

RECEIVED
TOWN CLERK
BELMONT, MA

CASE NO. 19-38

2019 OCT 23 AM 8:46

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, November 4, 2019 at 7:00 PM in the Art Gallery, 3rd floor, Homer Municipal Building, 19 Moore St., to consider the application of Ryan and Portia Thompson at 11 Beatrice Circle located in a Single Residence A (SRA) Zoning District for One Special Permit under §1.5 of the Zoning Bylaw to construct a second story addition. Special Permit, 1.- § 4.2.2 of the Zoning By-Law Dimensional Regulations require a minimum side setback of 15.0', the existing side setback to the dwelling is 9.8' and the proposed is 11.0'.

ZONING BOARD OF APPEALS



Town of Belmont
Zoning Board of Appeals

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BELMONT, MA

2019 OCT 23 AM 8:46

APPLICATION FOR A SPECIAL PERMIT

Date: Oct. 1, 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 Beatrice Circle ~~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 a second story addition.

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

[Signature]
Kevin Thompson
11 Beatrice Circle
Belmont, MA 02478
857-756-9039

Ara: Sept 11th 9:30



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 20, 2019

Ryan and Portia Thompson
11 Beatrice Circle
Belmont, MA 02478

RE: Denial to Construct a Second Story Addition

Dear Mr. and Mrs. Thompson,


The Office of Community Development is in receipt of your building permit application for your proposal to construct a second story addition at 11 Beatrice Circle, located in a Single Residence A (SRA) Zoning District.

Your application has been denied because it does not comply with the current Town of Belmont Zoning By-Law. More specifically, § 4.2.2 of the Zoning By-Law Dimensional Regulations require a minimum side setback of 15.0'.

1. The existing side setback to your dwelling is 9.8' and the proposed is 11.0'.

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 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

October 1, 2019

To whom it may concern,

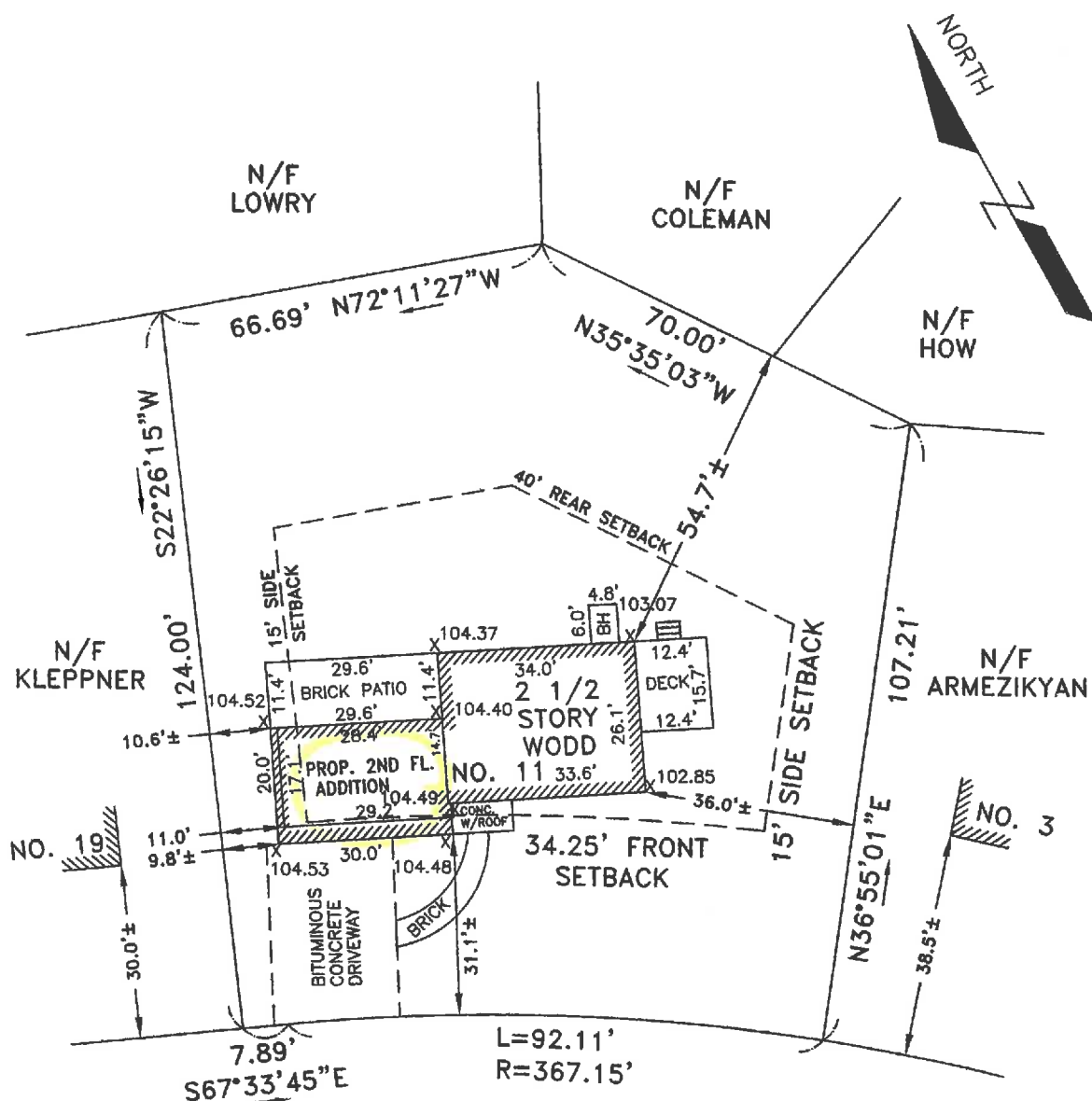
We would like to build a second story addition over the garage of our home at 11 Beatrice Circle, Belmont Ma. We purchased the home in April of 2013. At the time we had five small children and one more on the way. We have loved living here! The neighbors are lovely, the yard is perfect for us, and the commute for school/work is great. The house currently has 3 bedrooms; our oldest daughter has her own small room, our four boys sleep in what we call "the barracks" - a room with 2 sets of bunk beds, and our youngest daughter shares space in our master bedroom for her toddler bed. We are hoping to add two bedrooms, a bathroom, and a small laundry closet to give a little more space to accommodate our household as they grow and mature. We feel that the proposed changes would not be detrimental to the existing neighborhood. Our neighbors are not opposed to the changes either.

