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BELMONT, MA

2019 MAY -2 PM 3:41

CASE NO. 19-17

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 May 13, 2019 at 7:00 PM in the Art Gallery, 3<sup>rd</sup> floor, Homer Municipal Building, 19 Moore St., to consider the application of Reenu Pandey and Kartikeya Pant at 17-19 Francis Street located in a General Residence (GR) Zoning District for Two Special Permits under Section 1.5 of the Zoning Bylaw to construct a Dormer Expansion. Special Permits –1.- §1.5.4 A of the Zoning By-Law allows preexisting non-conforming structures to be extended or altered by a Special Permit granted by the Zoning Board of Appeals. 2.- §4.2.2 of the By-Law requires a minimum front setback of 14.9', the existing and proposed front setback is 6.4'.

ZONING BOARD OF APPEALS



Town of Belmont  
Zoning Board of Appeals

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BELMONT, MA

2019 MAY -2 PM 3:41

**APPLICATION FOR A SPECIAL PERMIT**

Date: 4.10.2019

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 17-19 Francis Street 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 \_\_\_\_\_  
construction of a dormer expansion  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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

Reenu Pandey and Kartikeya Pant

Address

17-19 Francis Street

Belmont, MA 02478

Daytime Telephone Number

617-816-5147



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

April 10, 2019

Reenu Pandey and Kartikeya Pant  
17-19 Francis Street  
Belmont MA 02478

RE: Denial to Construct Dormer Expansion

Dear Ms. Pandey and Mr. Pant

The office of Community Development is in receipt of your building permit application for your proposal to construct a Dormer Expansion at 17-19 Francis Street located in the 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.- §1.5.4 A of the Zoning By-Law allows preexisting non-conforming structures to be extended or altered by a Special Permit granted by the Zoning Board of Appeals, and 2.- §4.2.2 of the By-Law requires a minimum front setback of 14.9'.

1. The proposed expansion/alteration is allowed by a Special Permit.
2. The existing and proposed front setback is 6.4'.

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 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

April 10, 2019  
17-19 Francis Street  
Belmont, MA 02478

ATTN: Zoning Board of Appeals  
Office of Community Development  
Homer Municipal Building, 2nd Floor  
19 Moore Street  
Belmont, MA 02478

RE: Supporting Statement  
Special Permit Application  
17-19 Francis Street

Dear Board Members:

We are seeking approval to expand the unfinished attic of our home to meet the needs of our family. We would like to construct two modest bedrooms and one full bathroom on the third floor to allow each of our children to have their own bedroom. Our intent is to live in this unit ourselves for the foreseeable future.

We are seeking relief from the Zoning By-Law for three reasons related to our existing property and structure:

First, the existing hip roof structure has a low pitch which does not meet building code minimum widths and heights for bedrooms, hallways, and stairways. Raising the roof ridge will allow us to provide a safe means of egress from the third floor.

Second, our property is an irregular corner lot, and the southwest corner of the existing residence is located within the front setback along Sabina Way.

Third, the existing residence is poorly positioned on the property relative to today's setback requirements. The existing residence far exceeds the side setback on the north side (16.9' vs. 10' required), but does not comply with the front setback on the south side (6.4' vs. 14.9' required).

We propose locating one shed dormer on the south side to respect our immediate neighbors to our north at 21-23 Francis Street. Our neighbors to the south, across Sabina Way, are located approximately three times farther away and will eventually be screened with the new street trees planted on Sabina Way.

Thank you for your consideration.

Sincerely,

The block contains two handwritten signatures in black ink. The first signature is on the left and the second is on the right. Both appear to be cursive and stylized.

