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BELMONT, MA

2019 MAY -2 PM 3: 38

CASE NO. 19-19

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, 3rd floor, Homer Municipal Building, 19 Moore St., to consider the application of Martha Pickett at 373 Brighton Street located in a Single Residence B (SRB) Zoning District for Two Special Permits under Section 1.5 of the Zoning Bylaw to construct a one story addition and bulkhead. §4.2.2 of the Zoning By-Law requires a minimum side setback of 10.0'. Special Permits -1.- the existing side setback is 6.5' and the proposed side setback to the addition is 7.4'. And 2.- the proposed side setback to the bulkhead is 5.9'.

ZONING BOARD OF APPEALS



Town of Belmont
Zoning Board of Appeals

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BELMONT, MA

2019 MAY -2 PM 3:38

APPLICATION FOR A SPECIAL PERMIT

Date: 4/12/19

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 373 Brighton 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 _____

*

One (1) story addition and bulkhead

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

Signature of Petitioner Martha H. Pickett
Print Name Martha H. Pickett
Address 373 Brighton St.
Belmont MA 02478
Daytime Telephone Number 617-201-3266



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 16, 2019

Ms. Martha H Pickett
373 Brighton St.
Belmont, MA 02478

RE: Denial to Construct a One Story Addition and Bulkhead

Dear Ms. Pickett:

The Office of Community Development is in receipt of your Building Permit application to construct a One (1) Story addition and Bulkhead at 373 Brighton Street located in the Single Residence B (SRB) 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 requires a side setback of 10.0'.

1. The existing side setback is 6.5' and the proposed side setback to the addition is 7.4'.
2. The existing side setback is 6.5' and the proposed side setback to the Bulk Head is 5.9'.

You may alter your plans to conform to the current Town of Belmont Zoning By-Law 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,
On Behalf of
Glenn R. Clancy, P.E.
Inspector of Buildings

Ara Yogurtian
Assistant Director
Office of Community Development

April 14, 2019

To Belmont Board of Appeals,

We live at 373 Brighton Street with our two children. Currently the house is non-conforming with a three-season room off the back of the house that is 6.5' from the lot line. On the first floor of our house we have a living room, dining room, kitchen and the three-season room. To accommodate our growing family we need to add some additional year-round living space. We propose to add a family room and mudroom. To do this we would remove the existing unheated three-season room and build a family room addition that would connect the kitchen and the living room. By removing the three-season room and replacing it with the addition, we will be decreasing the existing non-conformity by .9' going from a 6.5' setback to a 7.4' setback.

The decrease in the non-conformity is an immediate benefit to our neighbors with whom our backyards abut. Furthermore, the three-season room is currently set in only 6" from the rear corner of the house. When viewed at an angle, it is visible from the street. The new addition will be set in 4'3" back from the rear corner of the house and therefore will be less visible from the street. Also, by removing the three-season room and placing the new addition .9' further from the lot line we improve the conditions for our immediate abutter.

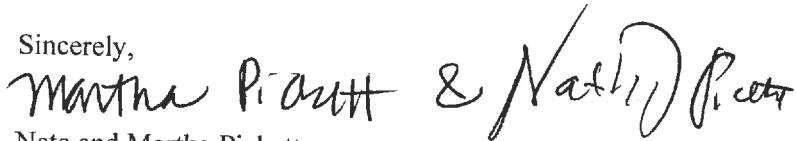
Our lot is irregular with lot lines that are not perpendicular to the street and narrower at the back than the front. This creates an irregular polygon rather than a rectangle. The right hand lot line in particular cuts back at a sharp angle from the street. This unusual shape and the location of the living room on the right side of the house means that we need to bring the addition 7.4' from the lot line to create the connection to the living room.

To keep costs reasonable we need to use a crawl space foundation for the new addition. To create the proper layout the addition will go where the current bulkhead is located and therefore we need to move the placement of our bulkhead.

