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TOWN CLERK
BELMONT, MA

2018 SEP -4 PM 2: 07

CASE NO. 18-36

NOTICE OF PUBLIC HEARING BY THE
BELMONT ZONING BOARD OF APPEALS

ON APPLICATION FOR 1 SPECIAL PERMIT

Notice is hereby given that the Belmont Zoning Board of Appeals will hold a public hearing on Monday October 1, 2018 at 7:00 PM in the Art Gallery, 3rd floor, Homer Municipal Building, 19 Moore St., to consider the application of Keith Plamondon at 27 Waverley Terrace, located in a General Residence (GR) Zoning District for A Special Permit under Section 1.5 of the Zoning Bylaw to construct a One Story Addition. Special Permit -1. Section 1.5.4 A of the Zoning By-Law allows extensions or alteration to non-conforming structures in the GR zoning district by a Special Permit from the Zoning Board of Appeals.

ZONING BOARD OF APPEALS



Town of Belmont
Zoning Board of Appeals

RECEIVED
TOWN CLERK
BELMONT, MA

2018 SEP -4 PM 2: 53

APPLICATION FOR A SPECIAL PERMIT

Date: 8/23/2018

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 27 Waverley Terrace 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 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 Keith Plamondon
Print Name Keith Plamondon
Address 27 Waverley Terrace
Belmont, MA 02478
Daytime Telephone Number 508-981-4330



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 25, 2018

Keith Plamondon
27 Waverly Terrace
Belmont, MA 02478

RE: Denial to Construct a One Story Addition

Dear Mr. Plamondon:

The Office of Community Development is in receipt of your building permit application for the construction of a One Story Addition at 27 Waverly Terrace, located in a General Residence (GR) Zoning District.

Your application has been denied because it does not comply with the Zoning By-Law. More specifically, 1. Section 1.5.4 A of the Zoning By-Law allows extensions or alteration to non-conforming structures in the GR zoning district by a Special Permit from the Zoning Board of Appeals.

1. The proposed changes to the structure are allowed by a Special Permit.

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

August 23, 2018

To The Members of the Zoning Board of Appeals:

I have been a resident of Belmont since 2010 and purchased my house on Waverley Terrace after many years of renting near Boston. When I first saw my house, I knew it was the place for me to call my own. Eight years later, I continue to be grateful for the decision I made in purchasing this property; it is indeed home.

While I love the house, the neighborhood, and the town, I realized that my house needed a little updating to make it ideal. My house is a cape in the truest sense, and while I love the charm and character of it, I am looking to add a little breathing room.

My desire to update the house began by thinking about lengthening a few door thresholds; at 6'4" tall, ducking every time I enter my living room or dining room has become a little tiresome. And once I started envisioning what taller door openings could look like, other renovation wants came to mind, like an open concept kitchen/dining room, an airy staircase to the second floor, and a more usable space on the back of the house than the three-season room currently there. The three-season room is great, but a four-season room would be even better!

The three-season room complies with all Town of Belmont zoning requirements and the proposed room will also comply with all zoning requirements. In the space, I am looking to enlarge the current three-season room by widening it two feet. I am looking to replicate the windows and light that are currently in the sunroom, and making it part of the main house will allow for more usable space and room for my family and me.

I hope that you will consider these plans as an additive project to my neighborhood and the town, and nothing more. I intend to stay here for many years, and am excited to have the opportunity to make improvements to my house that will make it even more of a home.