Reenu Pandey and Kartikeya Pant



## Zoning Compliance Check List (Registered Land Surveyor)

Property Address: 17-19 Francis Street Belmont MA

Zone: GR

Surveyor Signature and Stamp: Bruce Bradford

Date: 4-10-2019

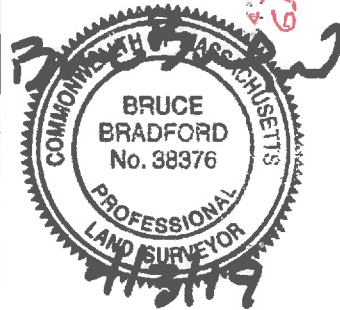
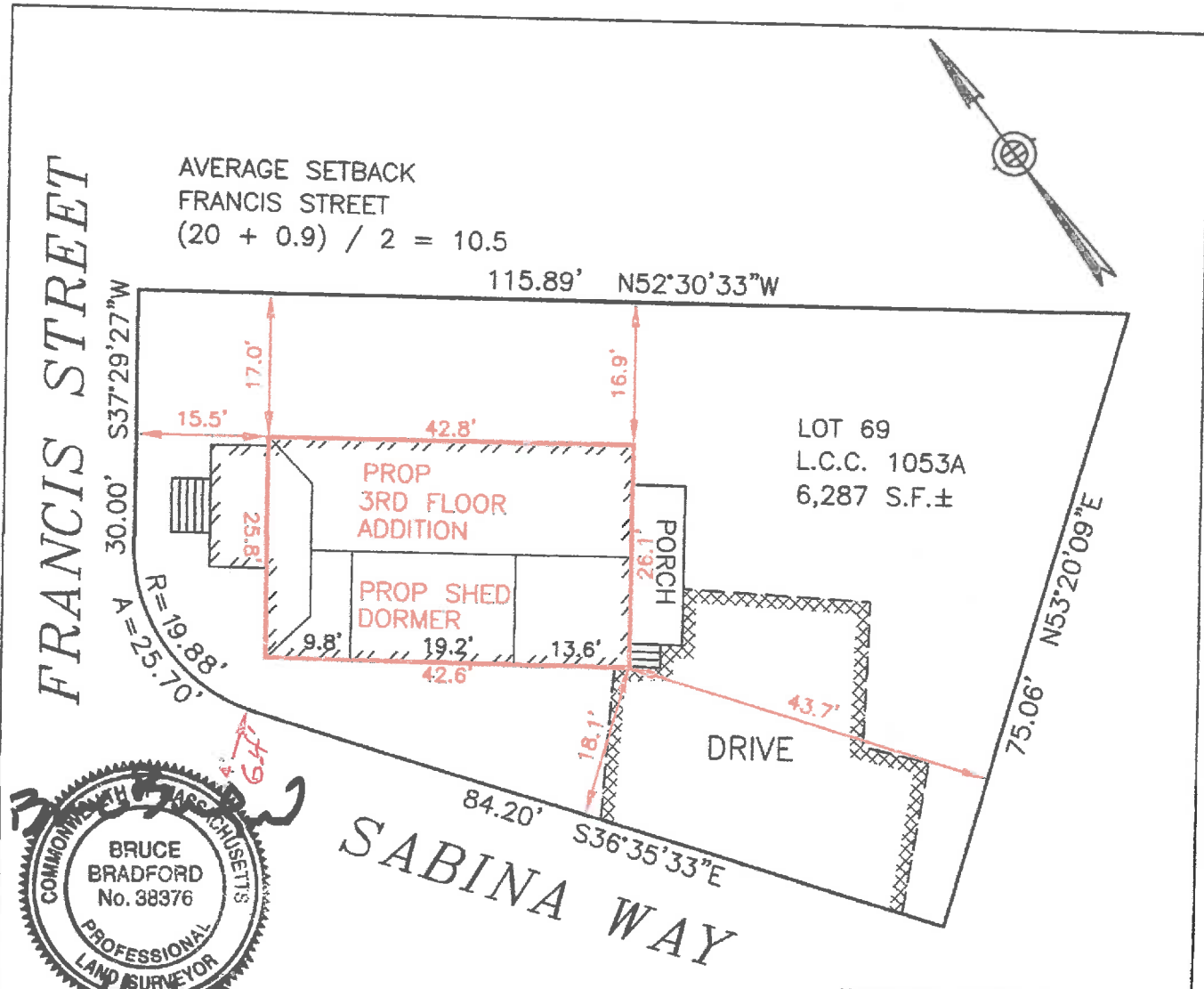
|                                                     | REQUIRED           | EXISTING   | PROPOSED   |
|-----------------------------------------------------|--------------------|------------|------------|
| Lot Area                                            | 7,000 S.F. minimum | 6,287 S.F. | 6,287 S.F. |
| Lot Frontage                                        | 70' minimum        | 96.2'      | 96.2'      |
| Floor Area Ratio                                    | N/A                |            |            |
| Lot Coverage                                        | 30% maximum        | 20.9%      | 20.9%      |
| Open Space                                          | 40% minimum        | 63%        | 63%        |
| Front Setback<br>(Francis Street)                   | 10.5' minimum      | 8.7'       | 15.5'      |
| Front Setback<br>(Sabina Way)                       | 14.9' minimum      | 6.4'       | 6.4'       |
| Side Setback                                        | 10' minimum        | 16.9'      | 16.9'      |
| Rear Setback                                        | 20' minimum        | 38.7'      | 43.7'      |
| Building Height                                     | 33' maximum        | 26.6'      | 27.9'      |
| Stories                                             | 2.5 maximum        | 2          | 2.5        |
| ½ Story<br>Calculation (Attached with the drawings) |                    |            |            |
|                                                     |                    |            |            |
|                                                     |                    |            |            |

### NOTES:

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|  |
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|  |

# DRAWING INDEX

|      |                               |      |                                               |
|------|-------------------------------|------|-----------------------------------------------|
| A0.1 | TABLE OF CONTENTS             | X3.1 | EXTERIOR ELEVATIONS<br>EAST & WEST / EXISTING |
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| A1.2 | NEIGHBORHOOD PHOTOGRAPHS      | A3.2 | EXTERIOR ELEVATION<br>SOUTH / PROPOSED        |
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**ZONING INFORMATION:**