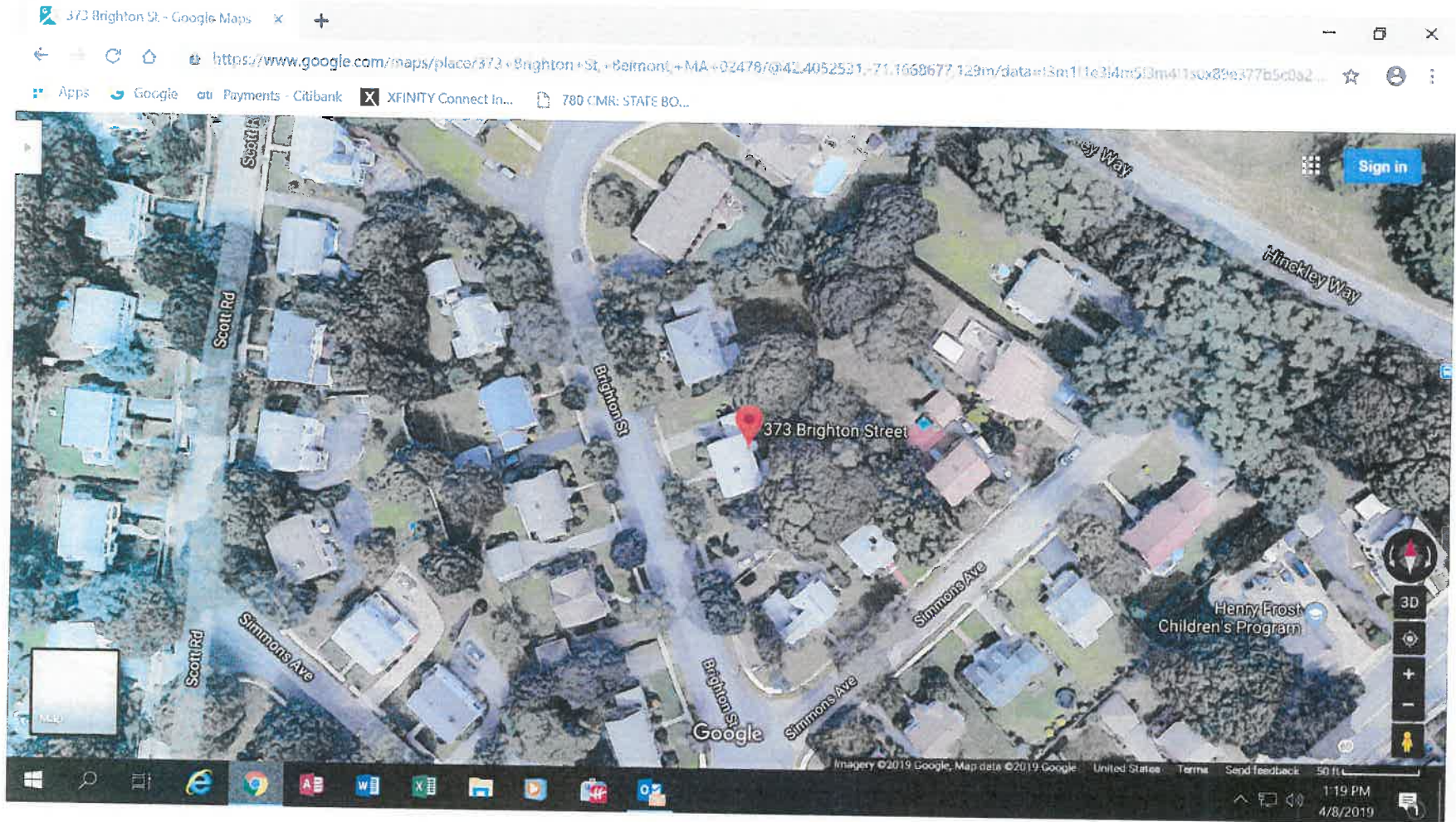
This project will allow our family to continue enjoying our house and back yard; while at the same time, decreasing our current non-conformity and working with our unique and difficult lot configuration.

Thank you for your time and consideration.

Sincerely,


Nate and Martha Pickett





Zoning Compliance Check List

(Registered Land Surveyor)

Property Address: 373 Brighton Ave.

