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TOWN CLERK
BELMONT, MA

CASE NO. 19-34

2019 SEP 23 PM 1:44

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 Richard and Jessica Hartley at 11 Edward Street located in a Single Residence C (SRC) Zoning District for a Special Permit under §1.5 of the Zoning Bylaw to construct a porch with a Roof Deck. Special Permit - § 4.2.1 of the Zoning By-Law allows maximum Lot Coverage of 25.0%. The existing Lot Coverage is 26.4% and the proposed is 28.7%.

ZONING BOARD OF APPEALS



Town of Belmont
Zoning Board of Appeals

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APPLICATION FOR A SPECIAL PERMIT

Date: 8-28-2019

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 11 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 _____

TO CONSTRUCT A THREE SEASON PORCH
ADDITION WITH ROOF DECK

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

Address

Daytime Telephone Number

R. P. Hartley Jessica M. Hartley
RICHARD & JESSICA HARTLEY
11 EDWARD ST.
617-635-1793



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

August 12, 2019

Richard and Jessica Hartley
11 Edward Street
Belmont, MA. 02478

RE: Denial to construct a porch with roof deck.

Dear Mr. and Mrs. Hartley:


The Office of Community Development is in receipt of your building permit application to construct a porch with roof deck at 11 Edward Street located in the Single Residence C (SR-C) Zoning District.

Your application has been denied because it does not comply with the current Town of Belmont Zoning By-Law. More specifically, Section 4.2.1 of the Zoning By-Law allows maximum Lot Coverage of 25.0%.

1. The existing Lot Coverage is 26.4% and the proposed is 28.7%.

You may alter your plans to conform to the current Town of Belmont Zoning By-Laws and re-submit a building 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 96170 993 2650 in order to begin the process.

Sincerely



Glenn R Clancy, P.E.
Inspector of Buildings

Richard & Jessica Hartley - 11 Edward St, Belmont
Proposed Three-Season Porch Addition

