

RECEIVED  
TOWN CLERK  
BELMONT, MA

RECEIVED  
TOWN CLERK  
BELMONT, MA

2018 AUG 28 AM 10:21

2018 AUG 28 AM 10:21

CASE NO. 18-34

NOTICE OF PUBLIC HEARING BY THE  
BELMONT ZONING BOARD OF APPEALS

ON APPLICATION FOR A SPECIAL PERMIT

Notice is hereby given that the Belmont Zoning Board of Appeals will hold a public hearing on Monday September 10, 2018 at 7:00 PM in the Art Gallery, 3<sup>rd</sup> floor, Homer Municipal Building, 19 Moore St., to consider the application of Andrew Oldman at 22 Kilburn Road located in a Single Residence C (SRC) Zoning District, for the Board under section 4.2.2 A 7 to consider reducing the rear setback requirement to not less than the side requirement to Construct a Rear addition and a Detached Garage by Special Permit. Special Permit 1.- The required Rear setback for the addition and the Garage is 30.0'. The existing rear setback is 28.7'. The proposed rear setback for the addition is 25.2' and for the detached garage is 5.5'.

ZONING BOARD OF APPEALS

2018 AUG 28 AM 10:22



Town of Belmont  
Zoning Board of Appeals

**APPLICATION FOR A SPECIAL PERMIT**

Date: July 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 22 KILBURN RD 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 \_\_\_\_\_

DETACHED GARAGE

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

Signature of Petitioner

[Handwritten Signature]

Print Name

ANDREW Q. ORMALI

Address

31 KILBURN RD

BELMONT, MA 02478

Daytime Telephone Number

617 812 8050



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

June 20, 2018

Andrew Oldman  
22 Kilburn Road  
Belmont, MA 02478

RE: Denial to Construct a One Story Addition and a Detached Garage

Dear Mr. Oldman,

The Office of Community Development is in receipt of your building permit application for your proposal to construct a One Story Addition, a Deck and a Detached Garage at 22 Kilburn 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 A (7) of the Zoning By-Law allows the reduction of rear setbacks for corner lots by Special Permits. The required rear setbacks of your addition, the deck and the garage are 30.0'.

1. The existing rear setback of your structure is 28.7', the proposed rear setback of the addition and the deck are at 25.2' and the proposed garage as an accessory building at 5.5'.

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 to reduce the rear setbacks of the structure to no less than a side setback at 10.0' and the detached garage as an accessory building no less than 5.0'. 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

Andrew Q. Oldman

31 Kilburn Road

Belmont, MA 02478

E: [Aqophketch@aol.com](mailto:Aqophketch@aol.com)

P: 617 484 8818

July-29, 2018

TO: Belmont Zoning Board of Appeals

RE: Two Special Permits for Proposed Work at 22 Kilburn Road

Ladies and Gentlemen of the Board,

Herein are the explanations for two Special Permits at the subject property.

My wife Madeleine and I are fortunate to be able to purchase our dear neighbor's house in order to downsize by approximately fifty percent. I have spent most of my career in architectural preservation and construction, thus we are principally interested in preserving this beautiful small house and its expansive yard. We will move there as soon as the construction work is complete.

#### REQUEST for SUNROOM

I wish to remove a stone patio at the "back" which is more or less set to the grade of the first floor. Part of the subject patio violates the current setback; though it may have predated any zoning. As old age is approaching, we want to construct a small sunroom in its place to have both a cozy, sunny room to serve as a small family room; and in the event of inevitable sickness, to provide a barrier free warm and bright place in which to rest and recover. The front door and or door to this proposed addition is easily and attractively (not noticeable) made accessible for any impairment; thus the proposed sunroom is logical and convenient. It will also enhance the circulation and principal spaces of this small house. The sunroom will most importantly enhance our ability to remain in the house for many years.

The sunroom will be built in the same architectural style of tile roof and shingle style as the original house. It will feature a very small hand built fireplace. The modest chimney will carefully blend into the south façade, and is mostly obscured

by a large and healthy birch tree. This tree is to be protected and preserved. Adjacent to the sunroom will be a small deck that matches up with the existing pergola to the east. The deck will provide barrier free access from the adjacent dining room and the sunroom. Either gentle wide steps and or a slight change of grade will lead to the cozy "back" garden and lawn, and a path to the next request.

