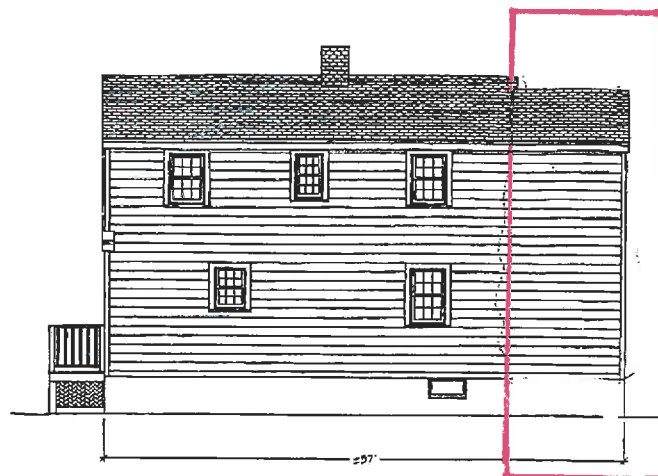
Sheet No.  
1

GENERAL NOTES:

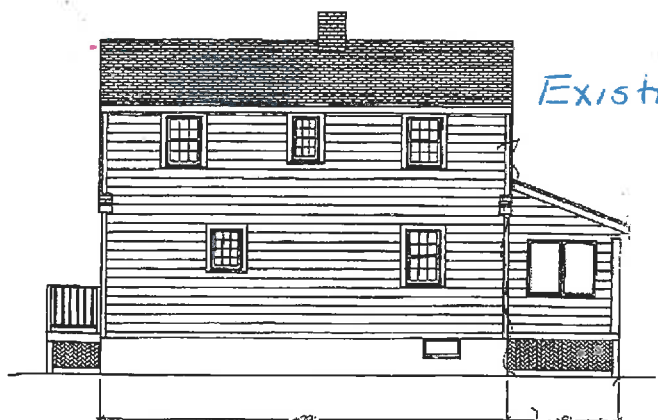
1. ALL DIMENSIONS AND MATERIALS SPECIFIED ARE TO BE VERIFIED BY THE CONTRACTOR AND ANY ADJUSTMENTS MADE ACCORDINGLY.
2. ALL WORK SHALL BE COMPLETED IN COMPLIANCE WITH ALL APPLICABLE BUILDING, PLUMBING & ELECTRICAL CODES. ANY OTHER LOCAL, STATE AND / OR FEDERAL CODES THAT MAY APPLY TO THIS PROJECT SHALL BE CONSIDERED AS PART OF THE CONSTRUCTION DOCUMENTS.
3. ALL WASTE MATERIALS AND DEBRIS SHALL BE REMOVED AND DISPOSED OF PROPERLY.
4. ALL STRUCTURAL MATERIALS SHALL BE VOID OF ANY DEFECTS THAT DIMINISH THEIR CAPACITY TO FUNCTION IN AN ADEQUATE MANNER. STRUCTURAL ENGINEERING OR ANY OTHER PROFESSIONAL SERVICES THAT MAY BE REQUIRED SHALL BE PROVIDED BY OTHERS UNDER SEPARATE CONTRACT AND TERMS.
5. FRAMING LUMBER SHALL BE #2 GRADE SPRUCE-PINE-FIR OR BETTER.
6. ALL PENETRATIONS (PLUMBING, ELECTRICAL, HEATING, ETC.) THRU FLOORS SHALL BE COMPLETELY FIRE CAULKED.
7. ALL POST SHALL BE CONTINUOUS TO FOUNDATION.



Existing Right Elevation  
Scale: 1/8" = 1'-0"



Proposed Rear Elevation  
Scale: 1/8" = 1'-0"



Existing Rear Elevation  
Scale: 1/8" = 1'-0"

Existing



CE-7700 BASH DESIGN

Custom Home Designs  
18 Mill Rd.  
Wilmington, MA 01807  
508-254-0044  
chdesigns@gmail.com

Sheet: 2 of 10  
Date: 11.08.17

NOTE: Drawings are intended for the use of a licensed contractor. It is the responsibility of the contractor to verify compliance with all local building codes. Homeowner / architect and building materials to be used prior to proceeding with construction.