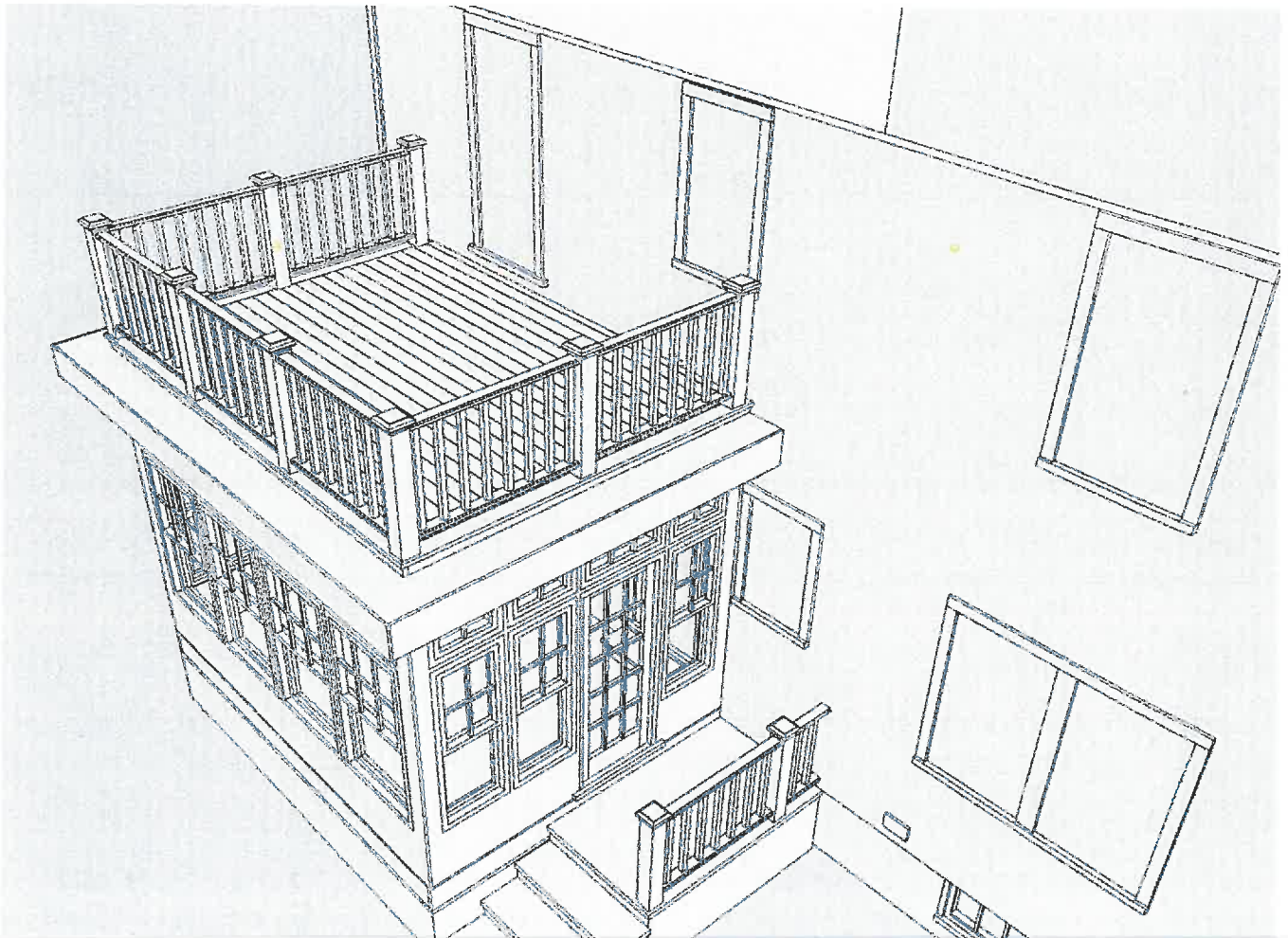
28-August-2019

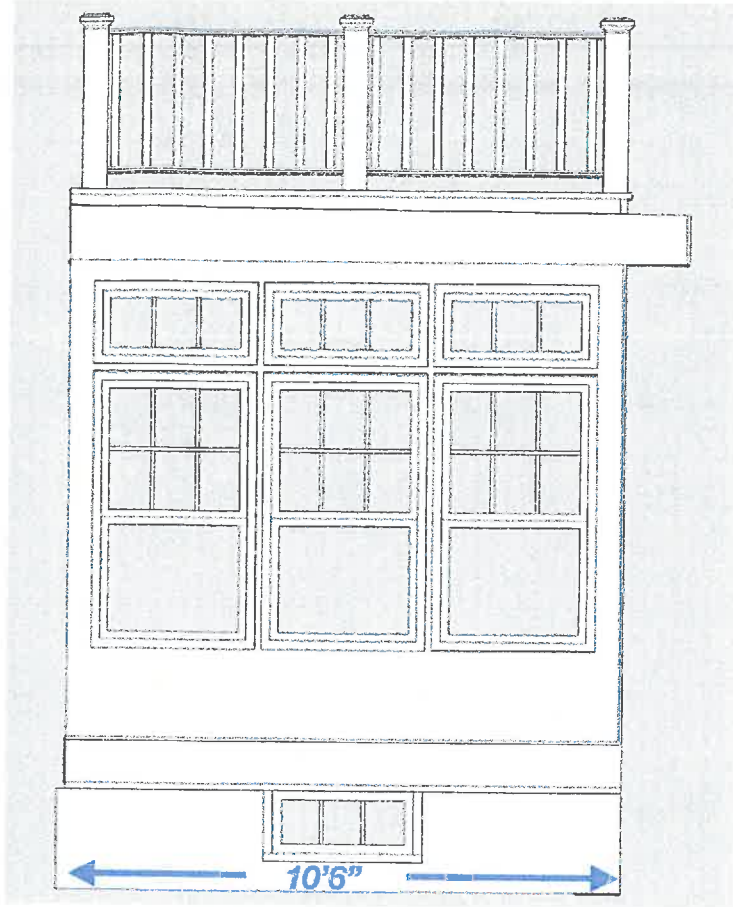
We are respectfully submitting this application for a special permit to construct a three-season porch addition with a roof deck in order to better enjoy the outdoors during summer months and provide additional mudroom space during colder weather.

