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BELMONT, MA

CASE NO. 19-28

2019 JUN 28 AM 8:27

NOTICE OF PUBLIC HEARING BY THE
BELMONT ZONING BOARD OF APPEALS

ON APPLICATION FOR 1 SPECIAL PERMIT

Notice is hereby given that the Belmont Zoning Board of Appeals will hold a public hearing on Monday July 15, 2019 at 7:00 PM in the Art Gallery, 3rd floor, Homer Municipal Building, 19 Moore St., to consider the application of Silverdec Properties, LLC, Julius Perl, partner at 113 White Street located in a General Residence (GR) Zoning District for One Special Permit under §1.5.2 of the Zoning Bylaw to construct dormers and rear stairs. Special Permit 1.- §1.5.2 of the By-Law allows changes and extensions of nonconforming uses by a Special Permit granted by the Board of Appeals. The existing use is a four family in a district where one and two family uses are allowed by the By-Law.

ZONING BOARD OF APPEALS



Town of Belmont
Zoning Board of Appeals

RECEIVED
TOWN CLERK
BELMONT, MA

2019 JUN 28 AM 8:27

APPLICATION FOR A SPECIAL PERMIT

Date: 6/17/2019

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 113 WHITE ST 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 DORMERS AND REAR STAIRS

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

Signature of Petitioner

Julius Perl

Print Name

JULIUS PERL

Address

15 BRIARWOOD LANE
BURLINGTON, MA 01803

Daytime Telephone Number

781 552 9020

To: Belmont Building Department

Date: 6/12/2019

Dear Board Members,

We are a group of four partners having purchased last year a four-family building located on 113 White St from DiGenova family. We plan to renovate the building and bring it to full code compliance while providing increased safety. This four-family building being in a two-family district requires a special permit by this board for any modifications. We have in our project two distinct changes which we are presenting in front of this board.

The first change includes four dormers in the attic space – two for each of the top units. One dormer in each unit will serve as a bathroom, while the second dormer will serve as egress to space that will be finished during renovations.

We plan to replace one set of existing stairs leading to the attic with a fully compliant set of stairs. Likewise we plan to replace the egress located in the back of the house serving all four units to provide compliance to code for emergency use.

All of our proposed alterations meet the current zoning bylaws dimensional and intensity regulations. Our request is because of the alterations made to an existing non-conforming use building.

Thank you for your time and consideration.

On behalf of the four partners

Julius Perl

A handwritten signature in black ink, appearing to read 'Julius Perl', with a stylized, cursive script.

To: Belmont Building Department

Date: 6/12/2019

Dear Sir/Madam

Silverdec Properties LLC, is the developer of a four family house located on 113 White St Belmont. We have received a construction permit to remodel said building. As part of the renovation, we plan to add:

- Four dormers in order to provide added living space and necessary daylight to the top floor while providing safety egress
- A set of stairs in the back of the building to provide safety egress

Attached please find:

- Site plan
- Floor plan showing added dormers and egress stairs

Thank you for your consideration.

Julius Perl

Silverdec Properties, LLC

A handwritten signature in black ink, appearing to read 'Julius Perl', with a stylized, cursive script.

ELEV	Ave	DISTANCE	DISxAVE
------	-----	----------	---------

73.9			
	73.90	12.48	922.27
73.9			
	73.85	2.00	147.70
73.8			
	73.75	3.69	272.14
73.7			
	73.90	8.19	605.24
74.1			
	74.10	3.69	273.43
74.1			
	74.10	2.00	148.20
74.1			
	74.60	26.45	1973.17
75.1			
	75.45	4.32	325.94
75.8			
	76.00	6.00	456.00
76.2			
	76.75	25.40	1949.45
77.3			
	77.40	6.00	464.40
77.5			
	77.45	4.32	334.58
77.4			
	77.20	26.45	2041.94
77			
	76.95	2.00	153.90
76.9			
	76.85	3.69	283.58
76.8			
	76.70	8.19	628.17
76.6			
	76.55	3.69	282.47
76.5			
	76.50	2.00	153.00
76.5			
	76.45	12.48	954.10
76.4			
	74.70	45.00	3361.50
73			
		208.04	15731.18

Average House Grade

75.61614

Zoning Compliance Check List

(Registered Land Surveyor)

Property Address: 113 White St.

Zone: GR

Surveyor Signature and Stamp: _____

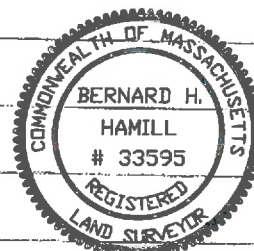
Date: 13 JUNE 2019

BERNARD H. HAMILL

MASSACHUSETTS PLS #33595

	REQUIRED	EXISTING	PROPOSED
Lot Area	7000	13645	13645
Lot Frontage	70	86	86
Floor Area Ratio	---	---	---
Lot Coverage	30%	20%	20%
Open Space	40%	65%	65%
Front Setback	20	20	20
Side Setback	10	5.0	5.0
Side Setback	10	24	24
Rear Setback	20	129	129
Building Height	33	30.2	30.2
Stories	2.5	2.5	2.5
½ Story Calculation			
PERCENTAGE BELOW GRADE = 4.12 FT / 6.8 FT = 61%			

NOTES:

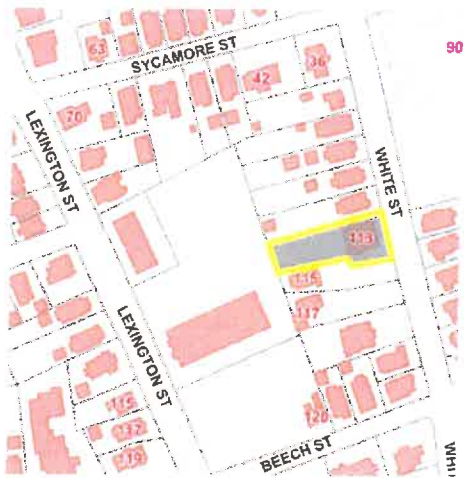
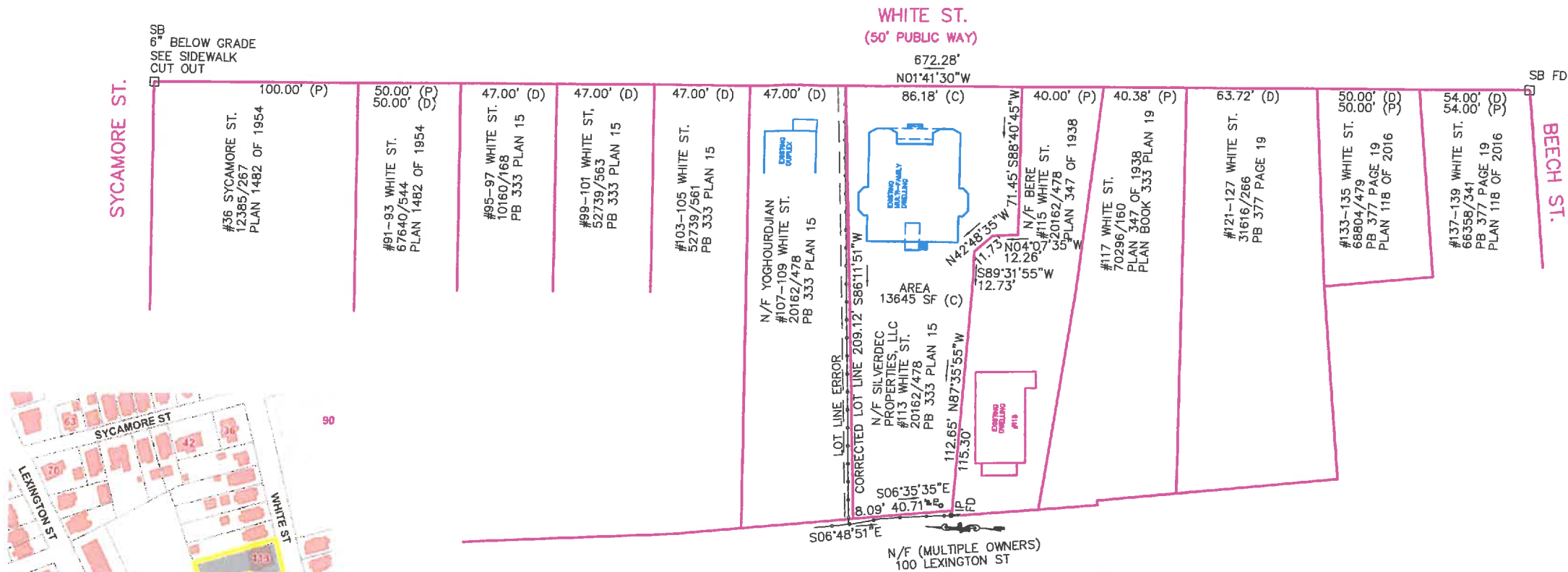


Bernard H. Hamill

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MASSACHUSETTS PLS #33595

PLAN OF LAND
113 WHITE ST.
BELMONT, MA



REFERENCE:
SUBJECT TO EASEMENTS AND/OR
RESTRICTIONS AS SHOWN AND/OR RECORDED.
SEE DEED BOOK 71893 PAGE 249 MSRD.
SEE PLAN 629 OF 1978 MSRD.
SEE ASSESSORS MAP 28 PARCEL 183
SEE DEED BOOK 56084 PAGE 99 MSRD.
SEE PLAN 347 OF 1938 MSRD.
SEE PLAN BOOK 6 PLAN 28 MSRD.
SEE PLAN 118 OF 2016 MSRD.
CONFLICT BETWEEN DEED DESCRIPTION OF WALL LOCATION
AND FIELD MEASUREMENTS FOR PROPERTY LINE NOTED.

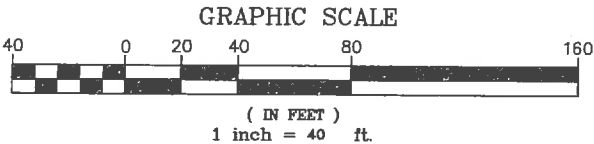
BASIS OF SURVEY:
BASED ON AN INSTRUMENT SURVEY PERFORMED IN ACCORDANCE
WITH THE TECHNICAL STANDARDS FOR SURVEYS
AS ADOPTED BY THE MASSACHUSETTS ASSOCIATION
OF LAND SURVEYORS AND CIVIL ENGINEERS.
A. THE EXISTING BUILDING DOES NOT CONFORM TO THE DIMENSIONAL
REQUIREMENTS OF THE ZONING BYLAWS OF THE TOWN
OF BELMONT. THE DIVISION OF LAND WAS CREATED
IN ACCORDANCE WITH CURRENT ZONING.
B. THE BUILDING IS NOT IN A SPECIAL FLOOD HAZARD
AREA AS SHOWN ON THE FEDERAL FLOOD INSURANCE MAPS.
SEE FEMA MAP 25017C0414E DATED 4 JUNE 2010.
C. THE LOT IS NOT SUBJECT TO THE WETLANDS PROTECTION ACT.
D. THE LOT IS NOT SUBJECT TO THE RIVERS PROTECTION ACT.
E. ON-THE-GROUND SURVEY PERFORMED IN OCT. 2018.
F. PLAN PURPOSE IS TO ADJUST THE FRONTAGE OF 113 WHITE ST.
CORRECTING THE BLOCK FRONTAGE SHORTAGE FROM BEECH ST.
TO SYCAMORE ST. CORRECTION MATCHES RECORD DEED
DISTANCES ALONG BLOCK FRONTAGE FOR OTHER LOTS.

SITE PLAN
1"=40 FT

CERTIFICATION:
I HEREBY CERTIFY THAT THIS PLAN HAS BEEN PREPARED IN CONFORMITY
WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS
OF THE COMMONWEALTH OF MASSACHUSETTS.
I HEREBY CERTIFY THAT THE PROPERTY LINES SHOWN ON THIS PLAN
ARE THE DIVIDING LINES OF EXISTING OWNERSHIP AND THE LINES OF
THE STREETS AND WAYS SHOWN ARE THOSE OF PUBLIC OR PRIVATE STREETS
OR WAYS ALREADY ESTABLISHED AND THAT NO NEW LINES FOR THE DIVISION OF
EXISTING OWNERSHIP OR FOR NEW WAYS ARE SHOWN.



