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TOWN CLERK
BELMONT, MA

CASE NO. 19-32

2019 SEP 23 PM 1:42

NOTICE OF PUBLIC HEARING BY THE
BELMONT ZONING BOARD OF APPEALS

ON APPLICATION FOR ONE SPECIAL PERMIT

Notice is hereby given that the Belmont Zoning Board of Appeals will hold a public hearing on Monday, October 7, 2019 at 7:00 PM in the Art Gallery, 3rd floor, Homer Municipal Building, 19 Moore St., to consider the application of Valerie Duff and Jacob Srautmann at 23 Harriet Ave. located in a General Residence (GR) Zoning District for a Special Permit under §1.5 of the Zoning Bylaw to construct a dormer. Special Permit, Section 4.2.2 of the Zoning Bylaws Dimensional Regulations allows a maximum of 2-1/2 stories. The existing structure is three and a half (3-1/2) stories. The lowest level of the dwelling is a basement (59.9% of the foundation walls are exposed) and is considered a story. The proposed addition is a third (3rd) story addition.

ZONING BOARD OF APPEALS



Town of Belmont
Zoning Board of Appeals

RECEIVED
TOWN CLERK
BELMONT, MA
2019 SEP 23 PM 1:42

APPLICATION FOR A SPECIAL PERMIT

Date: August 19, 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 23 Harriet Avenue 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 _____

2 dormers added to the 3RD STORY OF THE
dwelling. Designation as a 3 1/2 story building.

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

Signature of Petitioner

Valerie Buff-Stauchman

Print Name

Valerie Buff-Stauchman

Address

23 Harriet Ave
Belmont MA 02478

Daytime Telephone Number

617 9933270



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

July 29, 2019

Valerie Duff and Jacob Srautmann
23 Harriet Ave.
Belmont, MA 02478

RE: Denial to Construct a Dormer

Dear Ms. Duff and Mr. Srautmann,

The Office of Community Development is in receipt of your building permit application for your proposal to construct a dormer at 23 Harriet Ave. 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, Section 4.2.2 of the Zoning Bylaws Dimensional Regulations allows a maximum of 2-1/2 stories.

1. The existing structure is three and a half (3-1/2) stories. The lowest level of the dwelling is a basement (59.9% of the foundation walls are exposed) and is considered a story. The proposed addition is a third (3rd) story addition.

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 one (1) Special Permit 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

Dear Board Members,

After renting in Belmont for four years, we found a condo we could afford at 23 Harriet Ave in the summer of 2011. We gave our kids the larger bedrooms around the bathroom and across from each other, while we took the much smaller half-sized room off the stairs for ourselves. We anticipated staying in the condo for five years, after which we expected to begin to outgrow it—and we did. However, in this market, to find a house with even one more room or slightly more space is out of our price range. We are requesting a Special Permit to designate our building as 3 ½ stories so that we can add 2 dormers to our attic space to give us 2 bedrooms and a full bath. We love our neighborhood, we love living in Belmont, and we would like to stay in our house as our kids approach high school. The condo would begin to feel, with two floors, more spacious. Our very small bedroom would be turned into a laundry room—currently, a stackable washer and dryer perches on the landing above our back stairs.

We are hoping to do what many of our surrounding neighbors have done with their homes in terms of the design. The houses on either side of us already have similar third floor designs in their two family structures, also with an exposed basement; our design is in keeping with the attic renovations along our street. We have spoken with and have signatures from several of the neighbors on our street, as well as from our downstairs neighbors who are finishing their basement in tandem with our plan to open up our attic. After 8 years here, we'd like to expand our living space into something more comfortable for our family, and this attic addition will allow us to stay where we are in Belmont.

Thank you for your consideration.

Sincerely,

Valerie Duff-Strautmann and Jacob Strautmann

I do not object to the addition of two dormers in the attic of 23 Harriet Street in Belmont, MA. My home is a short distance from the proposed construction site.

Name / Household

Signature / Date

Address

Lamy

[Signature], 8/15/19

25 Harriet Ave

Motch

[Signature], 8/16/19

27 Harriet Ave

Johnson

[Signature], 8/17/19

29 Harriet Ave

Dunham

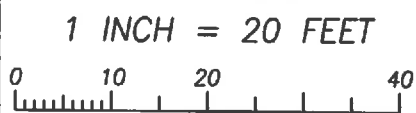
W m P Dunham, Jr. 8/17/19

36 Harriet Ave

_____/____

_____/____

_____/____

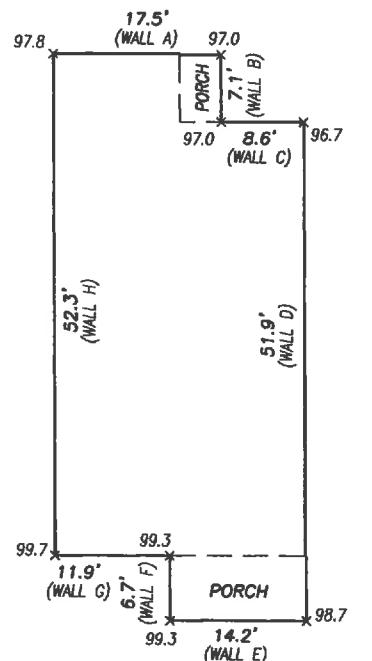


PLOT PLAN
BELMONT, MASSACHUSETTS

SNELLING & HAMEL ASSOCIATES, INC.
PROFESSIONAL LAND SURVEYORS & ENGINEERS
10 LEWIS STREET P.O. BOX 102
LINCOLN, MASSACHUSETTS 01773
(781) 259-0071

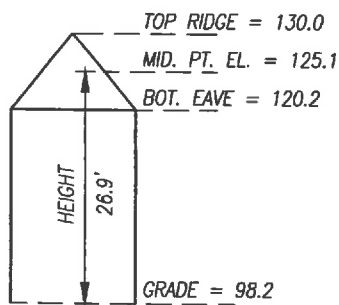


16458.DWG
JUNE 20, 2019



WALL A = $(97.8 + 97.0)/2 \times 17.5 = 1,704.5$
WALL B = $(97.0 + 97.0)/2 \times 7.1 = 688.7$
WALL C = $(97.0 + 96.7)/2 \times 8.6 = 832.9$
WALL D = $(96.7 + 98.7)/2 \times 51.9 = 5,070.6$
WALL E = $(98.7 + 99.3)/2 \times 14.2 = 1,405.8$
WALL F = $(99.3 + 99.3)/2 \times 6.7 = 665.3$
WALL G = $(99.3 + 99.7)/2 \times 11.9 = 1,184.1$
WALL H = $(99.7 + 97.8)/2 \times 52.3 = 5,164.6$

TOTAL = 16,716.5
BUILDING PERIMETER = 170.2
GRADE = 98.2



REFERENCES:

- LAND COURT PLAN C-821
- LAND COURT PLAN 467-A

NOTES:

- ZONING DISTRICT: GENERAL RESIDENCE "GR"
- THE LOT IS NOT LOCATED WITHIN THE 100 YEAR FLOOD ZONE BASED ON FEDERAL FLOOD INSURANCE RATE MAP 25017C0418E, EFFECTIVE DATE JUNE 4, 2010.
- THE LOT IS NOT IN A WETLAND AREA AS SHOWN ON THE TOWN OF BELMONT WETLANDS PLAN

LOT COVERAGE / OPEN SPACE AREA CALCULATIONS:

- LOT AREA = 4,500 SF
- EXISTING GARAGE = 216 SF
- DWELLING = 1,396 SF
- EXISTING DRIVEWAY = 1,145 SF

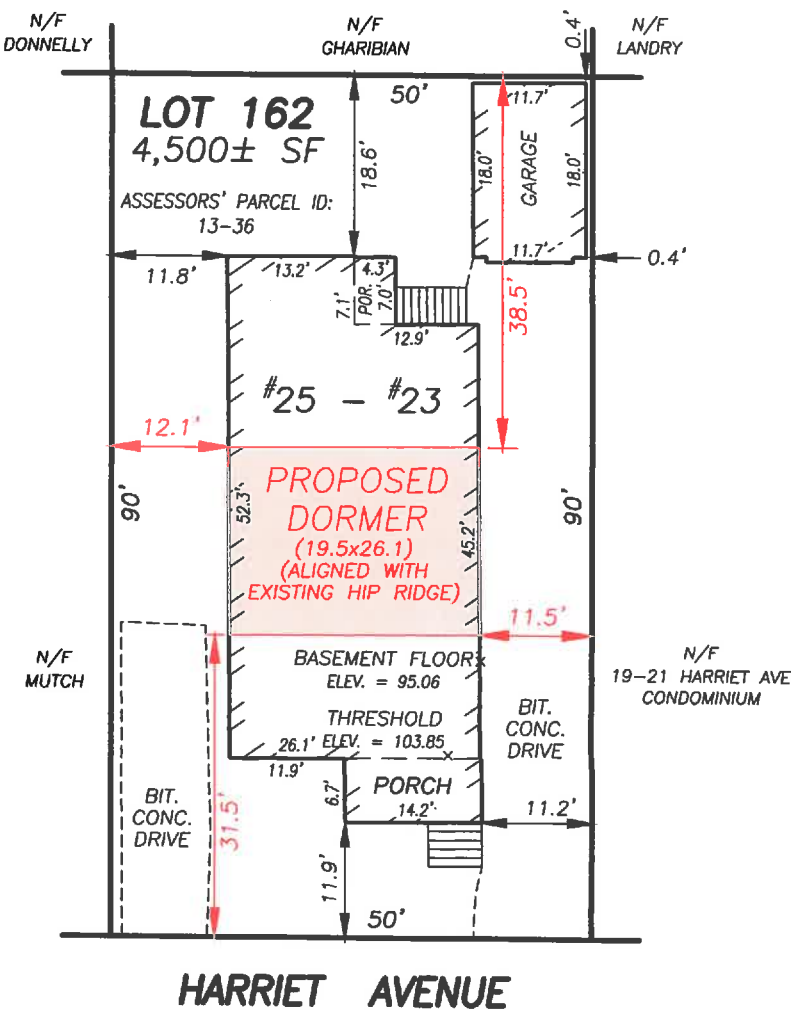
EXISTING LOT COVERAGE = $(1,396 + 216) / 4,500 = 0.358$ OR 35.8%

EXISTING OPEN SPACE = $100 - (((1,396 + 216 + 1,145) / 4,500) \times 100) = 38.7\%$

NOTE: PROPOSED DORMER TO HAVE NO EFFECT ON LOT COVERAGE OR OPEN SPACE CALCULATIONS.

I HEREBY STATE THAT THE LOCATION OF THE FEATURES SHOWN HEREON IS THE RESULT OF FIELD SURVEY PERFORMED AS OF DECEMBER 5, 2018, WITH THE USE OF A TOPCON TOTAL STATION.

JOHN R. HAMEL
PROFESSIONAL
LAND SURVEYOR



HARRIET AVENUE

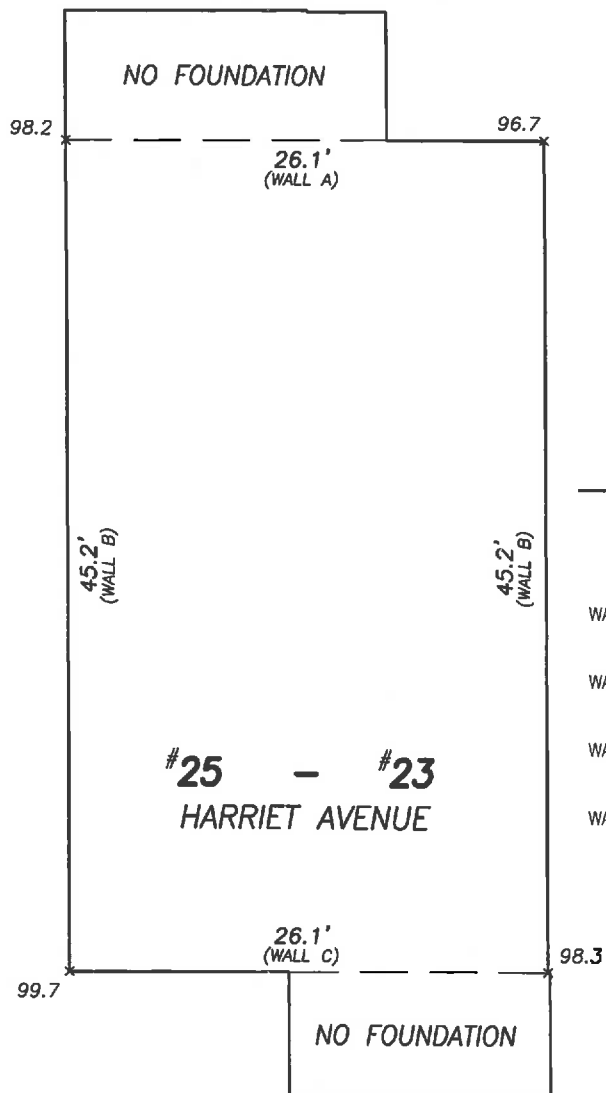
"GR" DIMENSIONAL TABLE

	REQUIRED	EXISTING	PROPOSED
LOT AREA	5,000 SF	4,500 SF	4,500 SF
FRONTAGE	50'	50'	50'
LOT COVERAGE	30% (MAX.)	35.8%	35.8%
OPEN SPACE	40% (MIN.)	38.7%	38.7%
FRONT YARD	20'	11.9'	31.5'
RIGHT SIDE YARD	10'	11.2'	11.5'
LEFT SIDE YARD	10'	11.8'	12.1'
REAR YARD	20'	18.6'	38.5'
BUILDING HEIGHT	36' (MAX.)	26.9'	26.9'

NOTE:

- SEE EXPOSED FOUNDATION CALCULATION DATED DECEMBER 19, 2018, BY SNELLING & HAMEL ASSOCIATES, INC., FOR "BASEMENT" DETERMINATION.

OWNERS: JACOB & VALERIE STRAUTMANN
LOC. HOUSE NO. 23-25 HARRIET AVENUE
LOT NO. 162
APP. NO.
DATE JUNE 20, 2019
SCALE 1 INCH = 20 FEET



EXPOSED FOUNDATION CALCULATION

23-25 HARRIET AVENUE

BELMONT, MASSACHUSETTS

1 INCH = 10 FEET JUNE 20, 2019

SNELLING & HAMEL ASSOCIATES, INC.

PROFESSIONAL LAND SURVEYORS & ENGINEERS

10 LEWIS STREET P.O. BOX 102

LINCOLN, MASSACHUSETTS 01773

(781) 259-0071

1 INCH = 10 FEET



23-25 Harriet Avenue -- Belmont, Massachusetts (Percentage of Exposed Foundation)

	BOTTOM OF JOIST	102.96				
	BASEMENT FLOOR	95.06				
	CLEAR HEIGHT	7.9				
	BOTTOM OF JOIST	SPOT GRADE ELEVATION	DIFFERENCE	(DIFF 1 + DIFF 2) / 2	WALL LENGTH	(a.k.a. PORTION OF WALL EXPOSED) ((DIFF 1 + DIFF 2) / 2) x LENGTH
WALL A	102.96	98.2	4.76			
	102.96	96.7	6.26	5.51	26.1	143.81
WALL B	102.96	96.7	6.26			
	102.96	98.3	4.66	5.46	45.2	246.79
WALL C	102.96	98.3	4.66			
	102.96	99.7	3.26	3.96	26.1	103.36
WALL D	102.96	99.7	3.26			
	102.96	98.2	4.76	4.01	45.2	181.25
FOUNDATION PERIMETER					142.6	
FOUNDATION PERIMETER x CLEAR HEIGHT (a.k.a. TOTAL SURFACE AREA OF FOUNDATION)					1126.54	
SUM OF WALL EXPOSURE					675.21	
PERCENTAGE OF EXPOSED FOUNDATION					59.9%	

Zoning Compliance Check List (Registered Land Surveyor)



Property Address: 23 Harriet Avenue

Zone: GR

Surveyor Signature and Stamp: John R. Hamel

Date: June 20, 2019

	REQUIRED	EXISTING	PROPOSED
Lot Area	5,000 SF	4,500 SF	4,500 SF
Lot Frontage	50'	50'	50'
Floor Area Ratio	N/A	N/A	N/A
Lot Coverage	30% (Max)	35.8%	35.8%
Open Space	40% (Min)	38.7%	38.7%
Front Setback	20' (Min)	11.9'	31.5'
Left Side Setback	10' (Min)	11.8'	12.1'
Right Side Setback	10' (Min)	11.2'	11.5'
Rear Setback	20' (Min)	18.6'	38.5'
Building Height	36' (Max)	26.9'	26.9'
Stories	2.5 (Max)	3.5	3.5
½ Story Calculation	SEE ATTACHED SHEET FOR CALCULATIONS		

NOTES:	Half Story Calculation prepared by Slocum Hall Design Group, Inc.