#### REQUEST for NEW GARAGE/ACCESSORY BUILDING

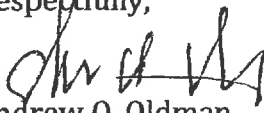
The second Special Permit request is for a much needed garage to house a car and lawn equipment, etc.

After consultation with the Building Department, it appears the most reasonable approach is to use their guidelines for an accessory building setback, and locate it at the end of the existing drive on the west side of the house; spaced the same distance from the property line of our adjacent neighbor at 42 Kilburn. This location will maximize the preservation of our beautiful corner lot green space and landscape, both from the house and the neighborhood. The wood shingled garage will be an attractive, modest building that adds to the unique character of our neighborhood and reflects the design principles of the original house.

I have designed this to be built into the landscape, so that the garage floor is just above the street grade at the lowest, southwest corner of the lot. Much of the north and east sides of the garage will be built as a buried retaining wall, with the same shingle style of the house as it rises out of the ground. The gable ends and eaves will be constructed to reflect the design of the original house. The roof will be white cedar shingles from a custom mill in Maine. The gable ends and eave detail will also be of eastern white cedar.

We therefore ask for your considered understanding and positive decision for these two Special Permits.

Respectfully,

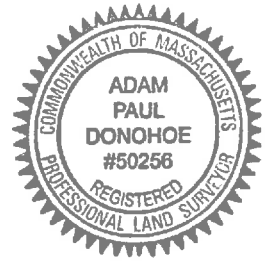


Andrew Q. Oldman

Mass Arch License 4162

# Zoning Compliance Check List

(Registered Land Surveyor)