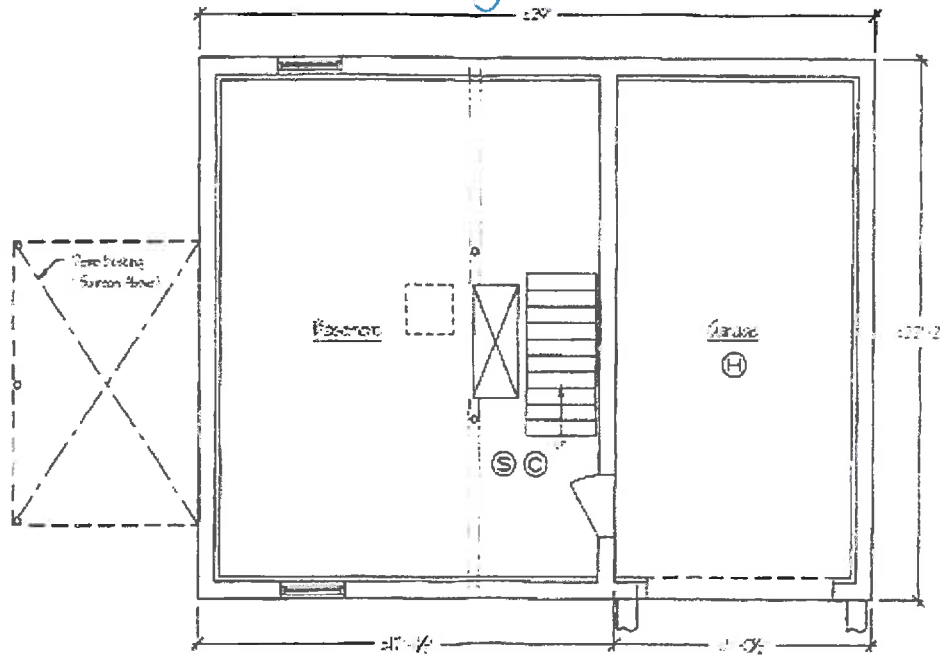
MOLK RESIDENCE  
83 CHANNING RD.  
BELMONT, MA 02478

Sheet #: 2 of 10  
Drawn By: BJR  
Desc: 2 Story Addition  
Total Living Area: 312

Sheet No.

