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2018 NOV 16 AM 11:50

CASE NO. 18-49

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, December 3, 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 Eileen Plunkett for Two Special Permits under Section 1.5 of the Zoning By-Law to construct a one story rear addition and a side entrance at 66 Horace Road located in a Single Residence C (SRC) Zoning District. The By-Laws allow a maximum lot coverage of 25% and require a minimum side setback of 10.0'. Special Permits– 1.- The existing lot coverage is 27.7% and the proposed is 30.9% 2.- The existing and proposed side setback is 6.2'.

ZONING BOARD OF APPEALS



Town of Belmont  
Zoning Board of Appeals

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BELMONT, MA

2018 NOV 16 AM 11:55

## APPLICATION FOR A SPECIAL PERMIT

Date: Nov, 1, 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 66 Horace 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 \_\_\_\_\_

Construct an 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

Eileen J. Plunkett

Print Name

Eileen J. Plunkett

Address

66 Horace Rd

Belmont MA 02478

Daytime Telephone Number

617-489-0282



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

October 30, 2018

Eileen Plunkett  
66 Horace Road  
Belmont, MA 02478

RE: Denial to Construct a One Story Rear Addition and a Side Entrance.

Dear Ms. Plunkett,

The Office of Community Development is in receipt of your building permit application for your proposal to construct a one story rear addition and a side entrance at 66 Horace 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 27.7% and the proposed is 30.09%.
2. The existing and proposed side setback is 6.2'.

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

66 Horace Rd  
Belmont, Ma  
02478

Dear Chairman and Members of the Zoning Board of Appeals,

I have lived at my current address since 1965. My husband and I raised our four children in Belmont and all attended Belmont Public Schools. My earnest desire is to continue to live in this house as long as my health and God allows. It has been a happy place and my abutting neighbors have been incredibly kind and supportive to me. My son, daughter-in-law and their three daughters live three houses away from me and are essential to my well-being. My other adult children live out of state and stay in their childhood home on their frequent visits.

During my husband's final illness, we converted the dining room to his bedroom and were greatly challenged by not having a full bath on the first floor. It is likely that I may need to use that space as a bedroom as well at some point. Having a full bath on the first floor would be necessary for me to do that.

The existing kitchen was last updated forty-five years ago and the exterior walls lack insulation. This should be remedied for greater efficiency and comfort. More importantly, when my grandchildren come for homework help or to bake with me, we tend to congregate in the kitchen despite its size limitations.

I also hope to add a stackable washer and dryer on the first floor to avoid the risks associated with carrying laundry to and from the basement.

While we have enjoyed the deck over the years, a better use of that space would be to trade the deck space to increase the size and efficiency of the kitchen. This would not change the footprint of the house and would allow me to continue to live where I want to for as long as possible.

The other alteration I want to make is also safety related. I would like to add a covered entrance to the house closer to my driveway to make the house more accessible especially in the winter months.

I appreciate your kind attention to this matter.

