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BELMONT, MA

CASE NO. 19-13

2019 MAR 25 PM 12: 06

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 April 8, 2019 at 7:00 PM in the Art Gallery, 3rd floor, Homer Municipal Building, 19 Moore St., to consider the application of Alex and Emma Thurston at 101 Baker Street located in a General Residence (GR) Zoning District for Two Special Permits under Section 1.5 of the Zoning Bylaw to construct an Extension to the Front Entry. Special Permits –**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 and **2.** Minimum required front setback is 17.75', the existing front setback is 16.0' and proposed is 14.5'.

ZONING BOARD OF APPEALS



Town of Belmont
Zoning Board of Appeals

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TOWN CLERK
BELMONT, MA

2019 MAR 25 PM 12:07

APPLICATION FOR A SPECIAL PERMIT

Date: 2-18-19

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 99-101 Baker 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 Extension to Entry

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

Signature of Petitioner

Alex Thurston

Print Name

Alex Thurston

Address

101 Baker St

Belmont, MA 02478

Daytime Telephone Number

617-943-5064



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

January 31, 2019

Alex and Emma Thurston
101 Baker Street
Belmont, MA 02478

RE: Denial to Construct an Extension to Entry

Dear Mr. and Mrs. Thurston,

The Office of Community Development is in receipt of your building permit application for your proposal to construct an extension to the front entry at 99-101 Baker 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 Bylaws. More specifically, 1.- §4.2 of the Zoning Bylaws Dimensional Regulations require a minimum front setback of 17.75' and 2.- §1.5.4 A.1 allows extensions and alterations of non-conforming structures in the GR zoning district by a Special Permit from the Zoning Board of Appeals.

1. The existing front setback is 16.0' and the proposed is 14.5'.
2. 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 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

February 11, 2019
Special Permit Application Statement
99-101 Baker Street
Denial to Construct an Extension to Entry

To the members of the Zoning Board of Appeals,
We are requesting 2 special permits to construct an extension to our entryway at 99-101 Baker Street. This 18" extension of the vestibule is necessary for our house because the current vestibule is not deep enough to allow proper opening of our front doors at 90 degrees as required by the building code. The vestibule is in disrepair, not insulated and contributes to frozen pipes in an adjacent bathroom, and does not provide adequate space for our family coming in and out of the house. The front setback requirement is 20' and in order to satisfy this requirement, we would have to move the front wall of our house back 5.5' with the proposed changes. The current setback is 16' and the proposed setback is 14.5'. There will be no other alteration to the footprint of the house except for this 18" extension of the vestibule.

We are convinced that these proposed changes are not more detrimental to the neighborhood than the existing.

Sincerely,
Emma & Alex Thurston
101 Baker Street

Jessica & Jeremy Gotsch
99 Baker Street



WORK DESCRIPTION

Owners: Alex and Emma Thurston
Owner Mailing Address: 99-101 Baker St Belmont MA
Jobsite Address/Property: 99-101 Baker St Belmont MA
Project: Front Vestibule Repairs and Extension
Date: January 18, 2019

WORK DESCRIPTION:

Alex and Emma Thurston, owners of 99-101 Baker St, request to expand the front vestibule 14" on to the existing front landing. The look of the vestibule will be the same as its original condition after construction is done. The dimensions will obviously change. The current vestibule dimensions are 8'6" w x 4' deep. The proposed new dimensions of the vestibule will be 8'6" w x 5'2" deep (See Attached plans A-1 through A-3). The landing, that the vestibule will be extending onto, will maintain a minimum of 36" clearance to meet code after expansion is complete, but the landing will not extend any further closer to the property line. The current elevation of the landing is 32"-34" (See Attached A-7 and A-8) from top of deck to grade, depending on which side you are measuring.

99-101 Baker St falls under a "general residence" zoning criteria (See Zoning Compliance Checklist Attached). To the right of the house is a vacant lot (Lot F on plot plan and See A-4). To the left of the house is Hittinger St, which falls under "commercial" zoning. We would like to point out that the current vestibule is 16' from the front boundary line and we are proposing a new front set back of 14'10". The first house to the right of 99-101 Baker St is 91 Baker St (See Attached A-5). 91 Baker St has a front measurement of 15.5'. The first building to the left of 99-101 Baker St is 16-18 Hittinger St (See Attached A-6) and it has a front setback of 6.2'. Both dimensions are marked on the plot plan as well. Also attached is picture A-8, which shows the building directly across the street from the proposed work site. The address of this building is 92-94 Baker St. This is not marked on the plot plan, but the front of that building is only 10 or so feet from the property line.

