

RECEIVED
TOWN CLERK
BELMONT, MA

CASE NO. 19-09

2019 JAN 22 PM 3:20

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, February 4, 2019 at 7:00 PM in the Art Gallery, 3rd floor, Homer Municipal Building, 19 Moore St. to consider the application of Jay Bonnar for One (1) Special Permit under Section 1.5 of the Zoning By-Law to construct a one story addition at 61 Warwick Road located in a General Residence (GR) Zoning District. Section 4.2 of the By-Laws require a minimum side setback of 10.0'. The existing side setback is 5.0' and the proposed is 5.6'.

ZONING BOARD OF APPEALS

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BELMONT, MA

2019 JAN 22 PM 3: 20



Town of Belmont
Zoning Board of Appeals

APPLICATION FOR A SPECIAL PERMIT


Date: 12/26/18

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 61 Warwick 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 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 
Print Name Jay Bonnar
Address 61 Warwick Rd.
Belmont MA 02478
Daytime Telephone Number 617-484-0627

Belmont Special Permit Application Statement
61 Warwick Road

Jay Bonnar of 61 Warwick Road is seeking a special permit for a side setback on the west side of his property in order to construct a small one story expansion to his kitchen. Jay and his wife Ayae have lived in Belmont in their current home since 2008. Their daughter, Michiru, now 5, was born in 2013.

The side yard setback is currently at 5.0 (10.0 allowed in the GR district). The kitchen addition has a proposed setback of 5.63'. The profile of the expansion is the same as the current condition (one story hip roof), and the addition is set back from the front of the home and will be screened by landscaping. Currently, there is a 31 sf one story pantry on this side. The proposed plan is to replace the pantry space with a 103 sf kitchen expansion (72 additional sf) to allow for a more functional work space. Due to the small scale and consistent massing, this addition is very de minimus in nature and will not be significantly detrimental to the neighborhood.



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

November 28, 2018

Jay Bonnar
61 Warwick Road
Belmont, MA 02478

RE: Denial to Construct a One Story Addition.

Dear Mr. Bonnar,

The Office of Community Development is in receipt of your building permit application for your proposal to construct a one story addition at 61 Warwick Road located in a General Residence (GR) Zoning District.

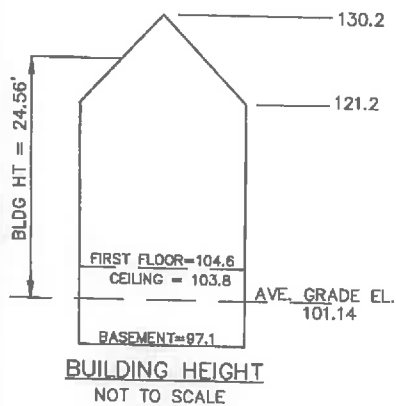
Your application has been denied because it does not comply with the current Town of Belmont Zoning By-Laws. More specifically, Section 4.2 of the Zoning By-Laws Dimensional Regulations require a minimum side setback of 10.0'.

1. The existing side setback is 5.0' and the proposed is 5.6'. A Special Permit.

You may alter your plans to conform to the current Town of Belmont Zoning By-Laws 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,

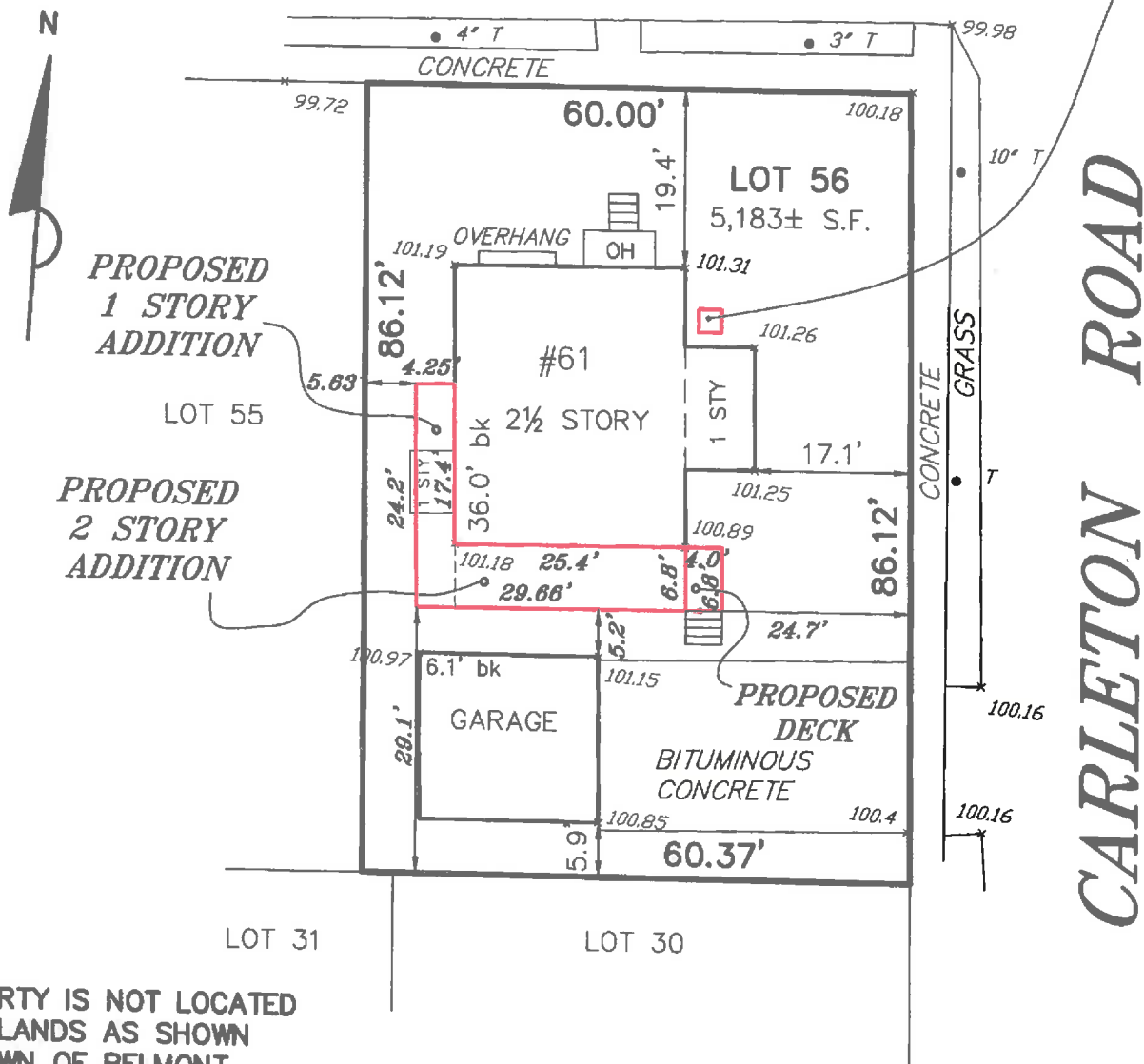
Glenn R. Clancy, P.E.
Inspector of Buildings



60.64% OF BASEMENT UNDERGROUND
THEREFOR BASEMENT IS NOT A STORY

**PROPOSED
HVAC UNIT**

WARWICK ROAD



THE PROPERTY IS NOT LOCATED
WITHIN WETLANDS AS SHOWN
ON THE TOWN OF BELMONT
WETLANDS ATLAS.

ZONING DISTRICT:	GR (GENERAL RESIDENCE)
FRONT SETBACK:	REQ. 20' EXISTING 19.4' PROP. -
SIDE SETBACK:	10' 5.0' 5.6'
REAR SETBACK:	17.22' 36.0' 29.1'
MAXIMUM LOT COVERAGE:	30% 25.3% 30.0%
MINIMUM OPEN SPACE:	40% 62.3% 57.6%
LOT FRONTAGE:	60.0'

OWNER: JAY BONNAR
51579/485
ASSESSORS MAP 6 - PARCEL 113

TOTAL LOT AREA: 5,183± S.F.