We have lived in our home since 2003 and have explored other ways to address this desire before approaching the board for permission to update our nonconforming property. Our home is similar to others on the street, however the lot is the smallest, resulting in the largest lot coverage (26.4%). We originally applied for a similar (but larger) addition in 2008 when a 6' x 4' covered rear landing included an additional 24 ft² of coverage (see picture below). This landing no longer exists today as we moved the kitchen door in 2008.

This 12'6" x 10'6" addition will add 131 ft² to the lot coverage and is consistent with the porch and deck feature on other homes in our neighborhood (comparison table provided below). After considering the impact on our direct neighbors, we are requesting what we believe is the minimum reasonable space to provide seating as well as a small dining table for our family of four. The roof deck is a practical addition to allow snow removal and provide space for planting in the summer where direct sunlight in our shaded lot is a premium.

We have spoken to our neighbors about this plan and have their approval (signatures to be provided prior to our hearing).

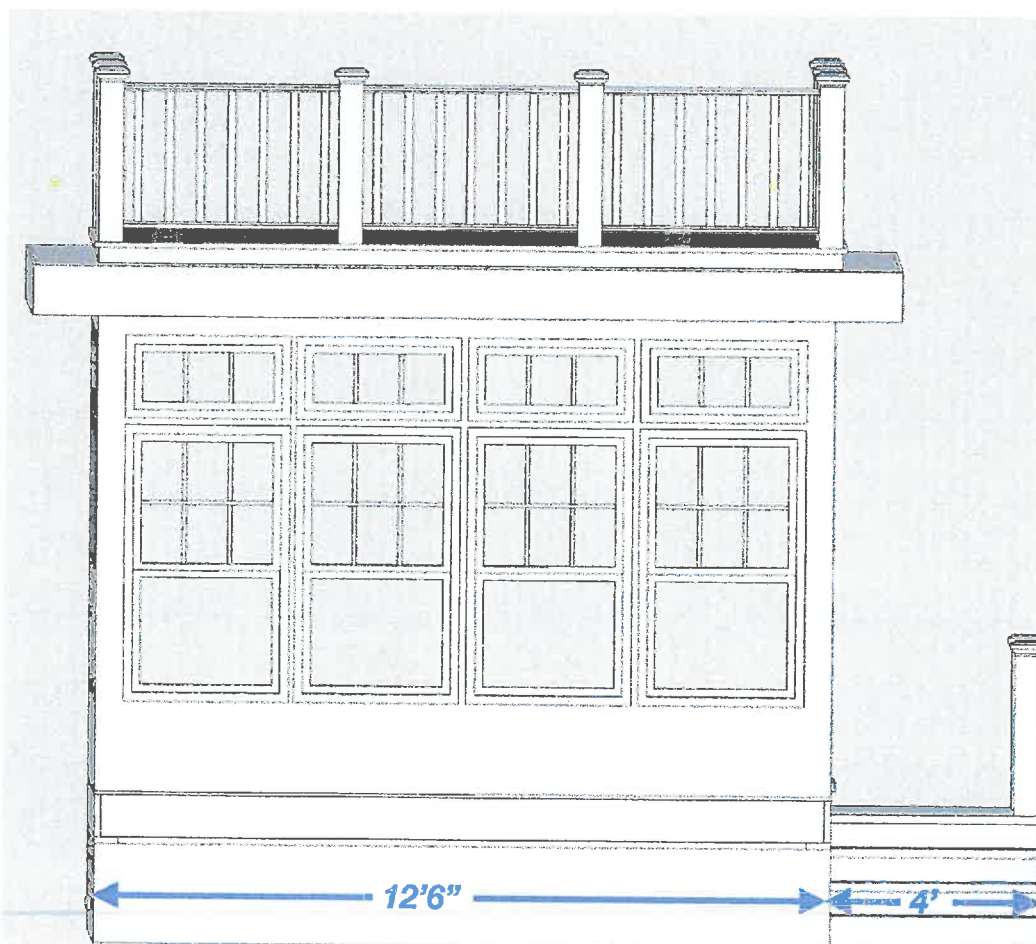




NORTH ELEVATION



SOUTH ELEVATION



WEST ELEVATION



CURRENT STATE (AUG. - 2019)