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

Surveyor Signature and Stamp: Chapman

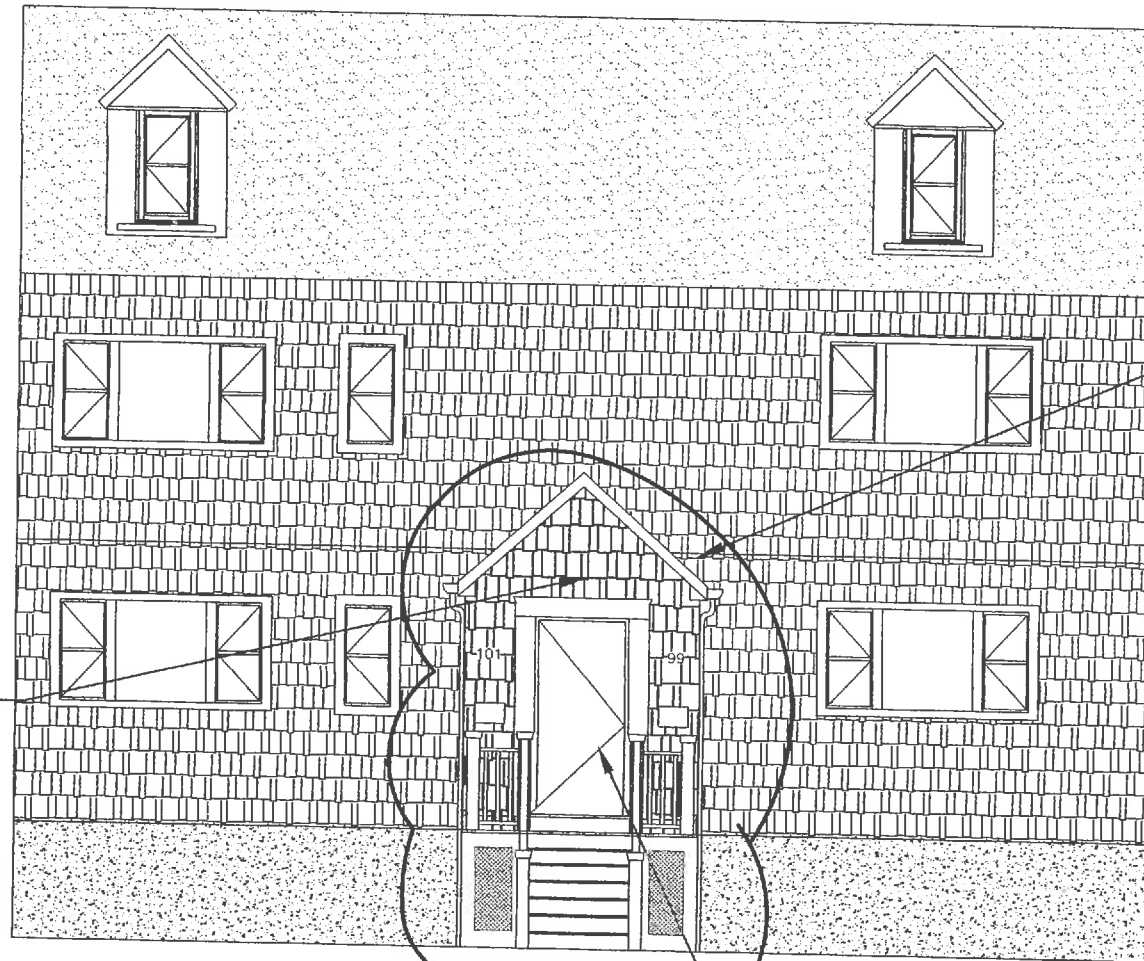
Date:



Per §4.2 of the Zoning By-Laws				
		REQUIRED	EXISTING	PROPOSED
Lot Area (sq. ft.)		5,000	9,631	—
Lot Frontage (feet)		50'	94.40'	—
Lot Area/Unit (sq. ft./d.u.)		3,500	—	—
Lot Coverage (% of lot)		30%	14.5%	14.6%
Open Space (% of lot)		40%	73.4%	73.3%
Setbacks: (feet)	➤ Front ^{BAKER} HITTENBERG	17.75' 13.1'	16.0' 39.2'	14.5' TO ENTRY 10' TO LANDING
	➤ Side/Side	10' 10'	20' —	—
	➤ Rear	20'	24.4'	—
Building Height:	➤ Feet	33'	—	—
	➤ Stories	2 1/2 STY	—	—
1/2 Story (feet) (Per §1.4)	➤ Perimeter			
	➤ Area			
	➤ Length			

<u>Per §6D of the Zoning By-Laws</u>				
		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



