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BELMONT, MA

CASE NO. 19-14

2019 MAR 25 PM 12:05

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 Justin Bakule at 4 Edward Street located in a Single Residence C (SRC) Zoning District for Two Special Permits under Section 1.5 of the Zoning Bylaw to Enclose and Expand a Side Porch. Special Permits –1. Maximum allowed lot coverage is 25%, the existing lot coverage is 27.0% and proposed is 27.3%. 2. Minimum required side setback is 10.0', The existing side setback is 8.2' and the proposed is 6.3'.

ZONING BOARD OF APPEALS



Town of Belmont
Zoning Board of Appeals

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BELMONT, MA

2019 MAR 25 PM 12:05

APPLICATION FOR A SPECIAL PERMIT

Date: January 3, 2019

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 4 Edward 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 _____

Enclose a side porch - already exists as an
open porch

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

Signature of Petitioner

[Signature]

Print Name

JUSTIN G. BAKUIC

Address

4 Edward St.

Belmont, MA 02478

Daytime Telephone Number

(617) 777-2390



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

February 14, 2019

Justin Bakule
4 Edward Street
Belmont, MA 02478

RE: Denial to Enclose a Side Porch.

Dear Mr. Bakule,

The Office of Community Development is in receipt of your building permit application for your proposed One Story addition at 4 Edward Street, located in a Single Residence C (SRC) Zoning District.

Your application has been denied because it does not comply with the current Town of Belmont Zoning By-Laws. More specifically Section 4.2.2 of the Zoning By-Laws Dimensional Regulations require a minimum side setback of 10.0' and allows a maximum lot coverage of 25%.

1. Your existing side setback is 8.2' and the proposed side setback is 6.3'.
2. The existing lot coverage is 27.0% and proposed lot coverage is 27.3%.

You may alter your plans to conform to the current Town of Belmont Zoning By-Laws and resubmit for a building permit, or you may request Two (2) Special Permits from the Zoning Board of Appeals to enclose the porch. 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

Statement of 4 Edward Street Project Intent – February 2019

Submitted by homeowners Justin & Joanna Bakule with Belmont Special Permit Application

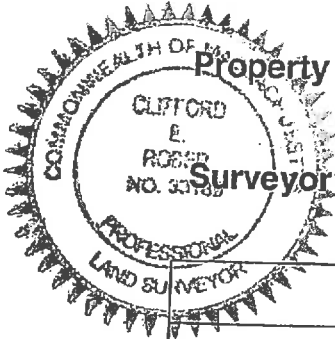
We are respectfully submitting this special permit request to the Town of Belmont in order to address a space constraint with our current property at 4 Edward Street – the lack of appropriate coat and shoe storage in our home. We have for several years tried to utilize our existing space to the best of our ability to solve this problem, but with a busy household of five people including three children, we believe that we need this small extra finished space to accommodate our family's needs.

For the solution, we are proposing to enclose an existing side porch because:

1. Negligible impact to the current look and feel of our home – the side porch is not readily visible from Edward or Waverly Streets
2. The porch already exists in an open unfinished form, so it will not materially change the home. The small footprint expansion detailed in the attached survey would reduce the current set-back from the side property line from 8.2' to 6.3'. Due to the triangular nature of our lot any change in the footprint of our house would likely cause or exacerbate a setback issue but, fortunately, all of our setbacks in the front of the house are well within current Belmont codes.

Zoning Compliance Check List

Properties Located within the SR-C Districts
(To be Completed by a Registered Land Surveyor)