Property Address: 22 Kilburn Road

Zone: SR-C

Surveyor Signature and Stamp: *Adam Donohoe*

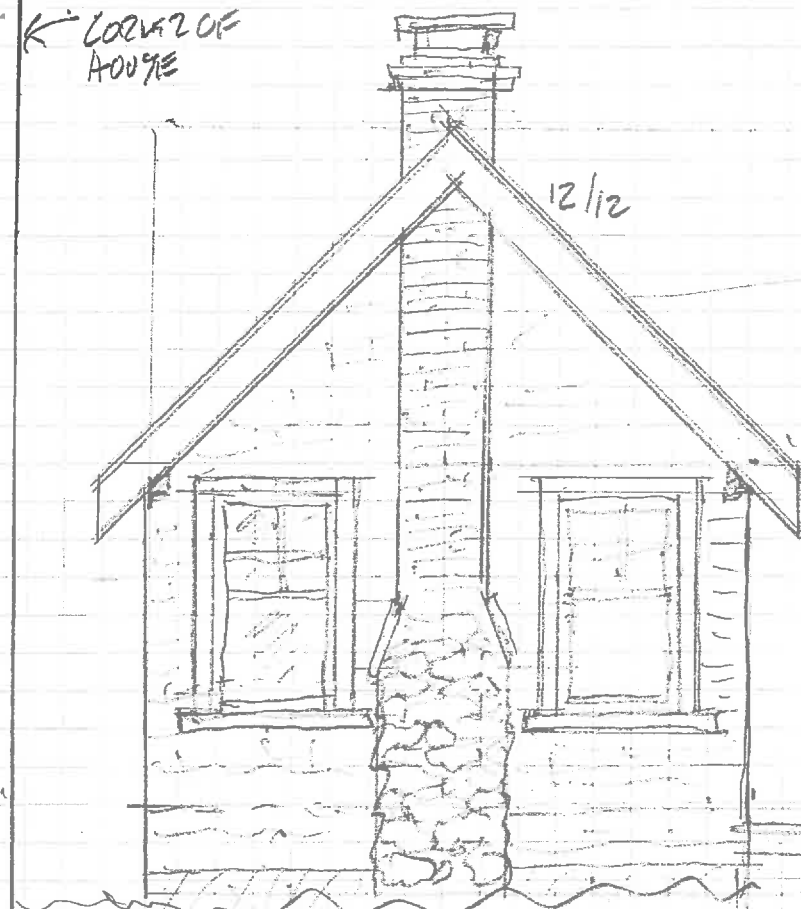
Date: 7/27/18

	REQUIRED	EXISTING	PROPOSED
Lot Area	9,000 S.F.	11,665 S.F.	11,665 S.F.
Lot Frontage	75'	200.82'	200.82'
Floor Area Ratio	_____	_____	_____
Lot Coverage	25%	11.1%	16.7%
Open Space	50%	20.6%	26.0%
Front Setback	25'	30.1'	30.0'
Side Setback	10'	14.1'	14.1'
Side Setback	N/A	N/A	N/A
Rear Setback	30'	35.4'	5.5'
Building Height	_____	_____	_____
Stories	_____	_____	_____
1/2 Story Calculation			