Replacing siding
with cedar
shingles

Work only
on front
vestibule

Existing East Elevation

Replacing front
door

Project Schedule

- Taking of and replacing of existing siding of front mud room
- Replacing front door
- Adding (2) TW18201 Andersen windows on the North and South sides of the mud room
- Replacing of trim around door and new windows
- Replacing roof shingles

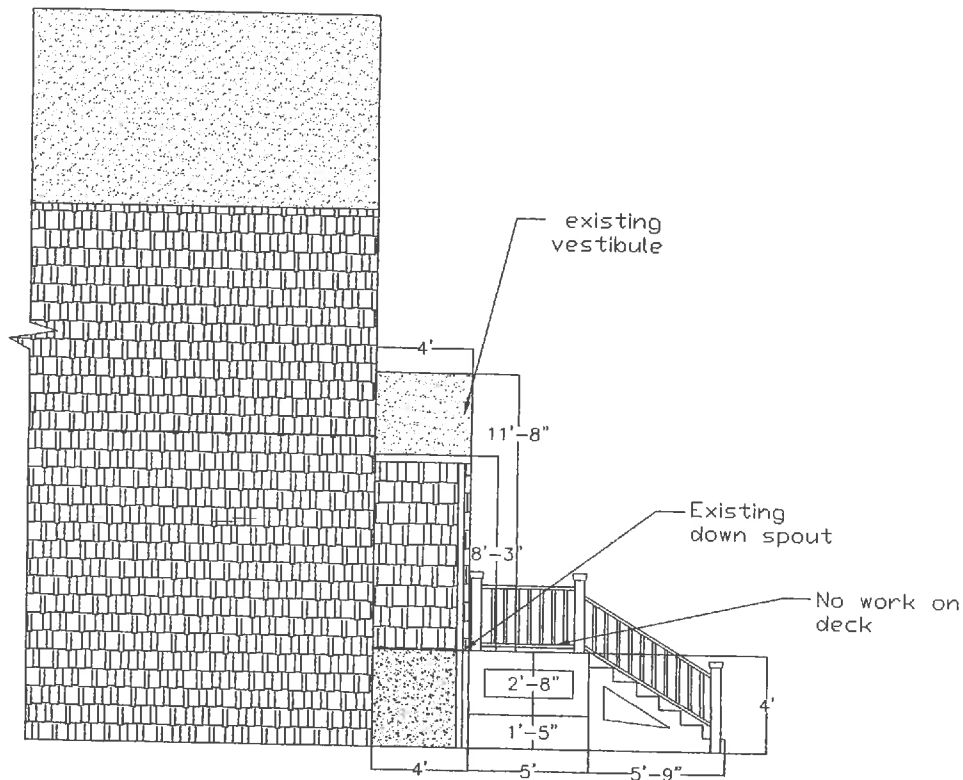
Window Schedule									
SYM	TYPE	RD VGLT.	MANUF.	MODEL #	QTY	FINISHED HEAD HT.	LITE BREAK- UP	WALL THICKNESS	REMARKS
A	double hung	1'10" x 3'	ANDERSEN	TW18201	2	7'-0"		2" X 6"	