Thank you,



Keith Plamondon
27 Waverley Terrace
Belmont, MA 02478

Zoning Compliance Check List

Properties Located within the GR Zoning Districts

(To be Completed by a Registered Land Surveyor)

Property Address: 27 WAVERLY TERRACE

Surveyor Signature and Stamp: _____

Date: 05/23/2018

Per §4.2 of the Zoning By-Law

Per §4.2 of the Zoning By-Law							
		REQUIRED		EXISTING		PROPOSED	
Lot Area (sq. ft.)		5,000 sf.		5,096 sf.		5,096 sf.	
Lot Frontage (feet)		50'		38.00'		38.00'	
Lot Area/Unit (sq. ft./d.u.)							
Lot Coverage (% of lot)		30%		27.1%		27.6%	
Open Space (% of lot)		40%		63.9%		63.4%	
Setbacks: (feet)	➤ Front ^(a)	20'		18.6'		18.6'	
	➤ 2nd Front Door (25%)						
	➤ Side/Side	10'	10'	8.4'	9.2'	8.4'	9.2'
	➤ Rear	16' *		17.5'		16.9'	
Building Height:	➤ Feet	N/A		N/A		N/A	
	➤ Stories	N/A		N/A		N/A	
1/2 Story (feet) (Per §1.4)	➤ Perimeter (50%)	N/A		N/A		N/A	
	➤ Area (60%)	N/A		N/A		N/A	
	➤ Length (75%)	N/A		N/A		N/A	
Per §6D of the Zoning By-Law							
HVAC:		Prohibited in Front Yard and Side and Rear Setbacks					
Front Doors:		Both Must Face Street ^(b)					
		STANDARD			PROPOSED		
Curb Cut (One per 70' Frontage) ^(c)		1			1		

^(a) Front setback is equal to the average front setbacks of the abutting properties on either side.

^(b) The second unit's front door may be allowed to face the side yard only if the existing structure is historically or architecturally significant.

^(c) A second curb cut may be allowed where the Applicant can demonstrate that creating a second curb cut is harmonious with the surrounding neighborhood.

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

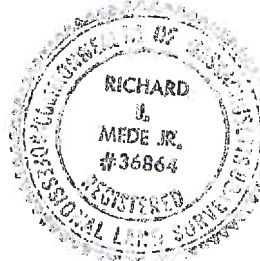
* 20% of lot depth BUT NOT LESS THAN 16'

August 20, 2014

Site plan for Lot 1, showing an existing dwelling and proposed additions. The lot is bounded by a curved line with dimensions $L=38.00$ and $R=40.00$ on the top left, and a straight line of 87.06 on the top right. The existing dwelling (No. 27) is a rectangular structure with dimensions 34.4' by 25.6'. A driveway (71.71' long) and a carport (18.8' by 10.2') are located to the left of the dwelling. A 1-story addition (1 STY) is shown with dimensions 12.7' by 14.1'. A shed (12.2' by 12.2') is located to the right of the dwelling. The lot area is 5,096 s.f. ±. The plan also shows a wall, a walkway, and various setbacks and dimensions for the proposed additions.

ZONING REQUIREMENT	EXISTING	PROPOSED
FRONT: 20'	18.6	18.6
SIDE: 10'	8.4	8.4
SIDE: 10'	9.2	9.2
REAR: 16'* (20% DEPTH)	17.5	16.9
MAX. LOT COV.: 30%	27.1%	27.6%
MIN. OPEN SPACE: 40%	63.9%	63.4%

05/23/2018



SCALE: 1" = 20'

ADDITIONS AND RENOVATIONS TO PLAMONDON RESIDENCE

27 WAVERLY TERRACE
BELMONT, MA

DRAWING SET CREATED FOR:
KEITH PLAMONDON
27 WAVERLY TERRACE
BELMONT, MA

ISSUED FOR PERMIT (IFP)
OCTOBER 09, 2017
w/ REVISIONS APRIL 11, 2018

Robert W
Hannon, AIA

Digitally signed by Robert W Hannon, AIA
DN: cn=Robert W Hannon, AIA, o=Robert
William Hannon Architect PLLC, ou,
email=rob@rwh-architect.com, c=US
Date: 2018.04.11 15:06:29 -04'00'

Drawings have been digitally signed, sealed, & dated.



