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BELMONT, MA

CASE NO. 18-42

2018 OCT 16 PM 2:49

NOTICE OF PUBLIC HEARING BY THE
BELMONT ZONING BOARD OF APPEALS

ON APPLICATION FOR ONE SPECIAL PERMIT

Notice is hereby given that the Belmont Zoning Board of Appeals will hold a public hearing on Monday, November 5, 2018 at 7:00 PM in the Art Gallery, 3rd floor, Homer Municipal Building, 19 Moore St. to consider the application of Catherine and Edward Ricci at 22-24 Frederick Street located in a General Residence (GR) Zoning District for One Special Permit under Section 1.5 of the Zoning Bylaw to construct a Dormer. SPECIAL PERMIT – (1). The regulations allow a maximum of 2-1/2 stories, the existing and the proposed structure is 3-1/2 stories.

ZONING BOARD OF APPEALS



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BELMONT, MA

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Town of Belmont

Zoning Board of Appeals

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TOWN CLERK
BELMONT, MA

OCT 16 PM 2:40

APPLICATION FOR A SPECIAL PERMIT

Date: 9.15.18

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 22 Frederick St. 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 _____

Construct a dormer to add bedrooms and
bath to second floor unit to accommodate
additional family member

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

Edward J. Ricci

127 Cushing St

Cambridge, MA 02138

617-592-7070



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

August 20, 2018

Catherine and Edward Ricci
22-24 Frederick Street
Belmont, MA 02478

RE: Denial to Construct a Dormer

Dear Mr. and Mrs. Ricci,

The Office of Community Development is in receipt of your building permit application for your proposal to construct a Dormer at 22-24 Frederick Street located in a General Residence (GR) 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.

1. The existing structure is three and a half (3-1/2) stories. The lowest level of your dwelling is a basement (56.2% of the foundation walls are exposed) and is considered a story. The proposed dormer is a three and a half (3-1/2) story addition.

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

September 15, 2018

Zoning Board of Appeals
Homer Municipal Building
19 Moore Street
Belmont, MA 02478

To Whom It May Concern:

My wife Catherine and I purchased a 2 family home on Frederick street this past spring. We wish to add a dormer to the upper unit to add space with a bath so as to accommodate our extended family, including siblings and their children while utilizing the first floor unit for further family members including elderly who would more easily reside on the ground floor. We, and neighbors we have met on Frederick, don't feel that a dormer would be detrimental to the neighborhood. We are from the area, having both grown up in Watertown and residing in Cambridge for the past 20 years, and hope to bring our extended family closer to us.

Sincerely,



Edward Ricci
127 Cushing Street
Cambridge, MA 02138
(617) 592-7070

Zoning Compliance Check List

(Registered Land Surveyor)