Conneely
Contracting

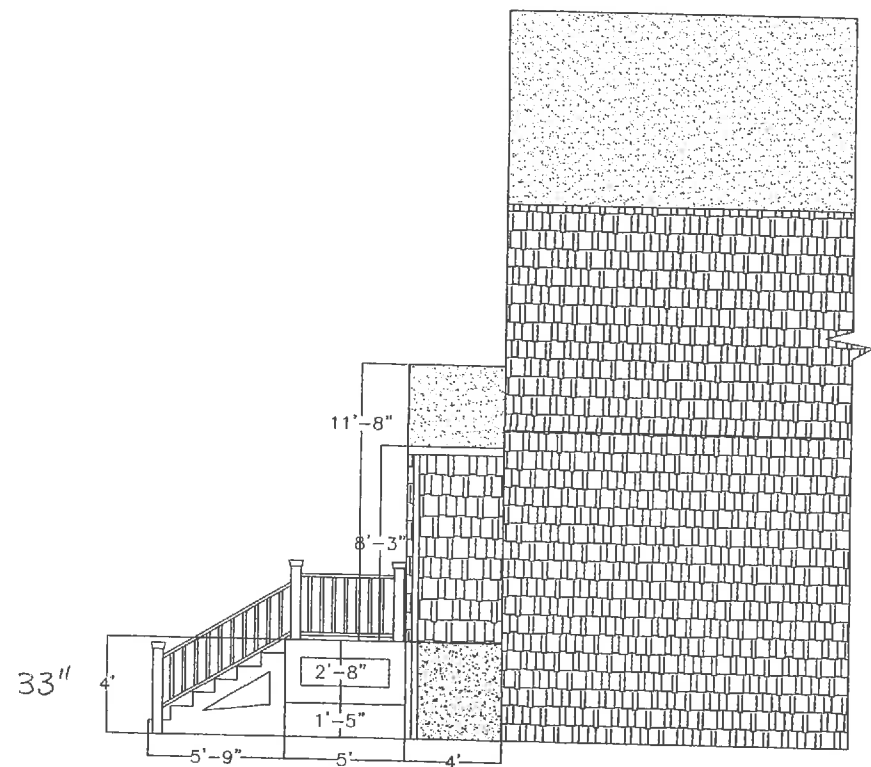
101 Baker St
Belmont, MA
02144

Date: 1/18/19
Scale: 1/8" = 1'
Drawn by: Anthony Pietrolari

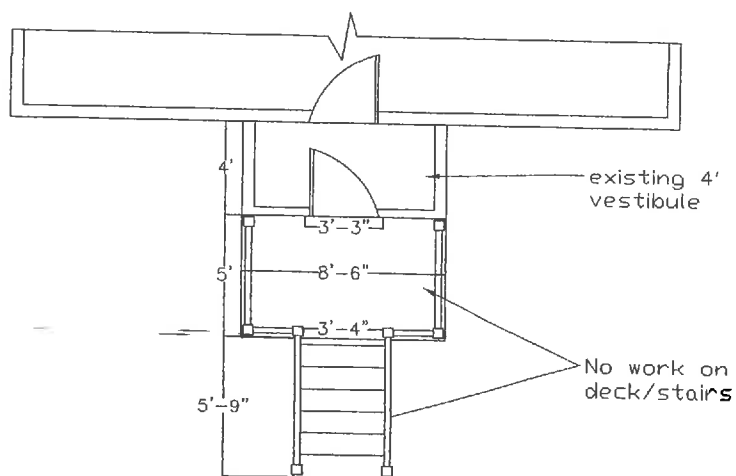
A-1



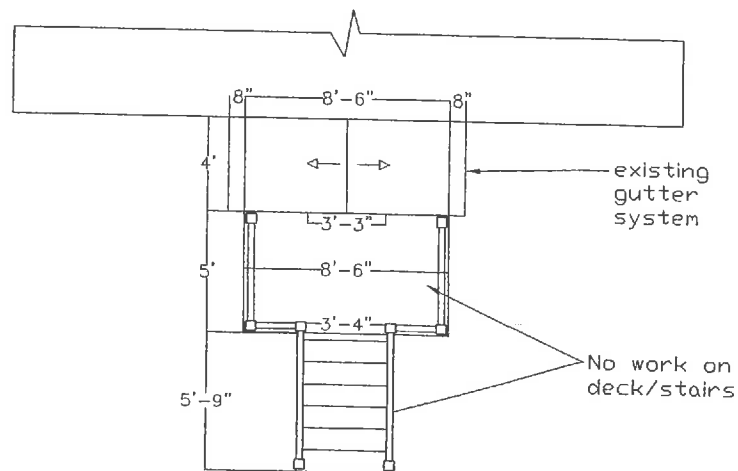
Existing South Elevation



Existing North Elevation

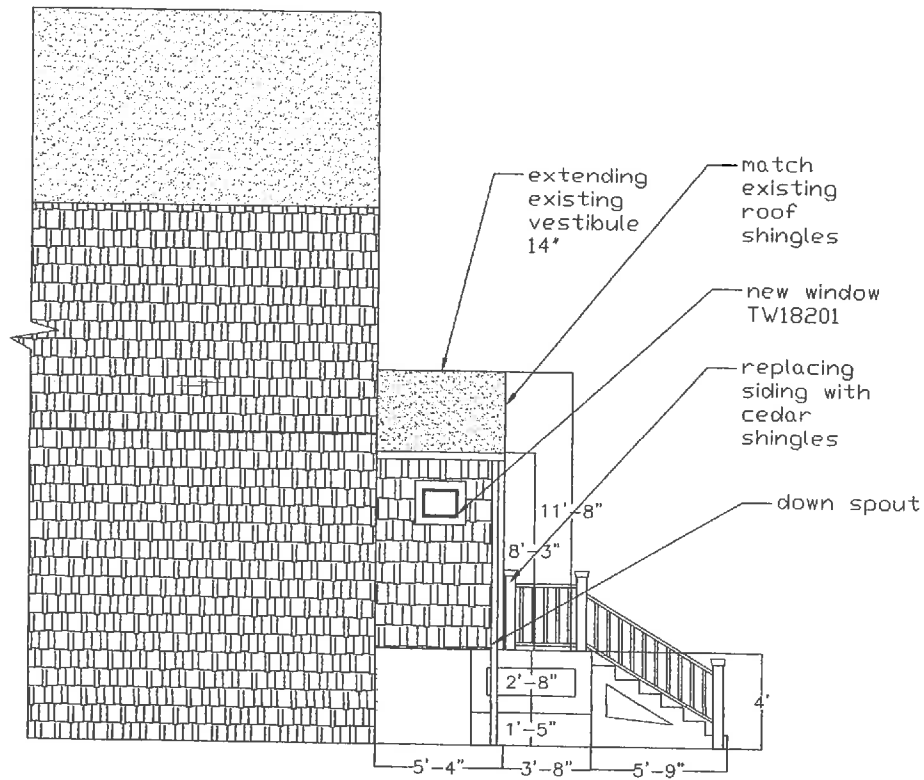