Zone: SB

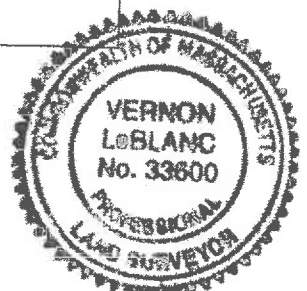
Surveyor Signature and Stamp: *Vernon L. Blang*

Date: 4-8-19

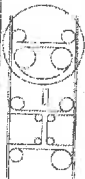
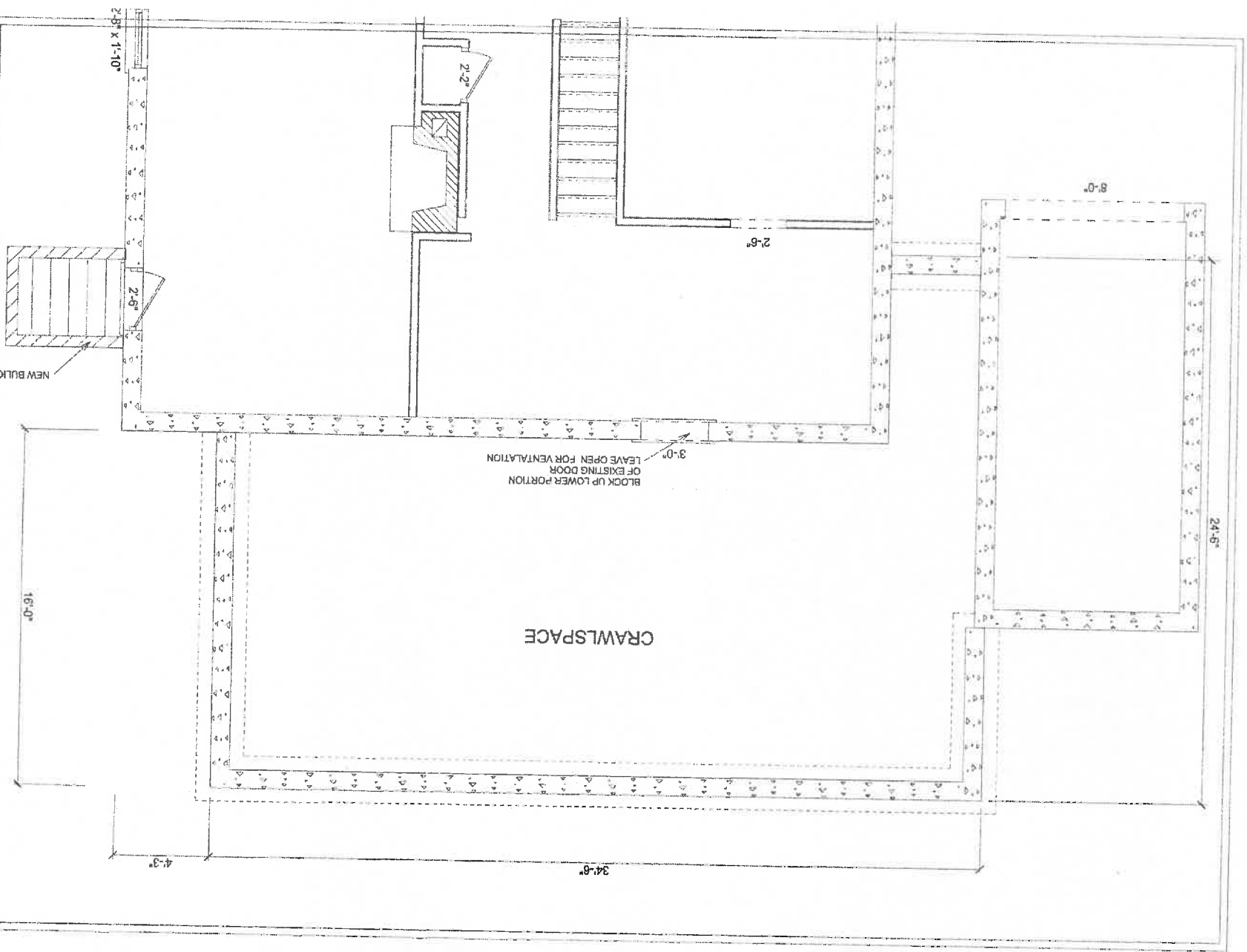
	REQUIRED	EXISTING	PROPOSED
Lot Area	12,000 sf	7,691 sf	7,691 sf
Lot Frontage	90'	85.0'	85.0'
Floor Area Ratio	—	—	—
Lot Coverage	25%	17.1%	22.6%
Open Space	50%	75.1%	69.6%
Front Setback	25'	25.8'	25.8'
Side Setback LT.	10'	12.9'	12.9'
Side Setback RT.	10'	9.3'	5.9' - Bulk Head
Rear Setback	30'	40.4'	36.9'
Building Height	36'	27.7'	27.7'
Stories	2 1/2	2 1/2	1
1/2 Story Calculation	—	—	—
Side Setback RT	10'	9.3'	7.4' - Addition