CLIFFORD E. ROBER, PLS

DATE

11/16/2018

PROPOSED PLOT PLAN
#61 WARWICK ROAD
IN
BELMONT, MA
(MIDDLESEX COUNTY)

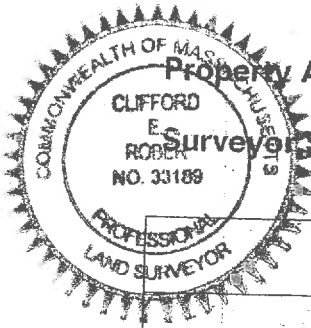
SCALE: 1" = 20' **DATE: 5/26/2017**



ROBER SURVEY
1072 MASSACHUSETTS AVENUE
ARLINGTON, MA 02476
(781) 648-5533
DWG. NO. 5234PP2.DWG

Zoning Compliance Check List

Properties Located within the GR Zoning Districts
(To be Completed by a Registered Land Surveyor)



Property Address: 61 Warwick Road

Surveyor Signature and Stamp: [Signature]

Date: 11/16/18

Per §4.2 of the Zoning By-Laws

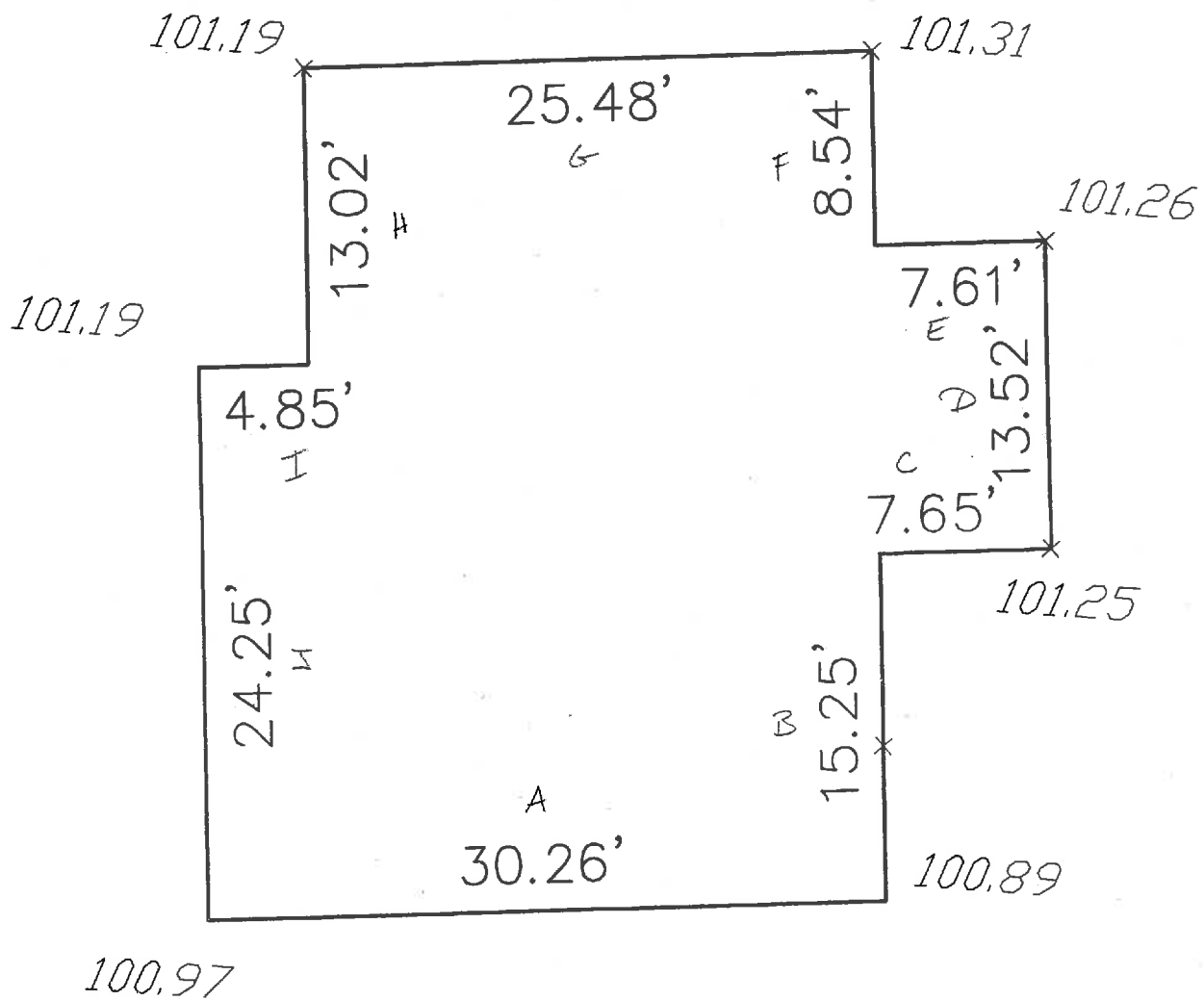
		REQUIRED		EXISTING		PROPOSED	
Lot Area (sq. ft.)		5,000		5,183		5,183	
Lot Frontage (feet)		50		60.		-	
Lot Area/Unit (sq. ft./d.u.)		3,500		-		-	
Lot Coverage (% of lot)		30%		25.3%		30%	
Open Space (% of lot)		40%		62.3%		57.6%	
Setbacks: (feet)	➤ Front	20'		19.4'			
	➤ Side/Side	10	10	17.1	5.0	24.7	5.6
	➤ Rear	2017.22		36.		29.1	
Building Height:	➤ Feet	33		24.56		24.56	
	➤ Stories	2 1/2		2 1/2		2 1/2	
1/2 Story (feet) (Per §1.4)	➤ Perimeter						
	➤ Area						
	➤ Length						

Per §6D of the Zoning By-Laws

		REQUIRED	EXISTING	PROPOSED
Front Doors:	➤ Face Street			
	➤ Setback			
Curb Cut				
HVAC:	➤ Front Yard			
	➤ Side/Rear Setbacks			

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

R5234
#61 Warwick Rd.

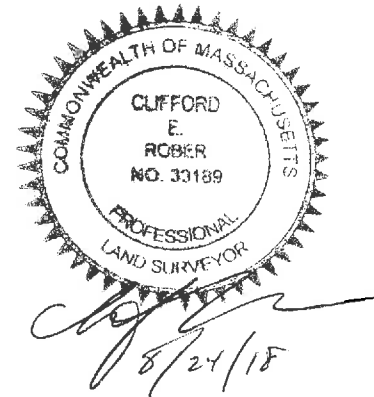


W/ADDITION

Segment	Segment From Existing Grade	Segment From New Grade	Segment To Existing Grade	Segment To New Grade	Segment Length	Avg Existing	Avg New	Difference
A	100.97	100.97	100.89	100.89	30.26	3054.142	3054.142	0.00
B	100.89	100.89	101.25	101.25	15.25	1541.318	1541.318	0.00
C	101.25	101.25	101.25	101.25	7.65	774.5625	774.5625	0.00
D	101.25	101.25	101.26	101.26	13.52	1368.968	1368.968	0.00
E	101.26	101.26	101.31	101.31	7.61	770.7789	770.7789	0.00
F	101.31	101.31	101.31	101.31	8.54	865.1874	865.1874	0.00
G	101.31	101.31	101.19	101.19	25.48	2579.85	2579.85	0.00
H	101.19	101.19	101.19	101.19	13.02	1317.494	1317.494	0.00
I	101.19	101.19	101.19	101.19	4.85	490.7715	490.7715	0.00
J	101.19	101.19	100.97	100.97	24.25	2451.19	2451.19	0.00
					150.43	15214.26	15214.26	0

Ceiling Height:	6.66
Basement Floor Elevation	97.1
Ceiling Elevation	103.76
Perimeter Total Length	150.43
Total Perimeter Square Foot	1001.86
Average Existing Grade	101.14
New Average Grade	101.14
Difference in Grade in feet	0.00