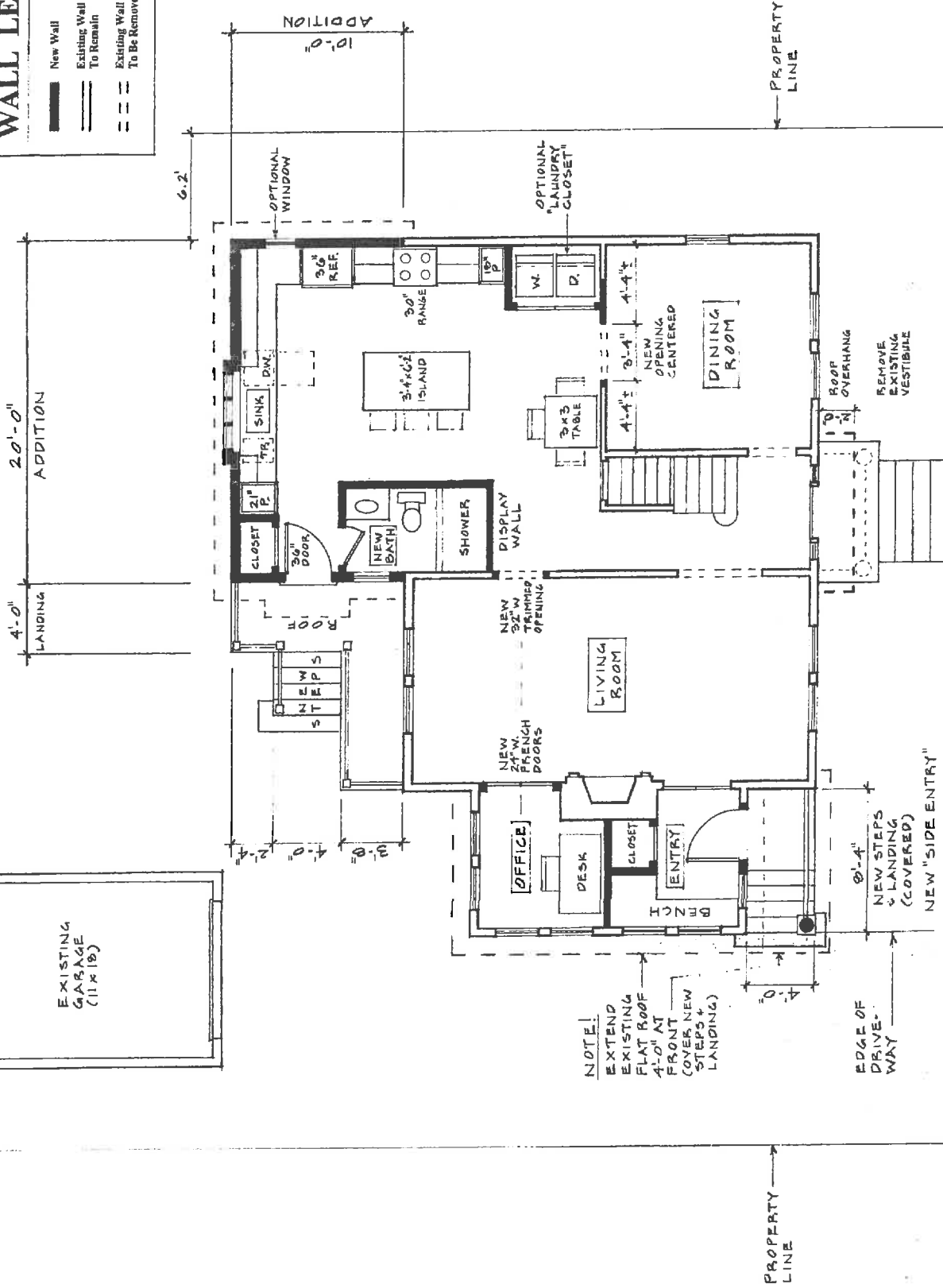
Sincerely,

Eileen J. Plunkett

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# WALL LEGEND:

- New Wall
- Existing Wall To Remain
- - - Existing Wall To Be Removed



Drawing

A-1

Date: 9.12.10 Scale: 1/4" = 1'-0"

Revisions:

"PROGRESS DESIGN"

Drawing Title:

FIRST FLOOR

The Plunkett Residence

Elleena Plunkett  
66 Horse Road  
Belmont, MA  
(617) 489-0282

5 Winslow Road  
Winchester, MA 01890  
(781) 721-6541

Leaf Design  
Associates, Inc.

## Zoning Compliance Check List

(Registered Land Surveyor)