NOTES:

June 4, 2013



17276



Daus - Haberle Design

Picket Project

PROJECT ADDRESS:
373 Brighton St
Belmont, Ma.

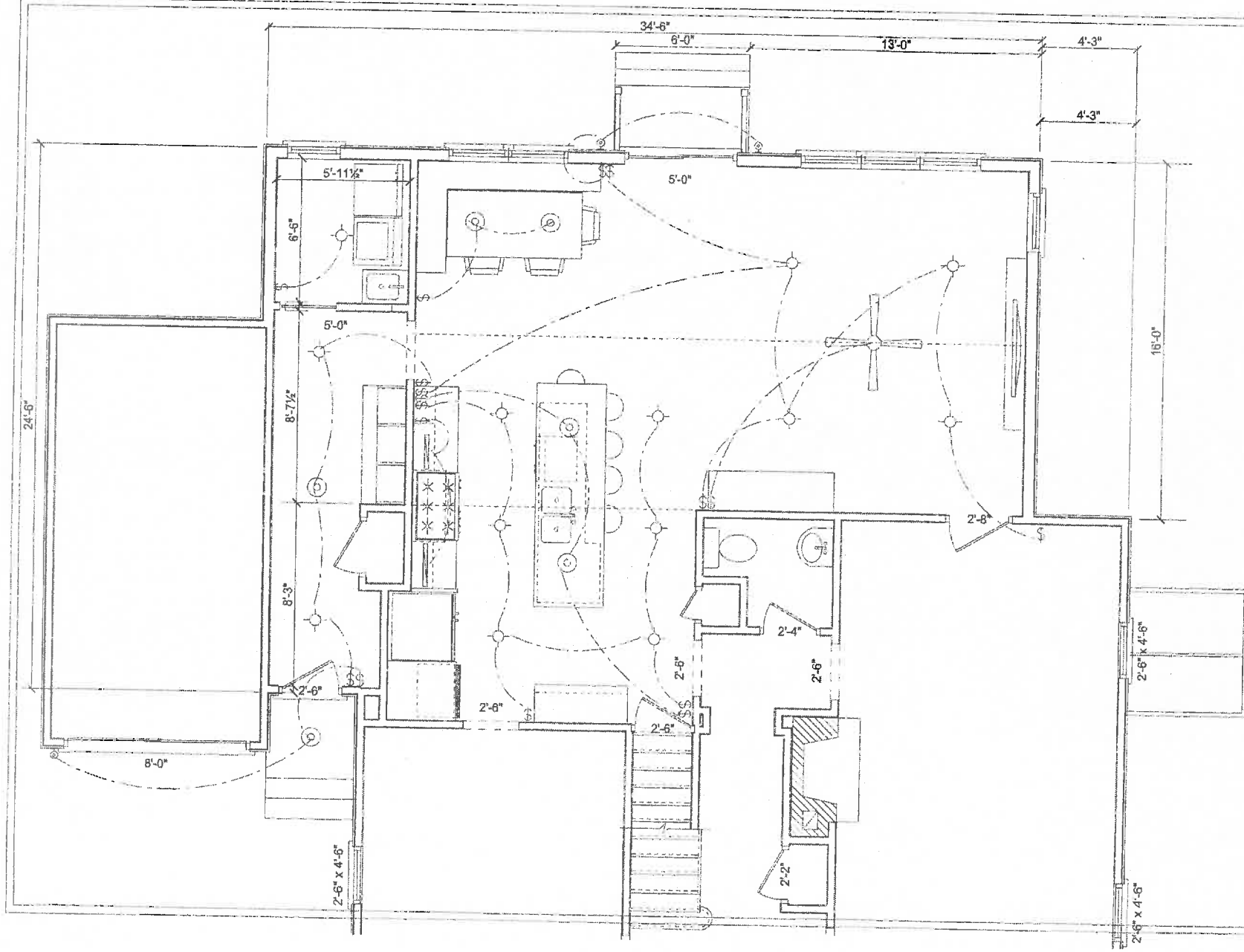
DRAWN BY:
Peter Daus-Haberle
63 N. Hancock St.
Lexington, Ma.
(781) 882-5876