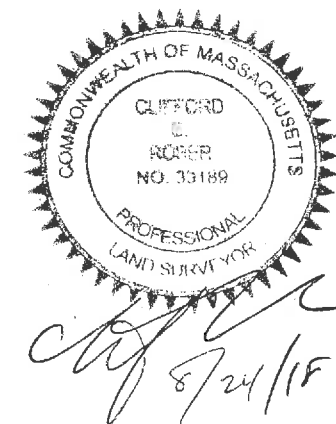
% Covered using Avg Grade 60.64%



Segment	Ceiling	Elevation	Elevation	Length	Ceiling	Square	Exposed	% Covered
	Elevation	From	To		Height	Footage	Square	
A	103.76	100.97	100.89	30.26	6.66	201.53	85.64	57.51%
B	103.76	100.89	101.25	15.25	6.66	101.57	41.02	59.61%
C	103.76	101.25	101.25	7.65	6.66	50.95	19.20	62.31%
D	103.76	101.25	101.26	13.52	6.66	90.04	33.87	62.39%
E	103.76	101.26	101.31	7.61	6.66	50.68	18.83	62.84%
F	103.76	101.31	101.31	8.54	6.66	56.88	20.92	63.21%
G	103.76	101.31	101.19	25.48	6.66	169.70	63.95	62.31%
H	103.76	101.19	101.19	13.02	6.66	86.71	33.46	61.41%
I	103.76	101.19	101.19	4.85	6.66	32.30	12.46	61.41%
J	103.76	101.19	100.97	24.25	6.66	161.51	64.99	59.76%
	103.76			150.43	6.66	1001.86	394.36	60.64%

Ceiling Height:	6.66	<- enter
Basement Floor Elevation	97.1	<- enter
Ceiling Elevation	103.76	
Perimeter Total Length	150.43	
Total Perimeter Square Foot	1001.86	
Exposed Square Footage	394.36	
% Covered	60.64%	<- result

North	South	East	West
#REF!	#REF!	#REF!	#REF!
#REF!	#REF!	#REF!	#REF!
0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00



WINDOW SCHEDULE:

ALL WINDOWS TO BE ANDERSON 400 OR APPROVED EQUAL. WINDOW SPECIFICATIONS TO BE APPROVED BY OWNER. EXACT DIMENSIONS MAY BE ADJUSTED TO MEET STANDARD SIZING AVAILABLE, WITH OWNER'S CONSENT.

WINDOW A: DOUBLE-HUNG - 2'-6"W X 3'-4"H, SILL AT 3'-6" AFF

WINDOW B: DOUBLE-HUNG - 2'-6"W X 4'-8"H, SILL AT 2'-2" AFF (VIF, TME) TO MEET EGRESS REQUIREMENTS FOR BEDROOMS (MIN 23" X 20" AND 3.3 CLEAR OPENING)

WINDOW C: COMPOSITE WINDOW - 2'-3"W X 3'-4"H OVERALL DIMENSIONS (FIXED UPPER AND AWNING STYLE LOWER), SILL AT 3'-3" AFF

WINDOW D: BASEMENT WINDOW - 2'-3"W X 1'-7"H TME, VIF

ENERGY AUDIT:

REFERENCE CH 11 - ENERGY EFFICIENCY 2015 INTERNATIONAL RESIDENTIAL CODE W/ MASS AMENDMENTS.

PRESCRIPTIVE OPTION FOR RESIDENTIAL ADDITION (401.3):

1. RENOVATION TO COMPLY WITH ENERGY STAR QUALIFIED HOMES THERMAL BYPASS INSPECTION CHECKLIST. INSULATION VALUES AS FOLLOWS: R49 ROOF R-VALUE, R20 WALL R-VALUE, R15/19 BASEMENT / CRAWL SPACE WALL R-VALUE.

2. RENOVATION TO COMPLY WITH ENERGY STAR PROGRAM REQUIREMENTS FOR RESIDENTIAL WINDOWS, DOORS, AND SKYLIGHTS - VERSION 5.0. ALL NEW WINDOW GLAZING TO BE .30 U FACTOR AND SKYLIGHTS TO BE .55 U-FACTOR.

3. HEATING / COOLING DUCTS TO BE SEALED AND TESTED TO MEET REQUIREMENTS OF 401.3.

REVIEW SET
7/9/18
REVISED 11/8/18

PROJECT INFORMATION:

ZONING GR:

REQUIRED:
FRONT YARD SETBACK: AVERAGE
REAR YARD SETBACK: 17.2' (20% OF 86.12')
SIDE YARD SETBACK: 10'-0"
MAX HEIGHT: 33' AND 2 1/2 STORIES

MAX LOT COVERAGE: 30%
MIN OPEN SPACE: 40%

ACTUAL:
SEE CERTIFIED PLOT PLAN

CELLAR IS MORE THAN 60% BELOW GRADE -
SEE CERTIFIED PLOT PLAN FOR CALCULATIONS.

EXISTING GROSS FLOOR AREA:
0 SF CELLAR
900 SF FIRST FLOOR
400 SF GARAGE
758 SF SECOND FLOOR
36 SF ATTIC
2094 SF TOTAL

30% OF 2,094 SF = 628.2 SF MAX ADDITION





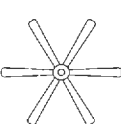





NEW ADDITION GROSS FLOOR AREA:
0 SF CELLAR
246 SF FIRST FLOOR
172 SF SECOND FLOOR
10 SF ATTIC
426 SF TOTAL

426 SF < 628.2 SF THEREFORE CONFORMS








DRAWING LIST

- A1 COVER SHEET
- A2 EXISTING CELLAR FLOOR PLAN
- A3 EXISTING FIRST FLOOR PLAN
- A4 EXISTING SECOND FLOOR PLAN
- A5 EXISTIGN ATTIC PLAN
- A6 EXISTING ELEVATIONS
- A7 NEW CELLAR FLOOR PLAN
- A8 NEW FIRST FLOOR PLAN
- A9 NEW SECOND FLOOR PLAN
- A10 NEW ATTIC PLAN
- A11 NEW ROOF PLAN
- A12 NEW ELEVATIONS

LIGHTING LEGEND

-  RECESSED LED CAN LIGHT - AS SELECTED BY OWNER
-  CEILING MOUNTED PENDANT - AS SELECTED BY OWNER
-  CEILING MOUNTED DOME LIGHT - AS SELECTED BY OWNER
-  WALL MOUNTED SCONCES AS SELECTED BY OWNER
-  CEILING FAN WITH INTEGRAL LIGHT - AS SELECTED BY OWNER
-  S.D. SMOKE DETECTOR - NOTE ALL NEW AND EXISTING SMOKES TO BE HARD-WIRED PER CODE
-  S/CO HARD-WIRED SMOKE / CARBON MONOXIDE DETECTOR
-  DATA CONNECTION
-  TELEPHONE / DATA CONNECTION
-  ELECTRIC OUTLET (SPECIFIC LOCATIONS ONLY - ALL OUTLETS AS REQUIRED BY CODE ARE NOT SHOWN ON PLANS)

SYMBOL LEGEND

-  WALL TO BE DEMOLISHED
-  EXISTING WALL TO REMAIN
-  NEW WALL
-  INTERIOR ELEVATION
-  SECTION
-  DOOR TAG
-  WINDOW TAG

Architect:
Miller Design LLC
52 Statler Road
Belmont MA 02478
617-993-3157

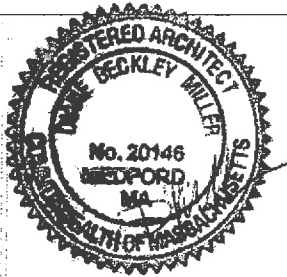
Date: Issued for:

2/25/18 SCHEMATIC DESIGN

3/12/18 DESIGN DEVELOPMENT

7/9/18 PLANNING BD REVIEW

11/8/18 REVISIONS

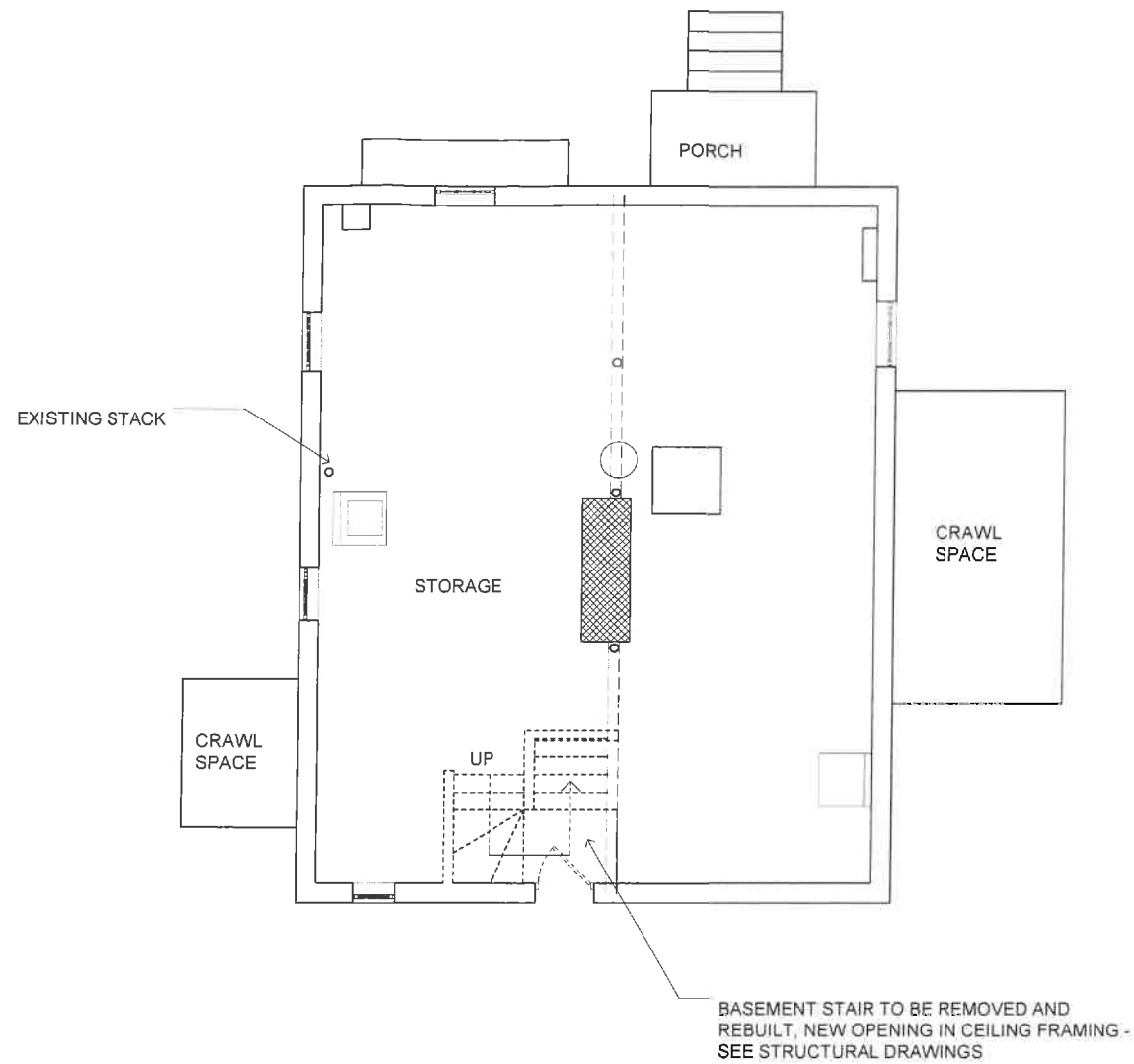


BONNAR RESIDENCE
61 WARWICK ROAD
BELMONT MA 02478

COVERSHEET

Sheet
Number:

A1



1 PLAN
SCALE: 1/8" = 1'

Architect:
Miller Design LLC
52 Statler Road
Belmont MA 02478
617-993-3157

Date: Issued for:

2/25/18	SCHEMATIC DESIGN
3/12/18	DESIGN DEVELOPMENT
7/9/18	PLANNING BD REVIEW

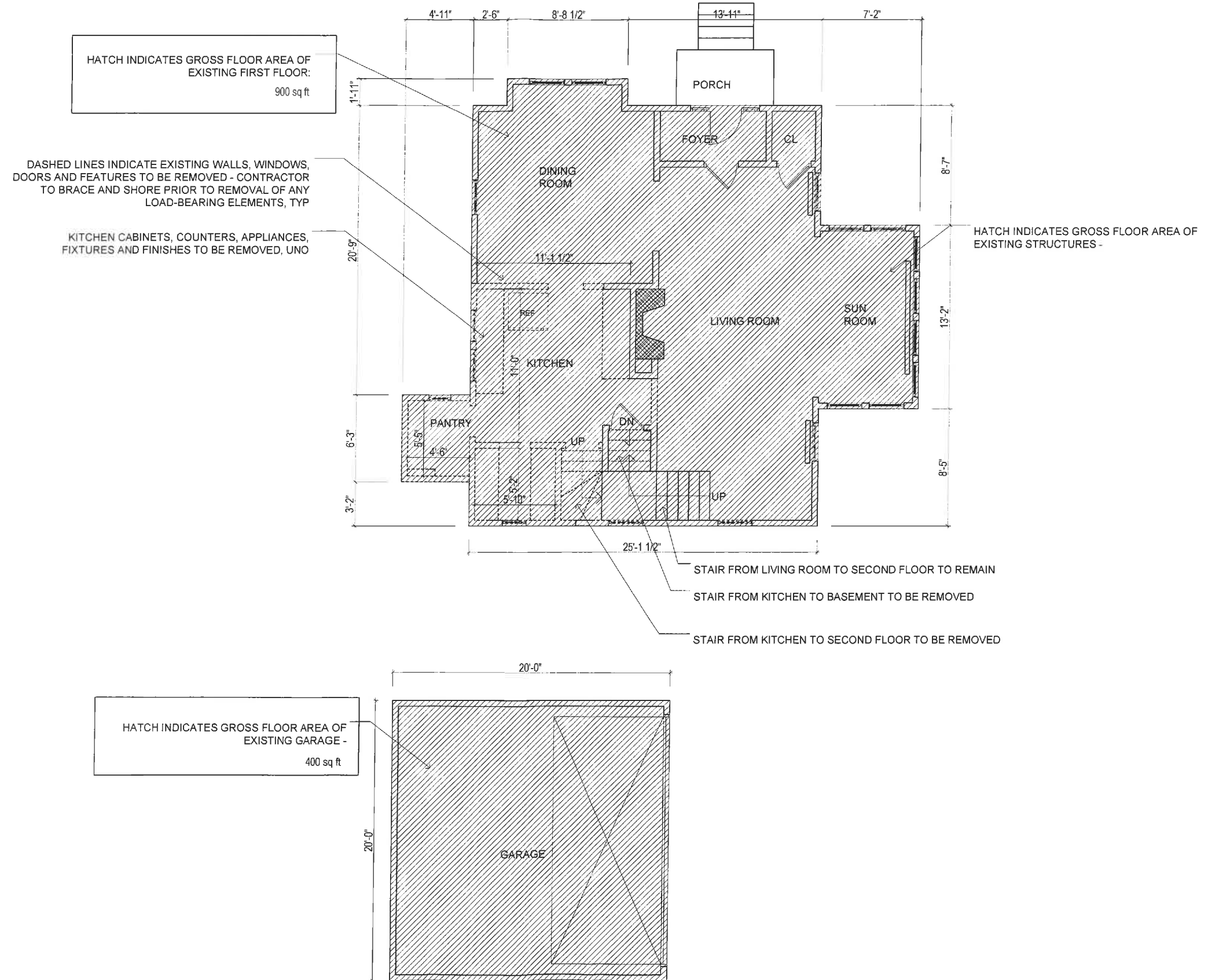


BONNAR RESIDENCE
61 WARWICK ROAD
BELMONT MA 02478

EXISTING CELLAR
FLOOR PLAN

Sheet
Number:

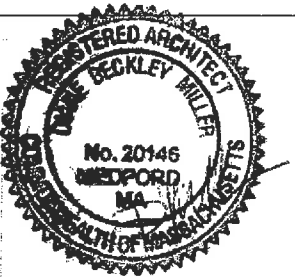
A2



Architect:
Miller Design LLC
52 Statler Road
Belmont MA 02478
617-993-3157

Date: Issued for:

2/25/18	SCHEMATIC DESIGN
3/12/18	DESIGN DEVELOPMENT
7/9/18	PLANNING BD REVIEW



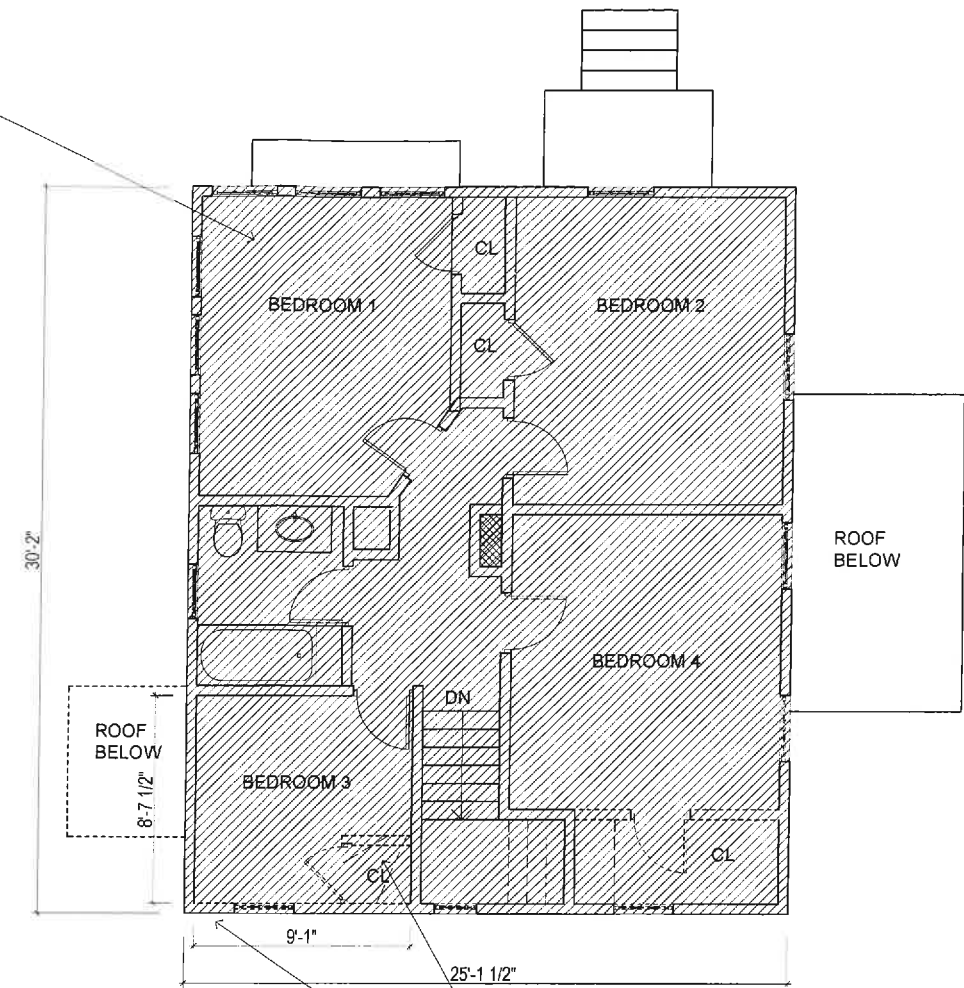
BONNAR RESIDENCE
61 WARWICK ROAD
BELMONT MA 02478

EXISTING FIRST
FLOOR PLAN

Sheet
Number:

A3

HATCH INDICATES GROSS FLOOR AREA OF
EXISTING SECOND FLOOR:
758 sq ft



STAIR FROM SECOND FLOOR TO KITCHEN TO BE REMOVED

DASHED LINES INDICATE EXISTING WALLS, WINDOWS, DOORS
AND FEATURES TO BE REMOVED - CONTRACTOR TO
BRACE AND SHORE PRIOR TO REMOVAL OF ANY LOAD-BEARING
ELEMENTS, TYP

Architect:
Miller Design LLC
52 Statler Road
Belmont MA 02478
617-993-3157

Date:	Issued for:
2/25/18	SCHEMATIC DESIGN
3/12/18	DESIGN DEVELOPMENT
7/9/18	PLANNING BD REVIEW

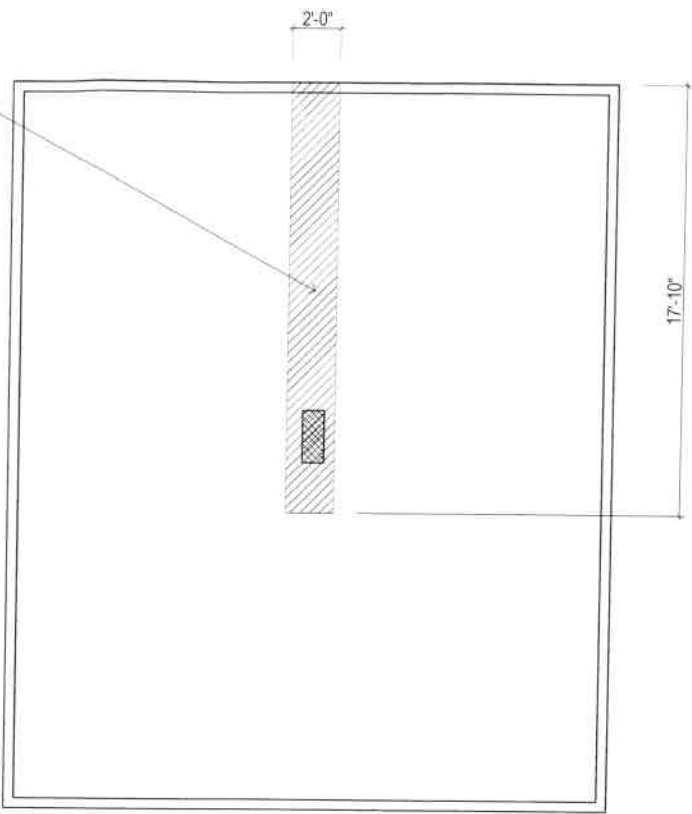


BONNAR RESIDENCE
61 WARWICK ROAD
BELMONT MA 02478

EXISTING SECOND
FLOOR PLAN

Sheet
Number:

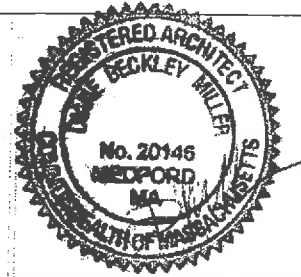
HATCH INDICATES GROSS FLOOR AREA OF
EXISTING ATTIC SPACE WITH CEILING
HEIGHT OF 6' OR GREATER
36 sq ft



1 PLAN
SCALE: 1/8" = 1'

Architect:
Miller Design LLC
52 Statler Road
Belmont MA 02478
617-993-3157

Date:	Issued for:
2/25/18	SCHEMATIC DESIGN
3/12/18	DESIGN DEVELOPMENT
7/9/18	PLANNING BD REVIEW



BONNAR RESIDENCE
61 WARWICK ROAD
BELMONT MA 02478

EXISTING ATTIC
FLOOR PLAN

Sheet
Number:

A5



1 REAR ELEVATION
SCALE: 1/8" = 1'



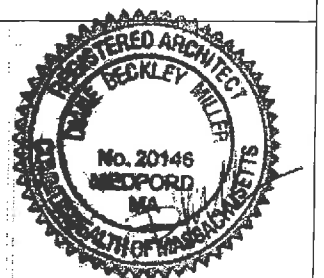
Architect:
Miller Design LLC
52 Statler Road
Belmont MA 02478
617-993-3157

Date: Issued for:

2/25/18 SCHEMATIC DESIGN

3/12/18 DESIGN DEVELOPMENT

7/9/18 PLANNING BD REVIEW

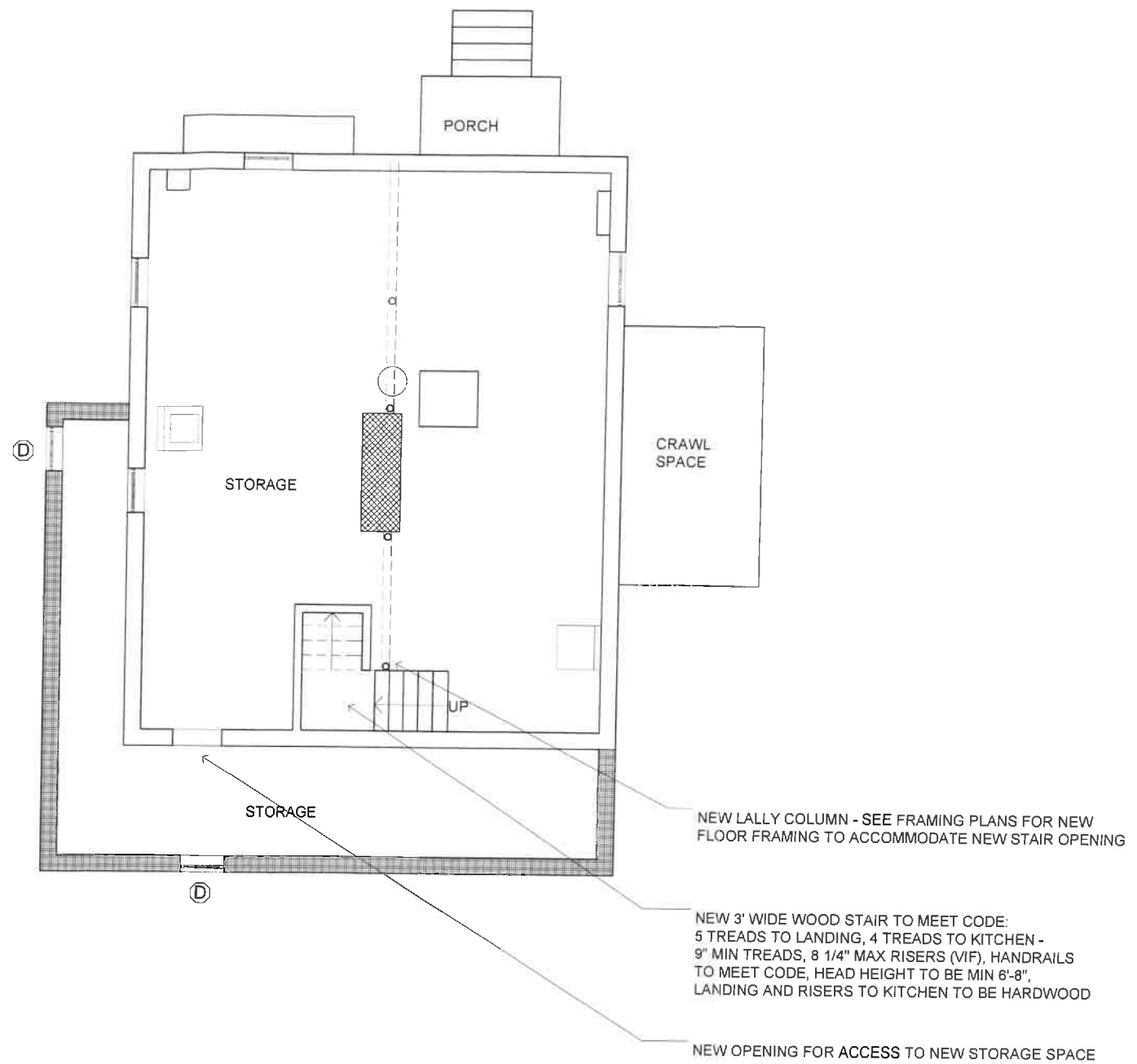


BONNAR RESIDENCE
61 WARWICK ROAD
BELMONT MA 02478

EXISTING
ELEVATIONS

Sheet
Number:

A6

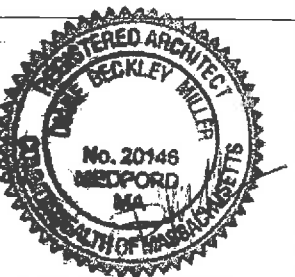


1 PLAN
SCALE: 1/8" = 1'

Architect:
Miller Design LLC
52 Staller Road
Belmont MA 02478
617-993-3157

Date: Issued for:

2/25/18	SCHEMATIC DESIGN
3/12/18	DESIGN DEVELOPMENT
7/9/18	PLANNING BD REVIEW
11/8/18	REVISIONS

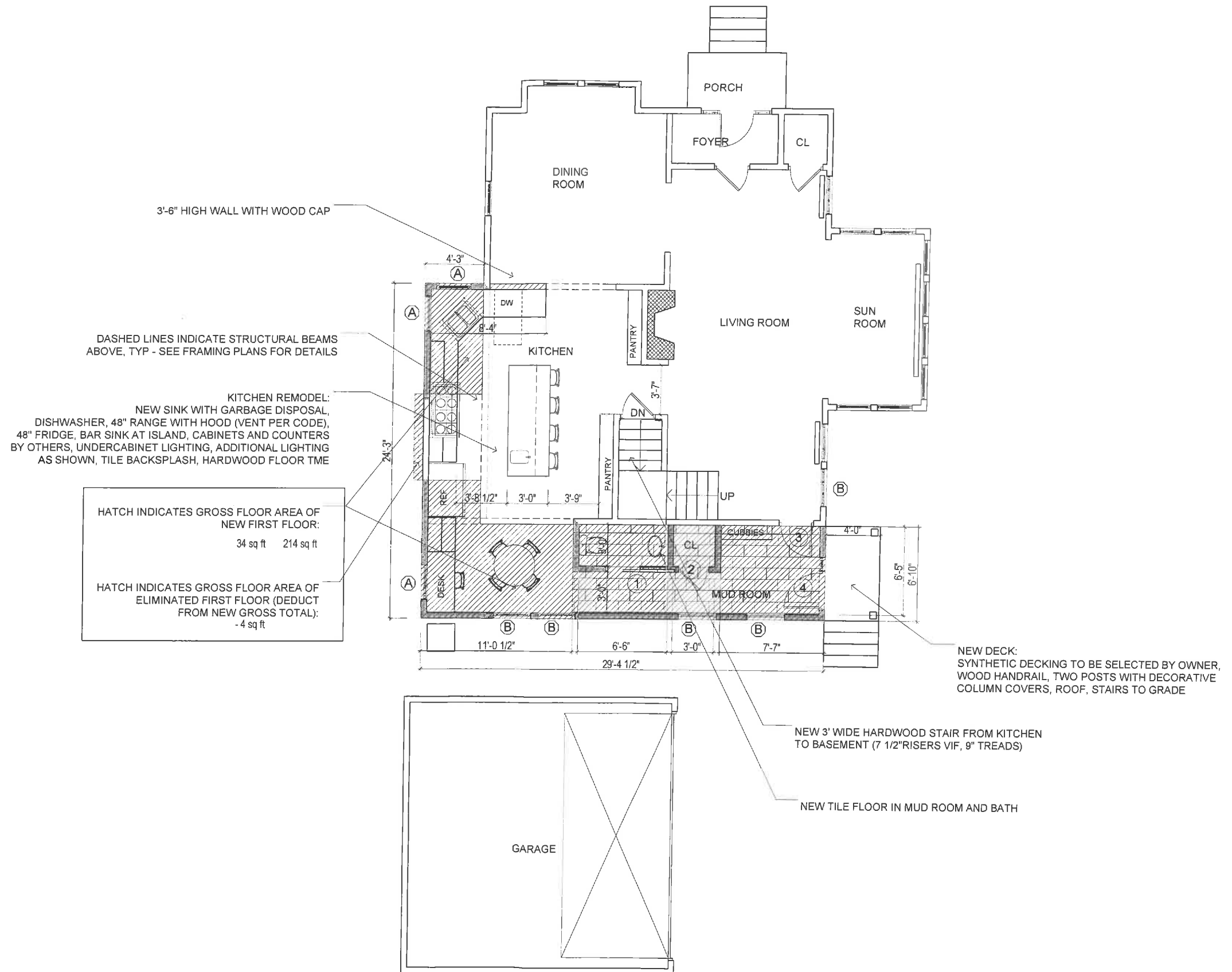


BONNAR RESIDENCE
61 WARWICK ROAD
BELMONT MA 02478

NEW CELLAR
FLOOR PLAN

Sheet
Number:

A7

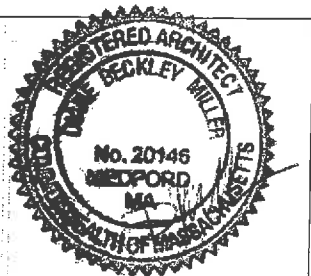


1 PLAN
SCALE: 1/8" = 1'

Architect:
Miller Design LLC
52 Statler Road
Belmont MA 02478
617-993-3157

Date: Issued for:

2/25/18	SCHEMATIC DESIGN
3/12/18	DESIGN DEVELOPMENT
5/8/18	PERMISSIVE REVIEW
11/8/18	REVISIONS

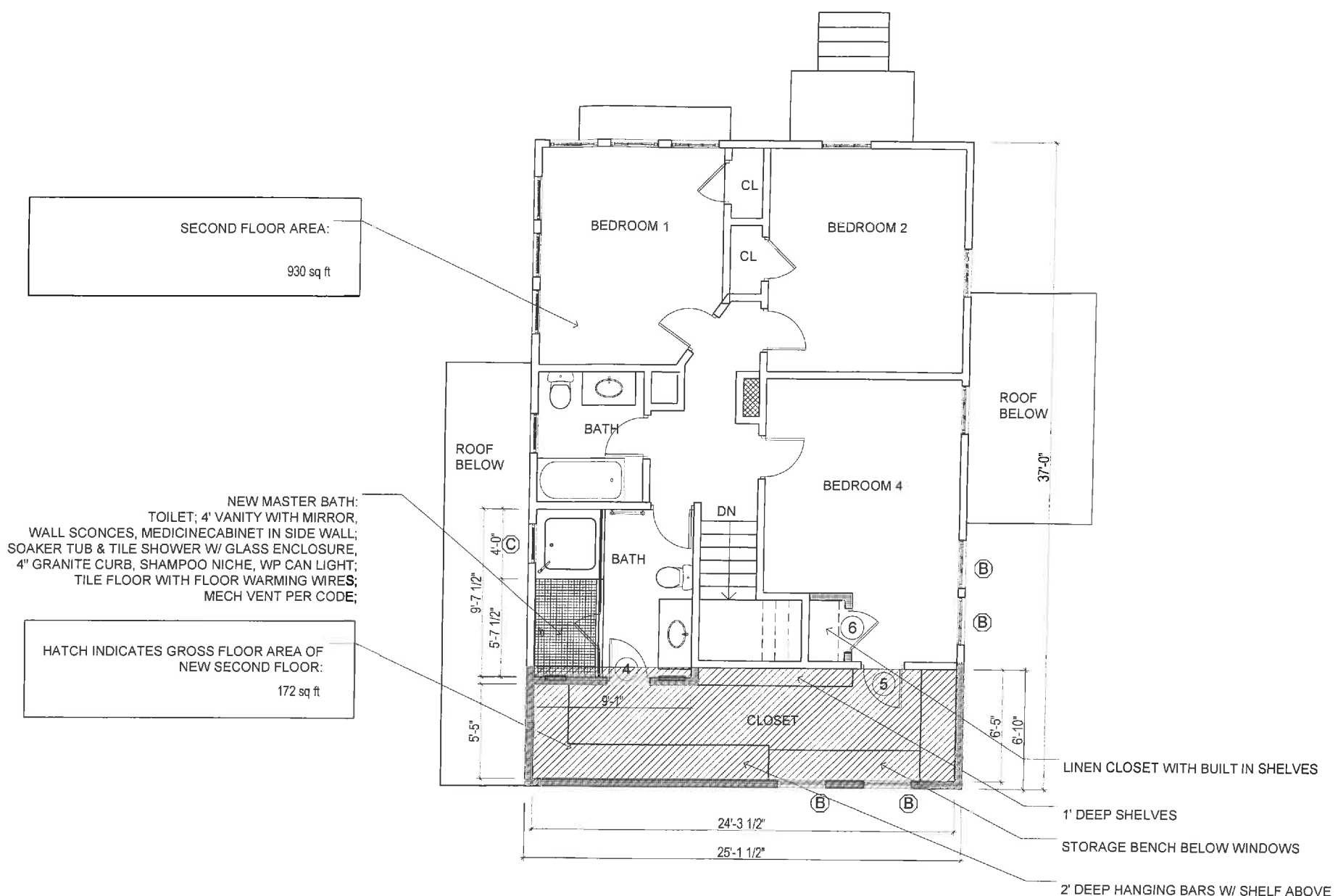


BONNAR RESIDENCE
61 WARWICK ROAD
BELMONT MA 02478

NEW FIRST
FLOOR PLAN

Sheet
Number:

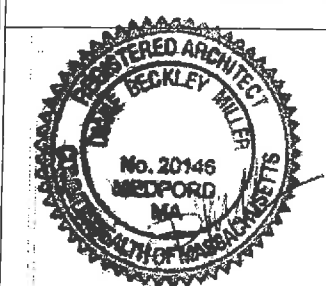
A8



1 PLAN
SCALE: 1/8" = 1'

Architect:
Miller Design LLC
52 Statler Road
Belmont MA 02478
617-993-3157

Date:	Issued for:
2/25/18	SCHEMATIC DESIGN
3/12/18	DESIGN DEVELOPMENT
3/8/18	PERMITS REVIEW



BONNAR RESIDENCE
61 WARWICK ROAD
BELMONT MA 02478

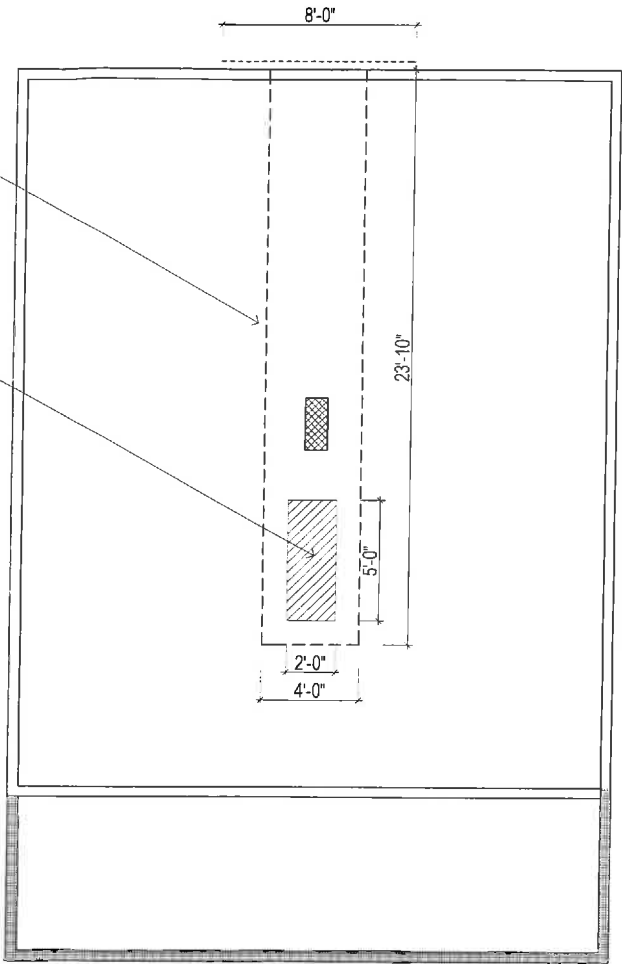
NEW SECOND FLOOR PLAN

Sheet
Number:

A9

DASHED LINE INDICATES PORTION OF
ATTIC SPACE WITH CEILING HEIGHT
OF 5' OR GREATER -
95 sq ft

HATCH INDICATES GROSS FLOOR AREA OF
NEW ATTIC SPACE WITH CEILING
HEIGHT OF 6' OR GREATER
10 sq ft



HALF STORY AREA CALCULATIONS:

SECOND FLOOR AREA = 930 SF

ALLOWABLE: MAX 558 SF W/ CEILING HEIGHT OF 5' OR
GREATER (BASED ON 60% OF 930 SF SECOND FLOOR).