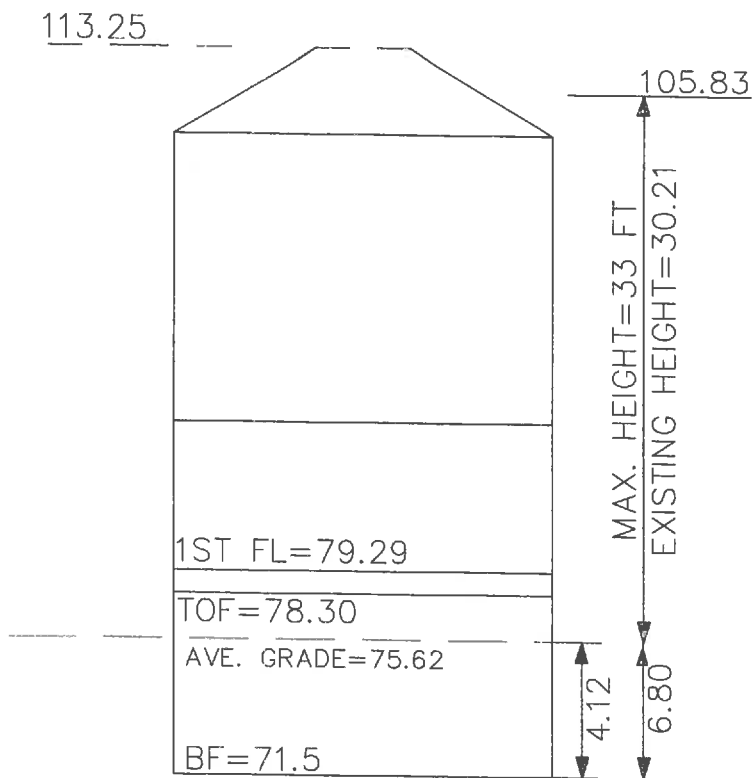
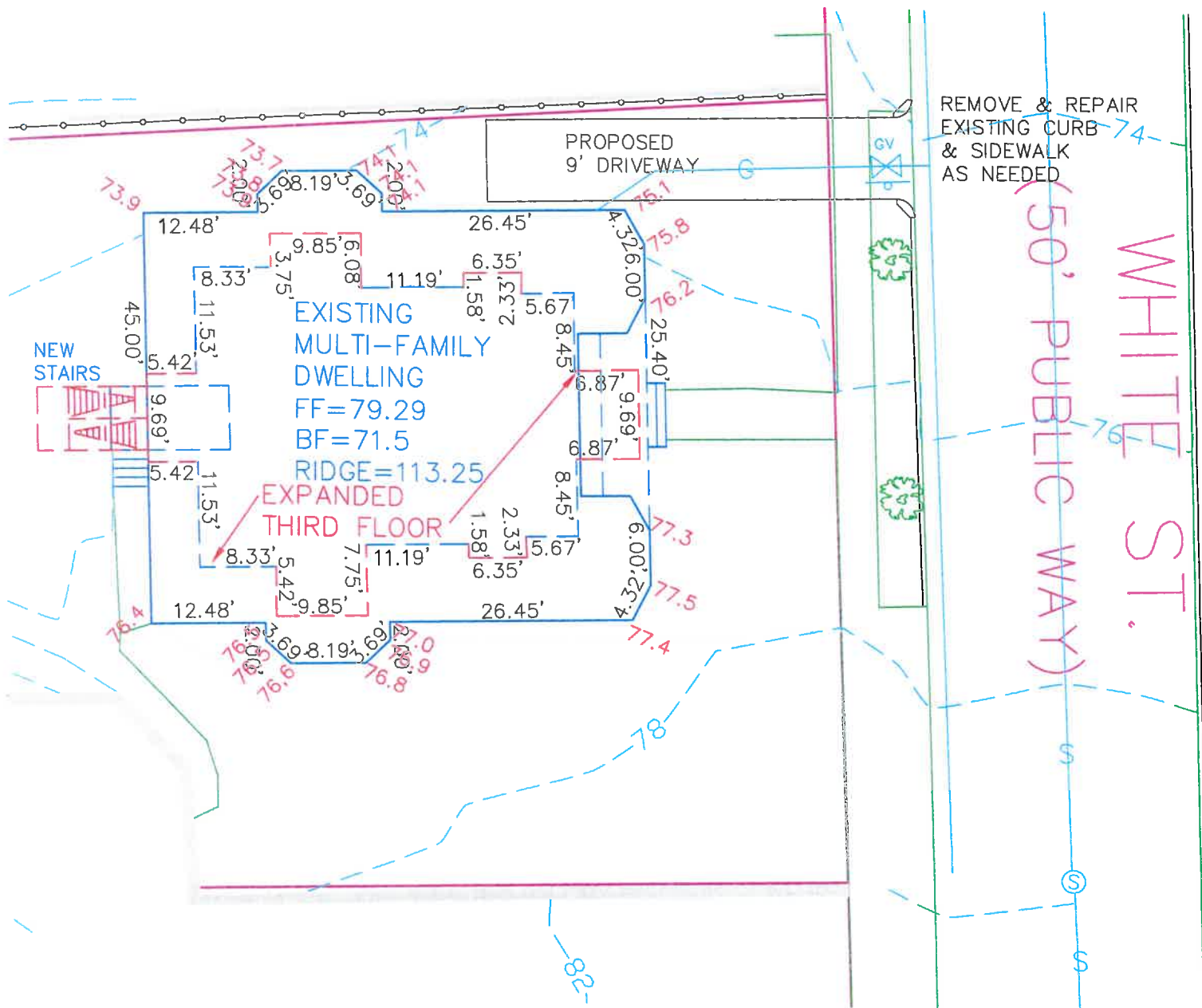
Bernard H. Hamill