We thank you for considering our application and hope you find that the addition will not be detrimental to the existing property or area in general.

Sincerely,

A handwritten signature in black ink, appearing to read 'Portia Thompson', with a long horizontal flourish extending to the right.

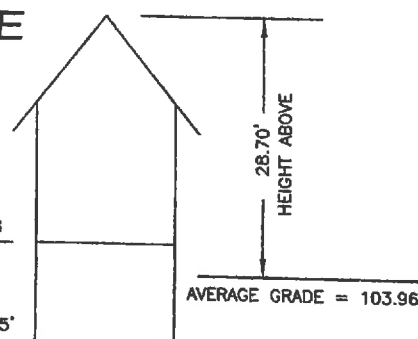
Portia Thompson



LOT AREA = 14,266 S.F.±
 EXISTING BUILDING = 1,482 S.F.±
 EXISTING PAVEMENT = 665 S.F.±
 PROPOSED ADDITION = 488 S.F.±
 EXISTING LOT COVERAGE = 10.4%
 PROPOSED LOT COVERAGE = 10.4%
 EXISTING OPEN SPACE = 84.9%
 PROPOSED OPEN SPACE = 84.9%

BASEMENT CEILING = 104.78

BASEMENT FLOOR = 97.55'



NOTES

1. SEE DEED RECORDED IN MIDDLESEX COUNTY REGISTRY OF DEEDS IN LAND COURT CERTIFICATE 248325.
2. SEE PLAN RECORDED IN MIDDLESEX COUNTY REGISTRY OF DEEDS AS LAND COURT PLAN 2367-12.
3. SUBJECT PARCEL IS LOCATED IN ZONE SRA.
4. SUBJECT PARCEL IS LOCATED IN FLOOD ZONE X, AREA OF MINIMAL FLOOD HAZARD, AS SHOWN ON PANEL 25017C0416E WITH AN EFFECTIVE DATE OF JUNE 4, 2010.
5. NO PUBLIC SHADE TREE IS LOCATED WITHIN THE LIMITS OF THE PROPERTY FRONTAGE OF THE SUBJECT PROPERTY.