ZONE: GR  
DEED REFERENCE: BOOK 1525 PAGE 5  
PLAN REFERENCE: BOOK 6 PAGE 325

|                       | EXISTING   | PROPOSED   | REQUIRED/<br>PERMITTED      |
|-----------------------|------------|------------|-----------------------------|
| LOT AREA              | 6,287 S.F. | 6,287 S.F. | 7,000 S.F. MIN.             |
| LOT AREA PER DWELLING | 3,143 S.F. | 3,143 S.F. | 3,500 S.F. MIN.             |
| LOT FRONTAGE          | 96.2'      | 96.2'      | 70' MIN.                    |
| SETBACK               |            |            |                             |
| FRONT                 | 8.7'       | 15.5'      | 10.5' MIN                   |
| FRONT                 | 6.4'       | 6.4'       | 14.9' MIN                   |
| SIDE                  | 16.9'      | 16.9'      | 10' MIN.                    |
| REAR                  | 38.7'      | 43.7'      | 20' MIN.                    |
| LOT COVERAGE          | 20.9%      | 20.9%      | 30% MAX.                    |
| OPEN SPACE            | 63%        | 63%        | 40% MIN.                    |
| BUILDING HGT          | 26.6'      | 27.9'      | 33 MAX.                     |
| # OF STORIES          | 2          | 2.5        | 2.5 MAX.                    |
| PARKING               | 4          | 4          | 2 PKNG SPACES DWELLING UNIT |

THIS PROPERTY DOES NOT LIE WITHIN THE WETLANDS OR WETLANDS BUFFER ZONE.

THIS PROPERTY IS LOCATED IN ZONE X  
FIRM MAP DATED JUNE 4, 2010  
COMMUNITY PANEL NUMBER 25017 C0418 E

|          |                               |
|----------|-------------------------------|
| Owner    | REENU PANDEY & KARTIKEYA PANT |
| Loc.     | House No. 17-19               |
|          | Lot No. 14-106                |
| App. No. |                               |
| Date     | APRIL 3, 2019                 |
| Scale:   | 1 in. = 20 Ft.                |



EVERETT M. BROOKS CO.

SURVEYORS & ENGINEERS

49 LEXINGTON STREET  
WEST NEWTON, MA 02465

(617) 527-8750

info@everettbrooks.com

**PLAN OF LAND IN  
BELMONT, MA**

17-19 FRANCIS STREET  
PROPOSED ADDITION

SCALE: 1 in. = 20 FT.

DATE: APRIL 3, 2019

DRAWN: GA

CHECK: BB

PROJECT NO. 25576







9-11 SABINA WAY (ACROSS SABINA WAY FROM PROPOSED PROJECT)



21-23 FRANCIS STREET (NEXT DOOR TO PROPOSED PROJECT)



20-22 CREELEY ROAD (<1 MIN WALK FROM PROPOSED PROJECT)



40-42 FRANCIS STREET (<1 MIN WALK FROM PROPOSED PROJECT)





17-19 FRANCIS STREET (SUBJECT PROPERTY EXISTING CONDITIONS)



19-21 LESLIE ROAD (<1 MIN WALK FROM PROPOSED PROJECT)  
EXAMPLE OF SIMPLE SHED DORMER WE ARE SEEKING TO MATCH.

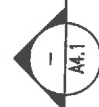
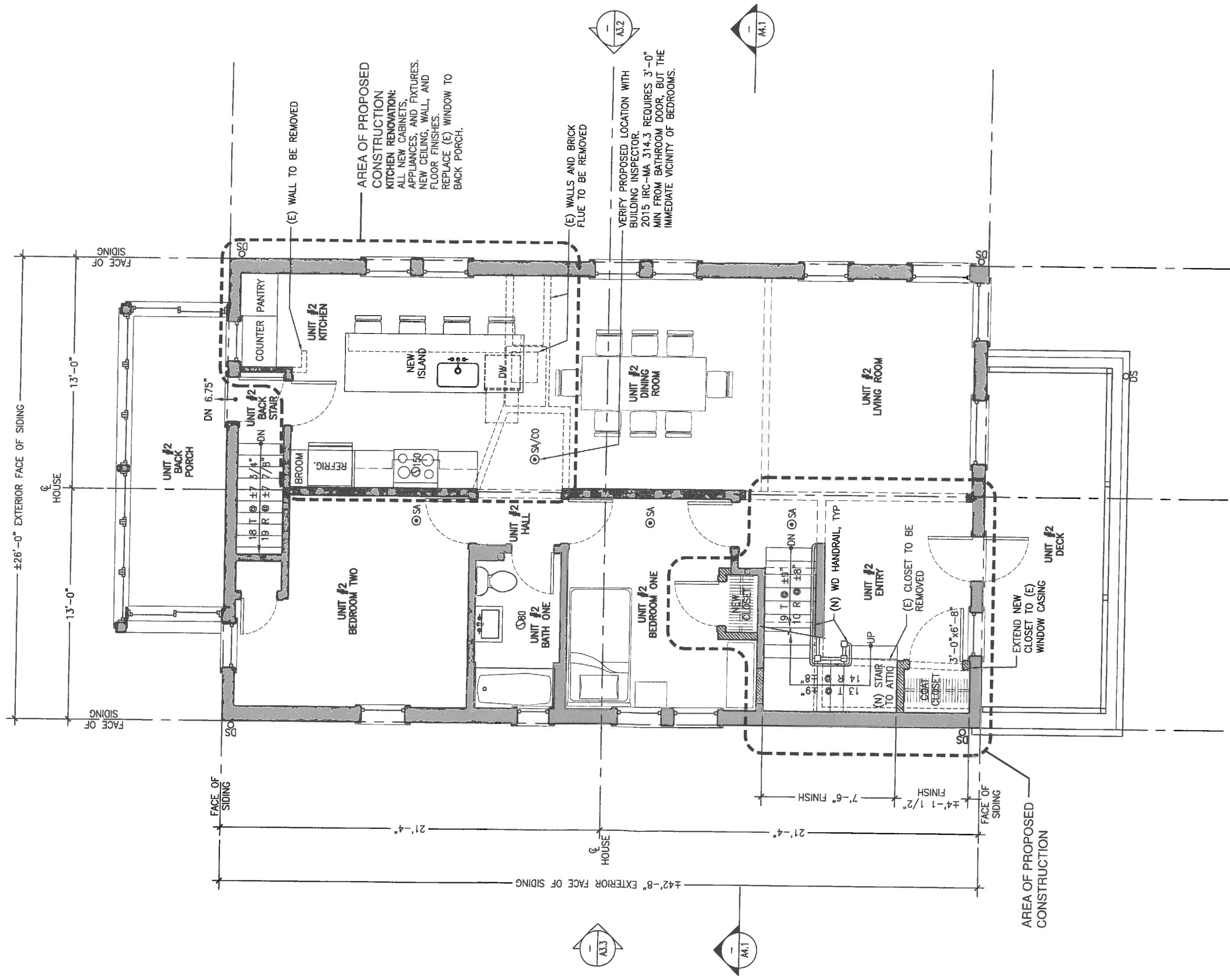