Property Address: 22-24 FREDRICK STREET

Zone: GR

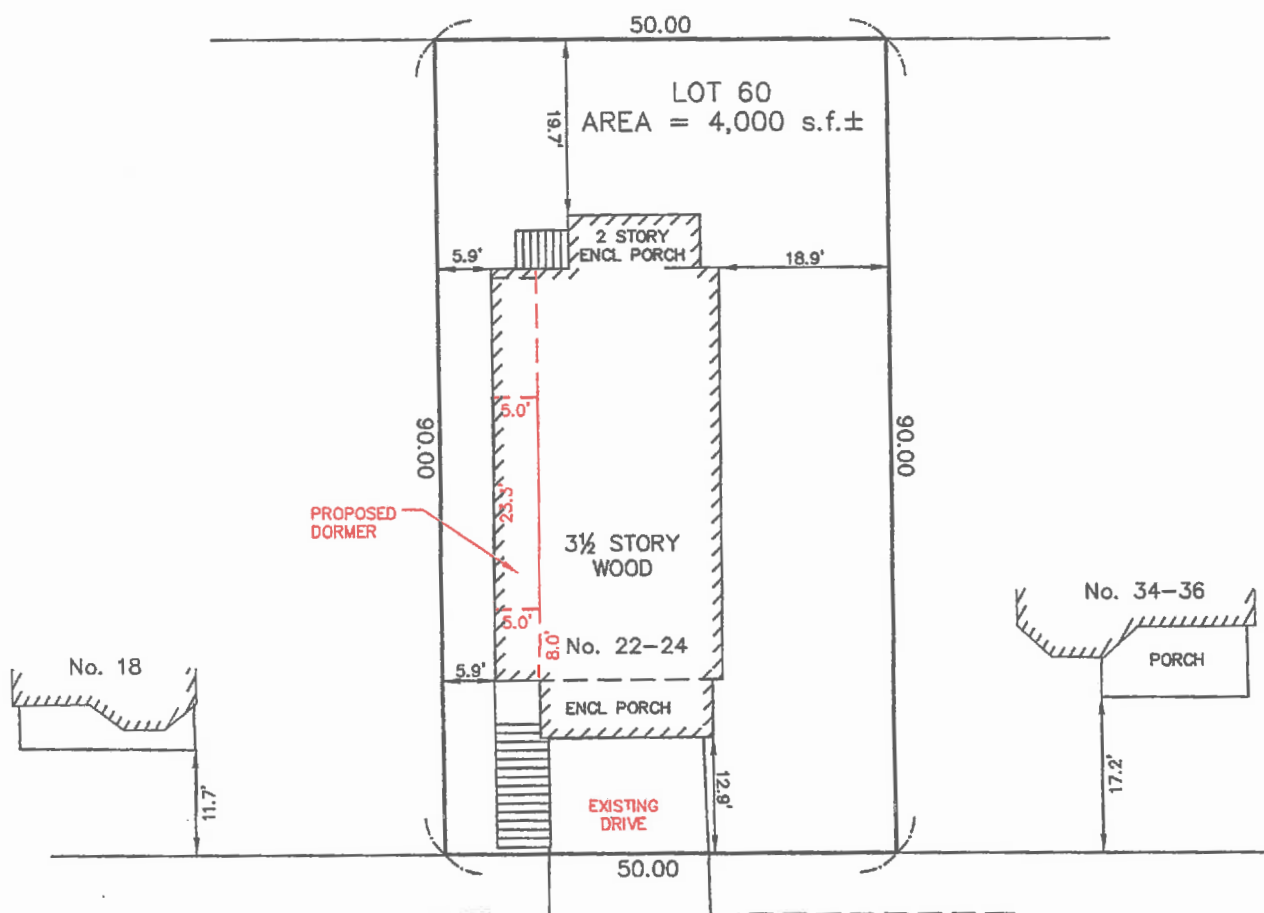
Surveyor Signature and Stamp: 

Date: 09/26/2018

	REQUIRED	EXISTING	PROPOSED
Lot Area	51,000 sf	4,000 sf	4,000 sf
Lot Frontage	50'	50.00'	50.00'
Floor Area Ratio			
Lot Coverage	25%	33.7%	33.7%
Open Space	50%	57.7%	57.7%
Front Setback	14.45' *	12.9'	12.9'
Side Setback	10'	5.9'	5.9'
Side Setback	10'	18.9'	18.9'
Rear Setback	18' **	19.7'	19.7'
Building Height	33 feet	26-27'	31.73'
Stories			
1/2 Story Calculation			

NOTES:	* AVERAGE OF ADJACENT DWELLING SETBACKS
	** 20% OF LOT DEPTH

PREPARED BY:
MEDFORD ENGINEERING & SURVEY
ANGELO B. VENEZIANO ASSOCIATES
15 HALL ST. MEDFORD, MA. 02155
781-396-4466 fax: 781-396-8052