(IN FEET)

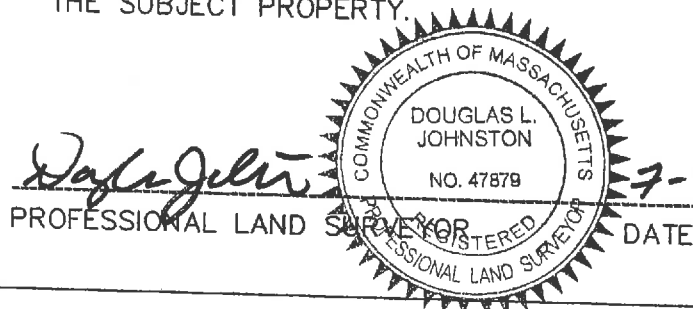
1 inch = 30 ft.

CERTIFIED PLOT PLAN
 IN
 BELMONT, MA

SCALE: 1" = 30' JULY 30, 2019

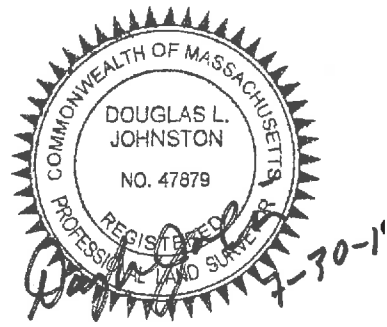
DLJ GEOMATICS
 PROFESSIONAL LAND SURVEYING
 276 NORTH STREET
 WEYMOUTH, MA 02191
 (781) 812-0457

11 BEATRICE CIR BELMONT.dwg



Zoning Compliance Check List

(Registered Land Surveyor)



Property Address: 11 Beatrice Circle Zone: SRA

Surveyor Signature and Stamp: _____ Date: _____

	REQUIRED	EXISTING	PROPOSED
Lot Area	25,000 S.F.	14,266 S.F.	14,266 S.F.
Lot Frontage	75'	73.57'	73.57'
Floor Area Ratio	N/A	N/A	N/A
Lot Coverage	20%	10.4%	10.4%
Open Space	50%	84.9%	84.9%
Front Setback	34.25'	31.1'	31.1'
Side Setback	15'	9.8'	9.8'
Side Setback	15'	36.0'	36.0'
Rear Setback	40'	54.7'	54.7'
Building Height	36'	28.7'	28.7'
Stories	2-1/2	2-1/2	2-1/2
1/2 Story Calculation See basement calc. sheets.			

NOTES:

DLJ GEOMATICS

276 NORTH STREET
WEYMOUTH, MA 02191

LANDSURV@COMCAST.NET

WWW.DLJGEO.COM

JULY 30, 2019

11 BEATRICE CIRCLE
BELMONT, MA 02478

BASEMENT CALCULATIONS:

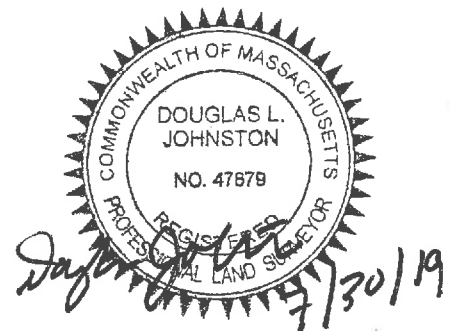
THE FOUNDATION WALLS ARE 7.23' HIGH. THERE ARE FOUR SEGMENTS.

SEGMENT:	LENGTH:	AREA:	AREA BELOW GRADE:
A	33.6'	242.93 S.F.	205.63 S.F.
B	26.1'	188.70 S.F.	141.20 S.F.
C	34.0'	245.82 S.F.	209.70 S.F.
D	26.1'	188.70 S.F.	179.57 S.F.

TOTAL: 866.15 S.F. 736.10 S.F.

$736.10 / 866.15 = .8499$

84.99% OF THE FOUNDATION WALL IS BELOW GRADE.