Existing Floor Plan

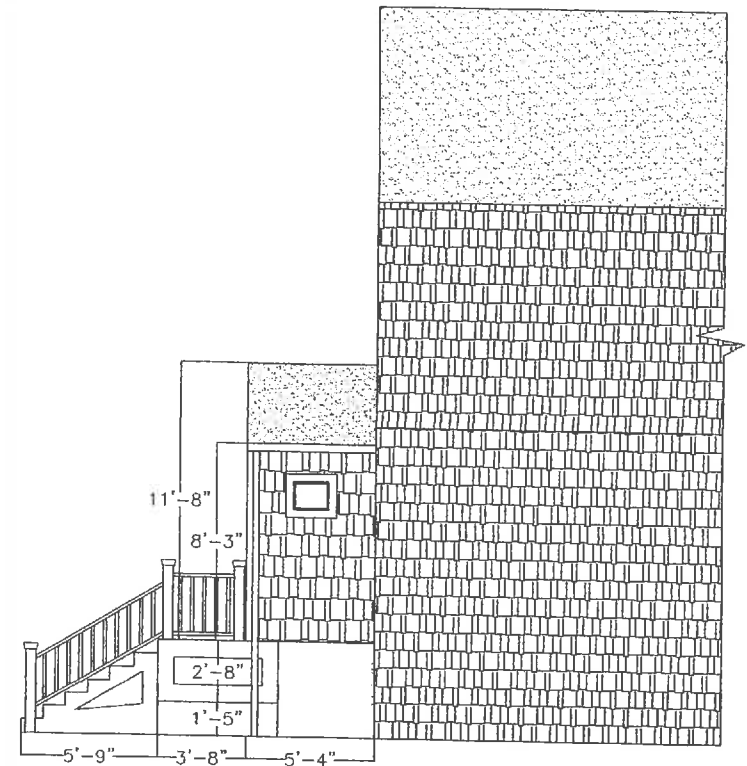


Existing Roof Plan

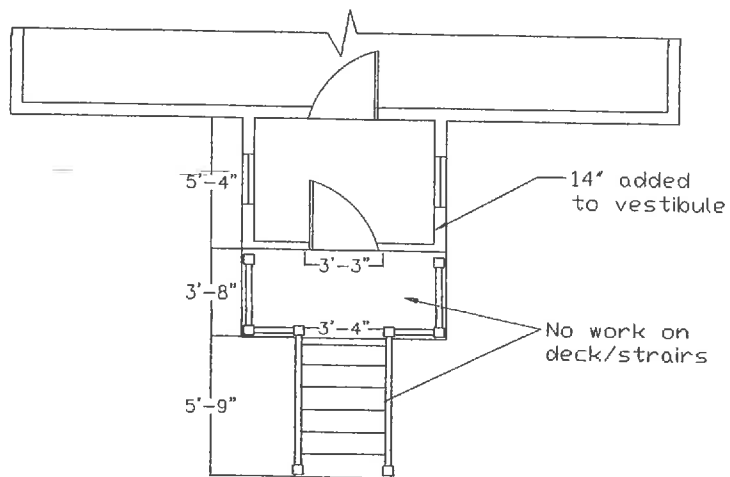
<small>Plan Name and Address</small> Conneely Contracting	
<small>Project Name and Address</small> 101 Baker St Belmont, MA 02144	
<small>Date</small> 1/18/19	<small>Sheet</small> A-2
<small>Drawn by</small> Anthony Piatroforte	