Strautmann-Duff Residence
23 Harriett Avenue
Belmont, MA

THIS PAGE & CALCULATIONS HAS BEEN PREPARED BY
SLOCUM HALL DESIGN GROUP, INC

Zone: General Residence

Analysis of potential build-out area in attic:

Per the 2017 Belmont By-Laws, and 2018 amendments: Refer to Plot Plan:

The house is conforming for frontage, right and left side yards, and rear yard, and building height.

The house is nonconforming for stories, at 2 ½ stories existing with a basement below.

The house is nonconforming for lot area, lot coverage, open space, and front yard setback.

The house is nonconforming because it was built before the bylaws were established. Per by-law 1.5: Nonconforming Uses and Structures.

1.5.2: Nonconforming Uses:

"The (Zoning) Board of Appeals may grant a Special Permit to change or extend a nonconforming use only if it determines that such change or extension shall not be substantially more detrimental than the existing nonconforming use to the neighborhood in which it is located."

The attic space is a ½ story. "1/2 story" from Town of Belmont Zoning By-Law, as amended through 05/01/2017, approved 09/20/17:

Story, Half- A space under a sloping roof where: (all must be true)*

- a) The line of intersection of the rafter bottoms and the interior wall surface is not more than three feet above floor level on at least half the perimeter of the second floor.
Existing linear dimension of 3' headroom is just the face of the front dormer, estimated to be +/- 7', which is well under half the perimeter of the 2nd floor.
- b) The potential space having headroom of five feet or more is not more than 60% as large as the second floor. (Shown as a green line in the diagram)
*2nd floor area = 1396 s.f. (includes the enclosed porch above the entry and roofed deck at the back);
60% = 837 s.f.
Existing attic area with potential headroom of 5+ feet = 338 s.f. < 837 s.f.*
- c) Provided that the length of any dormer does not exceed 75% of the length of the roofline of the side of the structure where the dormer is constructed.
*Length of the side of the house = 45.2 feet. Allowed maximum dormer length = 33.9 feet per side.
Proposed = 19'-6" each side.*

Per new Zoning Bylaw amendment: Square footage of the existing attic that has a height of 6' or greater = 224 s.f. (yellow line in diagram). Add 300 square feet to this number: 224s.f. + 300s.f. = 524s.f.
Proposed = 625s.f.



19-21 HARRIET AVENUE



5-7 HARRIET AVENUE



21 VINCENT AVENUE



27-29 HARRIET AVENUE



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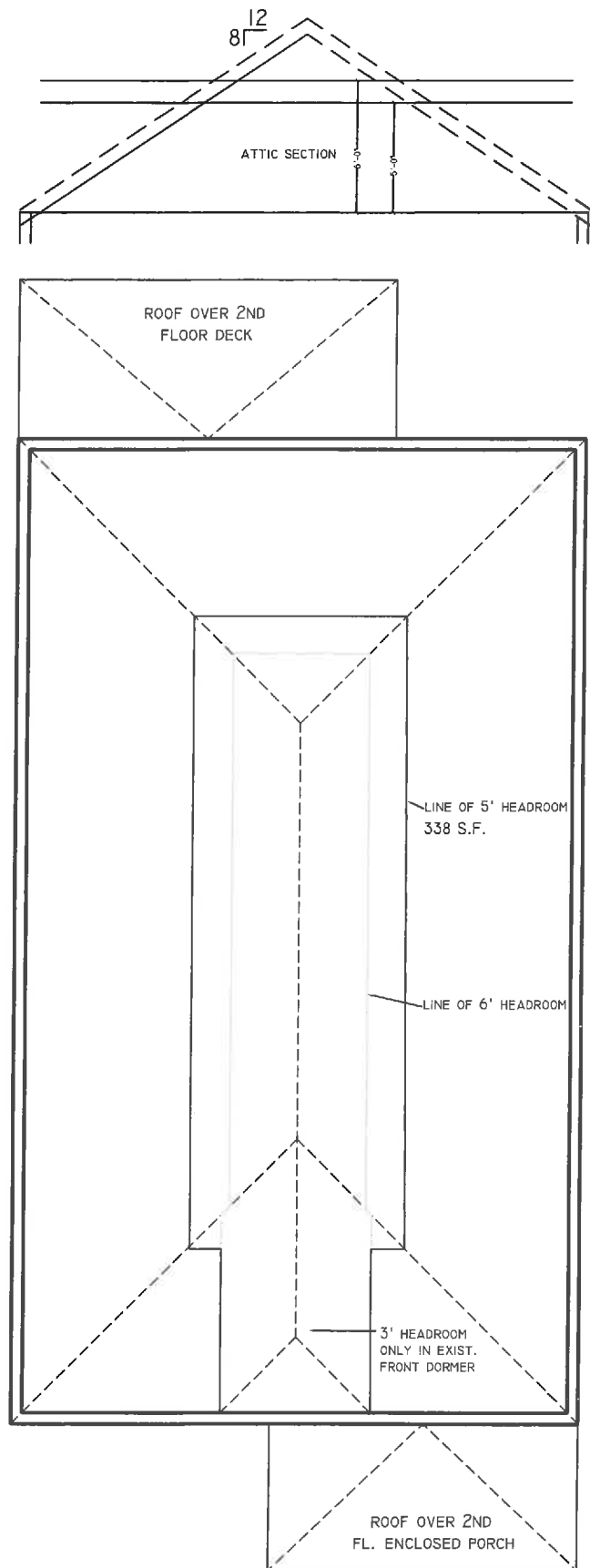
STRAUTMANN-DUFF RESIDENCE
23 HARRIET AVE., BELMONT, MA

PROJECT NO:
1903
ISSUE DATE:
08.21.2019
SHEET TITLE:

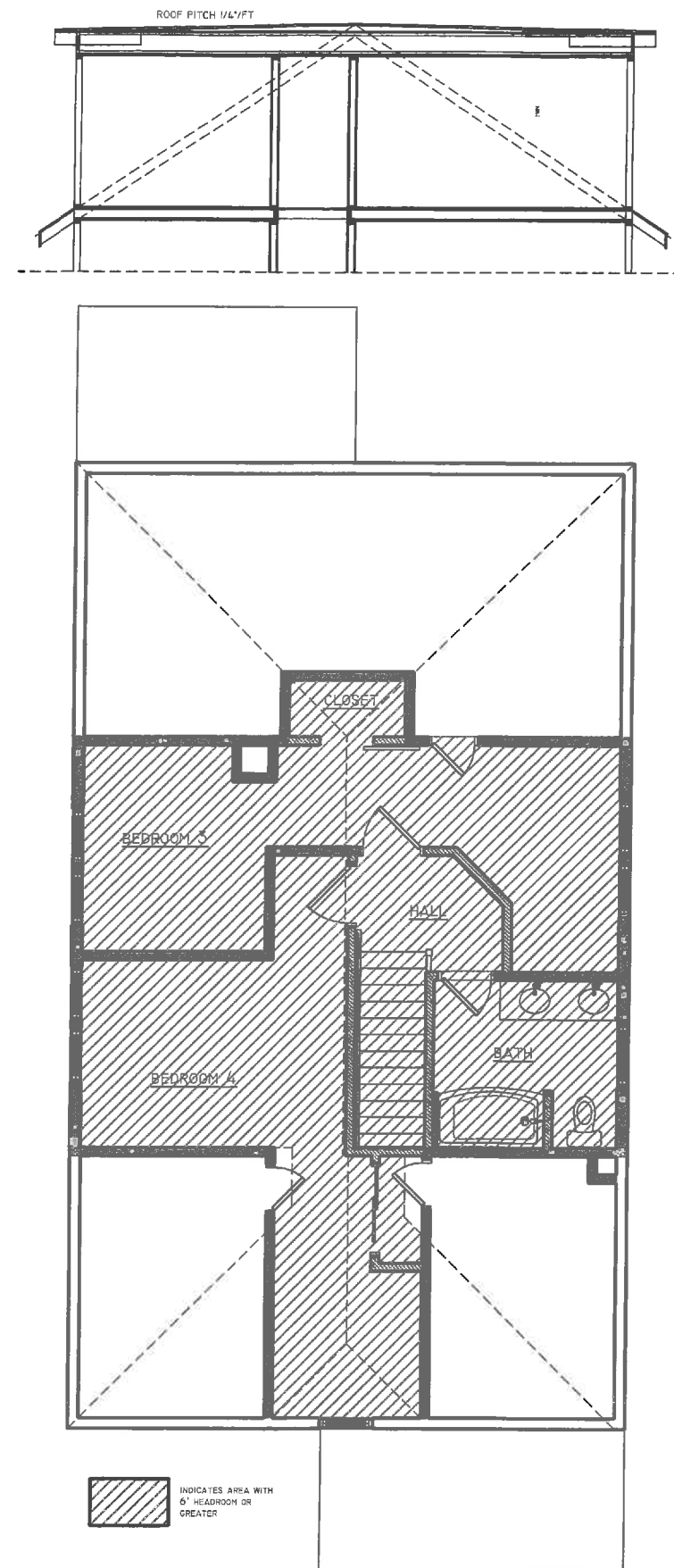
LOCAL
PHOTOS

SHEET NO:

PHOTOS



EXISTING ATTIC DIAGRAM



PROPOSED
ATTIC FOOTPRINT
625 S.F.



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ISSUE DATE:
08.21.2019
SHEET TITLE:

ATTIC
CALCULATIONS

SHEET NO:

001



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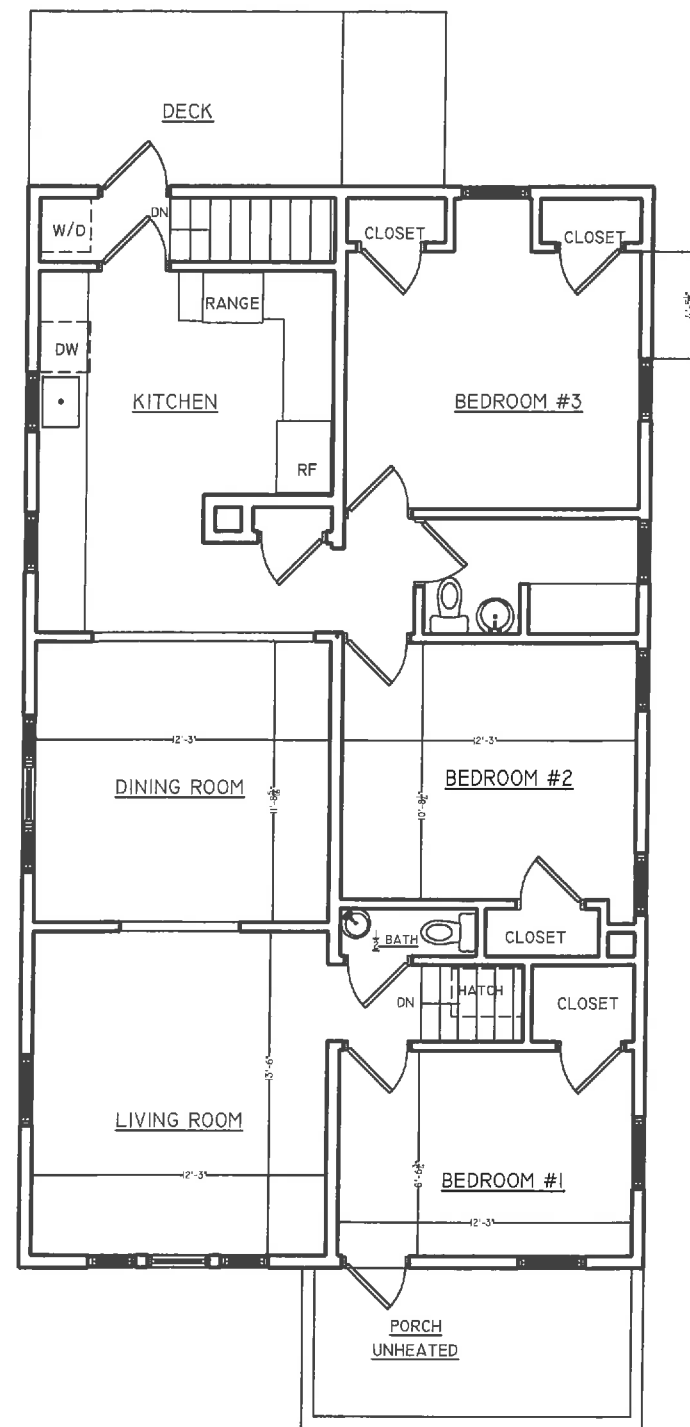
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23 HARRIET AVE., BELMONT, MA

PROJECT NO:
1903
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08.21.2019
SHEET TITLE:

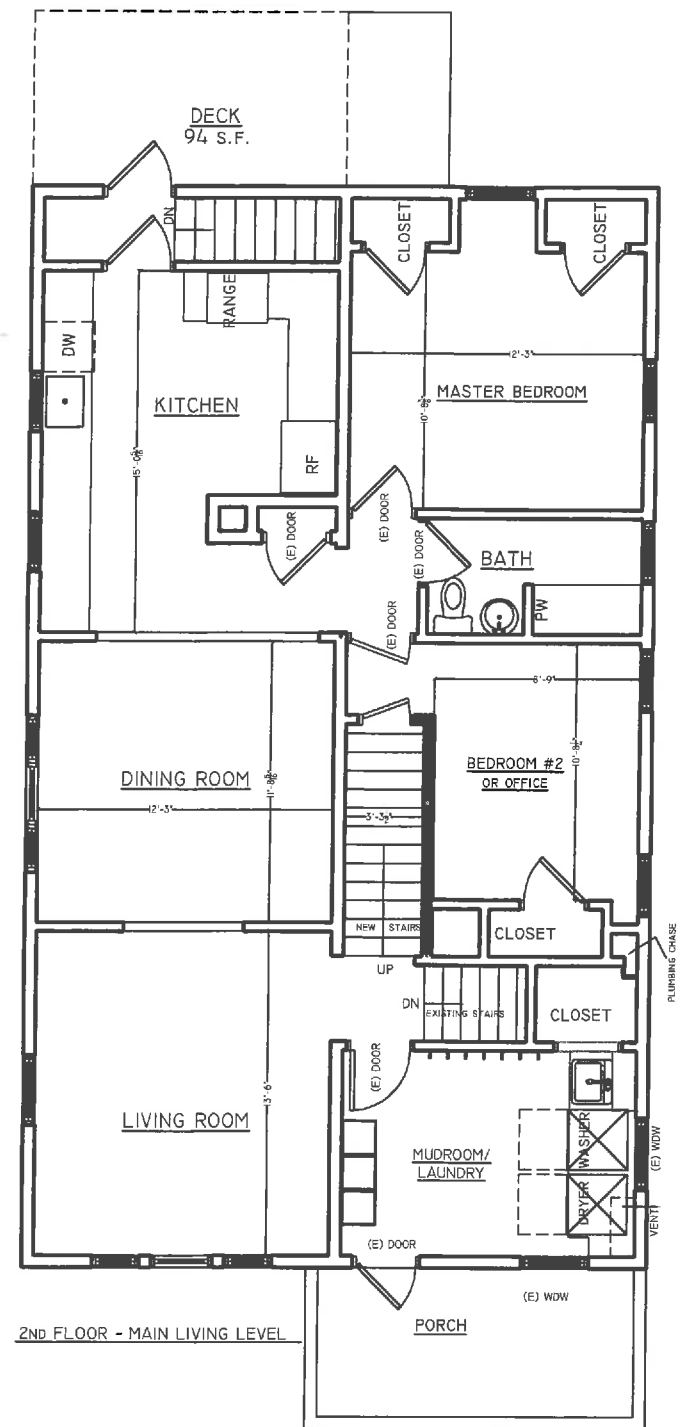
2ND FLOOR
(MAIN LEVEL)
PLANS

SHEET NO:

100



1 EXISTING 2ND FLOOR (MAIN LIVING LEVEL)
1/8"=1'-0"



2 PROPOSED 2ND FLOOR (MAIN LIVING LEVEL)
1/8"=1'-0"



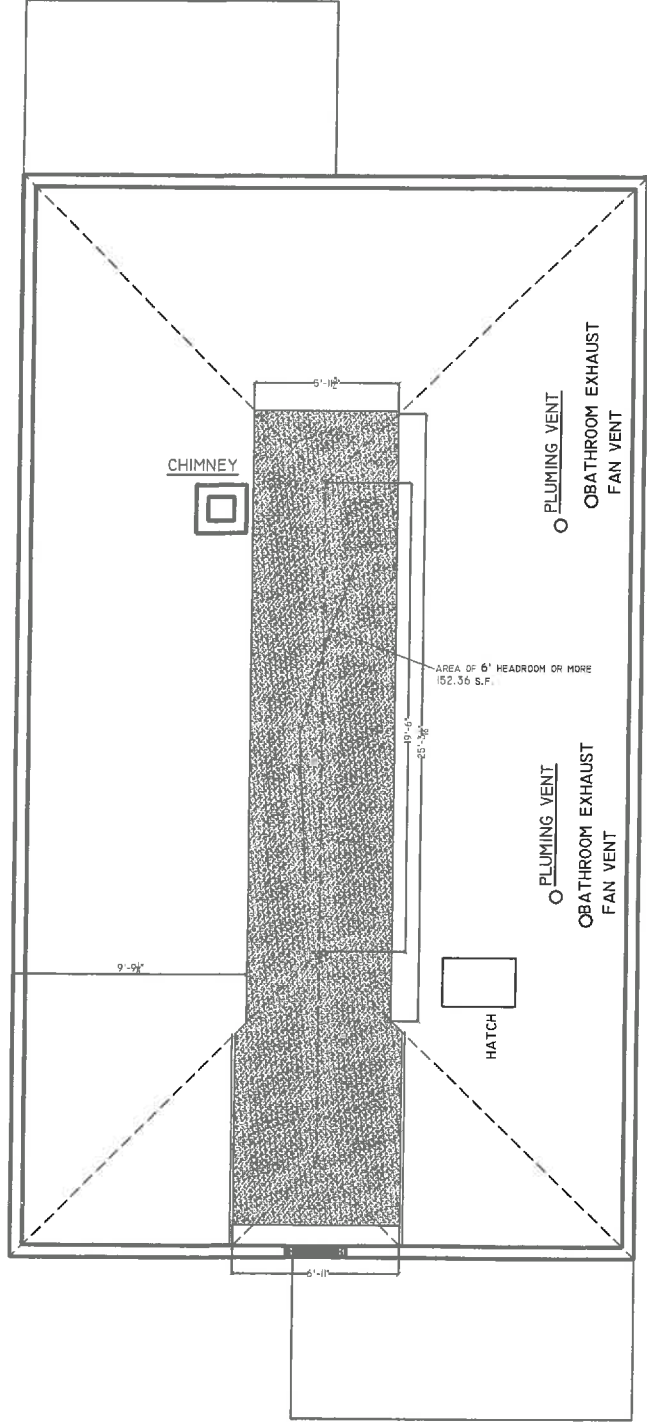
STRAUTMANN-DUFF RESIDENCE
23 HARRIET AVE., BELMONT, MA

PROJECT NO:
1903
ISSUE DATE:
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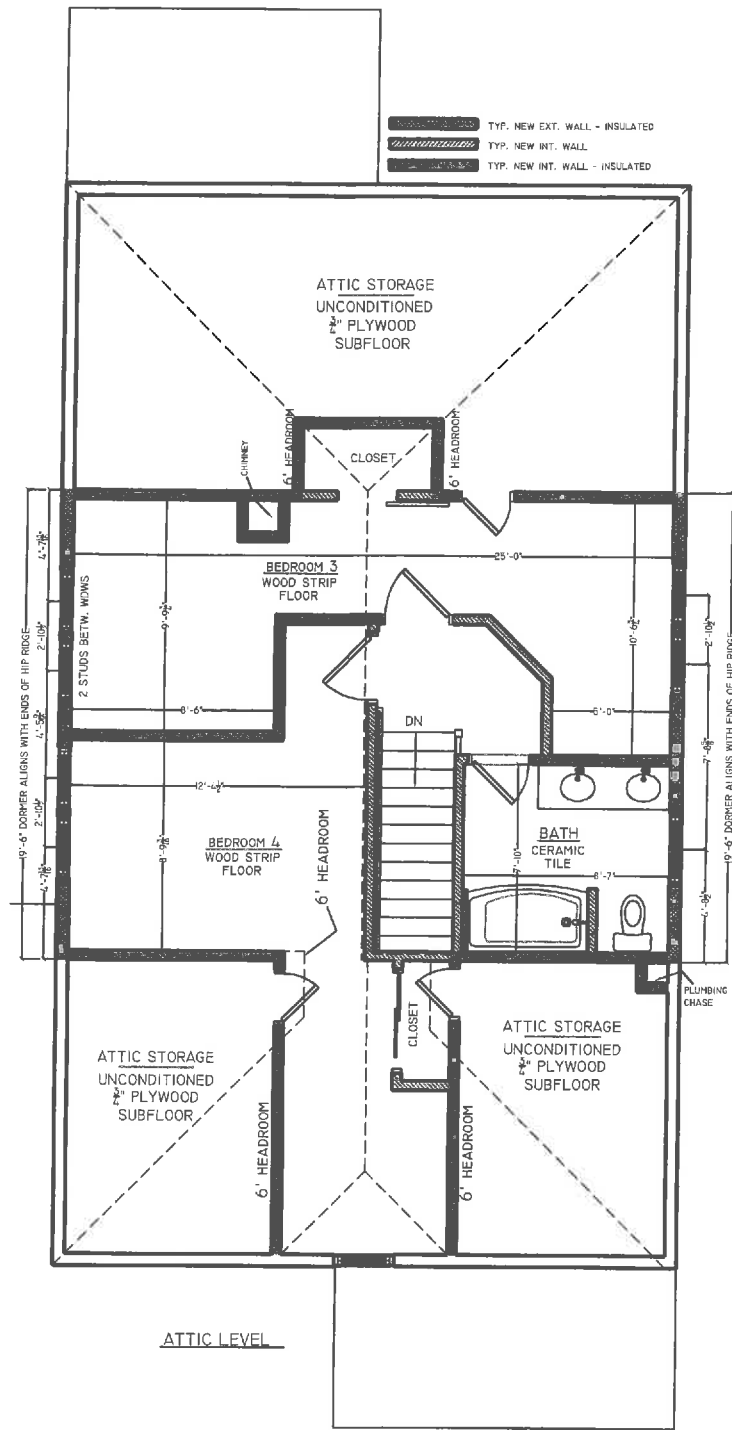
ATTIC LEVEL PLANS

SHEET NO:

101



1 EXISTING ATTIC LEVEL
1/8"=1'-0"



2 PROPOSED ATTIC LEVEL
1/8"=1'-0"



PROJECT NO:
1903

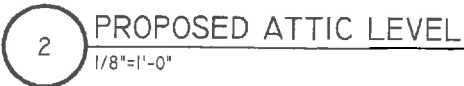
ISSUE DATE:
08.21.2019

SHEET TITLE:

ATTIC LEVEL PLANS

SHEET NO:

101





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STRAUTMANN-DUFF RESIDENCE
23 HARRIET AVE., BELMONT, MA

PROJECT NO:
1903

ISSUE DATE:
08.21.2019

SHEET TITLE:

EAST AND
WEST
EXTERIOR
ELEVATIONS

SHEET NO:

200



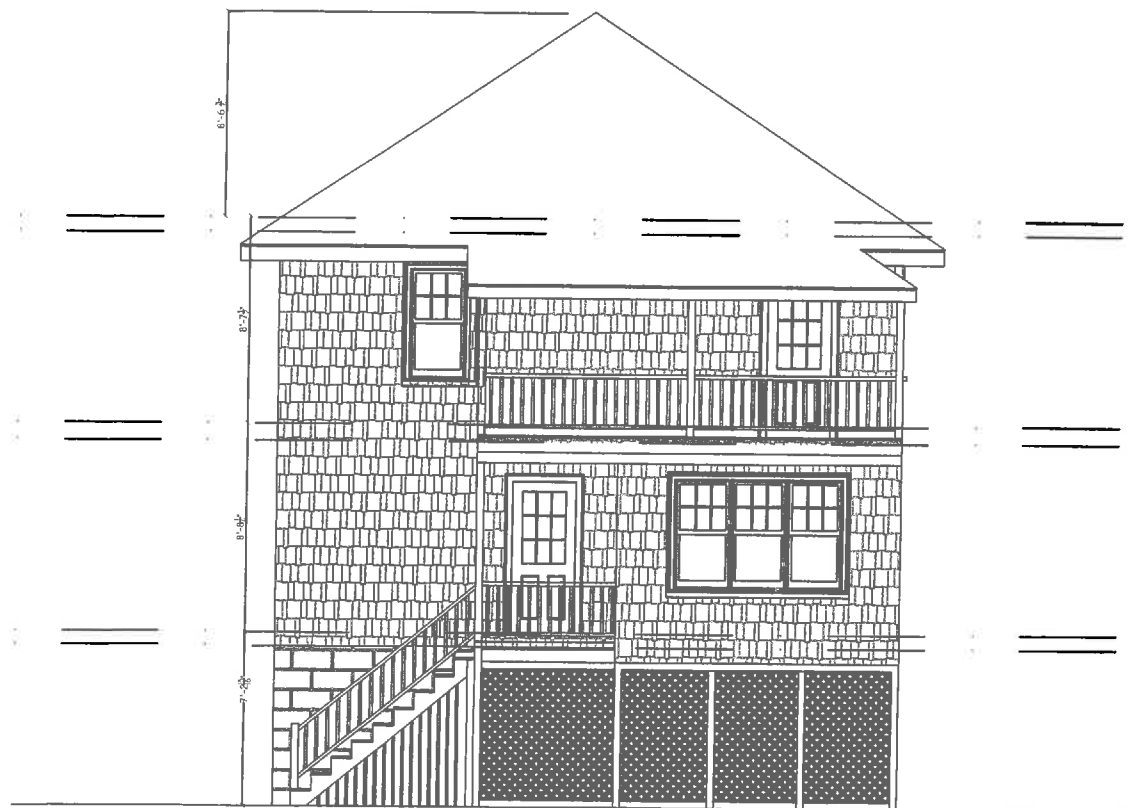
4 PROPOSED EAST (FRONT) ELEVATION
1/8"=1'-0"



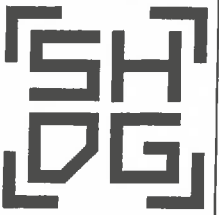
2 PROPOSED WEST ELEVATION
1/8"=1'-0"



3 EXISTING EAST (FRONT) ELEVATION
1/8"=1'-0"



1 EXISTING WEST ELEVATION
1/8"=1'-0"



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SHEET TITLE:

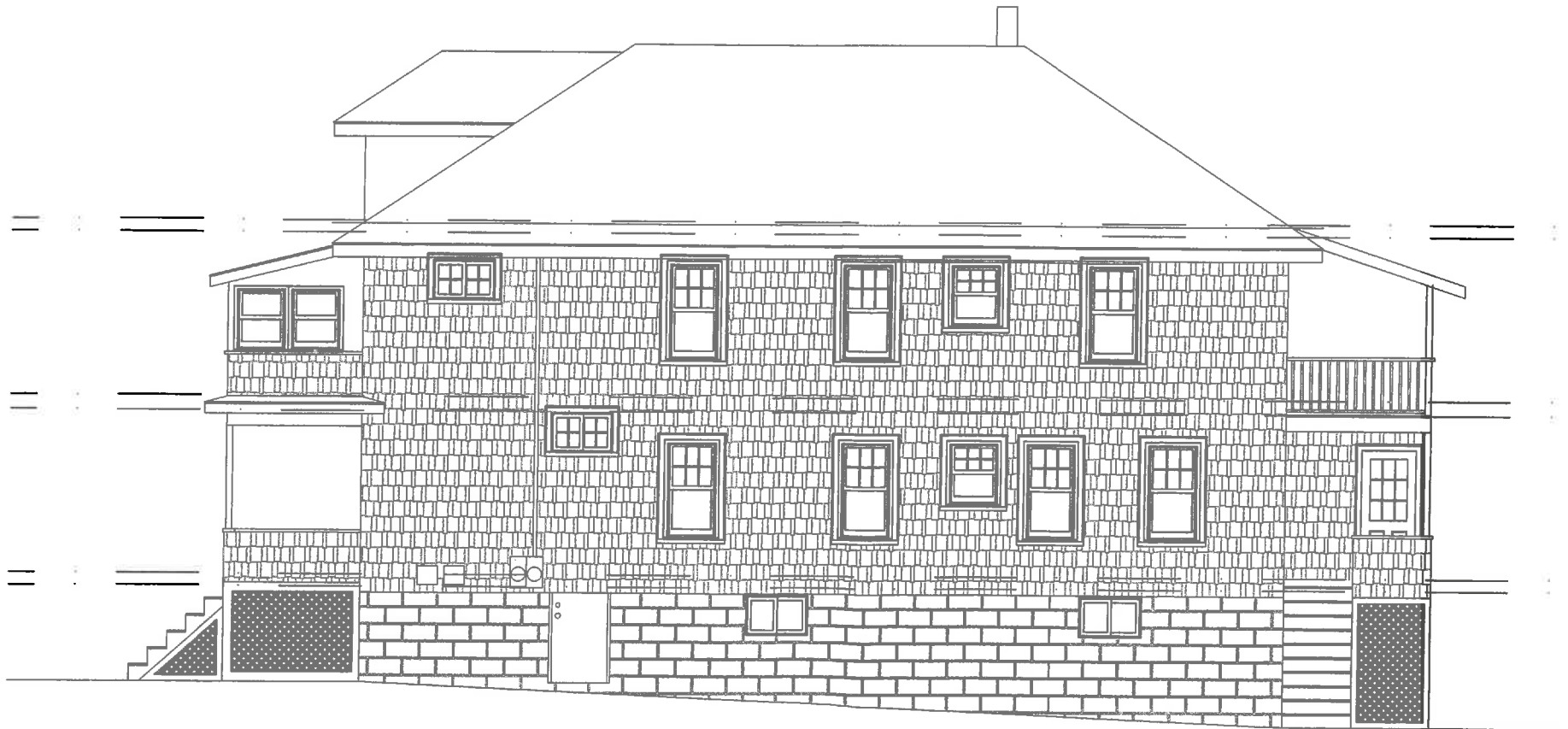
NORTH
EXTERIOR
ELEVATIONS

SHEET NO:

201



2 PROPOSED NORTH ELEVATION
1/8"=1'-0"

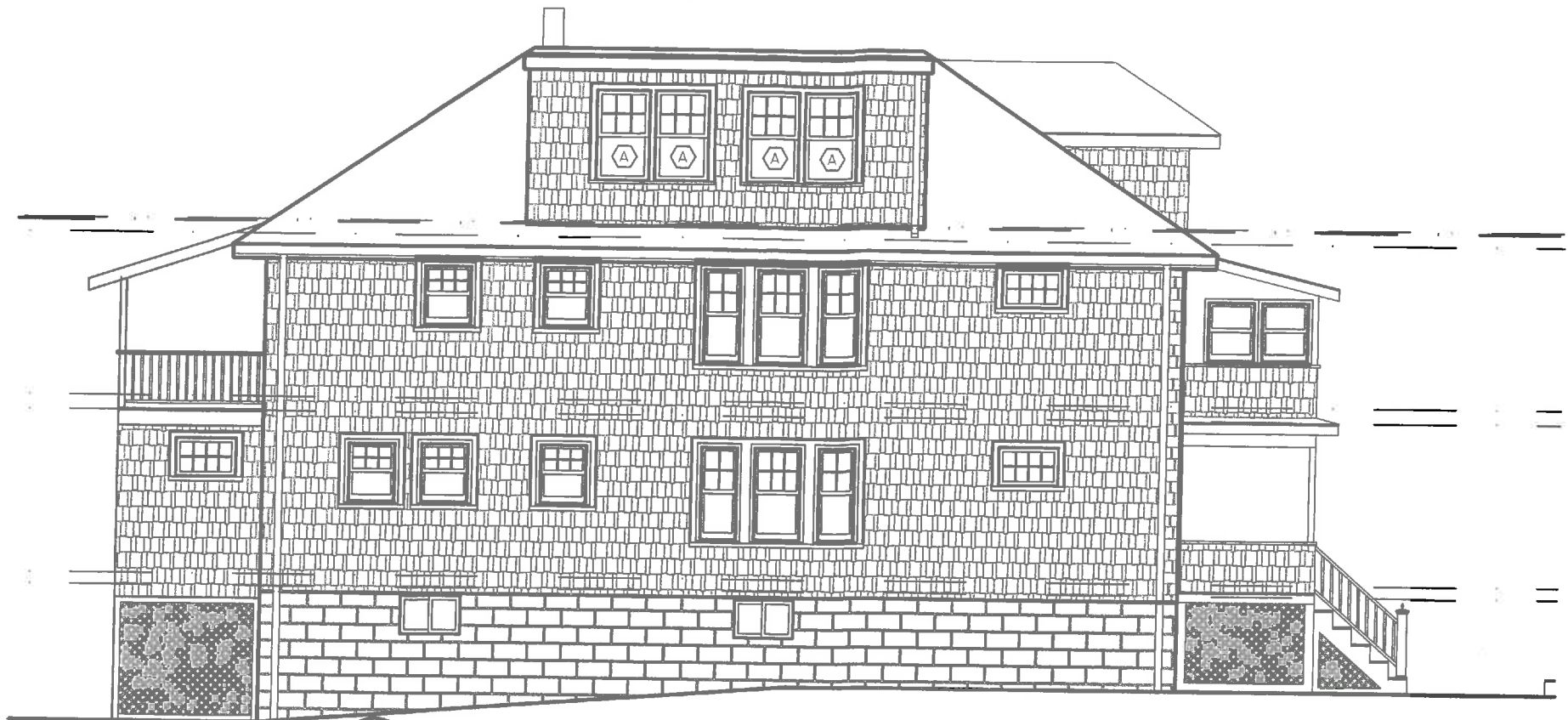


2 EXISTING NORTH ELEVATION
1/8"=1'-0"

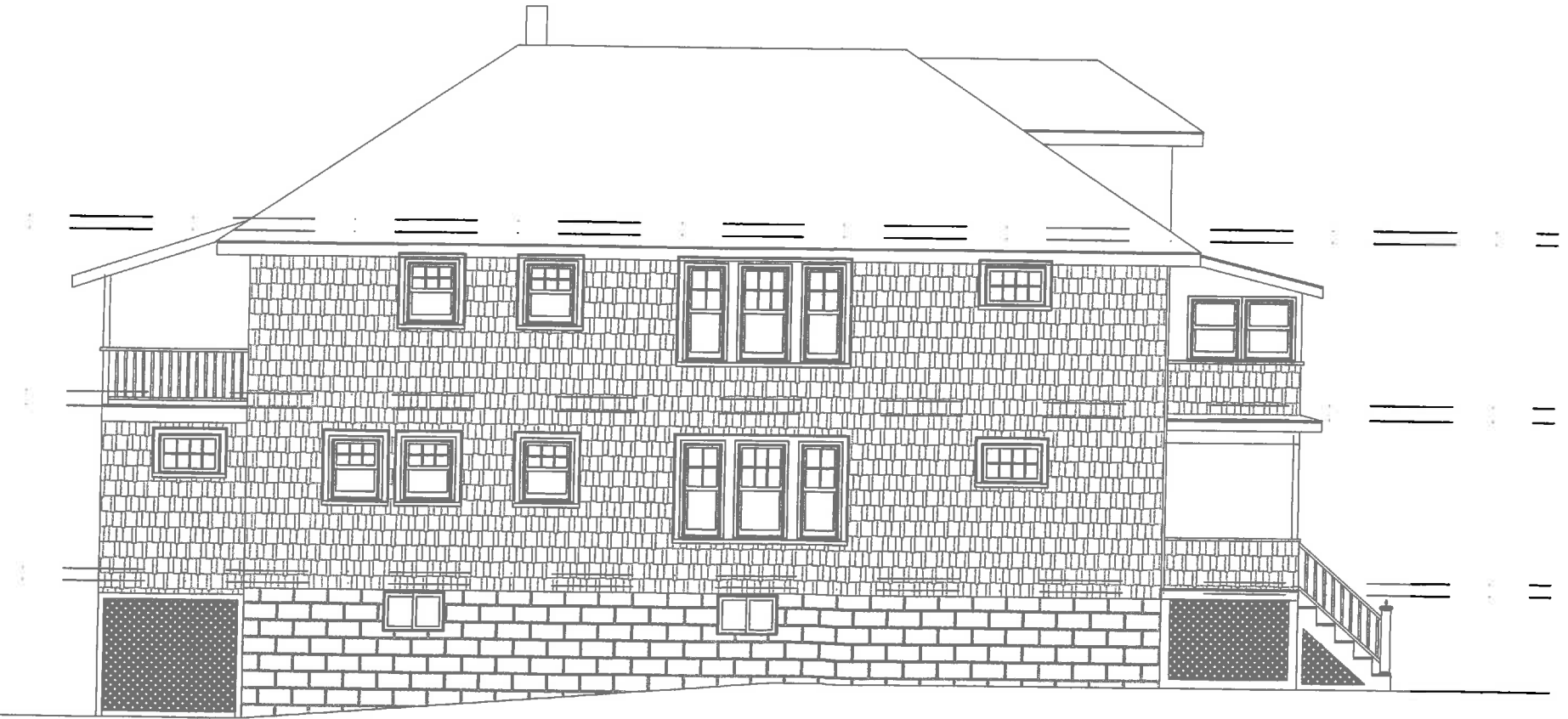


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2 PROPOSED SOUTH ELEVATION
1/8"=1'-0"



2 EXISTING SOUTH ELEVATION
1/8"=1'-0"

STRAUTMANN-DUFF RESIDENCE
23 HARRIET AVE., BELMONT, MA

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ISSUE DATE:
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SHEET TITLE:

SOUTH
EXTERIOR
ELEVATIONS

SHEET NO:



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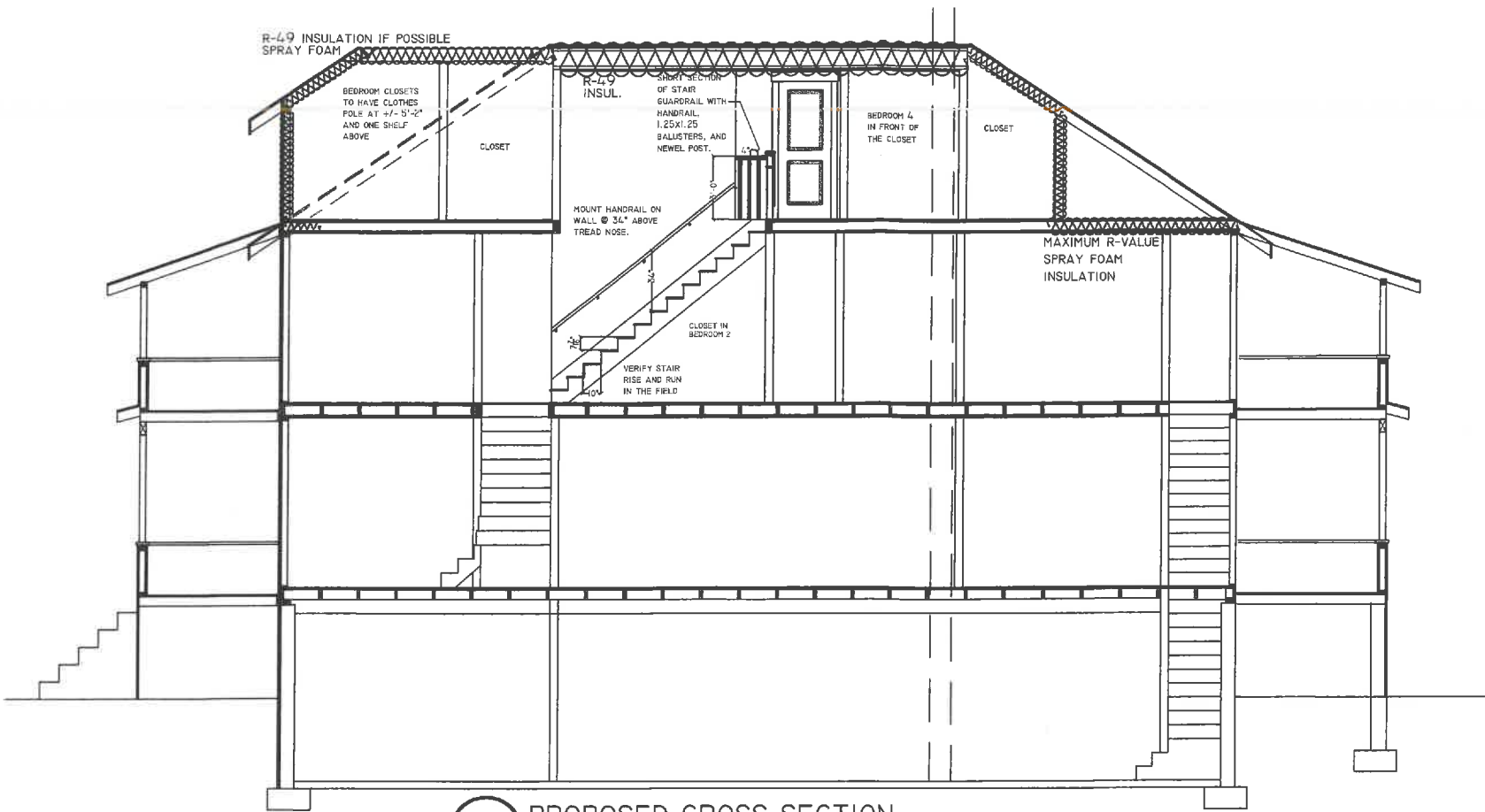
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23 HARRIET AVE., BELMONT, MA

PROJECT NO:
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SHEET TITLE:

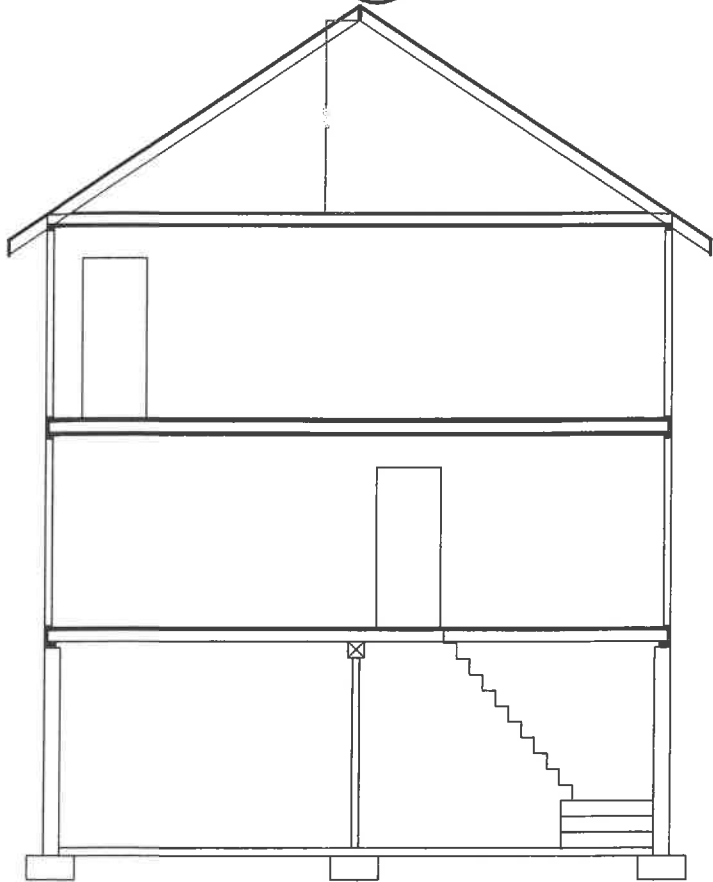
BUILDING
SECTIONS

SHEET NO:

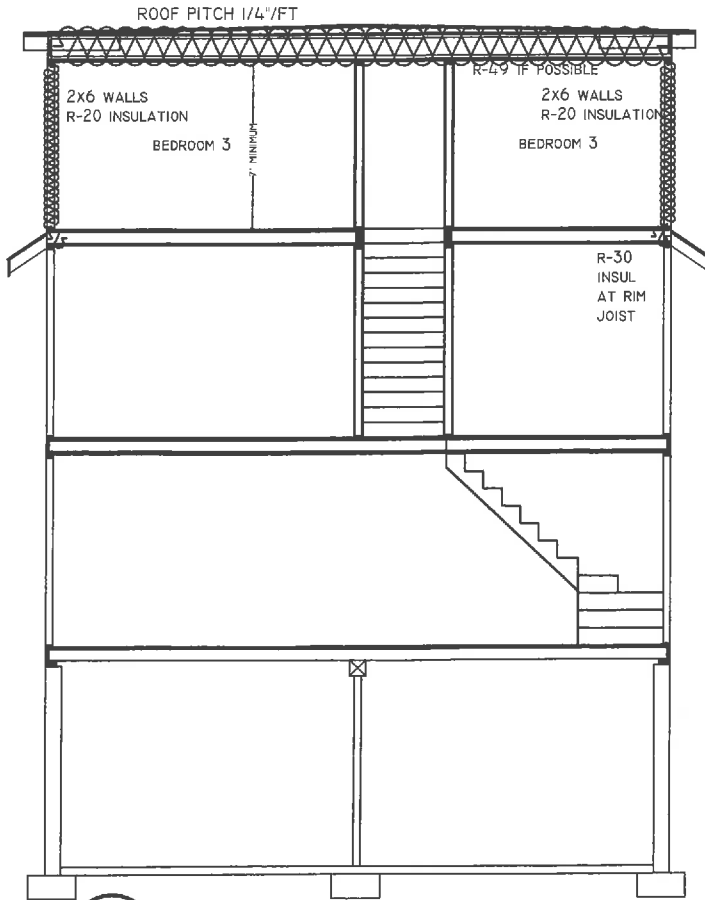
300



3 PROPOSED CROSS-SECTION
1/8"=1'-0"



1 EXISTING BUILDING SECTION
1/8"=1'-0"



2 PROPOSED BUILDING SECTION
1/8"=1'-0"