HARTLEY - 11 EDWARD ST



ORIGINAL (2008 COVERED LANDING W/PERMIT B-08-513)

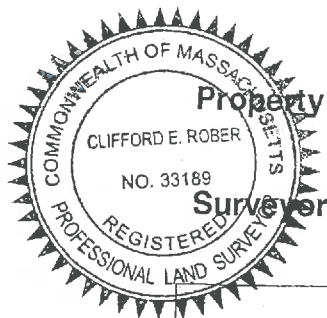
HARTLEY - 11 EDWARD ST

Zoning Compliance Check List

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

Property Address: 11 EDWARDS ST

Surveyor Signature and Stamp:  Date: 7/31/19



Per §4.2 of the Zoning By-Law

		REQUIRED		EXISTING		PROPOSED	
Lot Area (sq. ft.)		9,000		4675		—	
Lot Frontage (feet)		75		55.00		—	
Lot Coverage (% of lot)		25		26.4		28.7	
Open Space (% of lot)		50		62.1		59.9	
Setbacks: (feet)	➤ Front (a)	25		20.0		—	
	➤ Side/Side	10	10	7.8	7.8	—	10.8
	➤ Rear	25.5		38.6		28.2	
Building Height:	➤ Midpoint (feet)	30					
	➤ Ridge (feet)	34					
	➤ Stories	2-1/2		2 1/2		1 STY PORCH	
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.



EDWARD ST HOUSES WITH REAR PORCHES / DECKS (SOURCE: [MAPS.GOOGLE.COM](https://maps.google.com))

Abutter Support for Rear Three-Season Porch Addition

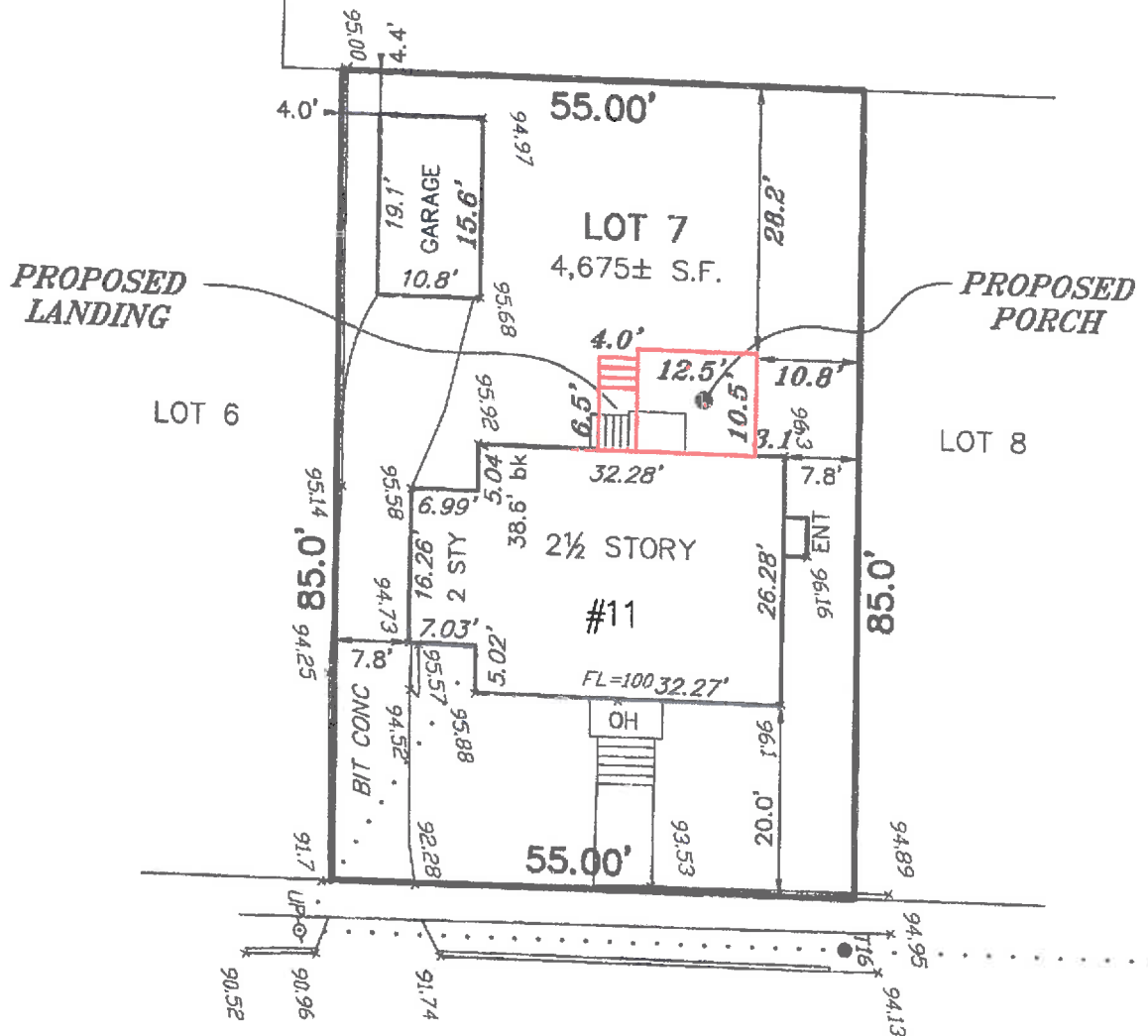
Rich or Jessica Hartley has spoken to me about the proposed addition of a three-season porch with roof deck at the rear of their home at 11 Edward Street, including showing me the elevation drawings of their proposed addition.