DATE: 21 MAY 2019

PREPARED FOR:
SILVERDEC PROPERTIES, LLC
15 BRIARWOOD LANE
BURLINGTON, MA

PREPARED BY:
H-STAR ENGINEERING, INC.
200 GREENVILLE ROAD
NEW IPSWICH, NH 03071
(978) 973-3078
EMAIL: HSTAR@ATT.NET



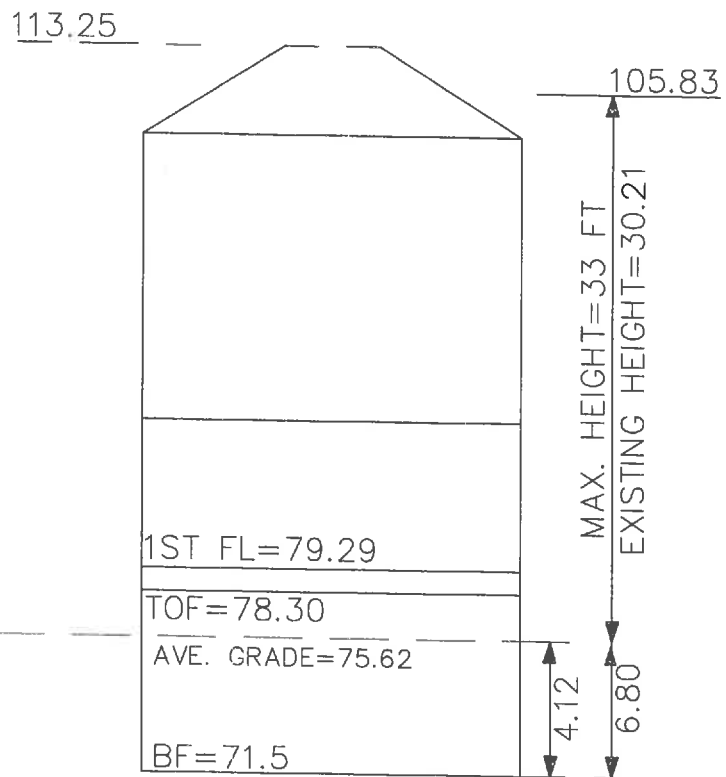
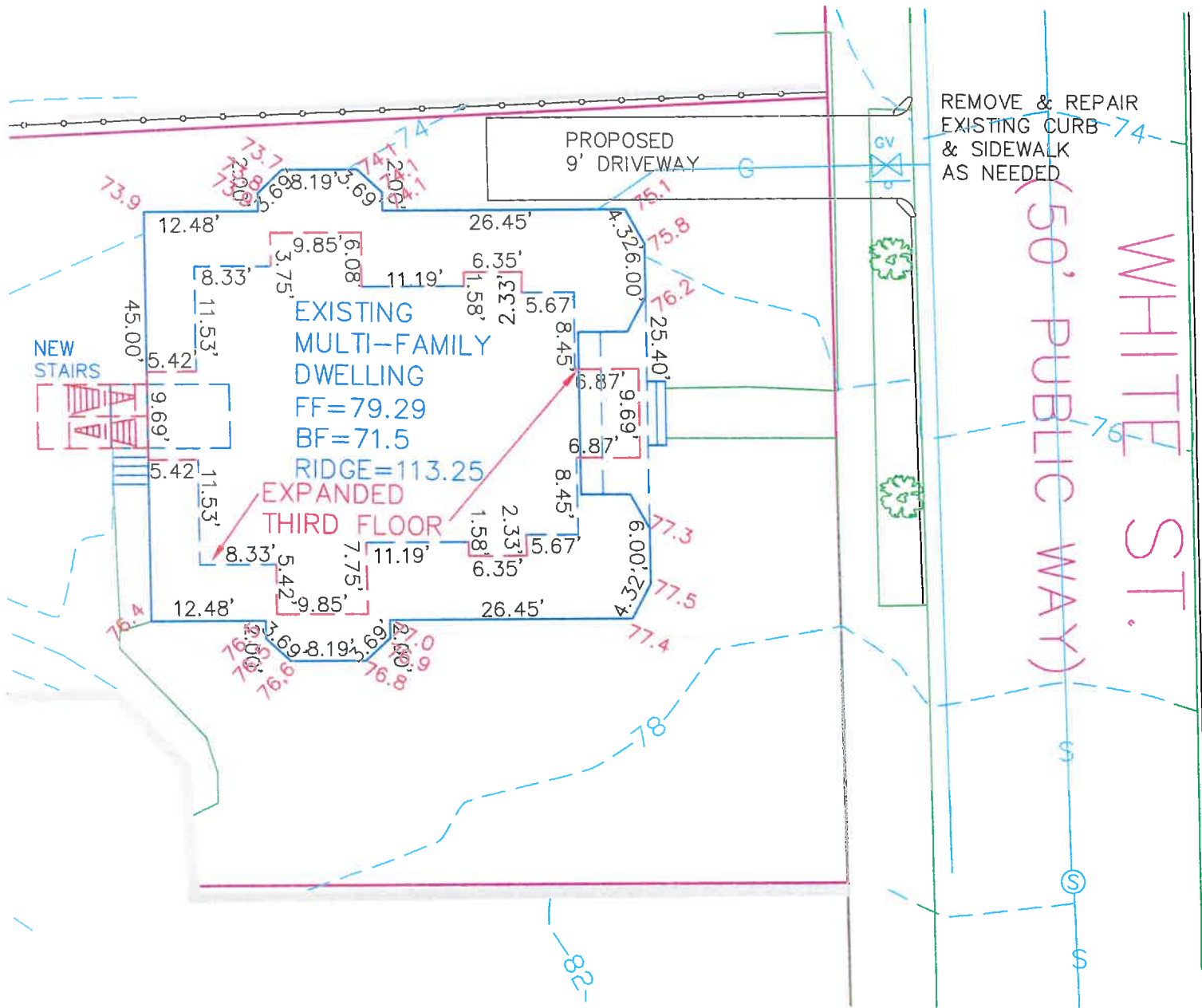
HOUSE PROFILE NTS

FOUNDATION BELOW GRADE
40% MIN.

$$\text{PERCENTAGE BELOW GRADE} = 4.12 \text{ FT} / 6.8 \text{ FT} = 61\%$$



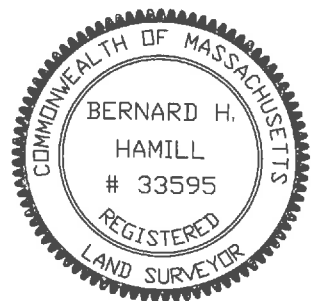
Bernard H. Hamill
 BERNARD H. HAMILL MASSACHUSETTS PLS #33595
 MASSACHUSETTS PE #32401



HOUSE PROFILE NTS

FOUNDATION BELOW GRADE
40% MIN.