Property Address: 4 Edward St

Surveyor Signature and Stamp: _____

Date: 8/2/18

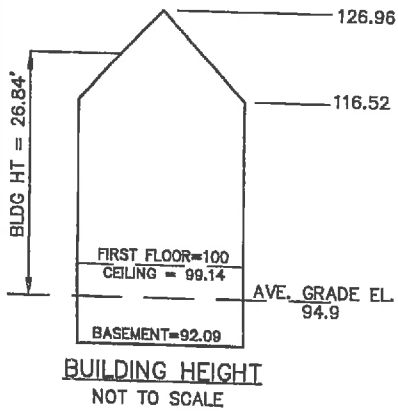
Per §4.2 of the Zoning By-Law

		REQUIRED		EXISTING		PROPOSED	
Lot Area (sq. ft.)		9,000		5,425		—	
Lot Frontage (feet)		75		97.17'		—	
Lot Coverage (% of lot)		25		27%		27.3%	
Open Space (% of lot)		50		56.7%		56.4%	
Setbacks: (feet)	➤ Front (a)	25.3		19.9		—	
	➤ Side/Side	10	10	10.0	8.2	10.0	6.3
	➤ Rear						
Building Height:	➤ Midpoint (feet)	30					
	➤ Ridge (feet)	34					
	➤ Stories	2-1/2					
1/2 Story (feet) (Per §1.4)	➤ Perimeter (50%)						
	➤ Area (60%)						
	➤ Length (75%)						
HVAC (b)		Prohibited in Front Yard and Side and Rear Setbacks and shall be screened					

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

(b) Includes all outdoor mechanical equipment and fuel storage systems.