23-25 HOLDEN ROAD (<1 MIN WALK FROM PROPOSED PROJECT)  
EXAMPLE OF SIMPLE SHED DORMER WE ARE SEEKING TO MATCH.



15-17 AND 19-21 HOLDEN ROAD (<1 MIN WALK FROM PROPOSED PROJECT)  
EXAMPLES OF SIMPLE SHED DORMERS WE ARE SEEKING TO MATCH.

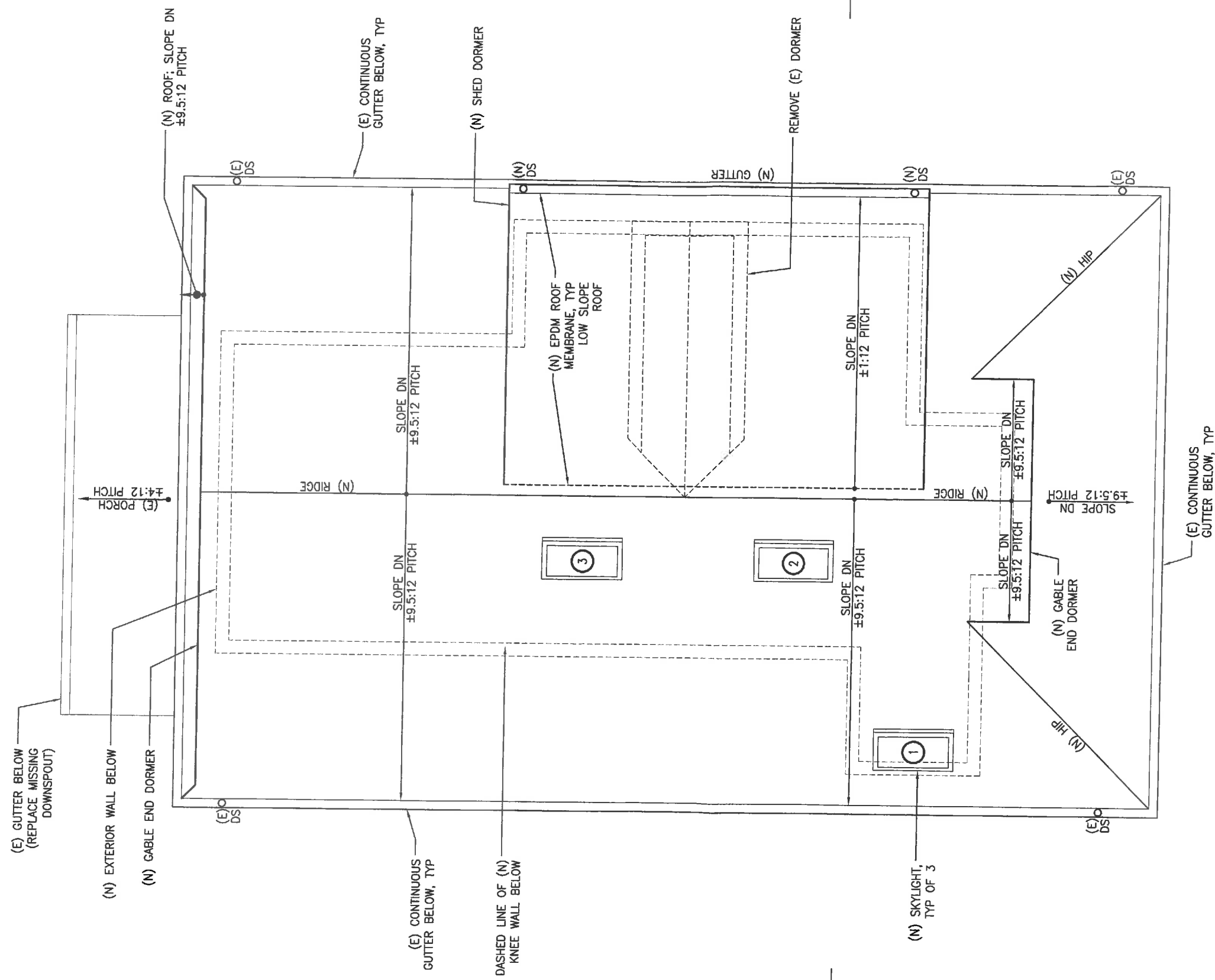


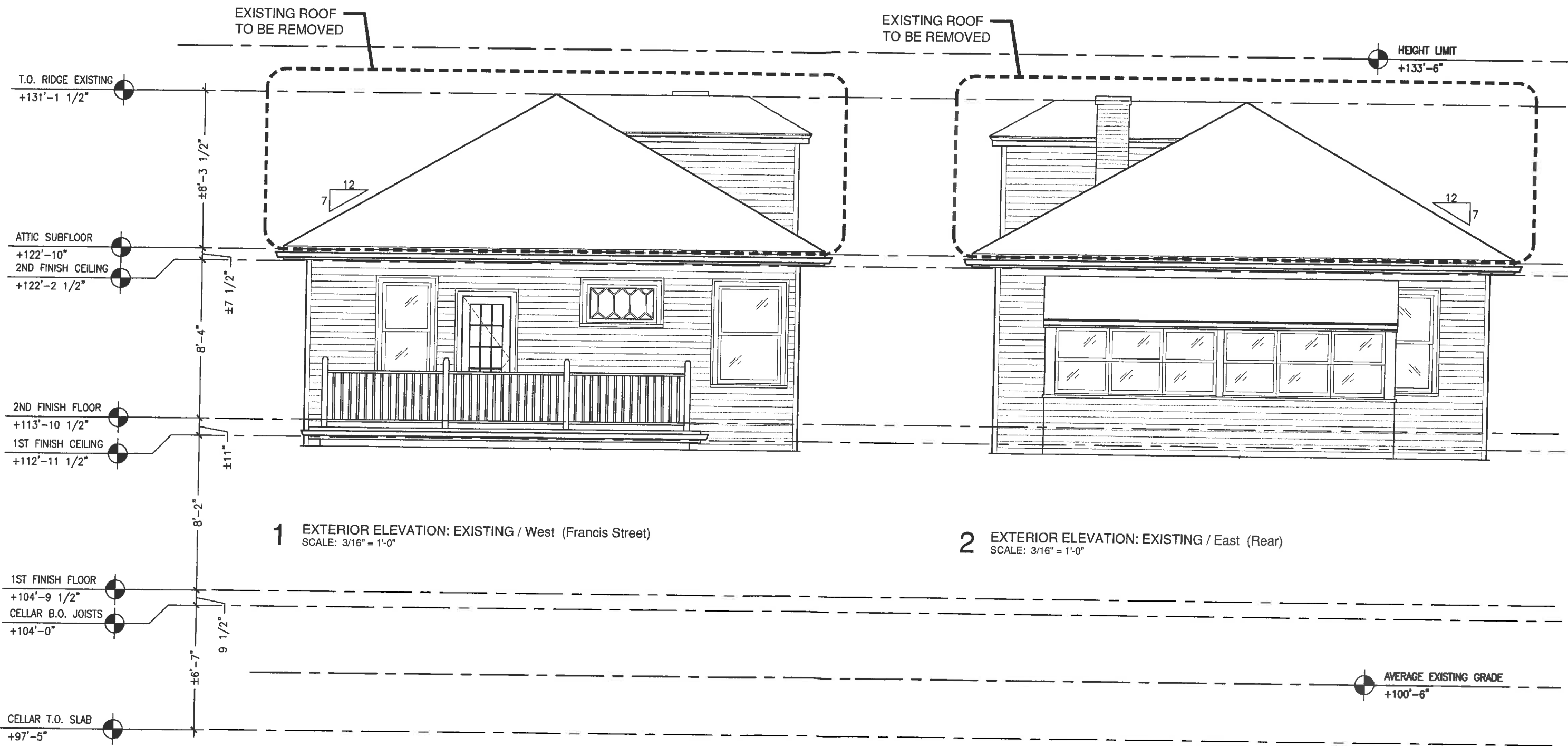






## A 2.3





17-19 FRANCIS STREET  
EAST / WEST EXTERIOR ELEVATIONS  