ADDITIONS & RENOVATIONS TO
PLAMONDON RESIDENCE
27 WAVERLY TERRACE, BELMONT MA

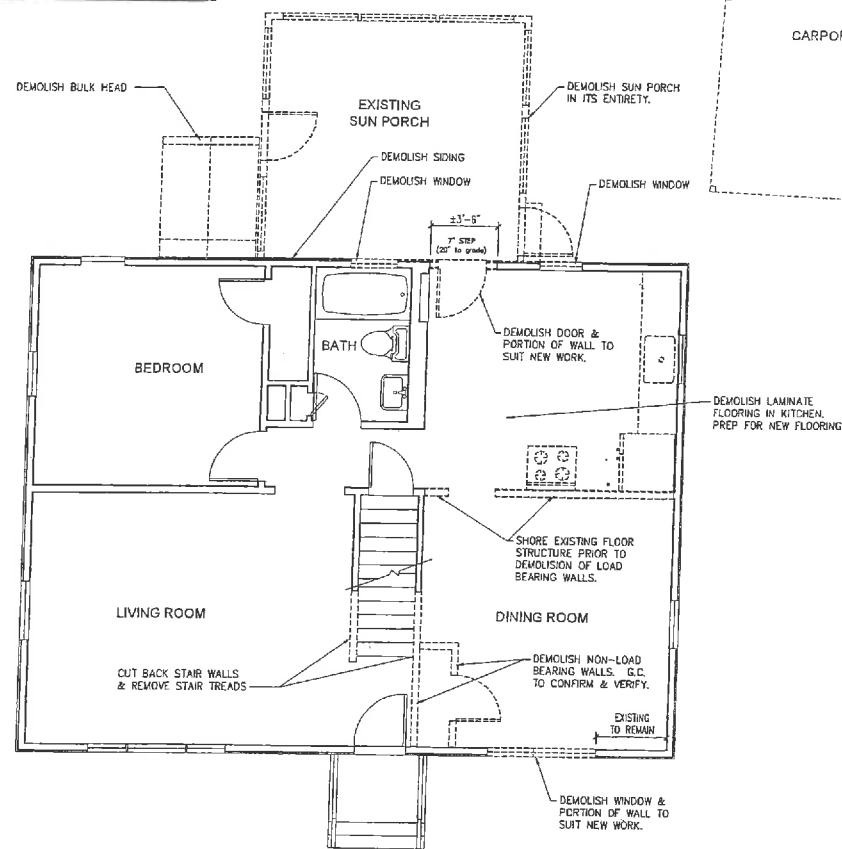
COVER SHEET

LEGEND	
	EXISTING WALL TO REMAIN
	EXISTING TO BE REMOVED
	NEW PARTITION
	PARTIAL WALL INFILL
	DEMOLISH DOOR
	EXISTING DOOR
	NEW DOOR & NUMBER
	NEW WINDOW
	WINDOW TAG
	EXTERIOR ELEVATION TAG
	BUILDING SECTION TAG
	DETAIL TAG
	ITEM HIDDEN OR ABOVE