11 BEATRICE Circle
BELMONT, MA

SEG "A"

BASEMENT CEILING = 104.78

$$\begin{array}{r} 33.6 \\ \times 7.23 \\ \hline 242.93 \end{array}$$

TOTAL
FACE
OF
WALL

104.49

$$\begin{array}{r} 33.6 \\ \times 6.12 \\ \hline 205.63 \end{array}$$

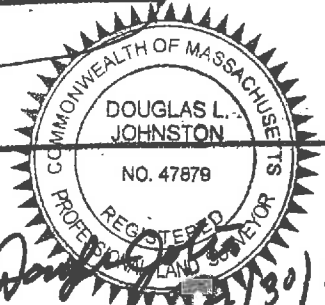
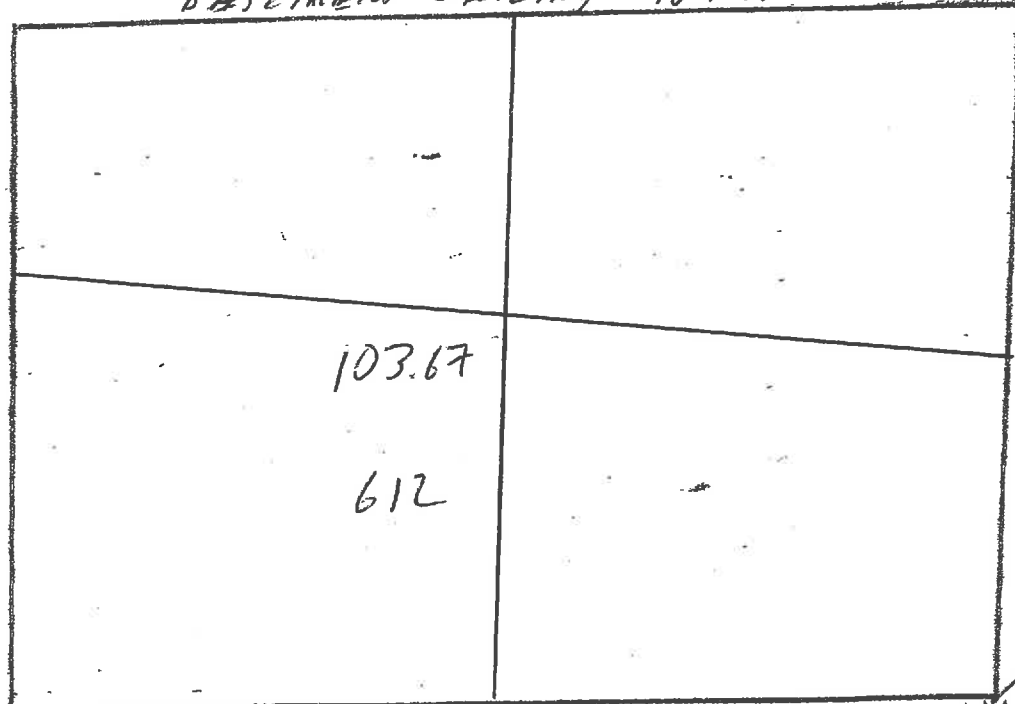
BELOW
grade

$$\frac{205.63}{242.93} = .8465$$

84.65%
BELOW grade

BASEMENT FLOOR = 97.55

33.6



SEG "B"