SCALE 1/4" = 1'

DATE 1/12/2019

Foundation Plan

DRAWING NUMBER
1 of 10



Daus - Haberle Design Picket Project

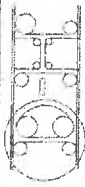
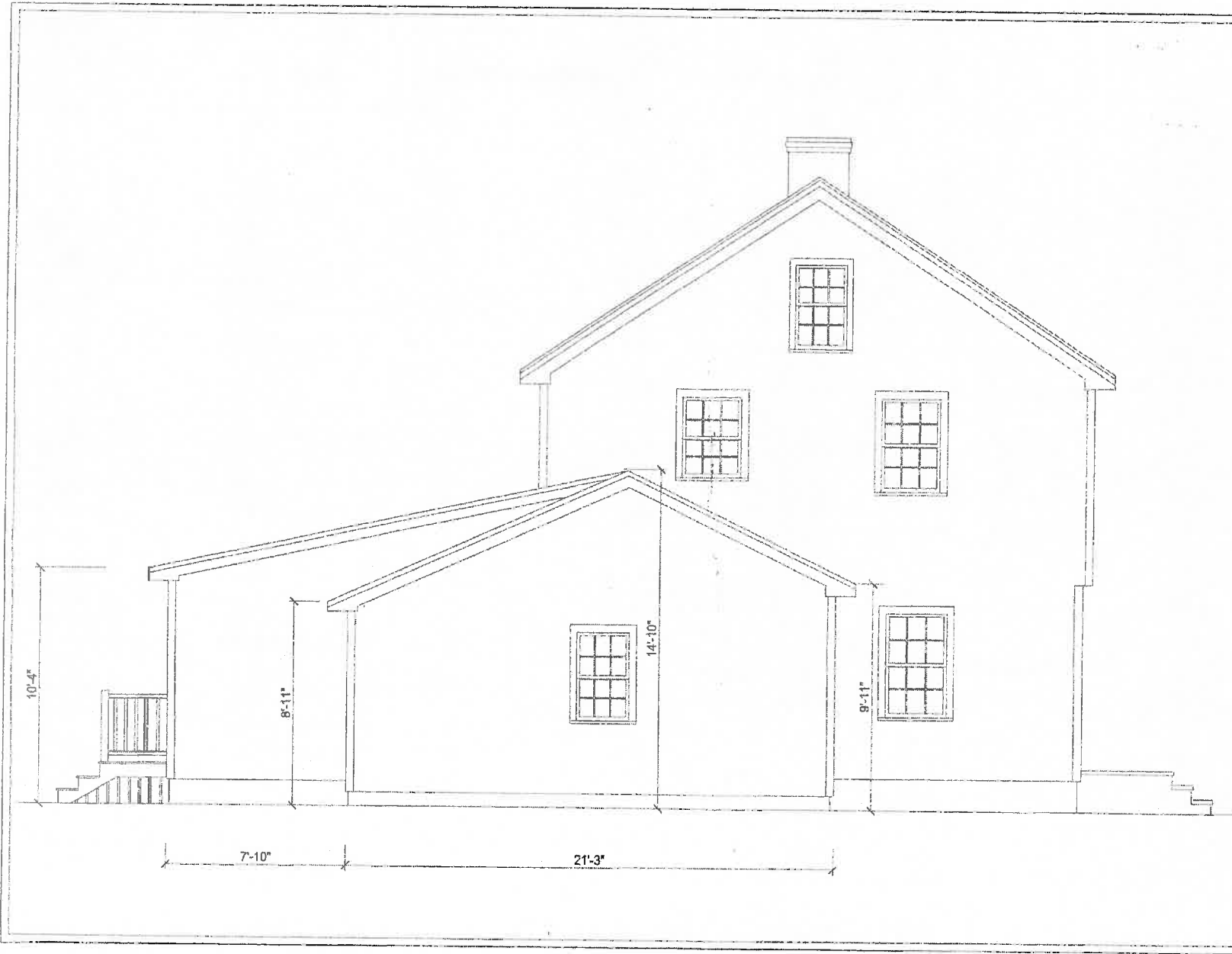
PROJECT ADDRESS:
373 Brighton St
Belmont, Ma