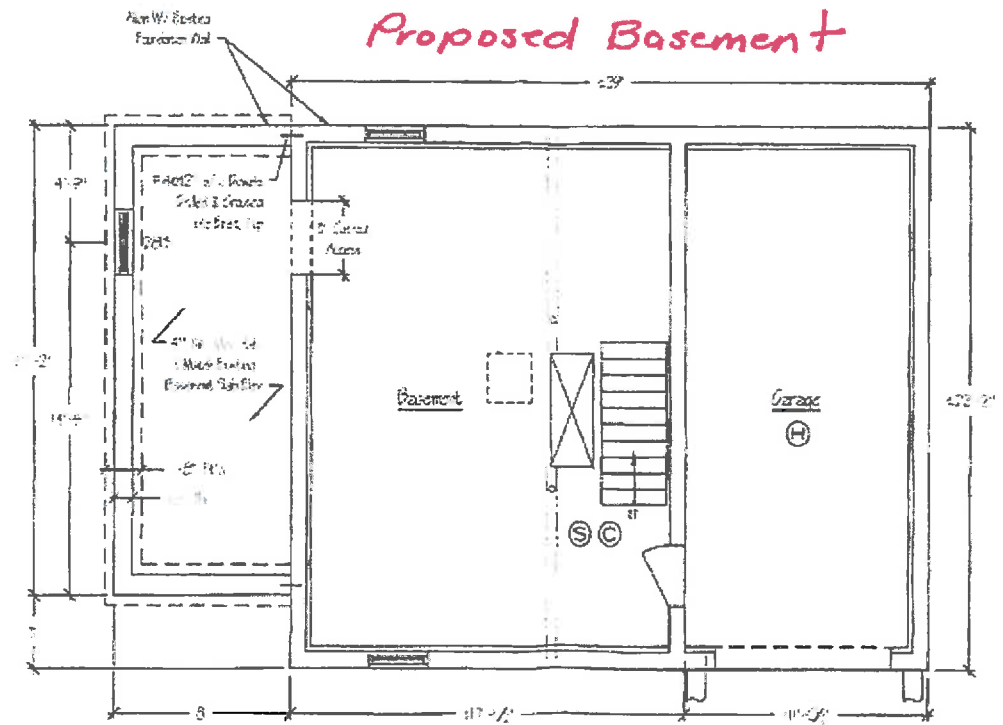
2

## Existing Basement



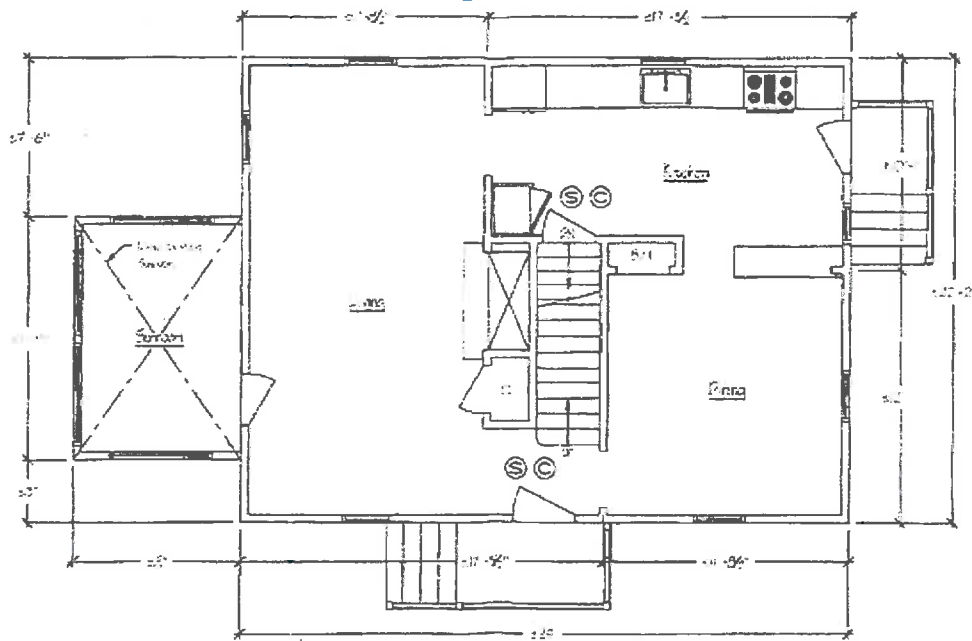
Existing Basement Plan  
Scale: 1/4" = 1'-0"