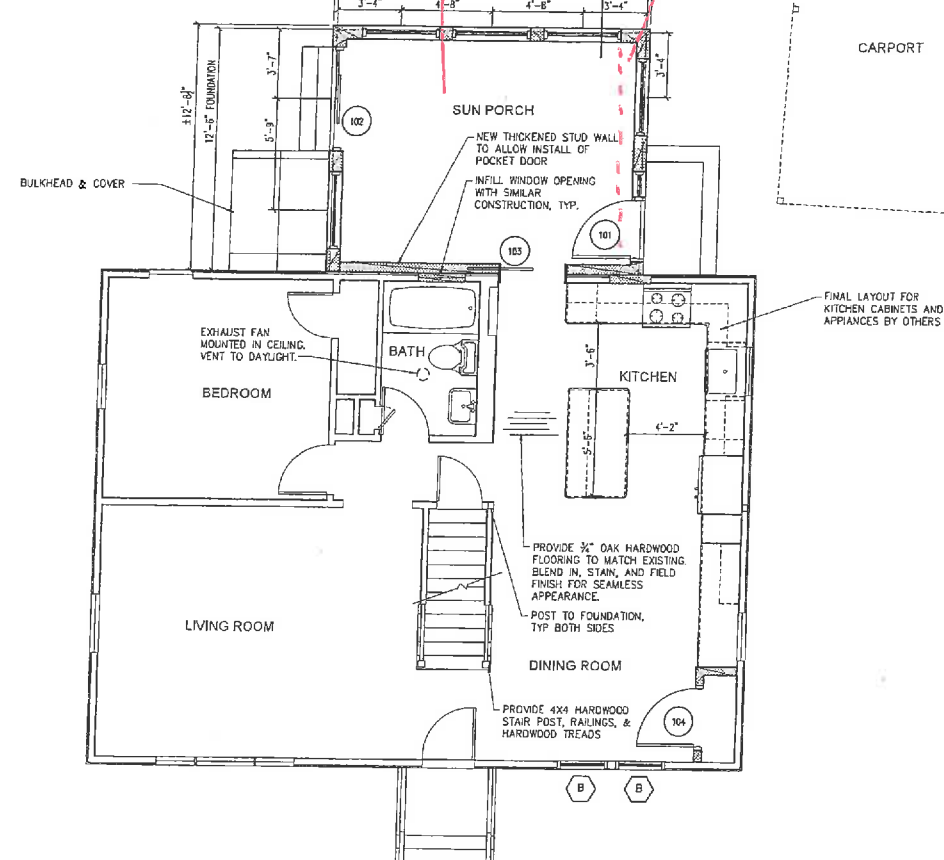
DRAWING SHEET INDEX:	
C100	COVER SHEET
S100	FOUNDATION PLAN, FRAMING PLANS, & NOTES
A101	FLOOR PLAN, NOTES, & SCHEDULES
A201	EXTERIOR ELEVATIONS, SECTIONS, & DETAILS

REVISIONS	
2	IFP 04/11/2018
1	IFP 10/09/17
0	IFP 08/25/17
DATE	
DATE	11 APRIL 2018
SCALE	AS NOTED
DATE	17-015
SHEET NO.	C100

- DEMOLITION NOTES
1. DEMOLITION SHOWN IN DRAWINGS IS DIAGRAMMATIC. PERFORM DEMOLITION NECESSARY TO ACCOMPLISH DESIGN AS DEPICTED IN ALL DRAWINGS.
 2. DEMOLITION INCLUDES REMOVAL AND PROPER DISPOSAL.
 3. ALL SURFACES AFFECTED BY DEMOLITION TO BE PATCHED TO A LIKE-NEW FINISH.



DEMO PLAN
SCALE: 1/4"=1'-0" D100



FLOOR PLAN
SCALE: 1/4"=1'-0" A101

PARTITION TYPES

TYPE	INFILL	DESCRIPTION
A		(ALL EXTERIOR WALLS, UNLESS NOTED OTHERWISE) <ul style="list-style-type: none">• SIDING• FURRING STRIPS (VERTICAL)• 1" RIGID INSULATION (R-3.8 CONTINUOUS MIN.)• AIR INFILTRATION BARRIER• 1/2" EXTERIOR PLYWOOD SHEATHING• 5K" THICK R-21 BATT INSULATION• 2x6 WOOD STUDS @ 16" O.C.• 4 MIL VAPOR BARRIER SEALED AROUND ALL PENETRATIONS• 1/2" GYPSUM WALL BOARD
B		(ALL INTERIOR WALLS, UNLESS NOTED OTHERWISE) <ul style="list-style-type: none">• 1 LAYER 1/2" GYPSUM WALL BOARD EA. SIDE• R-13 ACOUSTIC BATT INSULATION• 2x4 WD. STUD @ 16" O.C.