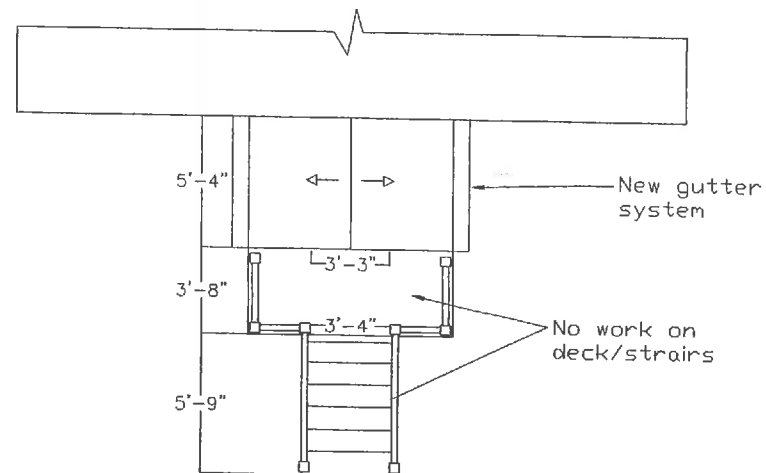
Proposed South Elevation



Proposed North Elevation



Proposed Floor Plan



Proposed Roof Plan

<small>Per State and Address</small> Conneely Contracting	
<small>Project Name and Address</small> 101 Baker St Belmont, MA 02144	
<small>Date</small> 1/18/19	<small>Sheet</small> A-3
<small>Drawn by</small> Anthony Petrolarte	

6-Feb-2019

Belmont, MA

To: Zoning Board of Appeals, Belmont, MA

Re: 101 Baker St Entryway Expansion

Dear Members of Zoning Board of Appeals,

My name is Nikolay Koumpikov and I live on 46 Baker St. I am writing to you in support of Emma and Alex Thurston's entryway expansion project.

Emma and Alex are willing to expand their entryway, improving the appearance and usability of their house. Their project will benefit our neighborhood because it will visually improve their house. The requested additional 18 inches will not negatively affect any of the neighbors.

Emma and Alex, along with Jessica and Jeremy have been great and caring neighbors for the last 10 years. I have complete confidence that they will handle the project in a neighborly-friendly way and the outcome will add value for everyone on our street. I hope that Zoning Board of Appeals will grant them an exception, allowing the project to proceed as planned.

Respectfully,



Nikolay Koumpikov

46 Baker St, Belmont MA

Ka Kong & Eunice Chan

617.484.5663 (H)

88 Baker Street
Belmont, MA 02478

February 10, 2019

To Whom It May Concern:

We write in strong support of our neighbors' special project on:

101 Baker Street
Belmont, MA 02478

It is so important to grant them the approval for safety's sake. If you have any questions, please do not hesitate to contact us.