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

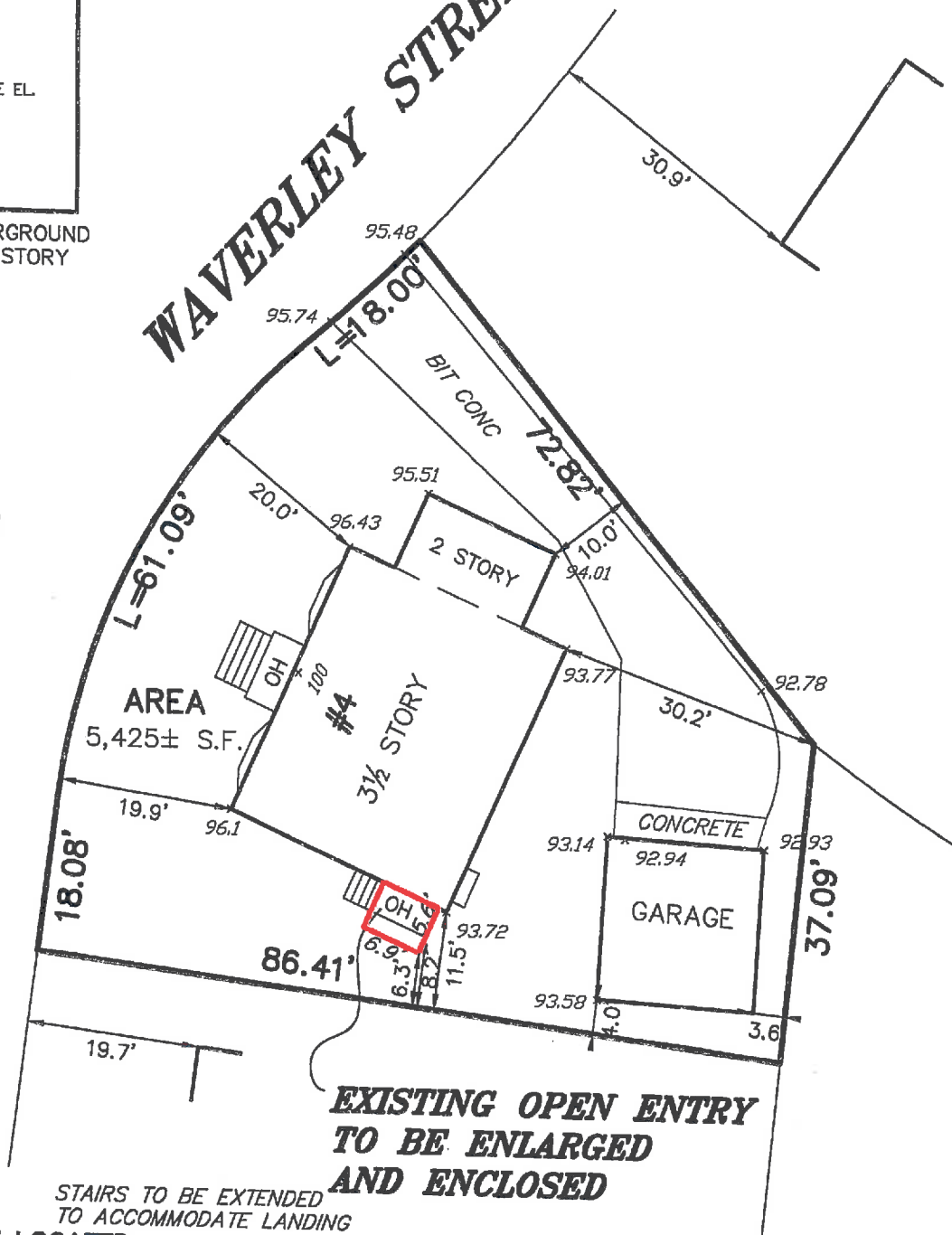


40.65% OF BASEMENT UNDERGROUND
THEREFOR BASEMENT IS A STORY



EDWARD STREET

WAVERLEY STREET



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

ZONING DISTRICT:	SC (SINGLE RESIDENCE C)		
	REQ.	EXISTING	PROP.
FRONT SETBACK:	25.3'	19.9'	—
SIDE SETBACK:	10'	8.2'	6.3'
REAR SETBACK:	30'	30.2'	—
MAXIMUM LOT COVERAGE:	25%	27.0%	27.3%
MINIMUM OPEN SPACE:	50%	56.7%	56.4%
LOT FRONTAGE:		97.17'	

TOTAL LOT AREA: 5,425± S.F.