WALL BRACING NOTES

1. ALL EXTERIOR WALLS & INTERIOR BRACED WALL LINES TO BE BRACED & CONSTRUCTED AS REQUIRED BY THE MASSACHUSETTS STATE BUILDING CODE, EIGHTH EDITION FOR A BASIC WIND SPEED OF 100 MPH.
2. ALL BRACE-WALL-PANELS SHALL BE CONSTRUCTED ACCORDING TO THE MASSACHUSETTS STATE BUILDING CODE R502.10.1
3. SPACING OF BRACED WALL LINES SHALL NOT EXCEED 35'-0" O.C. IN BOTH THE LONGITUDINAL AND TRANSVERSE DIRECTIONS.
4. ALL PLYWOOD SHEATHING & GNB PANEL SHEETS FOR BRACE-WALL-PANELS SHALL BE INSTALLED VERTICALLY & FASTENED AS REQUIRED BY CODE. INSTALL SOLID BLOCKING @ ALL HORIZONTAL PANEL SHEATHING JOINTS IN BRACE-WALL-PANEL SECTIONS, OR AS MANDATED IN THE MA STATE BUILDING CODE.
5. EACH BRACED WALL PANEL TO BE AT LEAST 48" IN LENGTH (3 STUD SPACES MIN. @ 16" O.C.) AND NO MORE THAN 25'-0" O.C., BUT NOT LESS THAN 16% OF WALL LENGTH FOR METHOD 3 (EXTERIOR BRACE WALL LINE) & 25% FOR METHODS 2 THRU 8 (INTERIOR BRACE WALL LINE). BRACED WALL PANELS SHALL BEGIN NO MORE THAN 12'-6" FROM EACH END OF A BRACED WALL LINE.
6. ALL BRACED PANEL SOLE & TOP PLATES CONNECTIONS TO BE FASTENED AS REQUIRED BY THE MASSACHUSETTS STATE BUILDING CODE.
7. WHERE JOISTS ARE PERPENDICULAR TO THE BRACED WALL LINES ABOVE, BLOCKING SHALL BE PROVIDED UNDER & IN LINE WITH BRACED WALL PANELS.
8. AS AN ALTERNATE TO EACH 4'-0" BRACE WALL-PANEL SECTION 2'-8" WIDE BRACE-WALL-PANEL MAY BE USED SO LONG AS ALL PANEL SHEATHING EDGES ARE BLOCKED. IN ADDITION 2 ANCHOR BOLTS MUST BE PROVIDED IN EACH PANEL (AT 4 POINTS) AND A TIE-DOWN DEVICE FASTENED TO THE FOUNDATION CAPABLE OF PROVIDING AN UPLIFT CAPACITY OF AT LEAST 1,800 POUNDS.

GENERAL NOTES

1. CONTRACTOR TO COORDINATE & VERIFY ROUGH OPENINGS.
2. ALL EXTERIOR WINDOW & DOOR HEADERS TO BE (3) 2X10'S UNLESS OTHERWISE NOTED.
3. ALL INTERIOR DOOR HEADERS TO BE (2) 2X8'S UNLESS OTHERWISE NOTED.
4. ALL WINDOW COMPONENTS & GLAZING SHALL BE DESIGNED TO BE ABLE TO WITHSTAND A DESIGN WIND SPEED OF 105 M.P.H.
5. COORDINATE WINDOW & DOOR SELECTION WITH OWNER. PROVIDE ANDERSEN 400 SERIES UNLESS OTHERWISE NOTED.
6. ANY WINDOW GLAZING CLOSER THAN 18" FROM THE FLOOR, EXCEEDING 6 SQUARE FEET IN AREA, IN A DOOR, OR WITHIN 24" OF A DOOR MUST BE TEMPERED GLASS.
7. PROVIDE CLEAR, DOUBLE-GLAZED, LOW-E GLAZING.
8. ALL WINDOWS TO BE PROPERLY FLASHED AS RECOMMENDED BY MANUFACTURER'S SPECIFICATIONS.
9. PROVIDE DIMMER SWITCHES FOR ALL NEW LIGHTING FIXTURES.
10. EXISTING STRUCTURE SHOWN IS DIAGRAMMATIC ONLY. CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS.
11. USE CEMENT BOARD AT ALL LOCATIONS OF CERAMIC TILE OR SIMILAR MATERIAL.
12. PROVIDE SCREENS ON ALL OPERABLE WINDOWS.
13. PROVIDE SOLID WOOD BLOCKING BEHIND ALL WALL-MOUNTED ITEMS.
14. GENERAL CONTRACTOR TO PROVIDE PLUMBING AND MECHANICAL INFRASTRUCTURE AS REQUIRED TO SUIT FINAL PROJECT. SUFFICIENT VENTILATION FOR ALL HABITABLE SPACES MUST BE PROVIDED. EVALUATE AND INFORM OWNER OF ADEQUACY OF EXISTING MECHANICAL SYSTEM.