<b>NOTES:</b>

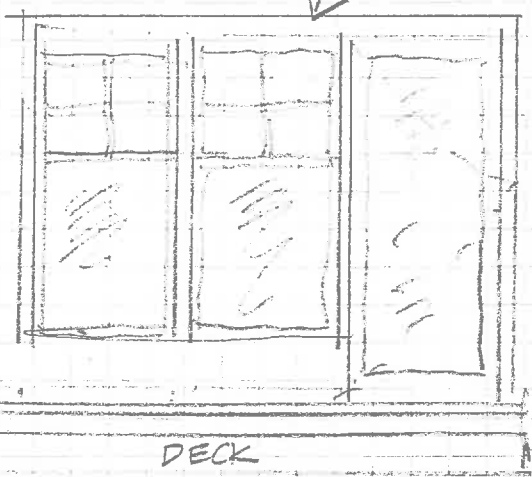
← CORNER OF HOUSE

SK-2  
6/5/18  
DW 7/28/18



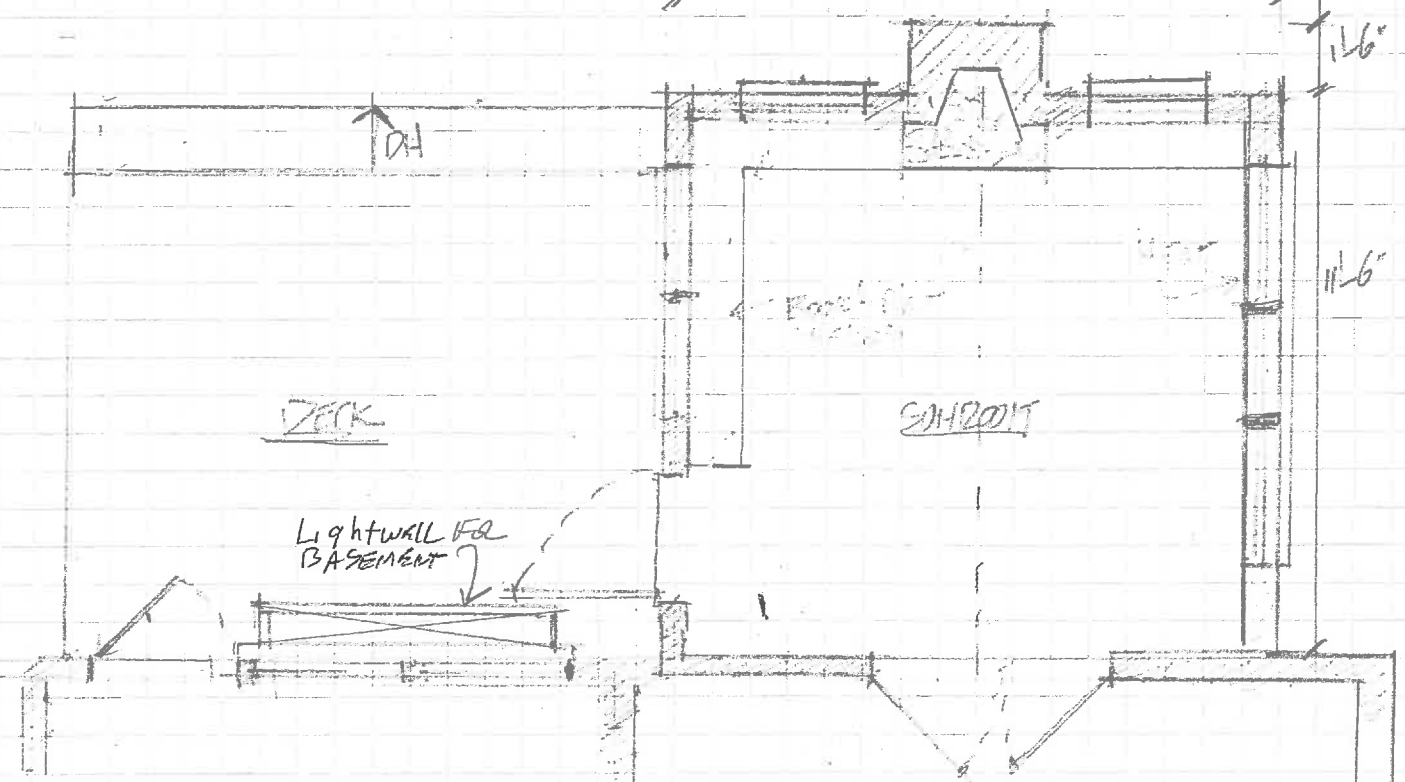
SOUTH ELEVATION

DINING ROOM WINDOWS  