OWNER: JUSTIN & JOANNA BAKULE
L.C. CERT. 243901
ASSESSORS MAP 25 - PARCEL 33



**PROPOSED PLOT PLAN
#4 EDWARD STREET
IN
BELMONT, MA
(MIDDLESEX COUNTY)**

SCALE: 1" = 20' DATE: 8/2/2018



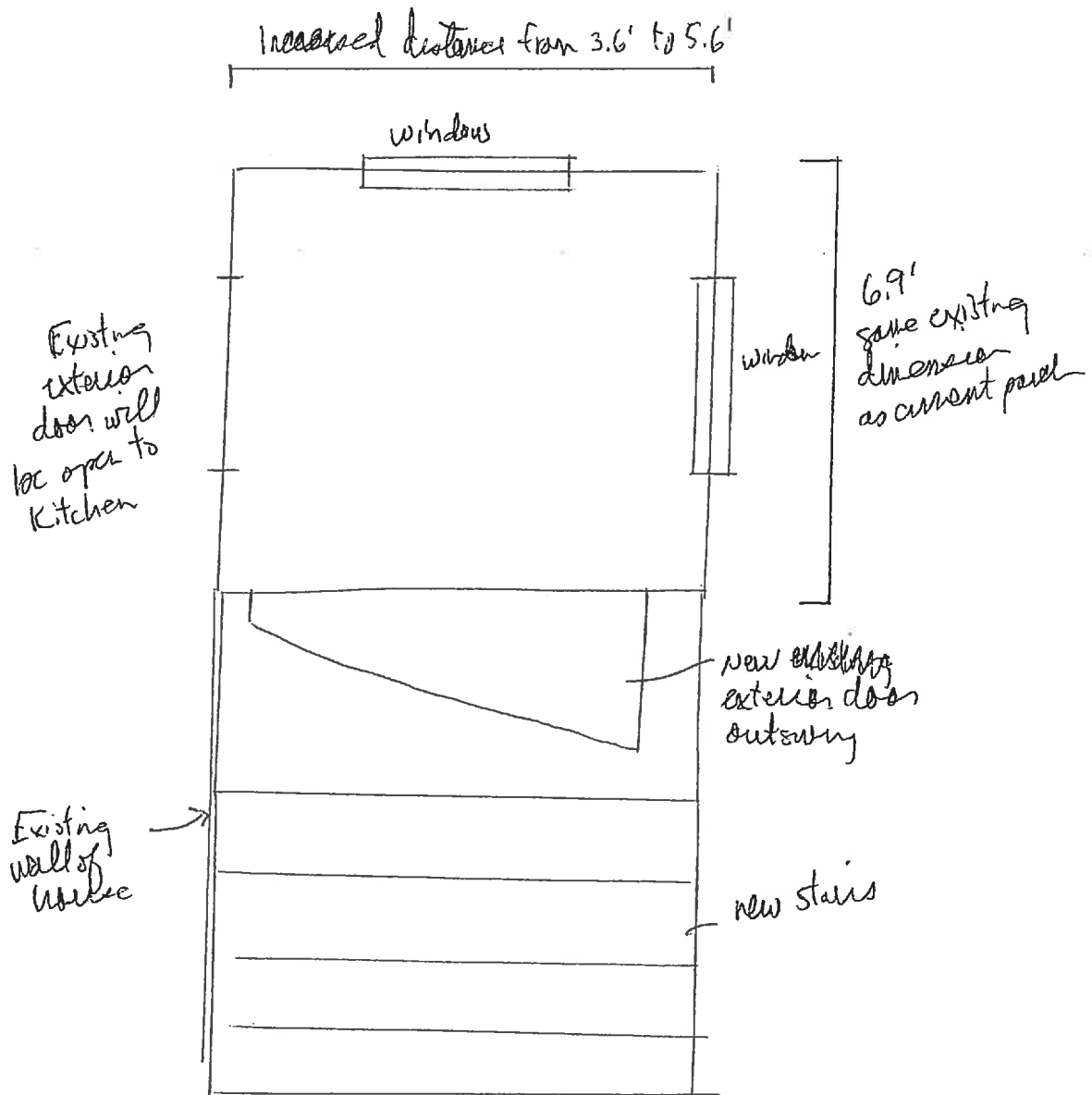
ROBER SURVEY
1072 MASSACHUSETTS AVENUE
ARLINGTON, MA 02476
(781) 648-5533
DWG. NO. 5576PP1.DWG