Sincerely,

Ka Kong Chan

Ka Kong & Eunice Chan

Eunice Chan

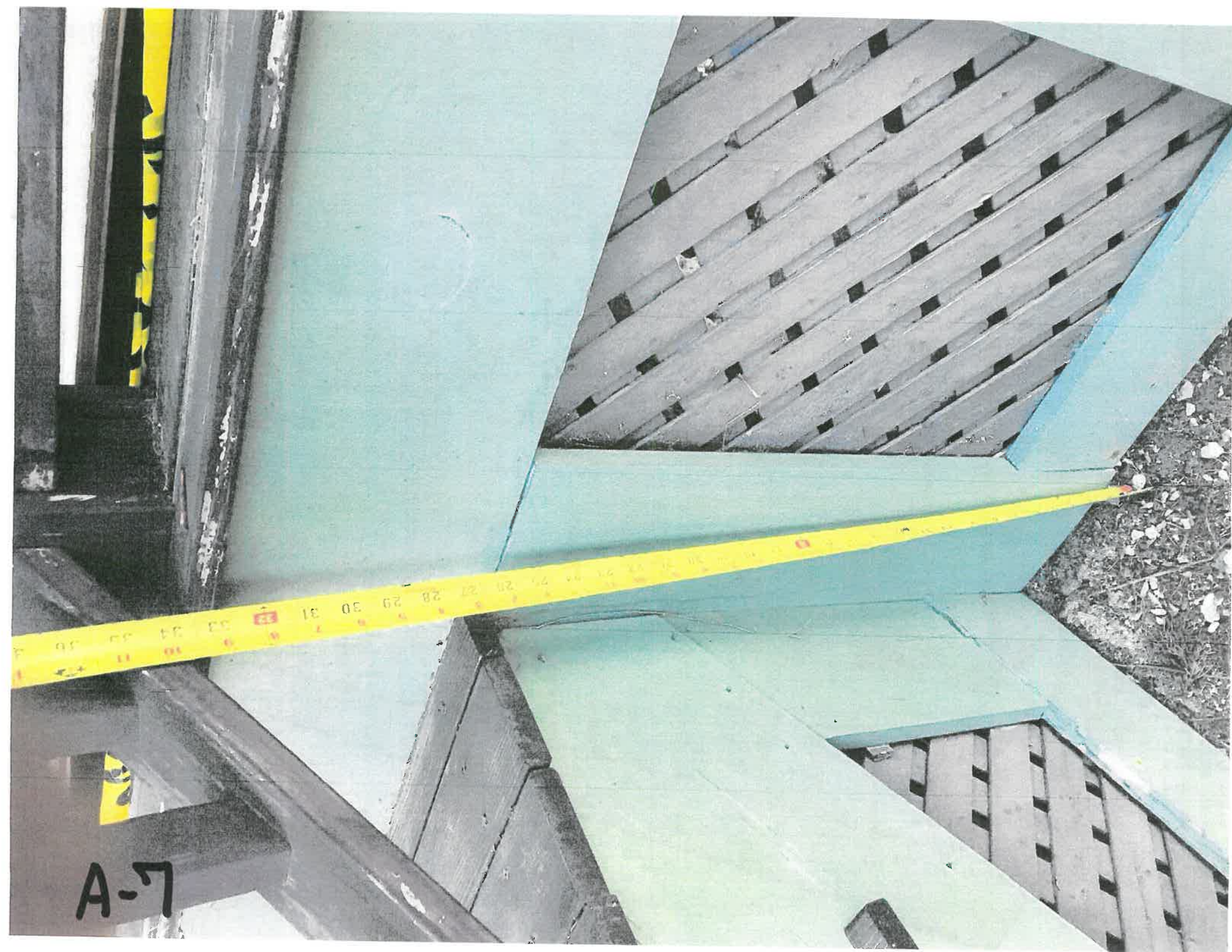


A-4