FREDERICK STREET

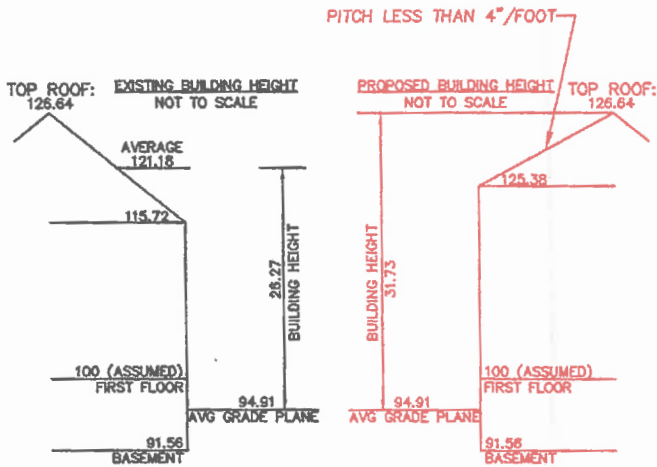
ZONED: GENERAL RESIDENCE

ZONING REQUIREMENT	EXISTING	PROPOSED
*FRONT: 14.45	12.9	12.9
SIDE: 10'	5.9	5.9
SIDE: 10'	18.9	18.9
**REAR: 18'	19.7'	19.7'
MAX. LOT COV.: 25%	33.7%	33.7%
MIN. OPEN SPACE: 50%	57.7%	57.7%

* AVERAGE OF ABUTTING DWELLING SETBACKS
** 20% OF LOT DEPTH

THE PROPERTY IS NOT LOCATED IN AN
ESTABLISHED FLOOD HAZARD ZONE ACCORDING
TO THE F.I.R.M. OF BELMONT.

Richard J. Mede, Jr. 09/26/2018
RICHARD J. MEDE, JR. - P.L.S. DATE:



DEED REFERENCE: BK 1373 PG 129
PLAN REFERENCE: BK 2 PG 309

OWNER: CATHERINE & EDWARD RICCI

HOUSE NO.: 22-24
LOC. LOT NO.: 60

APP. NO.:

DATE: SEPTEMBER 26, 2018

SCALE: 1" = 20'

PAUL WORTHINGTON ♦ DESIGN & RESTORATION INC.
88 BOYLSTON ST. BROOKLINE, MASSACHUSETTS 02445
☎ 617 713 0663 fax 617 713 0465 e-mail pworth53@gmail.com

22/24 FREDERICK ST - BELMONT, MA 02478
LEMON TREE REALTY - CLIENT

PROPOSED THIRD FLOOR DORMER

SHEET 1

NORTH ELEVATION
1/4" = 1'-0"

9/10/18

DRAWING LIST

SHEET 1 - NORTH ELEVATION
SHEET 2 - NEW THIRD FLOOR PLAN - PROPOSED
SHEET 3 - SECOND FLOOR PLAN
SHEET 4 - EAST & WEST ELEVATIONS



NORTH ELEVATION
1/4" = 1'-0"