ACTUAL: 95 SF
(AREA W/ CEILING HEIGHT OF 5' OR GREATER IS DESIGNATED
BY SHORT DASHED LINES)

HALF STORY PERIMETER CALCULATIONS:

SECOND FLOOR PERIMETER = 124'-3"

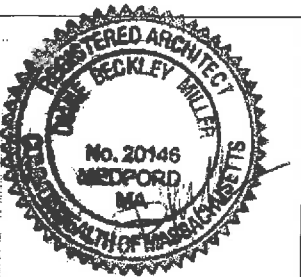
ALLOWABLE: MAX 62'-1 1/2" W/ RAFTER BOTTOMS AT 3' OR
GREATER (BASED ON 50% OF 124'-3" PERIMETER).

ACTUAL: 8'-0"

Architect:
Miller Design LLC
52 Statter Road
Belmont MA 02478
617-993-3157

Date: Issued for:

2/25/18	SCHEMATIC DESIGN
3/12/18	DESIGN DEVELOPMENT
7/9/18	PLANNING BD REVIEW

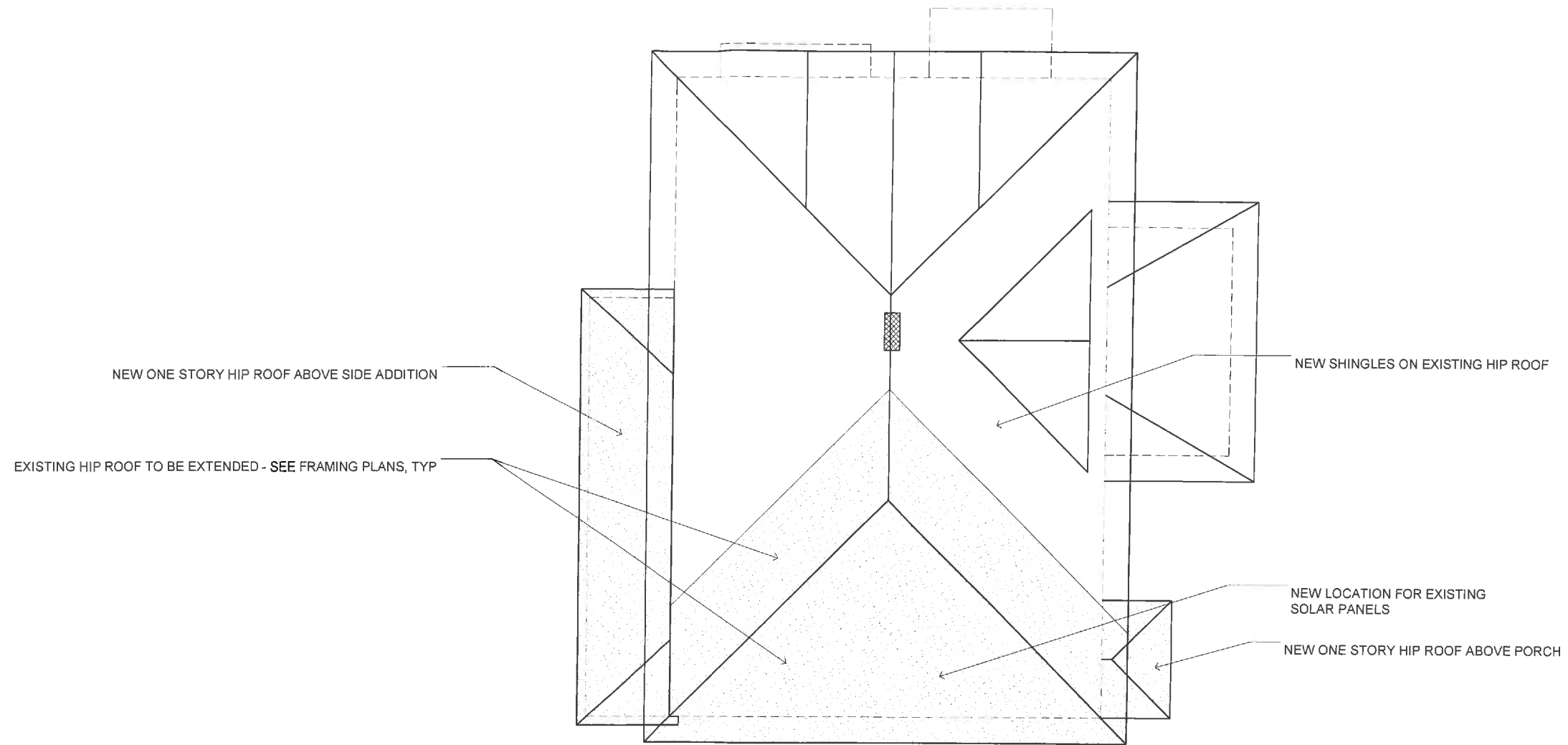


BONNAR RESIDENCE
61 WARWICK ROAD
BELMONT MA 02478

NEW ATTIC
FLOOR PLAN

Sheet
Number:

A10

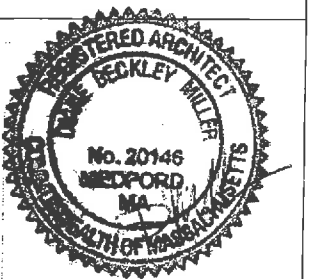


① PLAN
SCALE: 1/8" = 1'

Architect:
Miller Design LLC
52 Statler Road
Belmont MA 02478
617-993-3157

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BONNAR RESIDENCE
61 WARWICK ROAD
BELMONT MA 02478

NEW ROOF
PLAN

Sheet
Number:

A11



1 REAR ELEVATION
SCALE: 1/8" = 1'

EXISTING SOLAR PANELS ON THIS ROOF
TO BE INCREASED BASED ON EXPANDED ROOF AREA

ANDERSEN 400 SERIES (OAE) COMPOSITE WINDOW
(FIXED UPPER, AWNING LOWER) W/ HARDIE TRIM BOARDS TME

ANDERSEN 400 SERIES (OAE) DOUBLE HUNG
WINDOWS W/ HARDIE TRIM BOARDS TME

EXPANDED SIDE ADDITION



NEW LOCATION FOR EXISTING SOLAR PANELS ON THIS ROOF

50 YEAR ARCHITECTURAL SHINGLES -
SEE SECTION FOR ROOF ASSEMBLY

ANDERSEN 400 SERIES (OAE) DOUBLE HUNG
WINDOWS W/ HARDIE TRIM BOARDS TME

HARDIE SOFFIT TME

NEW HARDIE SIDING

NEW DECK:
SYNTHETIC DECKING, WOOD HANDRAIL,
TWO POSTS WITH DECORATIVE
COLUMN COVERS, ROOF, STAIRS TO GRADE



Architect:
Miller Design LLC
52 Statter Road
Belmont MA 02478
617-993-3157

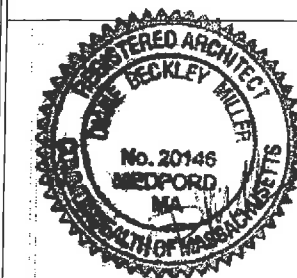
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2/25/18 SCHEMATIC DESIGN

3/12/18 DESIGN DEVELOPMENT

7/9/18 PLANNING BD REVIEW

11/8/18 REVISIONS



BONNAR RESIDENCE
61 WARWICK ROAD
BELMONT MA 02478

NEW
ELEVATIONS

Sheet
Number:

A12