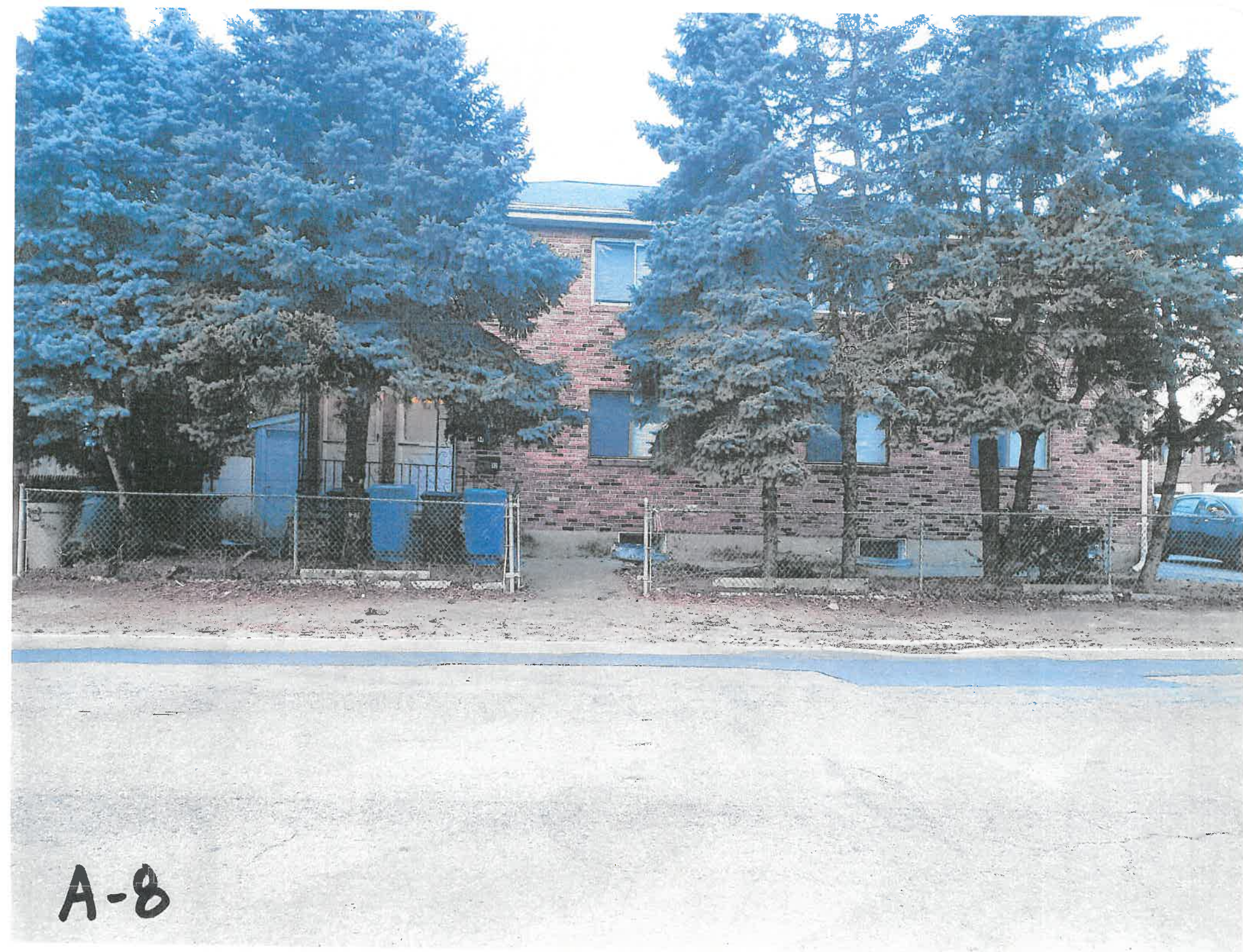




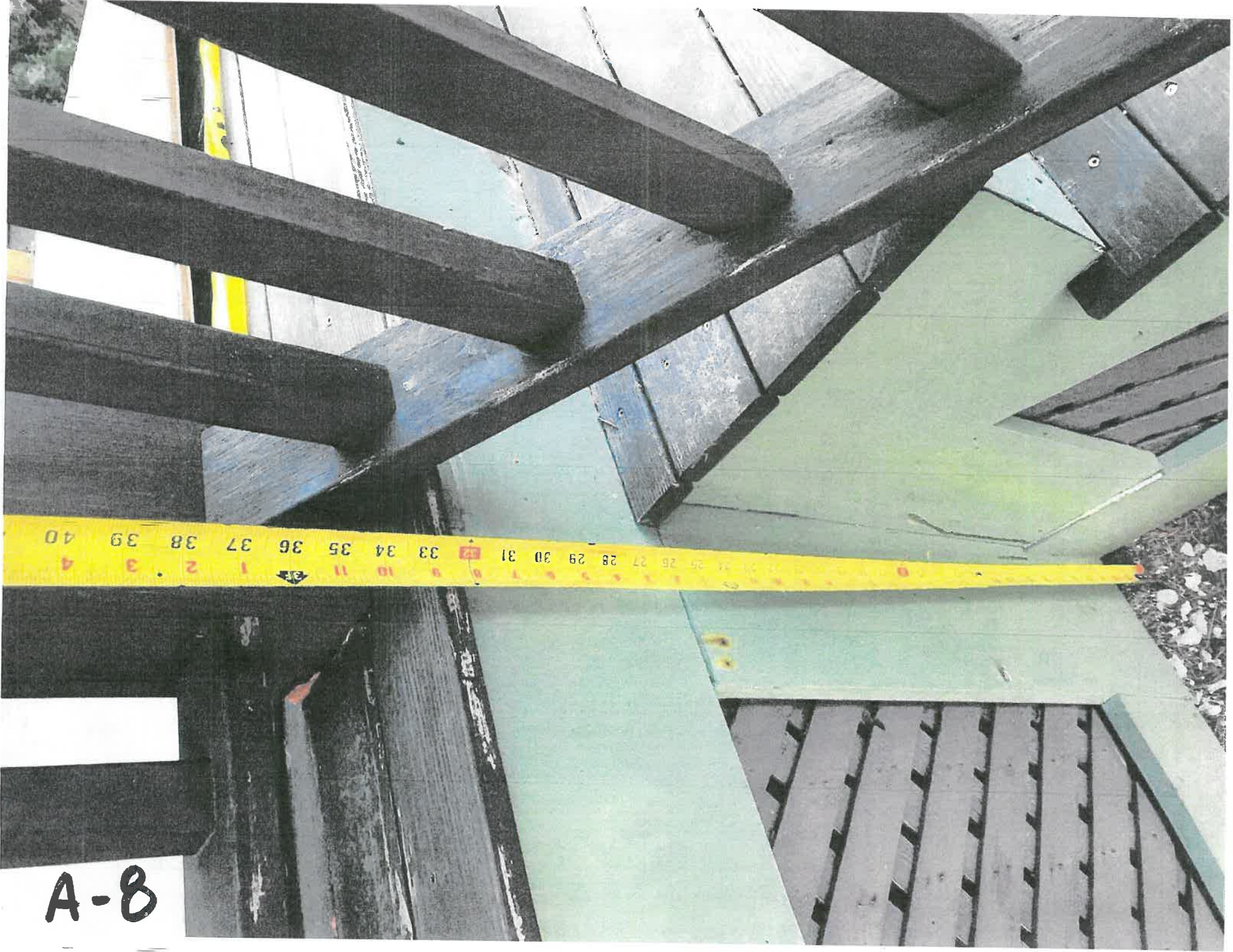
A-6



A-7



A-8



A-8