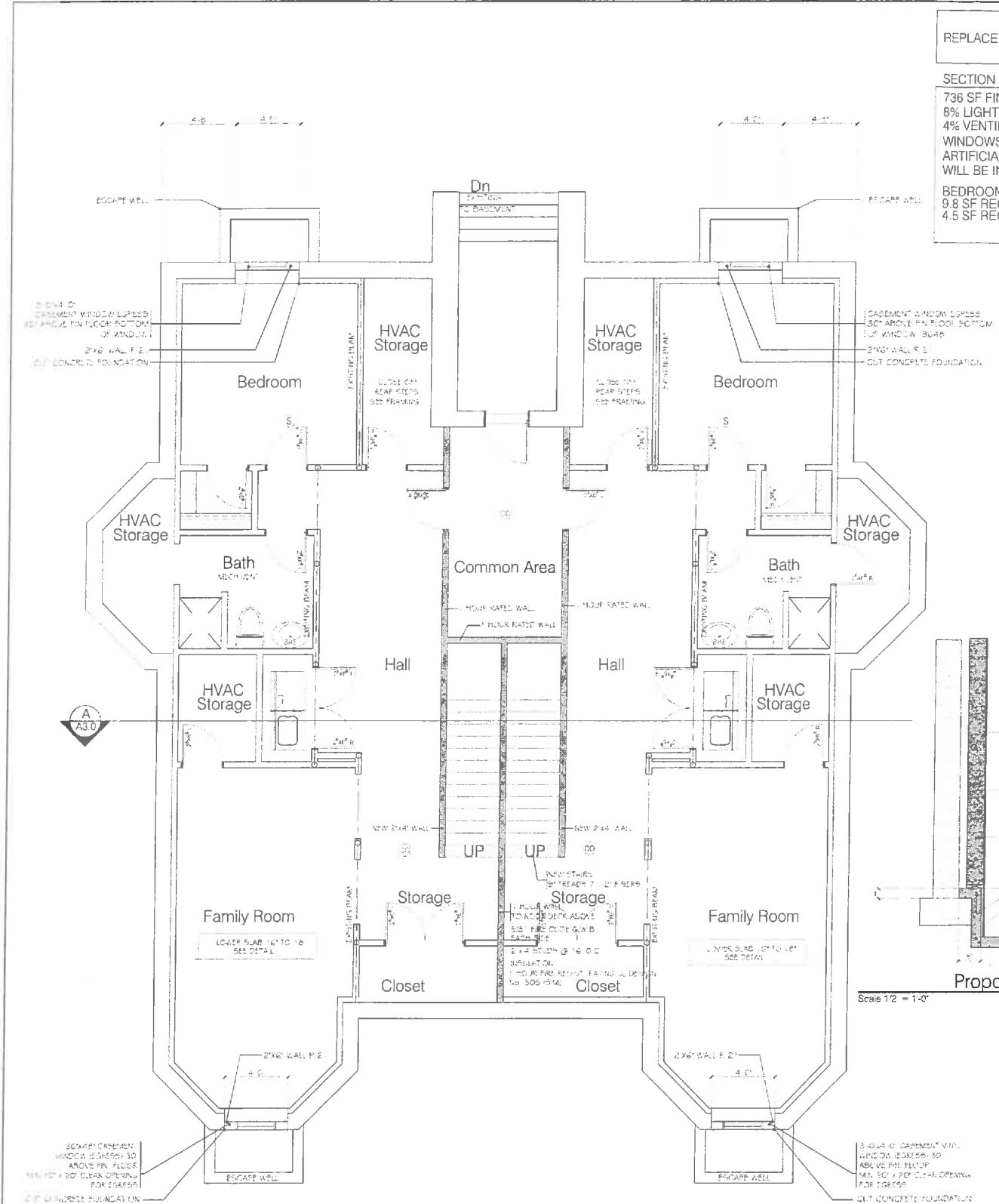
$$\text{PERCENTAGE BELOW GRADE} = 4.12 \text{ FT} / 6.8 \text{ FT} = 61\%$$



Bernard H. Hamill

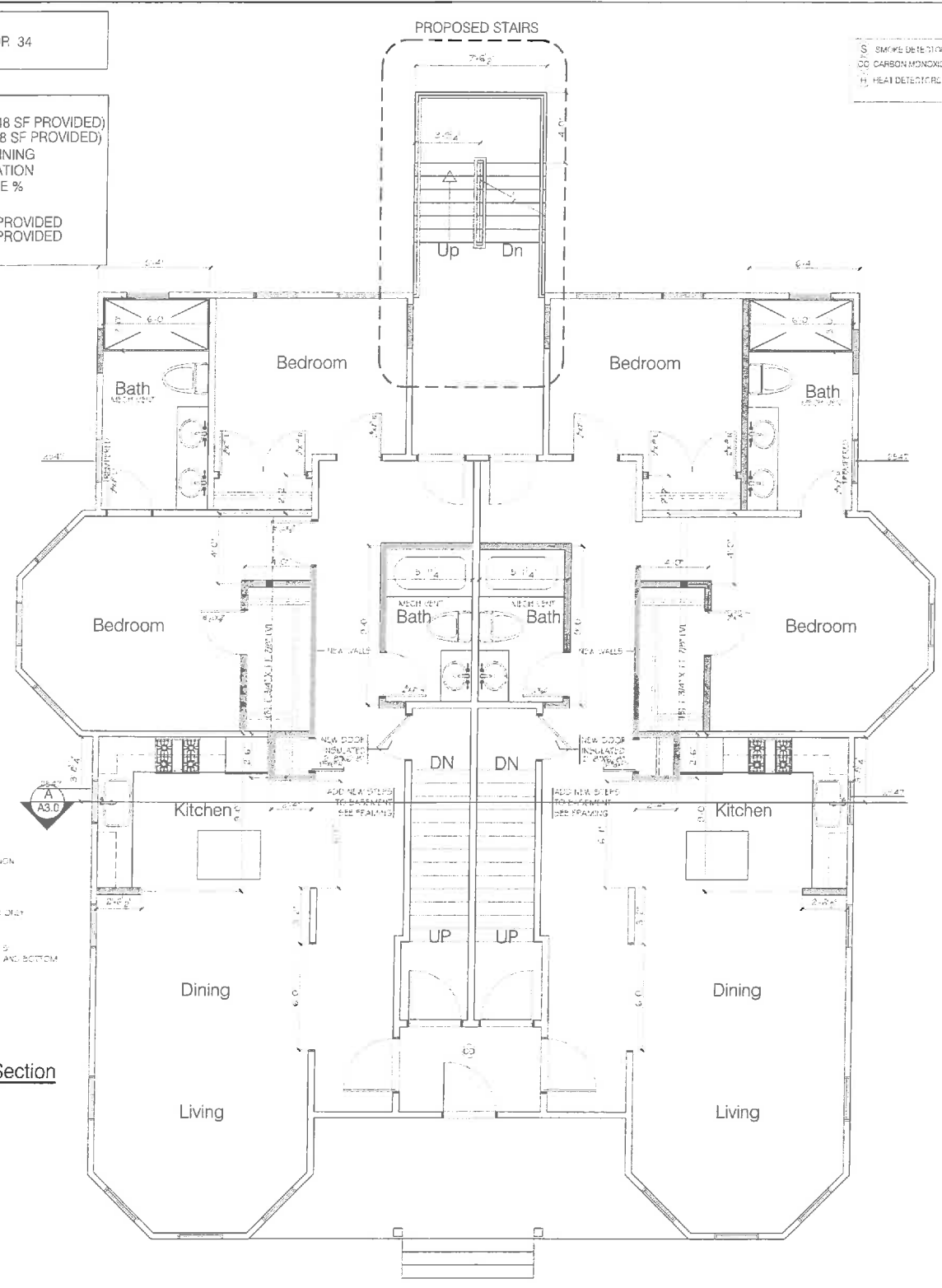
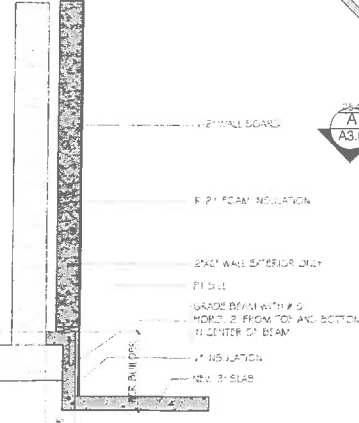
BERNARD H. HAMILL