## Proposed Basement



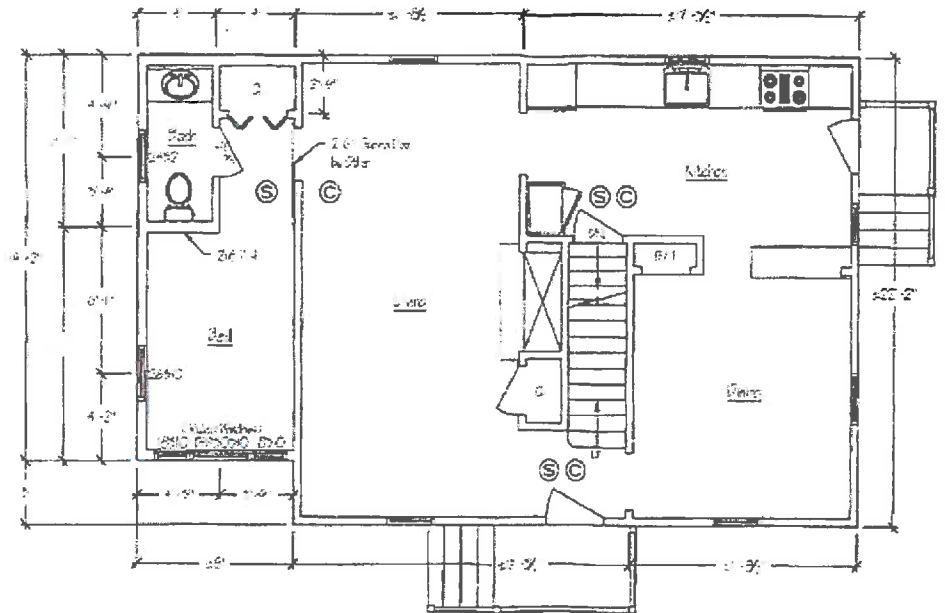
Proposed Foundation/ Basement Plan  
Scale: 1/4" = 1'-0"

### Existing First Floor



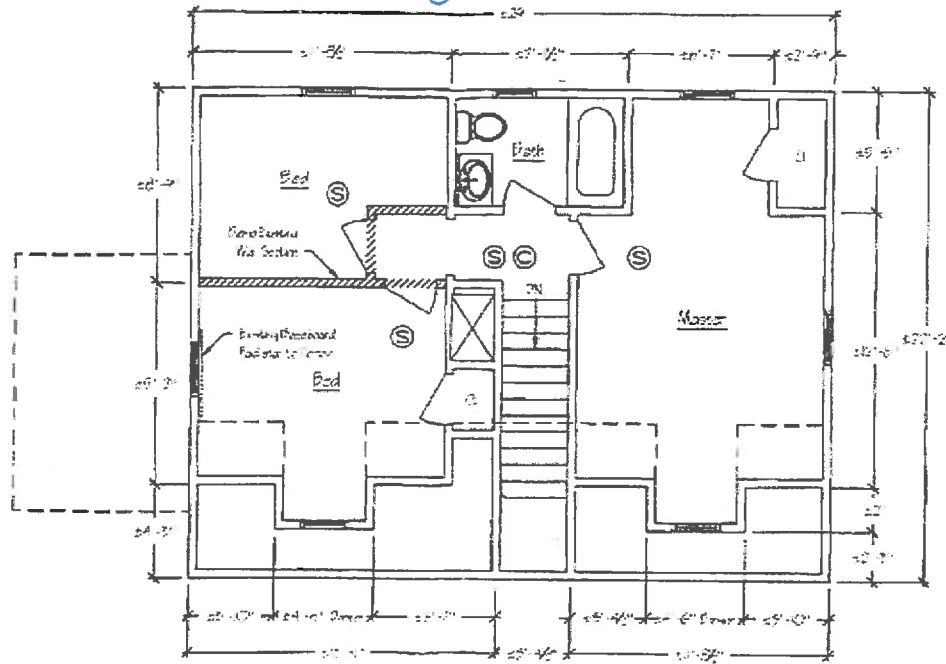
Existing First Floor Plan  
Scale 1/4" = 1'-0"