EXISTING

Revised

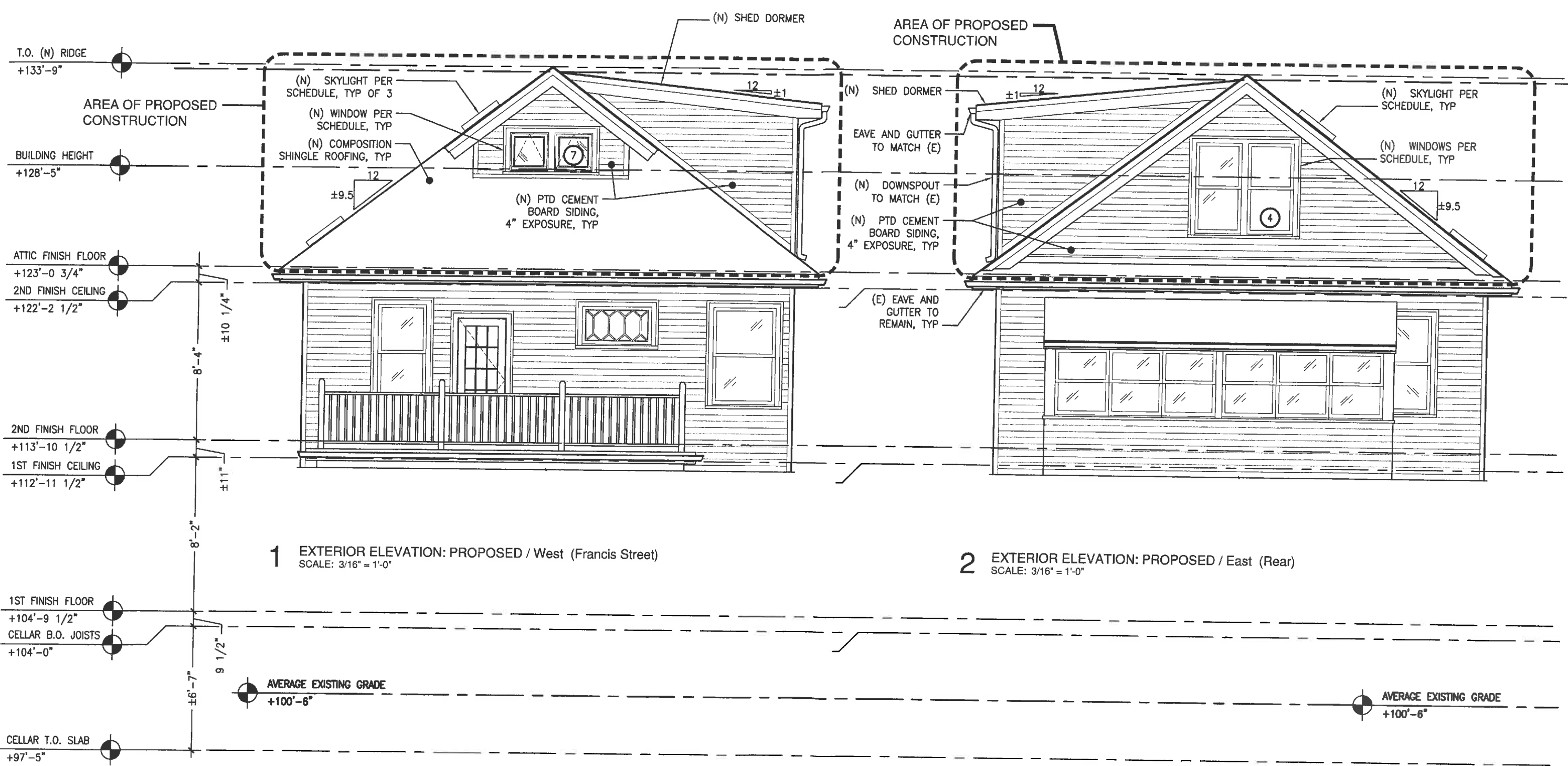
Project PANDEY-PANT  
Scale 3/16" = 1'-0"

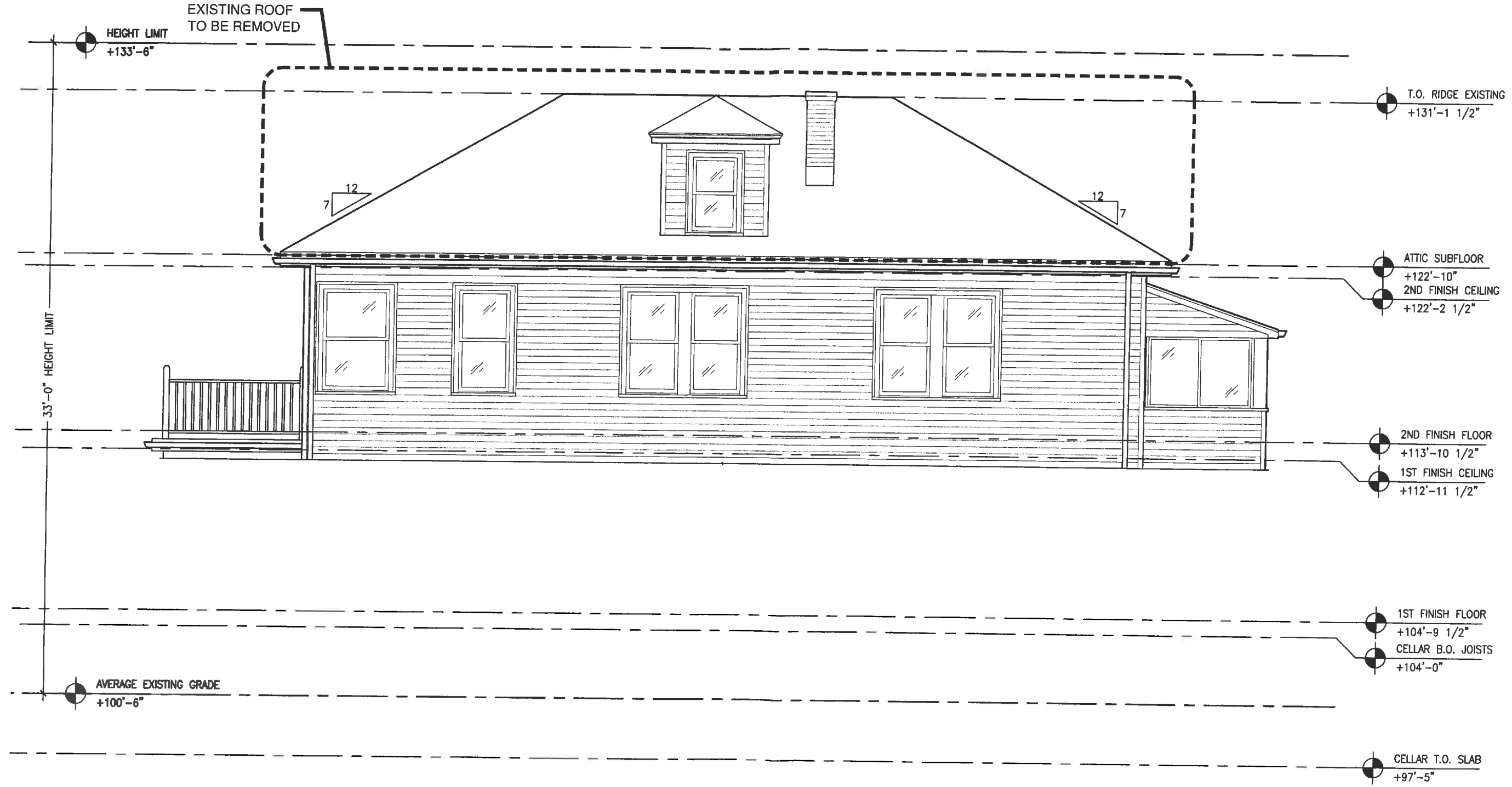
Reference  
Issued 4.12.2019  
Drawn By FYD