MASSACHUSETTS PLS #33595
MASSACHUSETTS PE #32401



Proposed Basement

Scale 1/4" = 1'-0"



Proposed First Floor Plan

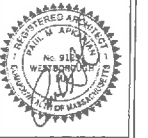
Scale 1/4" = 1'-0"

- SMOKE DETECTORS
- CARBON MONOXIDE DETECTORS
- HEAT DETECTORS

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Paul Apkarian Architects, Inc.
architecture • interiors • planning
www.paaai.net
508.561.0157 (t) paul@paaai.net

No.	Date	Description	Revisions



PROPOSED RENOVATION
4 FAMILY UNITS
SILVERDEC PROPERTIES LLC
113 White Street
Belmont, MA

SCALE	1/4" = 1'-0"
DESIGNED BY	FMA
DRAWN BY	FMA
CHECKED BY	
FILE NAME	
PLotted	
ISSUE DATE	6/17/15
JOB NO.	2216-36

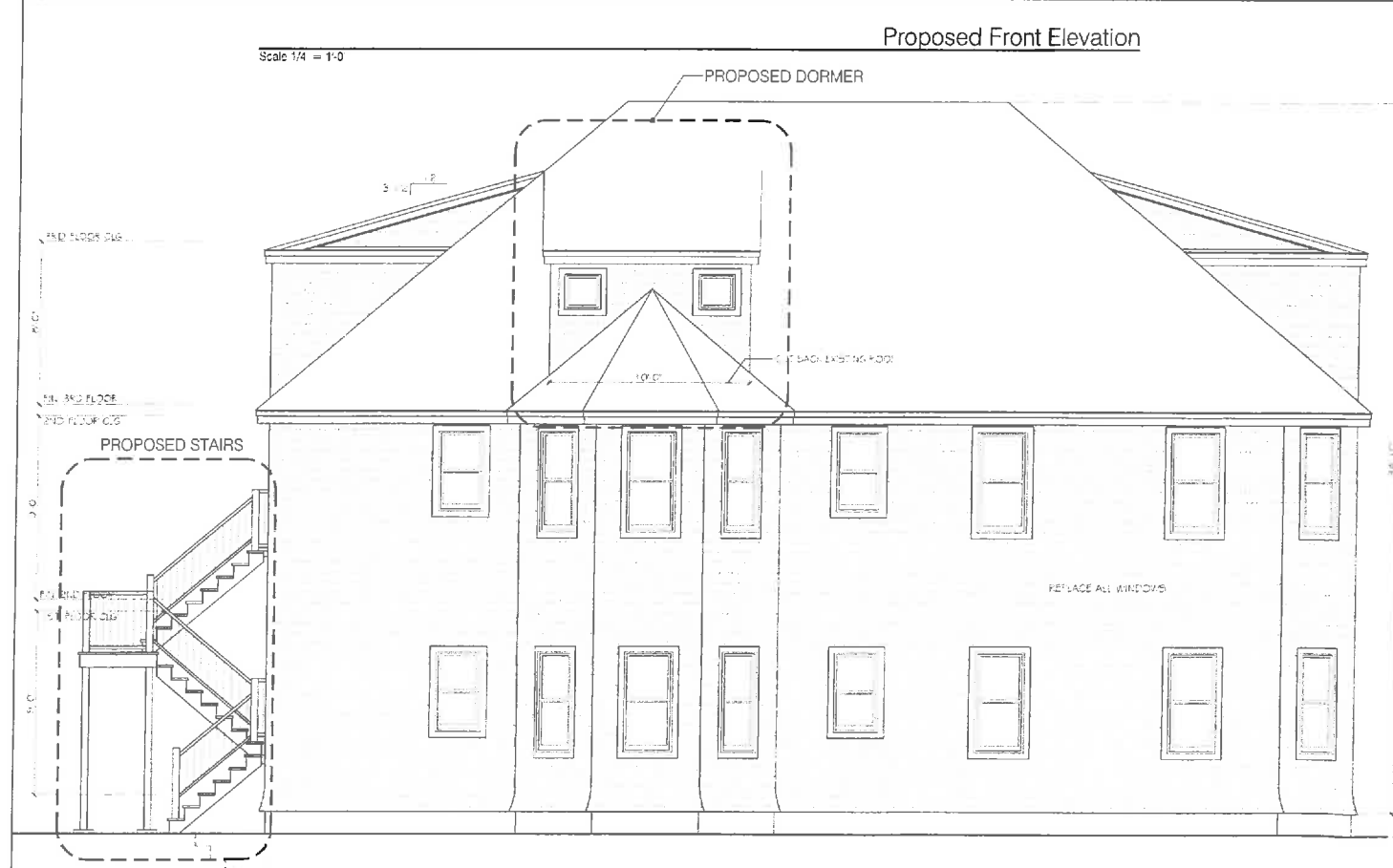
ARCHITECTURAL

Proposed Plans



Proposed Front Elevation

Proposed Right Elevation



Proposed Left Elevation



Proposed Rear Elevation

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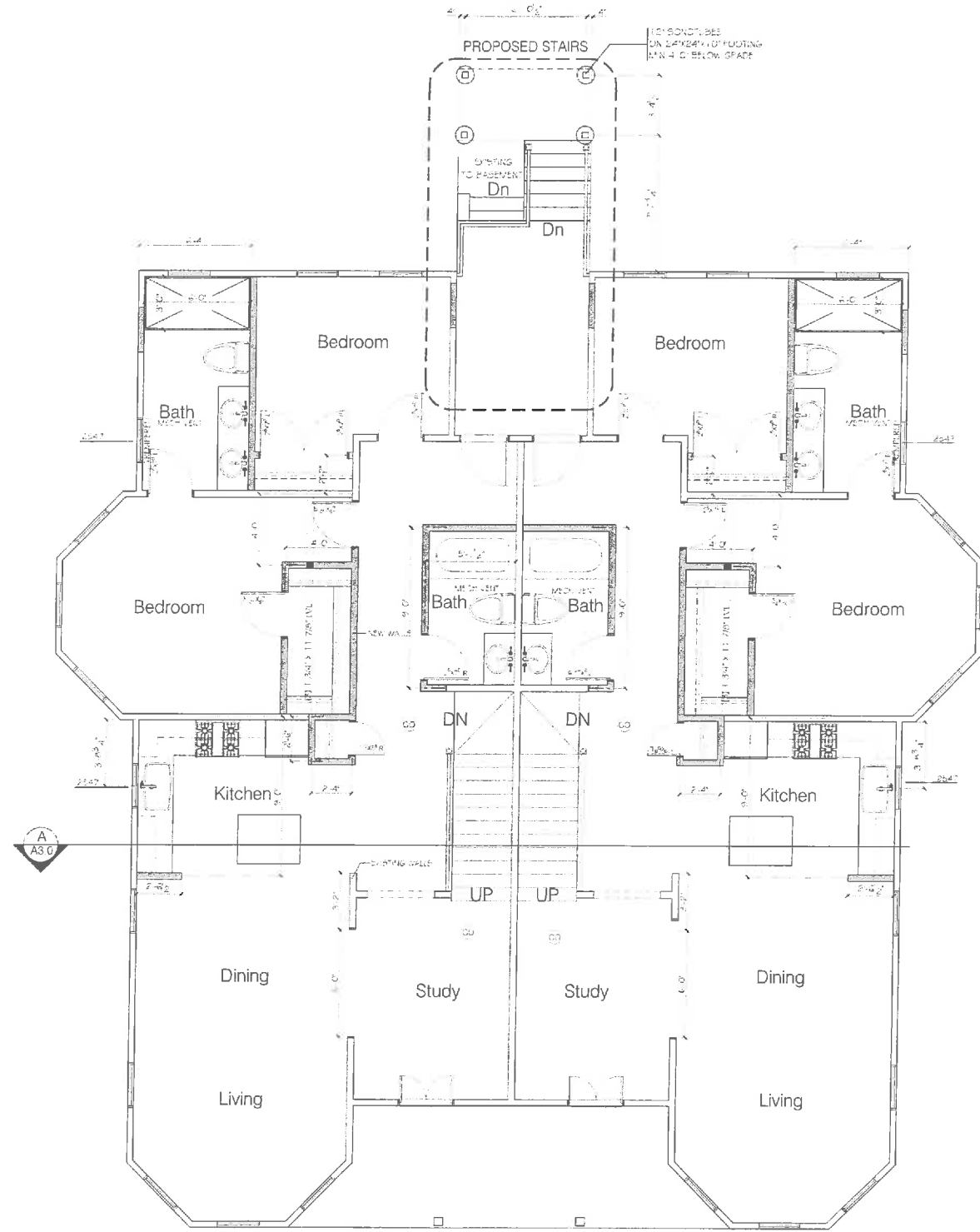
PROPOSED RENOVATION
 4 FAMILY UNITS
 SILVERDEC PROPERTIES LLC
 113 White Street
 Belmont, MA

SCALE	1/4" = 1'-0"
DESIGNER	PMA
DRAWN	PMA
CHECKED	
FILE NAME	
PLOTTED	
ISSUE DATE	2.17.15
JOB NO.	2015.36

ARCHITECTURAL

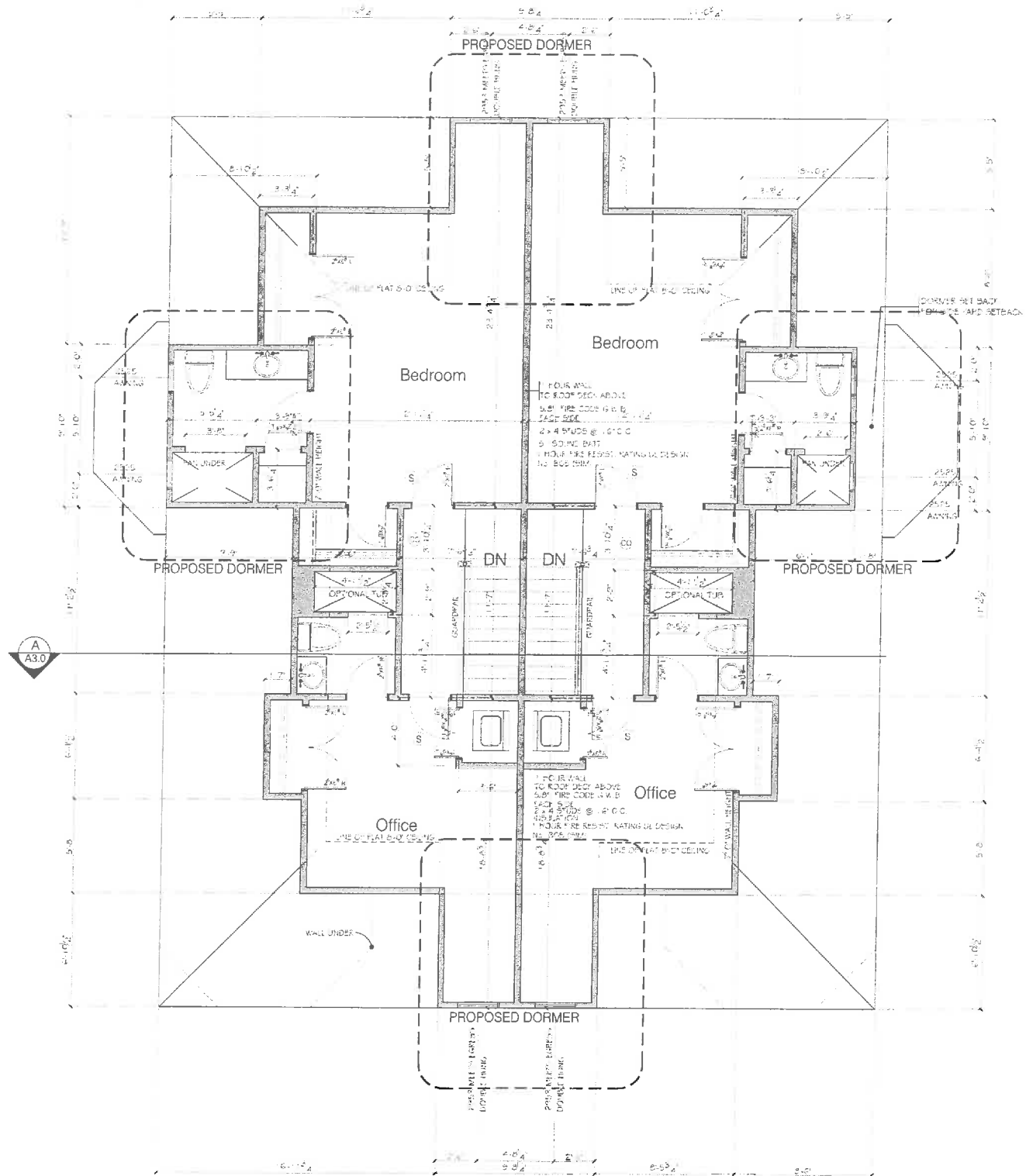
Proposed
 Dormer Elevation

A.2.0



Scale 1/4" = 1'-0"

Proposed Second Floor Plan



Scale 1/4" = 1'-0"