### Proposed First Floor



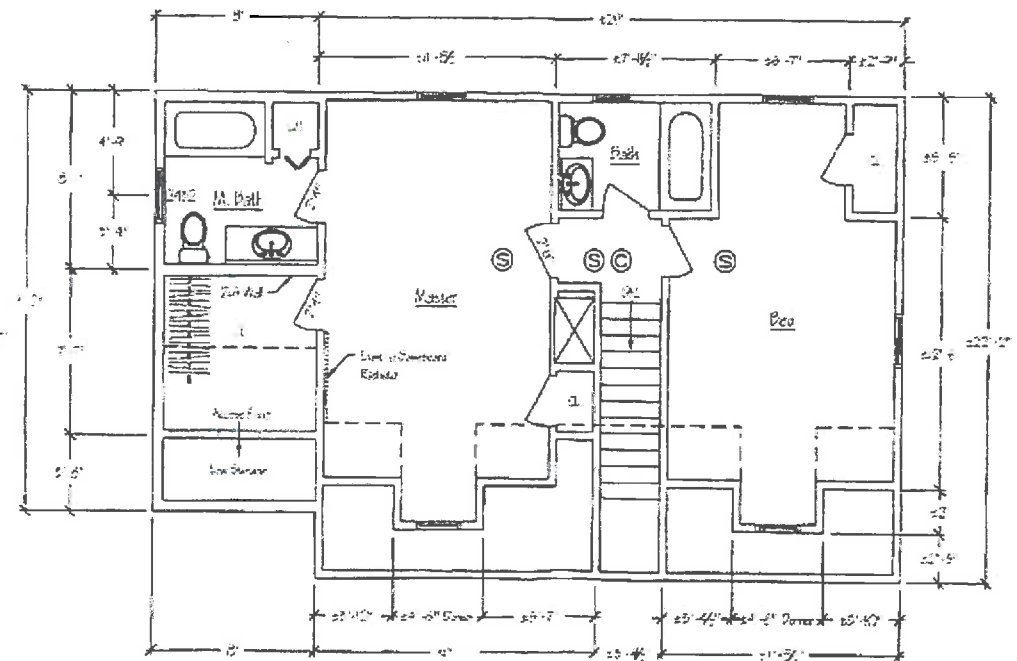
Proposed First Floor Plan  
Scale 1/8"=1'-0"