BEYOND



DECK

2'-9"  
12'-8"



DECK

Lightwell for  
Basement

SUN ROOM

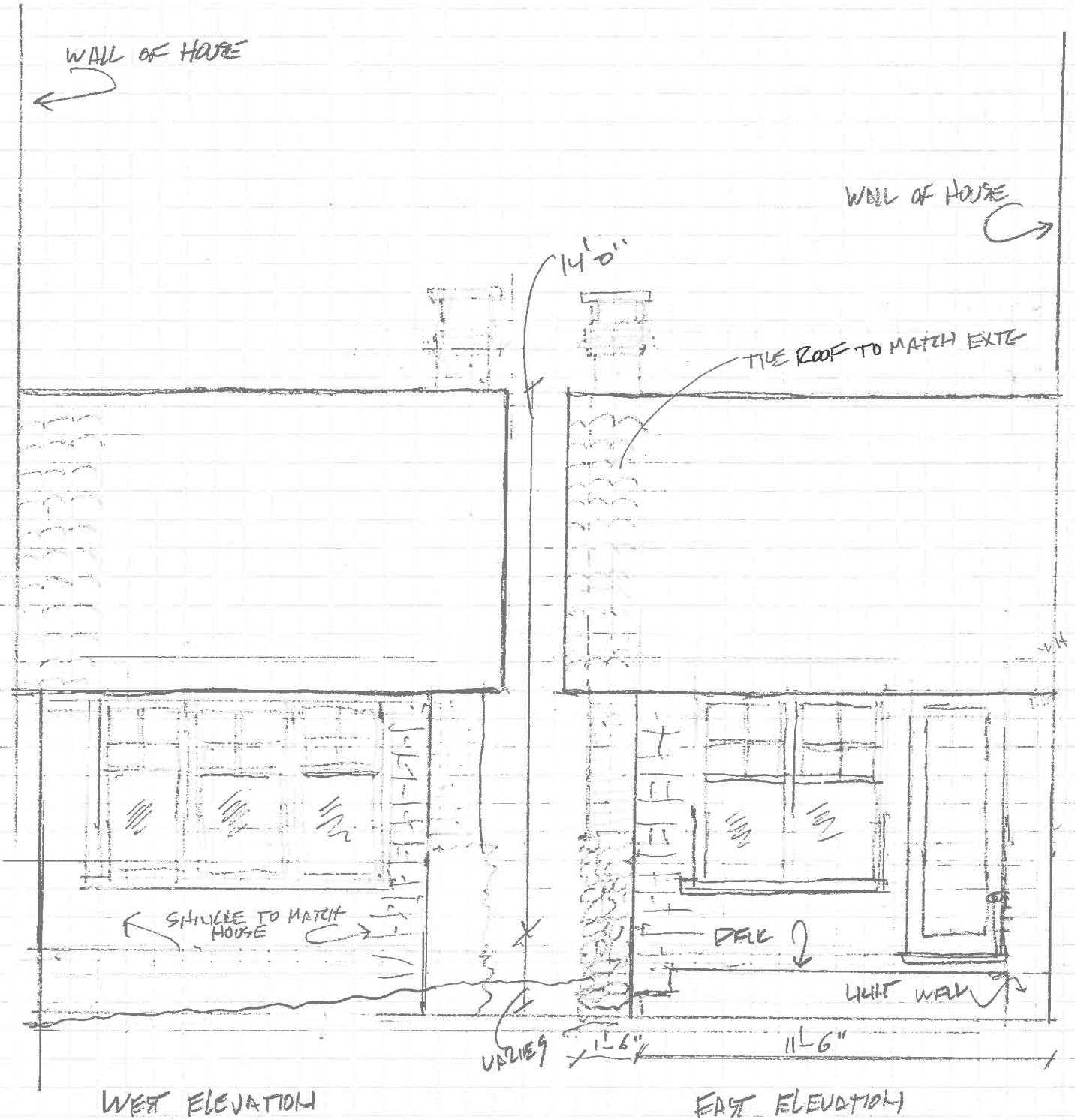
ANDREW OLDMAN  
ARCHITECT MA #4162  
31 KILBURN RD