CLIFFORD E. ROBER, PLS

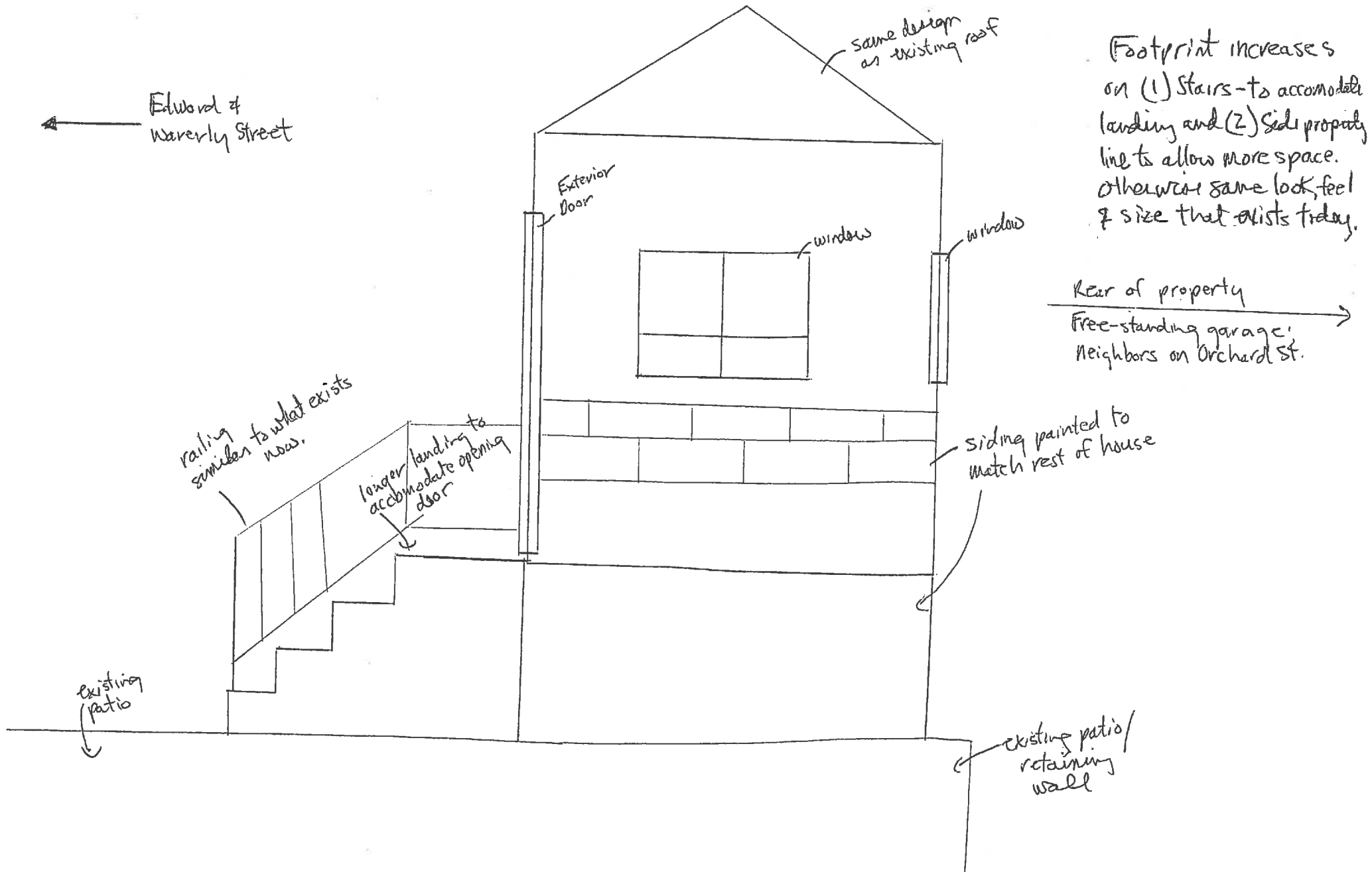
DATE

8/2/2018

4 Edward Street – Justin & Joanna Bakule Building Project Design – Proposed Floor Plan



4 Edward Street – Justin & Joanna Bakule Building Project Design Submission
November 2018 – Artistic Rendition of Proposed New Side Entry