Revised

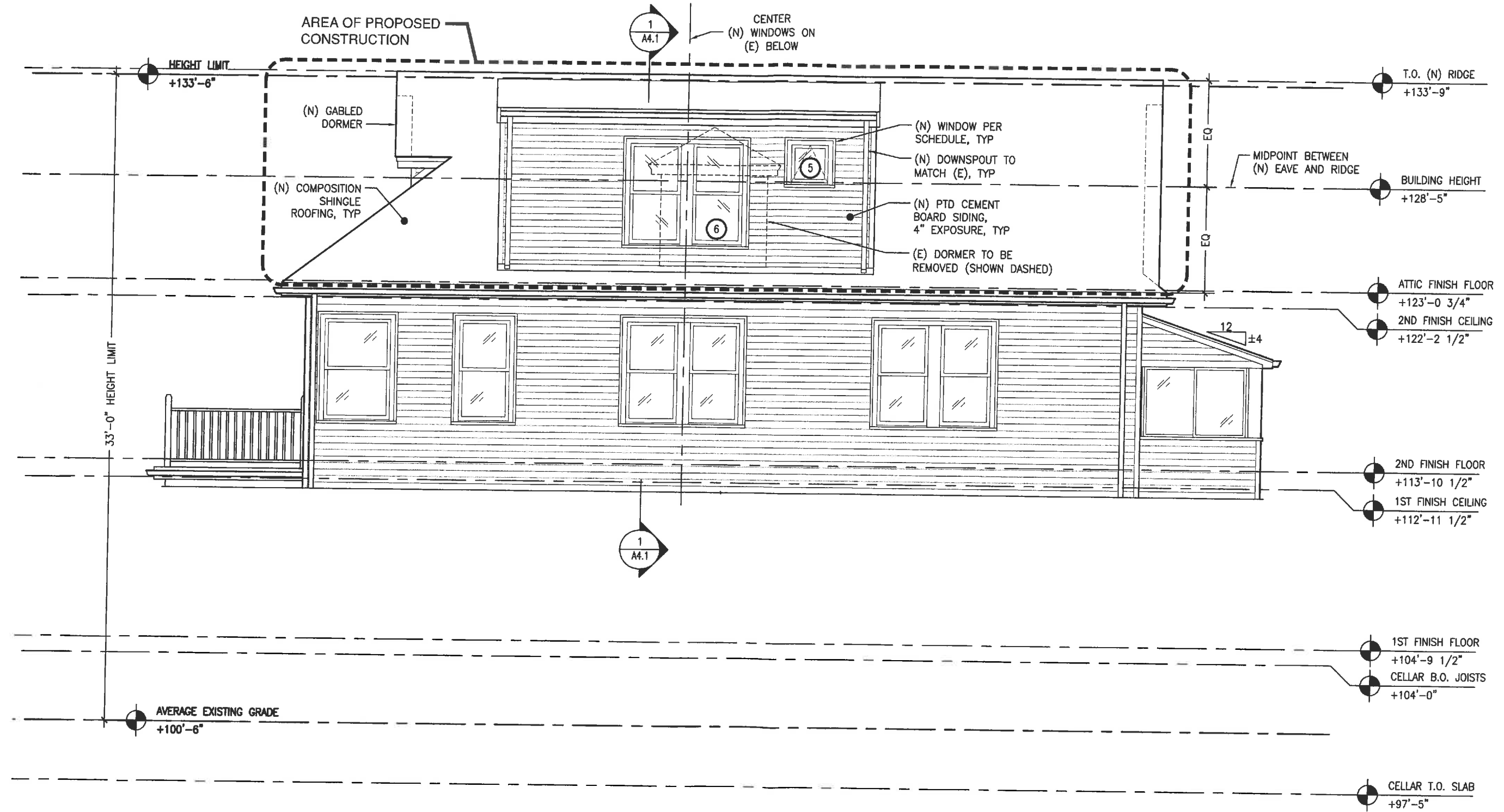
Project PANDEY-PANT  
Scale 3/16" = 1'-0"  
Reference  
Issued 4.12.2019  
Drawn By FYD