DOOR SCHEDULE

MARK	SIZE	NO.	TYPE / NOTES
101	3'-0" x 6'-8" (18" SIDELITE)	FWD	FRENCHWOOD HINGED ENTRY, EXTERIOR INSULATED
102	5'-4" x 8'-8"	FWD	FRENCHWOOD GLIDING PATIO, FULLY GLAZED
103	3'-8" x 8'-8"		INTERIOR SOLID CORE WOOD POCKET DOOR
104	3'-0" x 6'-8"		INTERIOR SOLID CORE WOOD DOOR

WINDOW SCHEDULE

MARK	SIZE	NO.	TYPE / NOTES
A			
B	2'-7" W x (MATCH EXISTING) H		MATCH EXISTING
C	4'-0" W x 4'-6" H		GLIDING/ROLLING

rwh
architect
ROBERT WILLIAM
HANNON ARCHITECT
12 LANSING DRIVE
SALEM, NH 03079
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ADDITIONS & RENOVATIONS TO
PLAMONDON RESIDENCE
27 WAVERLY TERRACE, BELMONT MA

FLOOR PLAN,
NOTES, & SCHEDULES

REVISIONS
2. IFR 04/11/2018
1. IFR 10/09/17
0. IFR 9/25/17
DATE
DATE 11 APRIL 2018
SCALE AS NOTED
DATE 17-015
SHEET NO.

A101

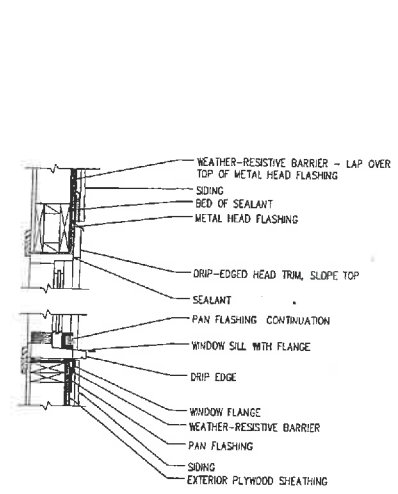


ADDITIONS & RENOVATIONS TO
PLAMONDON RESIDENCE
27 WAVERLY TERRACE, BELMONT, MA

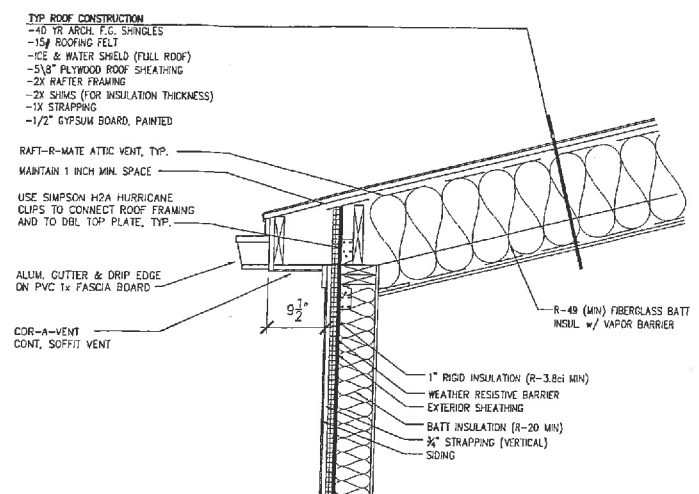
**EXTERIOR ELEVATIONS,
SECTIONS, & DETAILS**