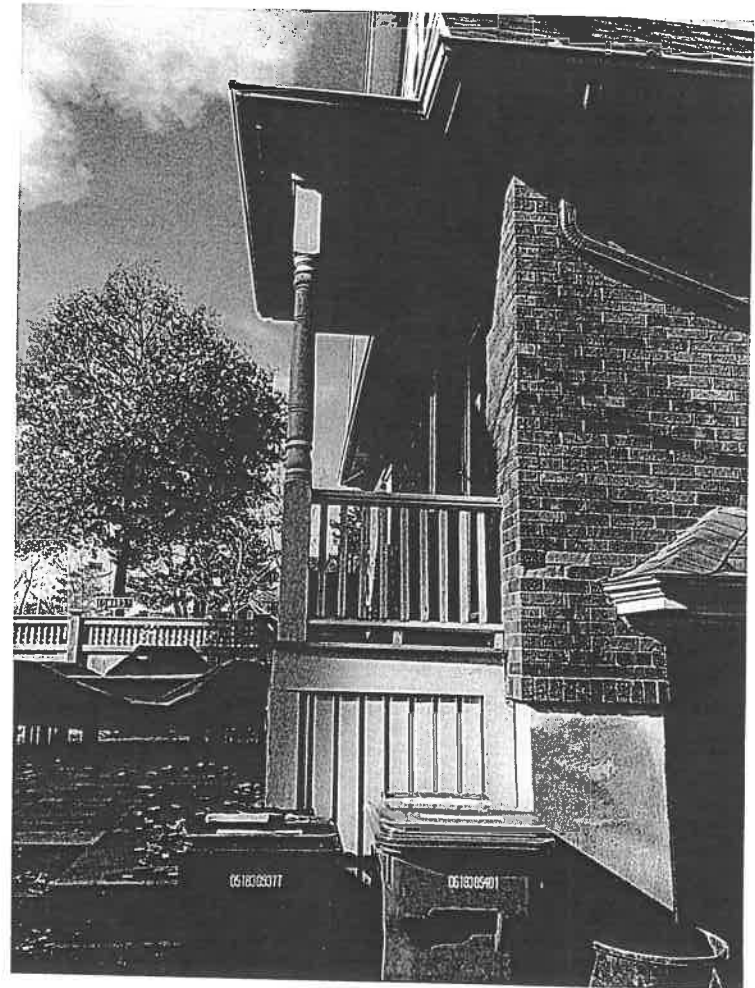


4 Edward Street – Justin & Joanna Bakule Building Project Design Submission
November 2018 – Current View

Current Side Entrance



Current Side Entrance – Rear View



4 Edward Street – Justin & Joanna Bakule Building Project Design Submission

November 2018 – Proposed Changes

Current Side Entrance

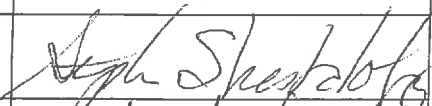


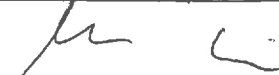
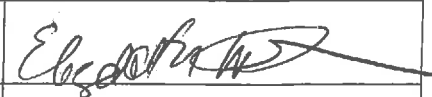
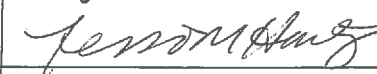
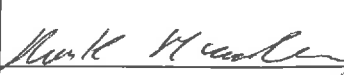

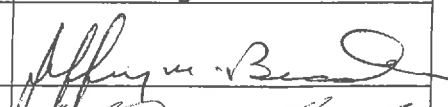
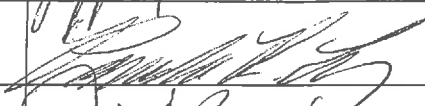
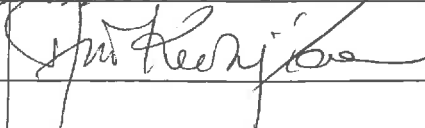


Summary of Proposed Changes

- Remove entire existing space including existing roof
- Rebuild on same footprint *with slight extension on side*
 - New roof and design to match the existing one
 - New entry with siding to match existing siding
 - New windows installed
- Door – Inner door shown removed
 - New external door at top of current stairs
 - Create landing so that external door can open comfortably
- Install new stairs extending past where stairs are now
- Finish inside of structure for mudroom

Abutter Support for Side Entrance Building Project – 4 Edward Street, Belmont, MA
Collected by Joanna and Justin Bakule, Homeowners – March 2019

Joanna or Justin Bakule have explained to me the proposed renovation to their side entrance of their home at 4 Edward Street, including showing me photos of the current entrance and describing the proposed change. My signature below indicates my support for this building project, as described and submitted to the Belmont Building Committee for its approval.

Homeowner Name	Address	Homeowner Signature
Stephen Shestakofsky	18 Edward St	
Ali Weihofen	197 Orchard St.	
Nomita Ganguly	193 Orchard St.	
MARJANA IVKOVIC	185 ORCHARD ST	
Elizabeth Klimanik	17 Edward St	
Jessica Hartley	11 Edward St	
Roubik Manoukian	5 Edward St	
Audrey Butler	315 Waverley St	
JEFFREY Broderick	213 Orchard St.	
Pam Levy	21 Edward St.	
ANI KURKJIAN	308 Waverley St	
Menneen Pro	12 Edward Street	

✓

4 Edward Street – Justin & Joanna Bakule Building Project Design Submission
November 2018 – Current View

Current Side Entrance



Current Side Entrance – Rear View