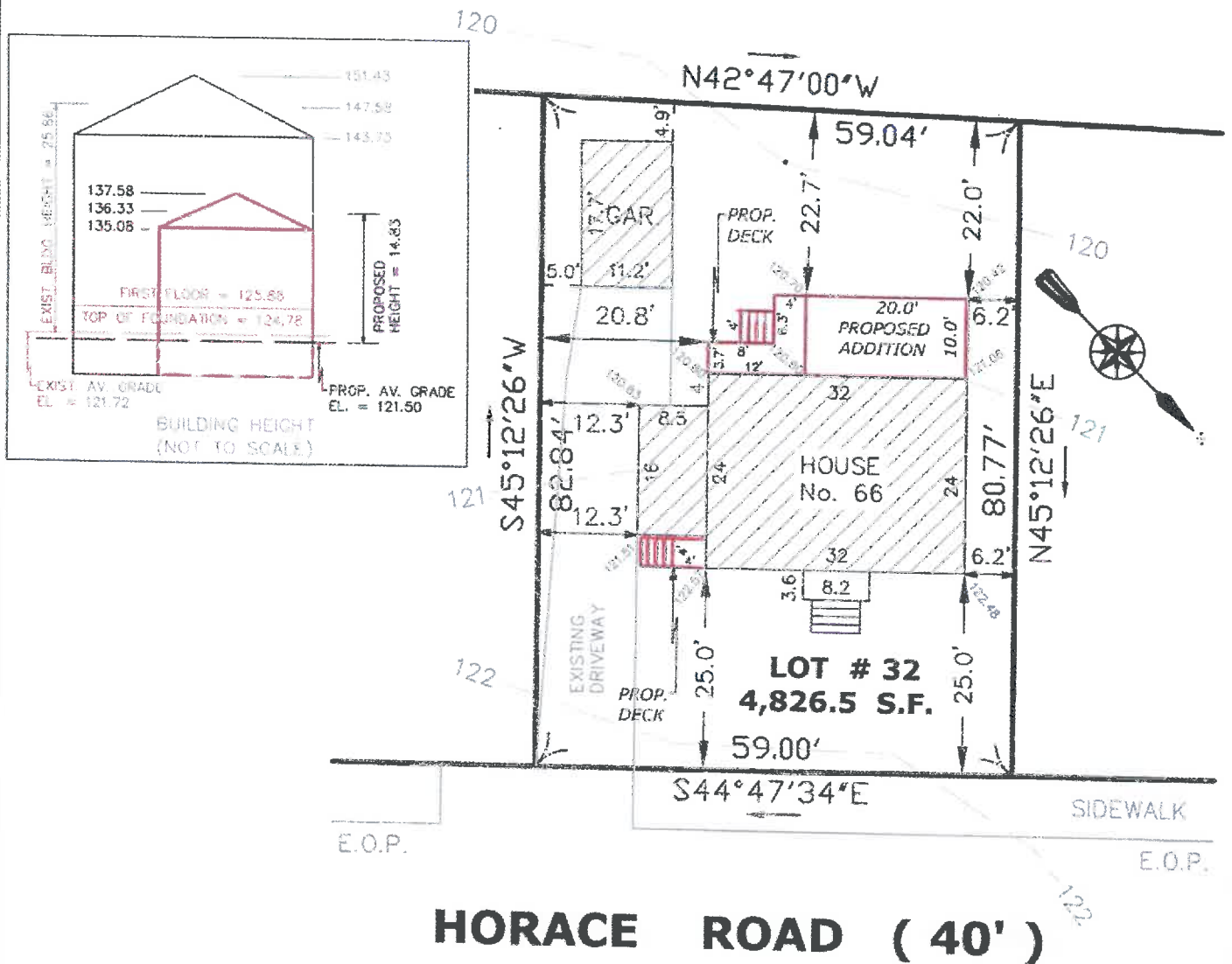
Property Address: 66 HORACE ROAD, BELMONT Zone: SRC

Surveyor Signature and Stamp:  Date: OCTOBER 1,

	REQUIRED	EXISTING	PROPOSED
Lot Area	9,000.0	4,526.5	
Lot Frontage	75.0	59.0	
Floor Area Ratio	—	—	—
Lot Coverage	25% (MAX)	27.70%	27.64%
Open Space	50% (MIN)	58.78%	58.84%
Front Setback	25.0	25.0	49.0
Side Setback	10.0	6.2	6.2
Side Setback	10.0	12.3	20.8
Rear Setback	24.54	21.9	22.0
Building Height	36.0 (MAX)	25.86	14.83
Stories	2 1/2	2	2
1/2 Story Calculation			

### NOTES:

SEE ARCHITECT PLANS FOR DETAILS



The LOT is in flood zone (C) as shown on The Federal Flood Insurance Rate Map.

The LOT is not in a wetland area as shown on the town of Belmont Wetlands Plan.

No public shade trees are located within the limits of the property frontage of the subject property.

TOTAL LOT AREA = 4,826.5 S.F.  
EXISTING DWELLING FOOTPRINT = 904.0 S.F.  
EXISTING GARAGE FOOTPRINT = 198.2 S.F.  
EXISTING DRIVEWAY AREA = 652.0 S.F.  
PROPOSED ADDITION FOOTPRINT = 200.0 S.F.  
PROP. COVERED DECK & STAIRS AREA = 32.0 S.F.  
PROPOSED LOT COVERAGE = 27.64 %  
PROPOSED OPEN SPACE = 58.84 %

#### ZONING DISTRICT: SC

	REQUIRED	EXISTING	PROPOSED
FRONT SETBACK	25.0	25.0	49.0
SIDE SETBACK	10.0	6.2	6.2
SIDE SETBACK	10.0	12.3	20.8
REAR SETBACK	24.54	21.9	22.0
BUILDING HEIGHT	36.0 (MAX)	25.86	14.83
MIN. LOT COVERAGE	25% (MAX)	27.70%	27.64
MIN. OPEN SPACE	50% (MIN)	58.78%	58.84

## SITE PLAN

(Showing an addition to an existing dwelling)  
(Zoning: SC)

Applicant: Eileen J. Plunkett

Surveyor: Michel El-Ashkar, P.L.S.

Scale: 1" = 20 ft.

Date: October 12, 2018

Location: 66 HORACE ROAD, BELMONT, MA.

References: { Deed Book: 67374, Page: 70

{ Plan Book: 324 - Plan: 45 (Lot # 32)

{ Assessor's Map # 16, Lot # 119

Recorded at the Middlesex County South District Registry of Deeds.