My signature below indicates my support for this project as described and submitted to the Zoning Board of Appeals with their application.

Homeowner Name	Address	Abutter?	Signature
Roubik Manoukian	5 Edward St	Yes	Roubik Manoukian
Goor Araushanian	5 Edward St.	Yes	Goor Araushanian
Elizabeth Kimarith	17 Edward St.	Yes	Elizabeth Kimarith
Sara Colleary	299 Waverley	Yes	S. Colleary
Stephen Shestakovsky	18 Edward	No	S. Shestakovsky
Roubik Manoukian	21 Edward	No	Roubik Manoukian
Dawn Donohue	30 Edward	No	Dawn E. Donohue
Maureen Fox	12 Edward	No	Maureen Fox
Joanna Bakule	4 Edward St.	No	Joanna Bakule
Alex Nelson	21 Edward	No	Chris Nelson



L.C. 7845-A



EDWARD STREET

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

* 30% OF LOT DEPTH PER 4.2.2.A.6

ZONING DISTRICT: SC (SINGLE RESIDENCE C)

	REQ.	EXISTING	PROP.
FRONT SETBACK:	25'	20.0'	-
SIDE SETBACK:	10'	7.8'	10.8'
REAR SETBACK:	25.5'*	38.6'	28.2'
MAXIMUM LOT COVERAGE:	25%	26.4%	28.7%
MINIMUM OPEN SPACE:	50%	62.1%	59.9%
LOT FRONTAGE:		55.00'	

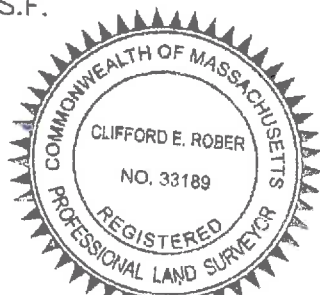
TOTAL LOT AREA: 4,675± S.F.

FIRST FLOOR 963 S.F.
SECOND FLOOR 963 S.F.
TOTAL AREA 1,926 S.F.

ADDITION 131 S.F.
% of EXISTING GLA 6.8%

OWNER: RICHARD & JESSICA HARTLEY
37830/398

ASSESSORS MAP 25 - PARCEL 147



CLIFFORD E. ROBER, PLS

DATE

PROPOSED PLOT PLAN
#11 EDWARD STREET

IN
BELMONT, MA
(MIDDLESEX COUNTY)

SCALE: 1" = 20'

REV JULY 31, 2019
DATE: 5/16/2018



ROBER SURVEY

1072 MASSACHUSETTS AVENUE
ARLINGTON, MA 02476
(781) 648-5533

DWG. NO. 5527PP2.DWG

Lot Coverage Comparison - Edward / Orchard / Waverley Neighborhood

Properties visible from 11 Edward St. (Direct Abutters in [Blue](#))