CEILING = 104.78

$$\begin{array}{r} 26.1 \\ \times 7.23 \\ \hline 188.70 \end{array}$$

TOTAL
FACE
OF
WALL

102.85

$$\begin{array}{r} 26.1 \\ \times 5.41 \\ \hline 141.20 \end{array}$$

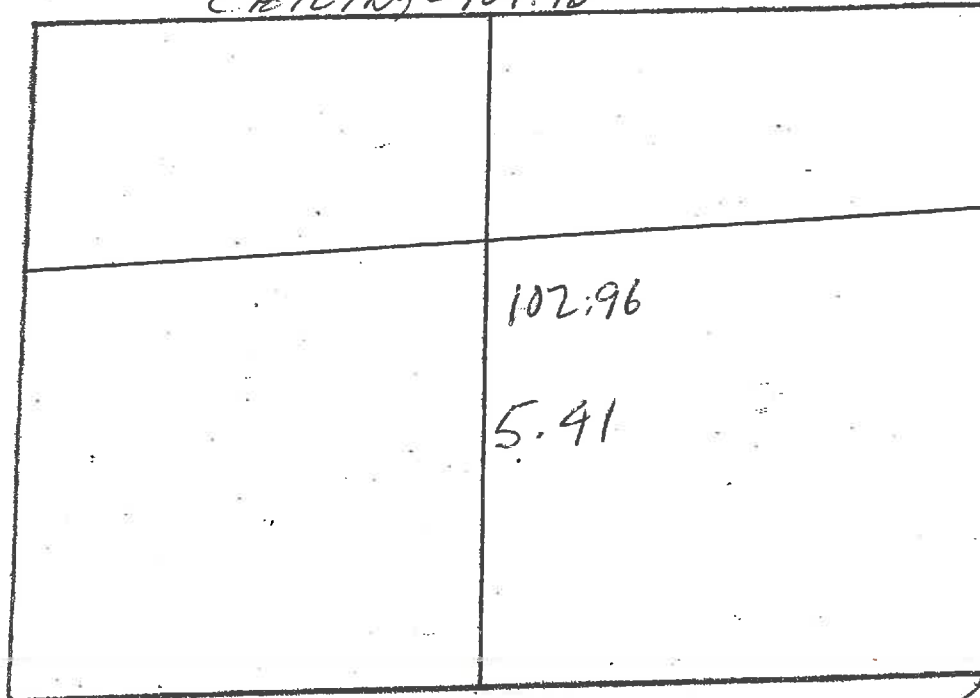
BELOW
grade

$$\frac{141.20}{188.70} = .7483$$

74.83%

FLOOR = 97.55

26.1



7.23

11 BEATRICE CIRCLE
BELMONT, MA

SEG "C"

BASEMENT CEILING = 104.78

$$\begin{array}{r} 34.0 \\ \times 7.23 \\ \hline 245.82 \end{array}$$

TOTAL
FACE
OF
WALL

$$\begin{array}{r} 34.0 \\ \times 6.17 \\ \hline 209.78 \end{array}$$

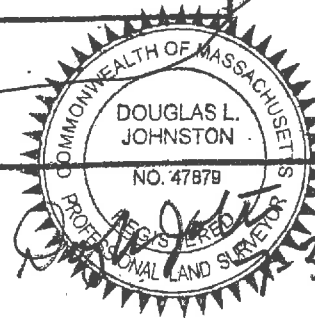
BELOW
GRADE

$$\frac{209.78}{245.82} = .8534$$

85.34%
BELOW grade

BASEMENT FLOOR = 97.55

34.0



104.37

103.72

6.17

7.23

SEG "D"