DRAWN BY:
Peter Daus-Haberle
63 N. Hancock St
Lexington, Ma
(781) 862-5878

SCALE 1/4" = 1'
DATE 1/12/2019

First Floor Plan

DRAWING NUMBER
2 of 10



Daus - Haberle Design
Picket Project

PROJECT ADDRESS:
373 Brighton St
Belmont, Ma.

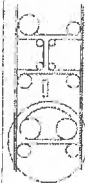
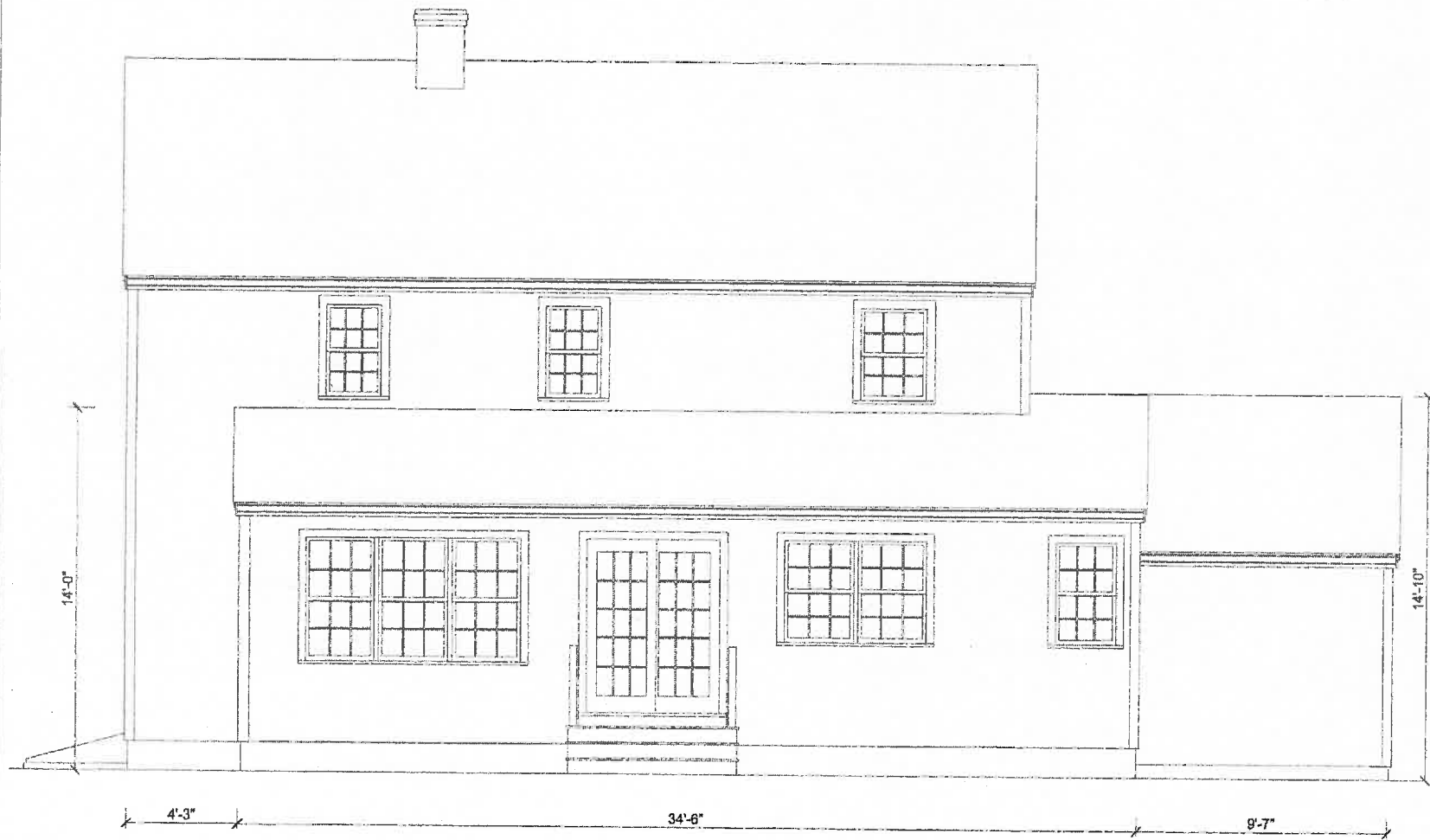
DRAWN BY:
Peter Daus-Haberle
63 N. Hancock St.
Lexington, Ma
(781) 862-5876