ASHKAR ENGINEERING  
Tel: (978) 914-6527

70 Washington Street - Suite # 306, Haverhill, MA 01832  
E Mail: [ashkaengineering@live.com](mailto:ashkaengineering@live.com)

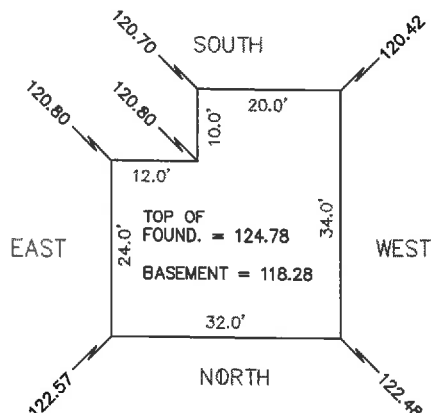


# ASHKAR ENGINEERING

70 WASHINGTON STREET  
SUITE # 306  
HAVERHILL, MA 01832  
Tel: (978) 914-6527

## PROPOSED GRADE FOR 66 HORACE ROAD

Date: October 11, 2018

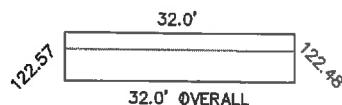


(BASEMENT CEILING AT TOP OF FOUNDATION)

NORTH

$$124.78 - 122.48 = 2.30$$
$$124.78 - 122.57 = 2.21$$

$$(2.30 + 2.21)/2 \times 32 = 72.16$$



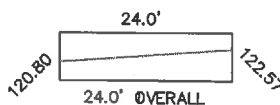
TOP OF FOUND. = 124.78

BASEMENT = 118.28

EAST

$$124.78 - 122.57 = 2.21$$
$$124.78 - 120.80 = 3.98$$

$$(2.21 + 3.98)/2 \times 24 = 74.28$$



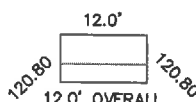
TOP OF FOUND. = 124.78

BASEMENT = 118.28

SOUTH

$$124.78 - 120.80 = 3.98$$
$$124.78 - 120.80 = 3.98$$

$$(3.98 + 3.98)/2 \times 12 = 47.76$$



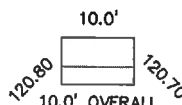
TOP OF FOUND. = 124.78

BASEMENT = 118.28

EAST

$$124.78 - 120.80 = 3.98$$
$$124.78 - 120.70 = 4.08$$

$$(3.98 + 4.08)/2 \times 10 = 40.30$$



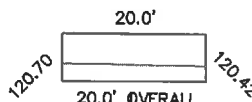
TOP OF FOUND. = 124.78

BASEMENT = 118.28

SOUTH

$$124.78 - 120.70 = 4.08$$
$$124.78 - 120.42 = 4.36$$

$$(4.08 + 4.36)/2 \times 20 = 84.40$$



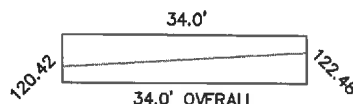
TOP OF FOUND. = 124.78

BASEMENT = 118.28

WEST

$$124.78 - 120.42 = 4.36$$
$$124.78 - 122.48 = 2.30$$

$$(4.36 + 2.30)/2 \times 34 = 113.22$$



TOP OF FOUND. = 124.78

BASEMENT = 118.28

$$\frac{72.16 + 74.28 + 47.76 + 40.30 + 84.40 + 113.22}{(6.5 \times 32) + (6.5 \times 24) + (6.5 \times 12) + (6.5 \times 10) + (6.5 \times 20) + (6.5 \times 34)} = \frac{432.12}{858.0} = 0.5036$$

(0.5036 x 100) = 50.36% OF FOUNDATION IS ABOVE GRADE

### PROPOSED AVERAGE GRADE CALCULATION

$$\begin{aligned} \text{NORTH} & (122.48 + 122.57)/2 \times 32 = 3920.80 \\ \text{EAST} & (122.57 + 120.80)/2 \times 24 = 2920.44 \\ \text{SOUTH} & (120.80 + 120.80)/2 \times 12 = 1449.60 \\ \text{EAST} & (120.80 + 120.70)/2 \times 10 = 1207.50 \\ \text{SOUTH} & (120.70 + 120.42)/2 \times 20 = 2411.20 \\ \text{WEST} & (120.42 + 122.48)/2 \times 34 = 4129.30 \end{aligned}$$

$$\text{PERIMETER: } 32.0 + 24.0 + 12.0 + 10.0 + 20.0 + 34.0 = 132$$

$$\text{PROPOSED AVERAGE GRADE} = \frac{3920.80 + 2920.44 + 1449.60 + 1207.50 + 2411.20 + 4129.30}{132} = 121.50$$