CEILING = 104.78

$$\begin{array}{r} 26.1 \\ \times 7.23 \\ \hline 188.70 \end{array}$$

TOTAL
FACE OF
WALL

104.37

$$\begin{array}{r} 26.1 \\ \times 6.88 \\ \hline 179.57 \end{array}$$

BELOW
GRADE

$$\frac{179.57}{188.70} = .9516$$

95.16%
BELOW grade

FLOOR = 97.55

7.23

104.43

6.88

104.49

7.23

11 Beatrice Circle,
Belmont, MA 02478

Thompson Residence



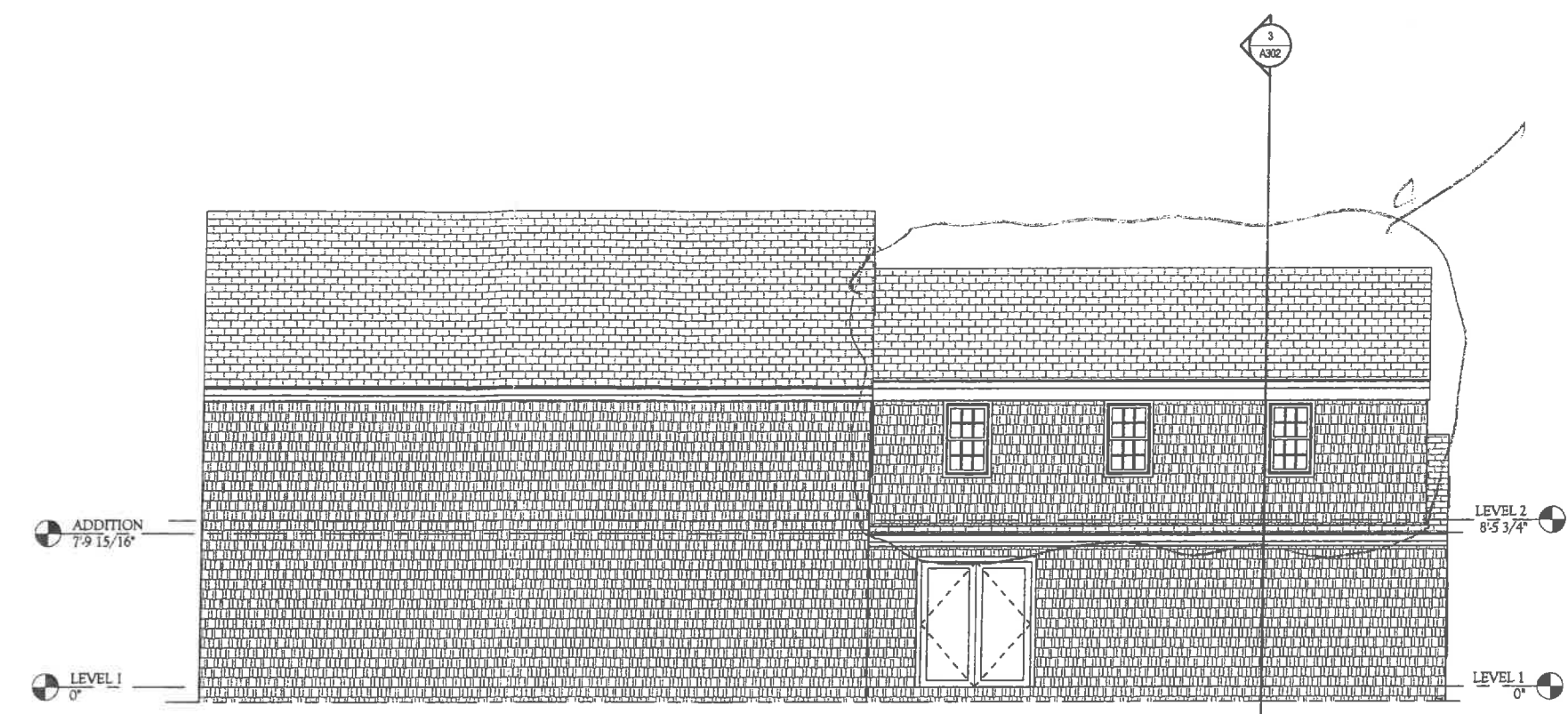
Date 7/10/19

Drawn By: EM

ELEVATIONS -
FRONT & REAR

Drawing Scale: 3/16" = 1'-0"