REVISIONS

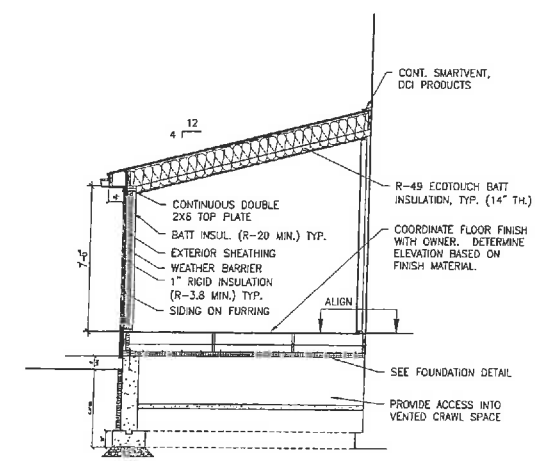
NO.	DATE	DESCRIPTION
2	IFP 04/11/2018	
1	IFP 10/09/17	
0	IFP 9/25/17	
DATE	11 APRIL 2018	
SCALE	AS NOTED	
DATE	17-015	
SHEET NO.	A201	



WINDOW DETAILS
SCALE: 1"=1'-0"
6
A201

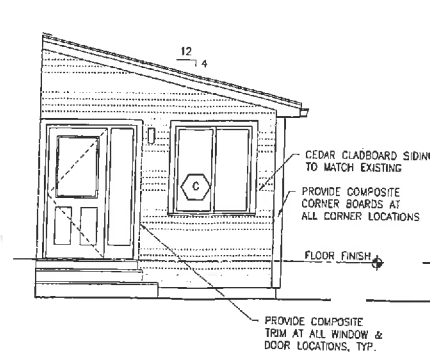


ROOF EDGE DETAIL
SCALE: 1"=1'-0"
5
A201

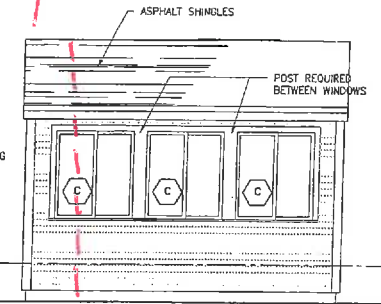


SECTION 4
SCALE: 1/4"=1'-0"
4
A201

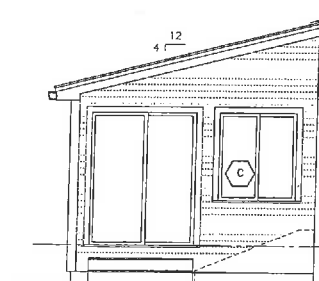
- GENERAL ROOFING NOTES:**
1. ALL ROOFING TO BE 40 YR F.G. ROOFING SHINGLES, STYLE & COLOR TO MATCH EXISTING, V.I.F.
 2. ALL ROOF SHINGLES SHALL BE INSTALLED ON 15# FELT AND INSTALLED ACCORDING TO MANUFACTURER'S RECOMMENDATIONS.
 3. INSTALL ICE & WATER SHIELD, FULL ROOF SURFACE.
 4. INSTALL ALUMINUM DRIP EDGES AT ALL EAVES & RAKES.
 5. INSTALL CONTINUOUS RIDGE VENTS AT ALL ROOF RIDGES.
- GUTTERS, DOWNSPOUTS & FLASHING:**
1. INSTALL ALUM. GUTTERS AT ALL EAVE LOCATIONS SHOWN.
 2. INSTALL DOWN SPOUTS AT ALL CORNER LOCATIONS & AS REQ'D BY MANUFACTURER SPECIFICATIONS.



NORTH ELEVATION
SCALE: 1/4"=1'-0"
3
A201



WEST ELEVATION
SCALE: 1/4"=1'-0"
2
A201



SOUTH ELEVATION
SCALE: 1/4"=1'-0"
1
A201