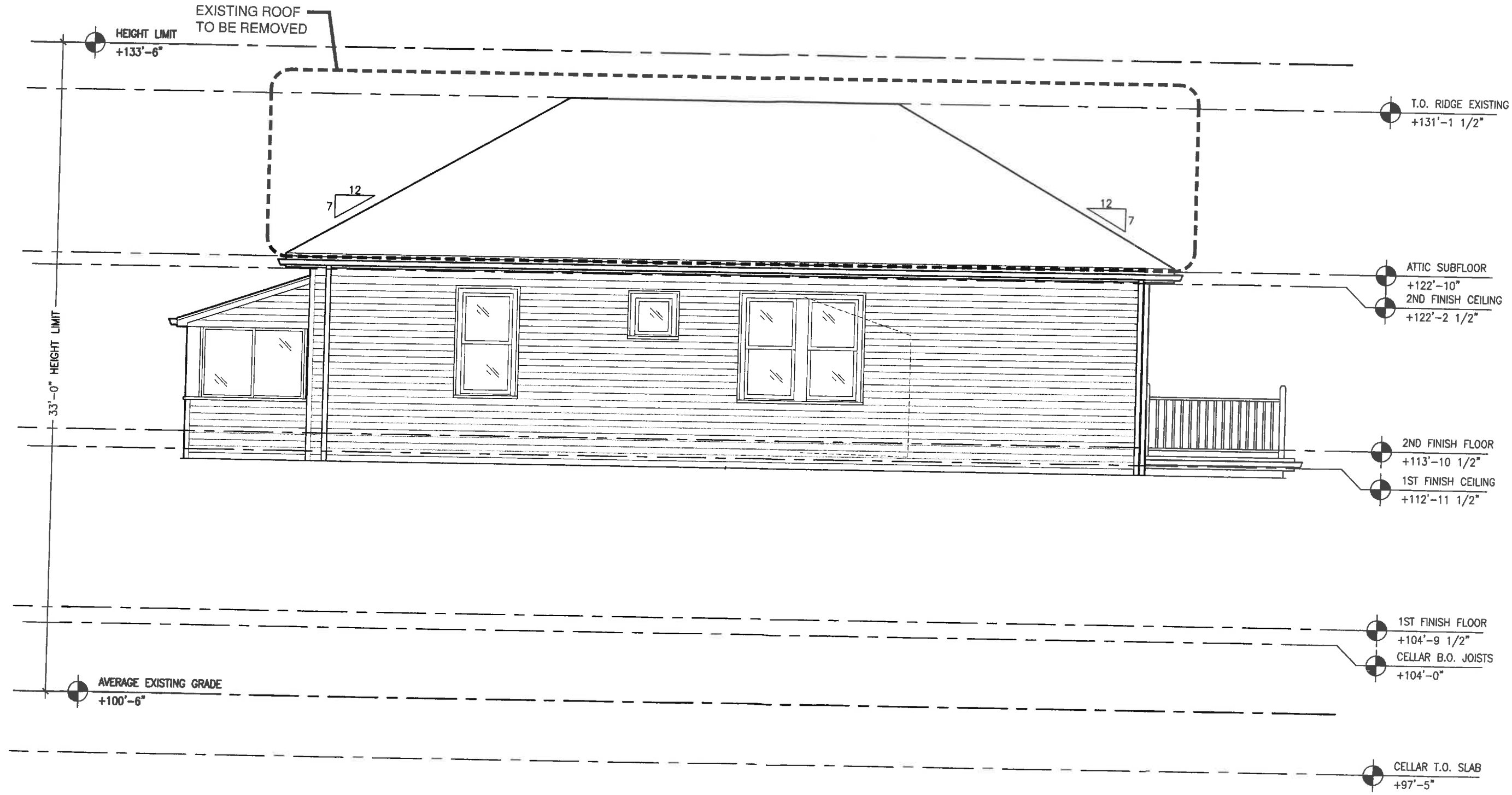
FRANK DILL  
ARCHITECTS  
185 CRESCENT STREET, #103  
MALDEN, MA 02453  
857-998-7444 PHONE  
frank@frankdillarchitects.com











17-19 FRANCIS STREET  
NORTH EXTERIOR ELEVATION  
PROPOSED

Revised

Project PANDEY-PANT  
Scale 3/16" = 1'-0"  
Reference  
Issued 4.12.2019  
Drawn By FYD

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