Proposed Third Floor Plan

NON THIRD FLOOR CALCULATIONS

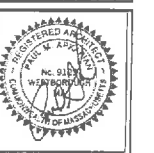
NO DORMER LARGER THAN 75% OF WALL LENGTH (ALL ROOFS ARE HIP ROOFS NO GABLE)
 AREA WITH HEIGHT OF RAFTERS MORE THAN 5'-0" IN HEIGHT
 IS LESS THEN 10% OF AREA OF SECOND FLOOR
 AREA OF RAFTERS ON SECOND FLOOR BE LOW 2400 SF
 AREA ABOVE 5'-0" HEIGHT 1440 SF (145% ALLOWABLE SF)

S SMOKE DETECTORS
 C CARBON MONOXIDE DETECTORS
 H HEAT DETECTORS

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No.	Date	Description	Revisions



PROPOSED RENOVATION
 4 FAMILY UNITS
 SILVERDEC PROPERTIES LLC
 113 White Street
 Belmont, MA

SCALE	1/4" = 1'-0"
DESIGNED	PMA
DRAWN	PMA
CHECKED	PMA
FILE NAME	
PLOTTED	
ISSUE DATE	6.17.15
JOB NO	2016-36

ARCHITECTURAL

Proposed Plans

A.1.1



Scale 1/4" = 1'-0"

HALF STORY CALCS

LESS THAN 60%

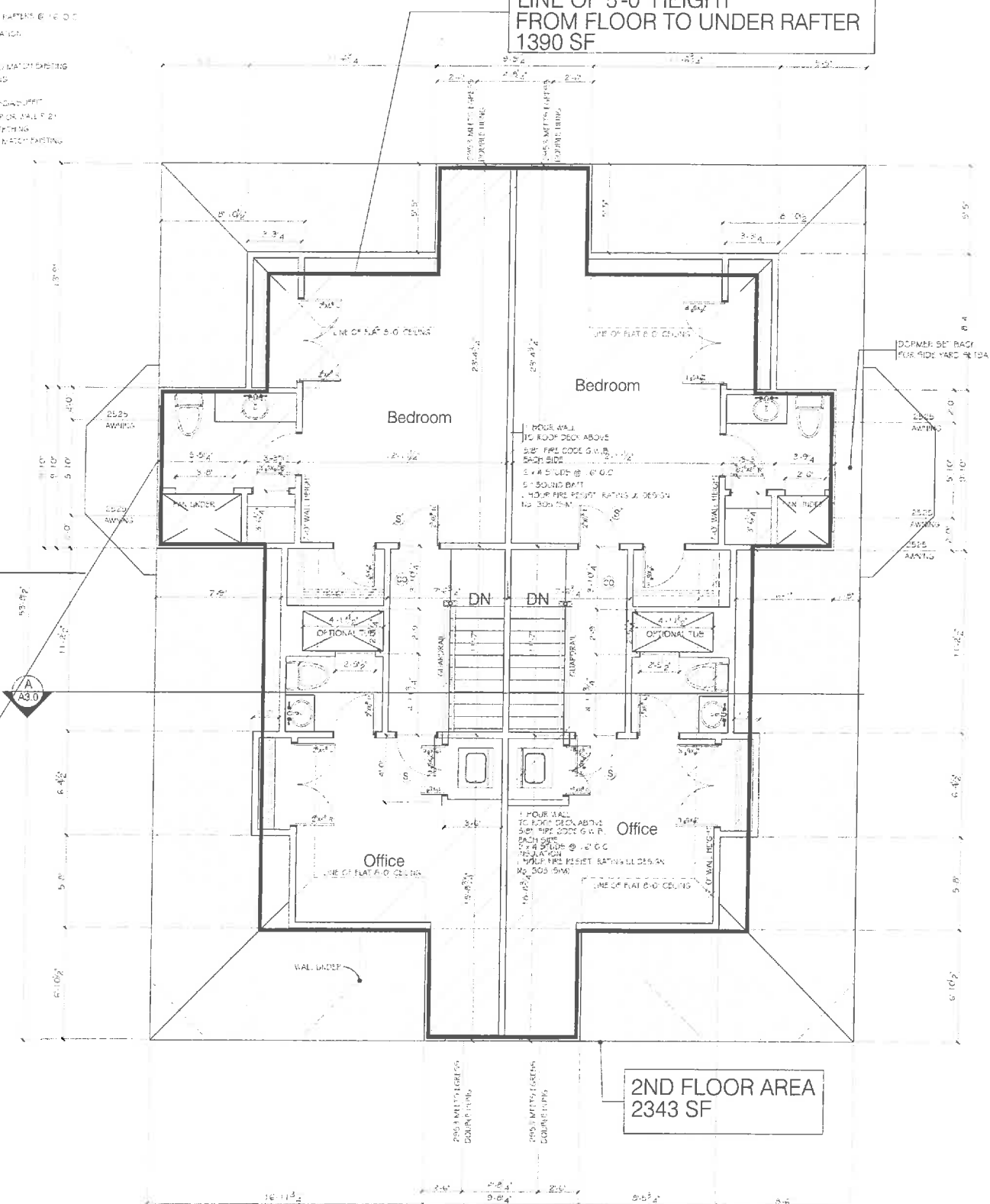
Largest Dormer 9'-10" Wall length 53'-0"
Less Than 75%

2ND FLOOR PERIMETER LENGTH	194.58 LF
TOTAL DORMER LENGTHS	39'-0 1/2"

NON THIRD FLOOR CALCULATIONS

NO DORMER LARGER THEN 75% OF WALL LENGTH (ALL ROOFS ARE HIP ROOFS IN 12/12 PITCH)
AREA WITH HEIGHT OF RAFTERS MORE THEN 5'-0" IN HEIGHT
IS LESS THEN 60% OF AREA OF SECOND FLOOR
AREA OF ROOF OR SECOND FLOOR BELOW 2450 SF
AREA ABOVE 5'-0" HEIGHT 1445 SF (1455 ALLOWABLE SF)

LINE OF 5'-0" HEIGHT
FROM FLOOR TO UNDER RAFTER
1390 SF



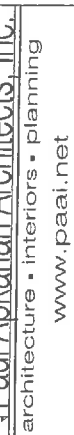
2ND FLOOR AREA
2343 SF

Half Story Calculations / Dormer Calculations

Largest Dormer 9'-10" Wall length 53'-0"
Less Than 75%

2ND FLOOR AREA	2343 SF
LINE OF 5'-0" HEIGHT FROM FLOOR TO UNDER RAFTER	1390 SF
LESS THAN 60%	

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[illegible]

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4 FAMILY UNITS
SILVERDEC PROPERTIES LLC
113 White Street
Belmont, MA

SCALE	1/4" = 1'-0"
DESIGNED	PMA
DRAWN	PMA
CHECKED	
FILE NAME	
PLOTTED	
ISSUE DATE	6-17-19
JOB NO.	2016-36

ARCHITECTURAL

Half Story Calcs
Dormer Calcs

A.4.0