## Existing Second Floor

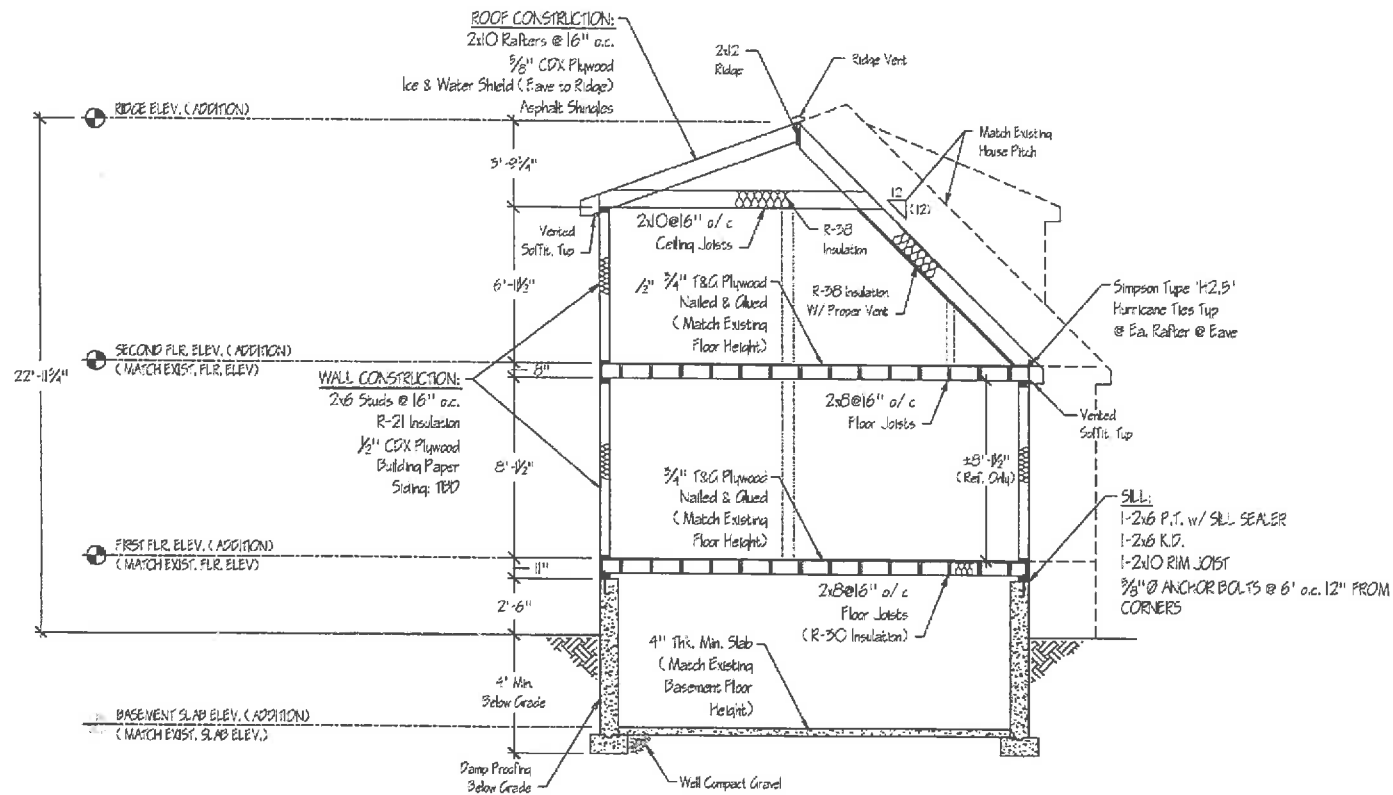


Existing Second Floor Plan  
Scale: 1/4" = 1'-0"

## Proposed Second Floor



Proposed Second Floor Plan  
Scale: 1/4" = 1'-0"



**NOTES:**

1. ALL DIMENSIONS AND MATERIALS SPECIFIED ARE TO BE VERIFIED BY THE CONTRACTOR AND ANY ADJUSTMENTS MADE ACCORDINGLY.
2. FOR ADDITIONAL FOUNDATION INFORMATION SEE FOUNDATION PLAN.
3. FOR ADDITIONAL FRAMING INFORMATION SEE FRAMING PLANS.
4. IF EXISTING FOUNDATIONS DO NOT MEET FROST DEPTH REQUIREMENTS, UNDERPIN AS REQUIRED, TYP.

Cross Section  
 Scale: 3/16" = 1'-0"



## **Renovation**

Dear Denise and Jeff,

Thank you for sharing the plans of your home renovation project. They look great, and we are certainly in favor of you making this update to your property.

Best,

Tim and Stephanie King  
92 Channing Rd



## Proposed renovations to our home

---

Lydia Cho <lydiacho@gmail.com>

Mon, May 14, 2018 at 2:26 PM

To: Denise Molk <denise.molk@gmail.com>, jnm089@gmail.com

Hi Denise and Jeff:

This sounds amazing!! I wish you the best in this process and am very excited for you/your family! I am totally for this!!

xoxo,

Lydia Cho  
97 Channing Rd

## Proposed renovations to our home

---

James Murphy <murphj2@gmail.com>  
To: Denise Molk <denise.molk@gmail.com>

Fri, May 11, 2018 at 5:39 PM

Hi Denise and Jeff - not only do we not mind, the plans look great and would be a welcomed addition to the neighborhood. Please let me know if you need any additional help in getting this approved.

Kind regards - the Murphy's (86 Channing)

Re: Proposed renovations to our home

Denise Molk (denise.molk@gmail.com)

Re: Proposed renovations to our home

From: [srtacine@yahoo.com](mailto:srtacine@yahoo.com)

Date: Fri, May 11, 2018 at 18:29 PM

Subject: Proposed renovations to our home

Exciting renovation! We're totally on board- let us know if you need anything.

Emily and Jason Tuohey  
1 Farm Road, Belmont MA

Front of 83 Channing Road

Area of proposed addition



## Back of 83 Channing Road

Area of proposed addition



(Property abuts Commuter Rail Line)



Several examples of homes located along Channing Rd with third floor additions