SCALE 1/4" = 1'

DATE 1/12/2019

Garage Side Elevation

DRAWING NUMBER
4 of 10



Daus - Haberle Design

Picket Project

PROJECT ADDRESS
373 Brighton St
Belmont, Ma

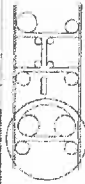
DRAWN BY
Pete Daus
33 N. Hancock St
Lexington, Ma
(781) 862-5876

SCALE 1/4" = 1'

DATE 1/12/2019

Rear Elevation

DRAWING NUMBER
5 of 10



Daus - Haberle Design

Picket Project

PROJECT ADDRESS:
373 Brighton St
Beverly, MA

DRAWN BY:
Peter Daus-Haberle
63 N. Hancock St.
Beverly, MA
(781) 862-5876

SCALE 1/4" = 1'
DATE 1/12/2019

Side Elevation

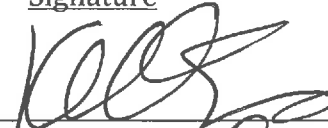

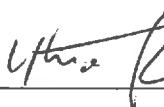
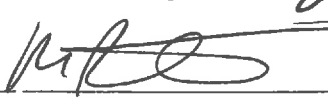

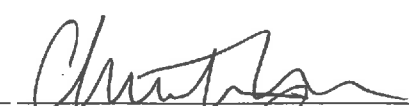
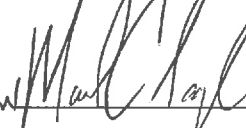
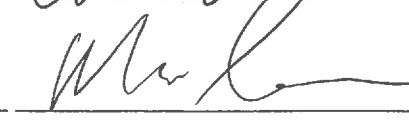


DRAWING NUMBER
6 of 10

April 20, 2019

To The Belmont Board of Appeals:

Martha/Nathan Pickett shared their plans for a new bulkhead on the side of their house as well as a 16' x 32' addition off the back of their home located at 373 Brighton Street. We do not oppose their plan.

Signed:

<u>Name</u>	<u>Address</u>	<u>Signature</u>
Nelly O'Byrne	42 Simmons Ave	
Rod O'Byrne	42 Simmons	
Multha 	48 Simmons Ave	
Li-Wei Chen	358 Brighton St	
Christy Tsan	358 Brighton St	
MARK SAGHERIAN 	377 BRIGHTON ST.	
Asha Bhakar	344 BRIGHTON ST.	
Sky Lew	344 BRIGHTON ST	
Canwen Liu	364 Brighton st.	