	Porch / Deck (ft² incl. landing)	Porch / Deck (ft²)	Landing (ft²)	TLA	Lot Size	Coverage (ft²)	Coverage w/o Porch (ft²)	% Coverage	% Coverage w/o Porch	Delta % Coverage
Edward St. Average (Not incl. 2x w/o porch/deck):	163.3	136.7	26.7	1796	5147	1237	1088	24.1%	21.2%	2.9%
Edward St. Average (including all houses on street):	128.6	102.5	26.1	1808	5272	1237	1125	23.6%	21.4%	2.2%
Proposed Hartley - 11 Edward St:	157.25	131.25	26	1648	4675	1342	1234	28.7%	26.4%	2.3%

Address	Owner	Type / Description	Dimensions	Porch / Deck (ft² incl. landing)	Porch / Deck (ft²)	Landing (ft²)	TLA	Lot Size	Coverage (ft²)	Coverage w/o Porch (ft²)	% Coverage	% Coverage w/o Porch	Delta % Coverage	Notes:
11 Edward	Hartley	Enclosed Frame Porch (Aug2019)	12.5x10.5 + 6.5x4	157.25	131.25	26	1648	4675	1342	1234	28.7%	26.4%	2.3%	Proposed
11 Edward	Hartley	Enclosed Frame Porch (Sep2008)	12.5x10.5 + 6.5x4	157.25	131.25	26	1648	4675	1342	1258	28.7%	26.9%	1.8%	2008 w/6'x4' landing
4 Edward	Bakule	None	n/a	28	0	28	2008	5419	1378	1378	25.4%	25.4%	0.0%	Corner lot on Waverley
5 Edward	Manoukian	Large Raised Deck	11x8 + 6x4	112	88	24	1828	5494	1291	1203	23.5%	21.9%	1.6%	Direct Abutter
12 Edward	Igo	Screened Porch + landing	12x12 + 7x4	172	144	28	1804	5230	1216	1072	23.3%	20.5%	2.8%	Garage under sunroom
17 Edward	Klimasmith	Screened Porch + landing	13x10 + 4x4	146	130	16	1470	4715	1194	1064	25.3%	22.6%	2.8%	Direct Abutter
18 Edward	Shestakofsky	Enclosed Frame Porch + landing	14x10 + 5x3 + 1x2	157	140	17	1774	5323	1171	1031	22.0%	19.4%	2.6%	Garage under sunroom
21 Edward	Nelson	Enclosed / Heated Framed + Decks	19x15 + 12x9 + 6x3	285	210	75	2128	5173	1429	1144	27.6%	22.1%	5.5%	Calcs w/o 21R rear lot
24 Edward	Ahlstrom	Open Frame Screened Porch	12x9	108	108	0	1774	4947	1122	1014	22.7%	20.5%	2.2%	Garage under sunroom
30 Edward	Donohue	None	n/a	21	0	21	1680	5871	1093	1093	18.6%	18.6%	0.0%	Corner lot on Orchard
285 Waverley	Comeau	Enclosed Frame Porch	158^2	158			1540	22549						
295 Waverley	Pike	Raised Deck	26x11	286			3200	15593						
299 Waverley	Colleary	Enclosed / Heated Framed + Deck	152^2 + 96^2	248			1511	7020						Direct Abutter
193 Orchard	Gardner	Enclosed Frame Porch + landing	12x15 + 12x4	228			1967	8820						
197 Orchard	Conway	Enclosed Frame Porch + landing	8x14 + 8x10	192			2400	8348						
213 Orchard	Broderick	Raised Deck	16x10	160			1736	5608						
219 Orchard	Aslanian	Enclosed / Heated Framed + Deck	232^2+104^2	336			1864	5479						
225 Orchard	LeBlanc	Raised Deck	258^2	258			1470	5611						
231 Orchard	Montoya	Raised Deck	260^2	260			1690	5732						
237 Orchard	Lesser	Enclosed / Heated Framed + Deck	18x12 + 304^2	520			1843	6800						

** All data from Town Of Belmont Assessors Database