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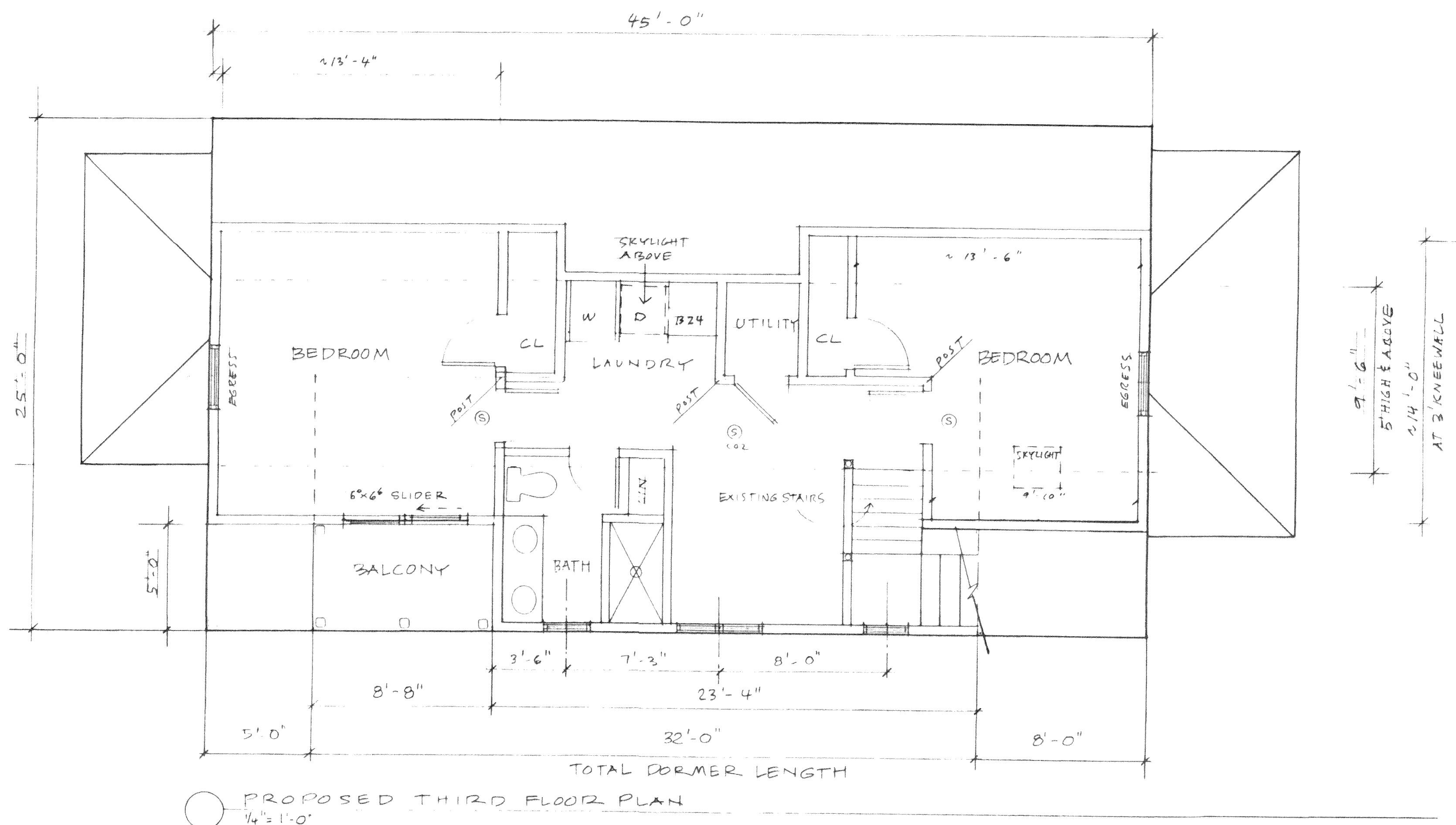
22/24 FREDERICK ST - BELMONT, MA
PROPOSED THIRD FLOOR DORMER

SHEET 2

THIRD FLOOR PLAN - PROPOSED

1/4" = 1' - 0"

9/10/18



22/24 FREDERICK ST BELMONT
1/2 STORY ZONING CALCULATIONS

SECOND FLOOR PERIMETER - 153'-4"

WALLS MORE THAN 3' HIGH ABOVE

Dormer - 32'-0"

Gables - 28'-0"

Total - 60'-0" = LESS THAN 1/2 PERIMETER

AREA ON SECOND FLOOR - 1244 SF

CURRENT ATTIC AREA 5' HIGH AND ABOVE

Main Area - 9'6" X 45' - 427.5 SF

ADDED AREA 5' AND ABOVE

Proposed Dormer - 8' X 32' plus 3' X 8'8" = 213SF

Total Area 5' & Above 640.5 SF = Less than 60% of 1244SF

DORMER LENGTH

Length of North Elevation - 45'-0"

Dormer Length - 32'-0" = Less than 75% of 45' (33.75)

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22/24 FREDERICK ST - BELMONT, MA

PROPOSED THIRD FLOOR DORMER

SHEET 4

EAST & WEST ELEVATIONS

1/4" = 1' - 0"

9/10/18