EXISTING DINING ROOM

EXISTING LIVING ROOM

SUN ROOM TO REPLACE EXIST STONE PATIO/DECK  
22 KILBURN RD 1/4" = 1'-0"

SK-3  
6/15/18  
REV 7/28/18



ANDREW OLDMAN  
ARCHITECT - MASS #4162  
31 KILBURN RD

SUNROOM + DECK

22 KILBURN RD 1/4" = 1'0"



SK-4

6/5/18

REV

7/27/18

18'

SOUTH

PLAN

20'

GRADE PER SURVEY

49.2'

8'6" 3' WEST 12' 3'

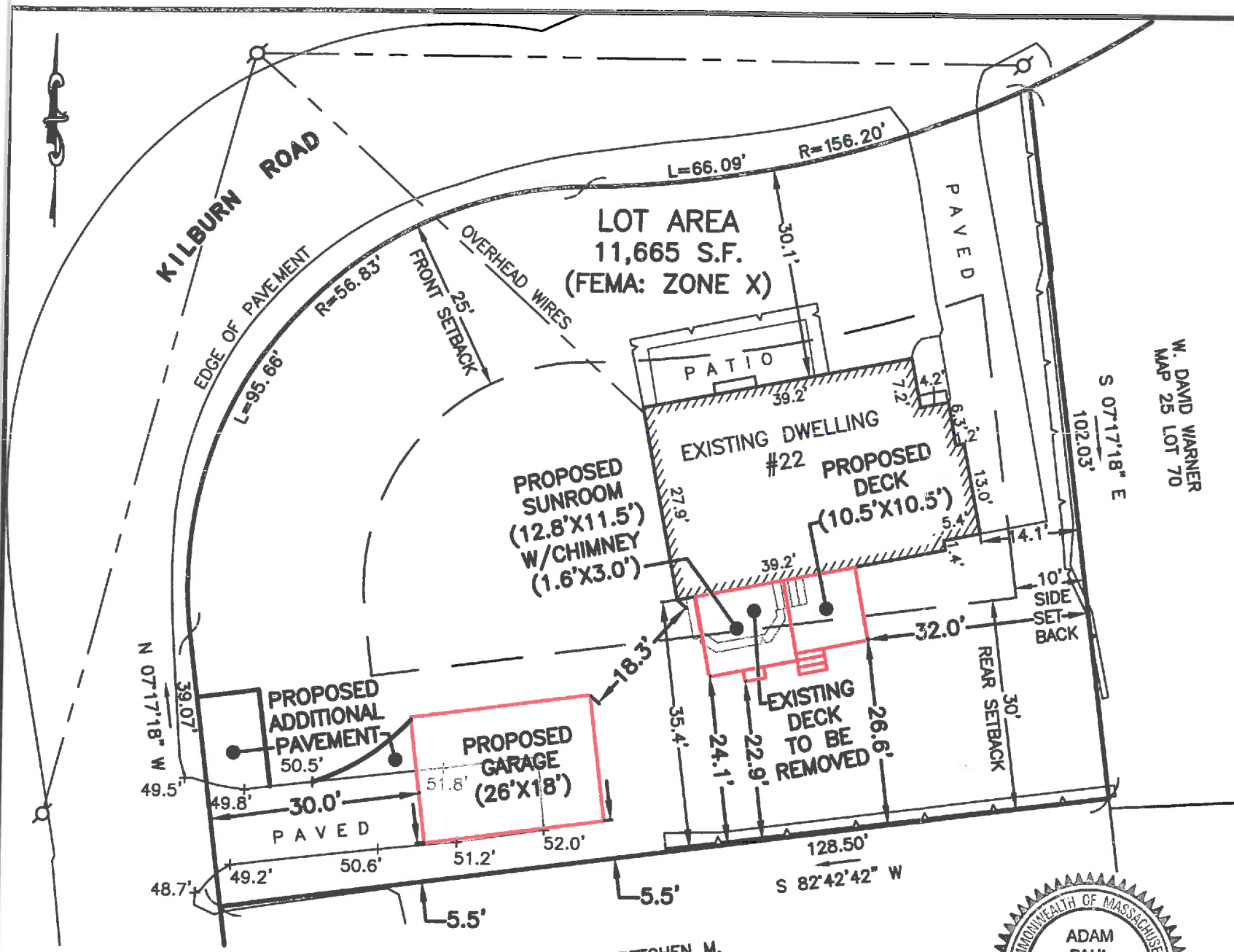
EAST

NORTH

PROPOSED GARAGE

22 KILBURN RD 1/8" = 1'-0"

ANDREW O'NEILL  
ARCHITECT  
31 KILBURN RD  
MA #4162



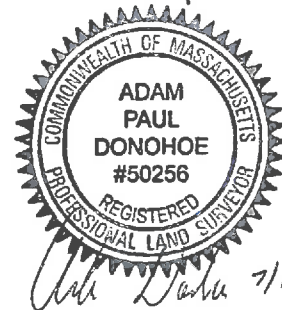
ZONING: SR-C - DIMENSIONAL & DENSITY REGULATIONS

	REQUIRED	EXISTING	PROPOSED
LOT COVERAGE	25%	11.1%	16.7%
OPEN SPACE	50%	20.6%	26.0%
FRONT YARD	25'	30.1'	30.0'
SIDE YARD	10'	14.1'	14.1'
REAR YARD	30'	35.4'	5.5'
FRONTAGE	75'	200.82'	200.82'
LOT AREA	9,000 S.F.	11,665 S.F.	11,665 S.F.

EXISTING FIRST FLOOR FOOTPRINT: 1,190 S.F.  
 EXISTING DECK & STEPS: 109 S.F. (93 S.F. TO BE REMOVED)  
 PROPOSED SUNROOM & CHIMNEY: 152 S.F.  
 PROPOSED DECK & STEPS: 122 S.F.  
 PROPOSED GARAGE: 468 S.F.

PROPOSED GARAGE, SUNROOM, & DECK  
 IN  
**BELMONT, MA**

PREPARED FOR  
**ANDREW OLDMAN**  
 REV. 6/8/18, 6/26/18, 7/27/18  
 SCALE: 1" = 20' JUNE 5, 2018  
**DONOHUE SURVEY, INC.**  
 363 BOSTON ST. TOPSFIELD, MA  
 (978) 887-6161



**NOTE:**  
 • NO PUBLIC SHADE TREES TO BE REMOVED.  
 • GRADE OF EXISTING BASEMENT = 51'  
 • GRADE OF EXISTING BUILDING SILL = 50'  
 (AS PROVIDED BY HOMEOWNER).  
 • SPOT GRADES ARE ON AN ASSUMED ELEVATION DATUM.

ROBERT B. BURKITT & GRETCHEN M.  
 MCCAREY  
 MAP 25 LOT 72

LOC. HOUSE NO. 22 KILBURN ROAD  
 LOC. MAP NO. 25 LOT NO. 71  
 PROJ. 3584