A301

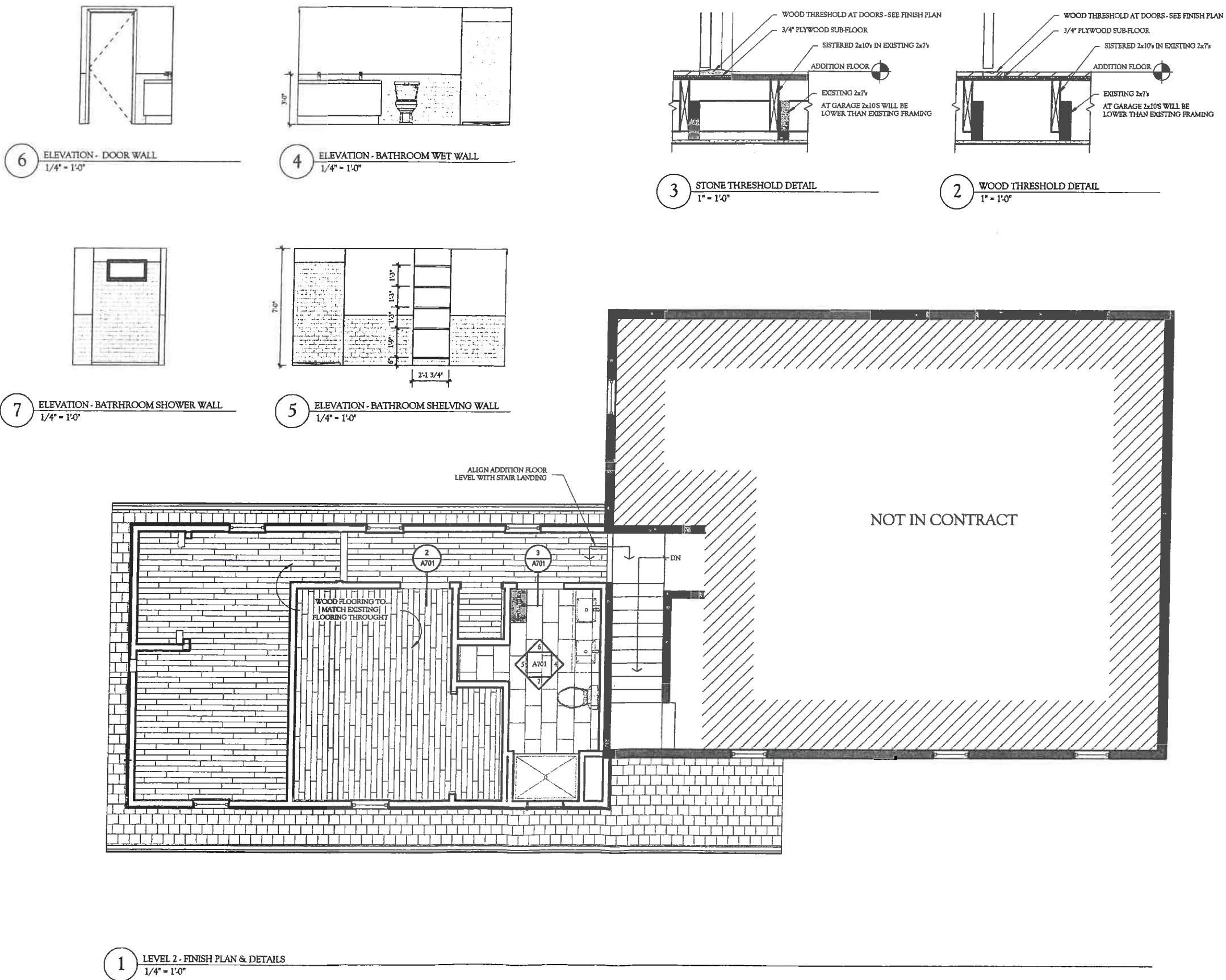


3 ELEVATION - REAR
3/16" = 1'-0"



2 ELEVATION - FRONT
3/16" = 1'-0"

ALTERNATE PRICING - REFRAME OPENING FOR SINGLE GARAGE
DOOR 17' TO 18' WIDE - HEADER FRAMING SHOULD BE
ACCOUNTED FOR IN THE ADDITIONAL FRAMING REGARDLESS
IF OWNER ELECTS TO PURSUE GARAGE DOOR ALTERNATE



Date 7/10/19

Drawn By: EM

SECOND FLOOR
FINISH PLAN

Drawing Scale: As indicated

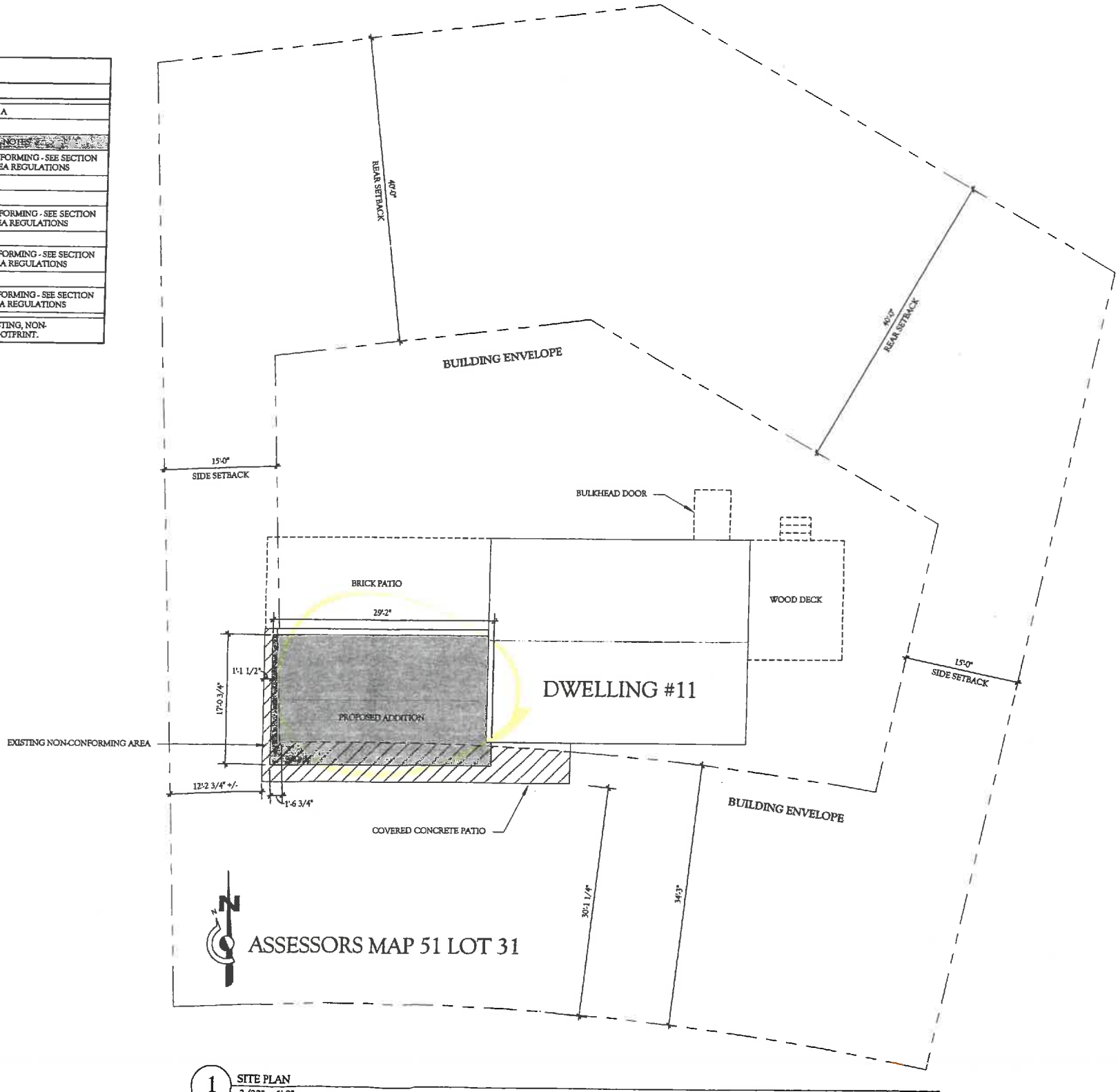
A701

11 Beatrice Circle,
Belmont, MA 02478

Thompson Residence



ZONING MATRIX			
67 Beatrice Circle, Belmont, MA 02478			
ZONE TYPE	SA	PARCEL 31	SINGLE RESIDENCE A
TAX MAP	MAP 51		
REQUIREMENTS	ZONING	ACTUAL/PROPOSED	NOTES
MIN. LOT SIZE	25,000 SF	14,140 SF	EXISTING NON-CONFORMING - SEE SECTION 4.2 - TABLE 4.2.1 - AREA REGULATIONS
MAX. COVERAGE	20%	10.4%	
MAX. STORIES	2 1/2	2	
MIN. FRONTAGE	125 FT	101 FT	EXISTING NON-CONFORMING - SEE SECTION 4.2 - TABLE 4.2.1 - AREA REGULATIONS
MAX. HEIGHT	36 FT	28.7 FT	
FRONT YARD SETBACK	34.25 FT	30.1 FT	EXISTING NON-CONFORMING - SEE SECTION 4.2 - TABLE 4.2.1 - AREA REGULATIONS
REAR YARD SETBACK	40 FT	54.8 FT	
SIDE YARD SETBACK	15 FT	12.5 FT	EXISTING NON-CONFORMING - SEE SECTION 4.2 - TABLE 4.2.1 - AREA REGULATIONS
SPECIAL PERMIT REQUIRED	YES: PROPOSED ADDITION, OVER GARAGE, EXTENDS TO THE EXISTING, NON-CONFORMING, SET-BACK - REMAINING WITHIN THE EXISTING FOOTPRINT.		



1 SITE PLAN
3/32" = 1'-0"

Date 7/10/19

Drawn By: EM

SITE PLAN &
ZONING MATRIX

Drawing Scale: As indicated

A000