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TOWN CLERK
BELMONT, MA

CASE NO. 20-04

2020 JAN 14 PM 1:17

NOTICE OF PUBLIC HEARING BY THE
BELMONT ZONING BOARD OF APPEALS

ON APPLICATION FOR TWO SPECIAL PERMITS

Notice is hereby given that the Belmont Zoning Board of Appeals will hold a public hearing on Monday, February 3, 2020 at 7:00 PM in the Art Gallery, 3rd floor, Homer Municipal Building, 19 Moore St., to consider the application of Daniel P. Veo at 160 Claflin Street located in a Single Residence C (SRC) Zoning District for Two Special Permits under §1.5 of the Zoning Bylaw to construct a Third Story Addition and Attic Expansion with Dormer. Special Permits, 1.- The existing structure is three and a half (3-1/2) stories. The lowest level of the dwelling is a basement (66.75% of the foundation walls are exposed) and is considered a story. The proposed addition is a third story addition with an attic expansion. 2.- The minimum required side setback is 10.0', the existing side setback is 7.9' and the proposed is 9.3'.

ZONING BOARD OF APPEALS



Town of Belmont
Zoning Board of Appeals

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2020 JAN 14 PM 1:17

APPLICATION FOR A SPECIAL PERMIT

Date: JANUARY 6, 2020

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 160 CLAFLIN 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 _____

CONSTRUCT A THIRD STORY ADDITION
AND DORMER.

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

DANIEL P VERO

Address

36 DALTON RD

BELMONT, MA 02478

Daytime Telephone Number

6178394111

Zoning Compliance Check List

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

Property Address: 160 CLAFLIN



Surveyor Signature and Stamp: *[Signature]*

Date: 1/6/20

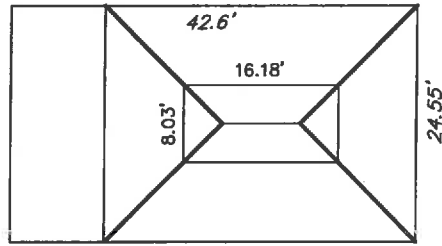
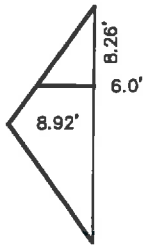
Per §4.2 of the Zoning By-Law				
		REQUIRED	EXISTING	PROPOSED
Lot Area (sq. ft.)		9,000	6,000	6,000
Lot Frontage (feet)		75	60.0'	
Lot Coverage (% of lot)		25	18.0%	18.0%
Open Space (% of lot)		50	65.0%	65.0%
Setbacks: (feet)	▶ Front (a)	22.65'	20.3'	25.5'
	▶ Side/Side	10 10	7.9'19.3'	7.9'19.3'
	▶ Rear	30'	49.3'	49.3'
Building Height:	▶ Midpoint (feet)	30	27.2'	27.2'
	▶ Ridge (feet)	34	32.4'	32.4'
	▶ Stories	2-1/2	3	3 1/2
1/2 Story (feet) (Per §1.4)	▶ Perimeter (50%)			11.9%
	▶ Area (60%)			38.3%
	▶ Length (75%)			37.6%
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.

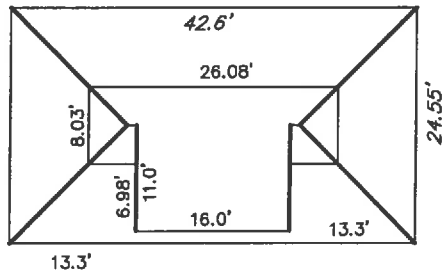
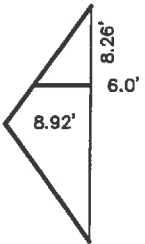
(b) Includes all outdoor mechanical equipment and fuel storage systems.

SUBMIT CALCULATIONS for all of the requirements listed above on a separate piece

EXISTING 6' AREA = 130 S.F.



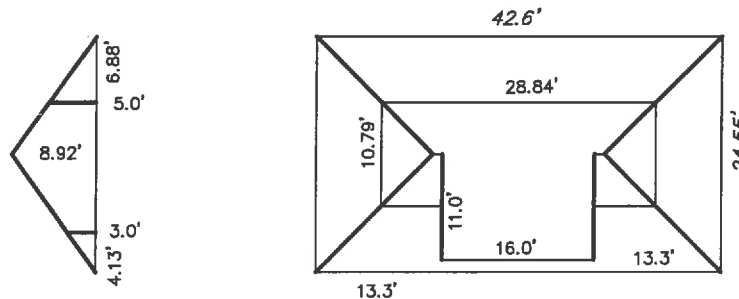
PROP. 6' AREA = 321 S.F.



BASEMENT = 1,041 S.F.
FIRST FLOOR = 1,007 S.F.
SECOND FLOOR = 902 S.F.
EXISTING 6' AREA = 2,950 S.F.

PROPOSED 6' AREA ATTIC = 321 S.F.
PROPOSED 6' AREA PORCH = 79 S.F.
PROPOSED 2nd FLOOR EXP. = 245 S.F.
TOTAL ADDITIONAL 6' AREA = 645 S.F.

% ADDITION (645/2950) = 21.9%



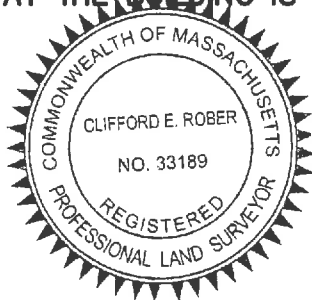
HALF STORY CALCULATION

- a) $16.0/134.31 = 11.9\%$ (UNDER 3' MAX 50%)
- b) $400.94/1046.0 = 38.3\%$ (5' HEADROOM, MAX 60%)
- c) $16.0/42.6 = 37.6\%$ (MAX 75%)

PREPARED FOR: DANNY VEO

ASSESSORS MAP 43 - PARCEL 39

I HEREBY CERTIFY THAT THE BUILDING IS
LOCATED AS SHOWN.



CLIFFORD E. ROBER, PLS

DATE

THIS PLAN MAY HAVE BEEN ALTERED IF
THE SIGNATURE IS NOT SIGNED IN BLUE.

**HALF STORY CALCULATION
#160 CLAFLIN STREET**

**IN
BELMONT, MA
(MIDDLESEX COUNTY)**

SCALE: 1" = 20'

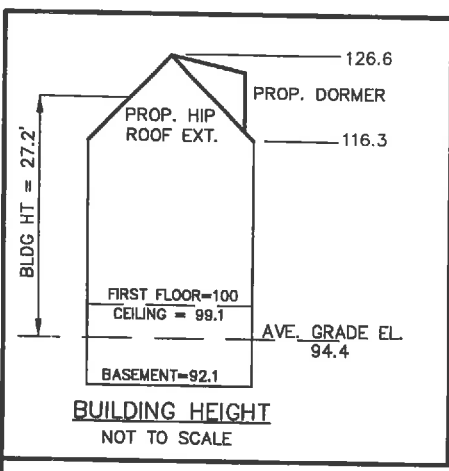
DATE: 11/25/2019



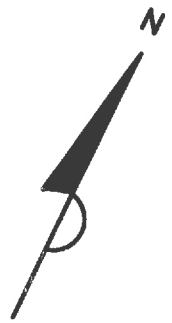
ROBER SURVEY

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

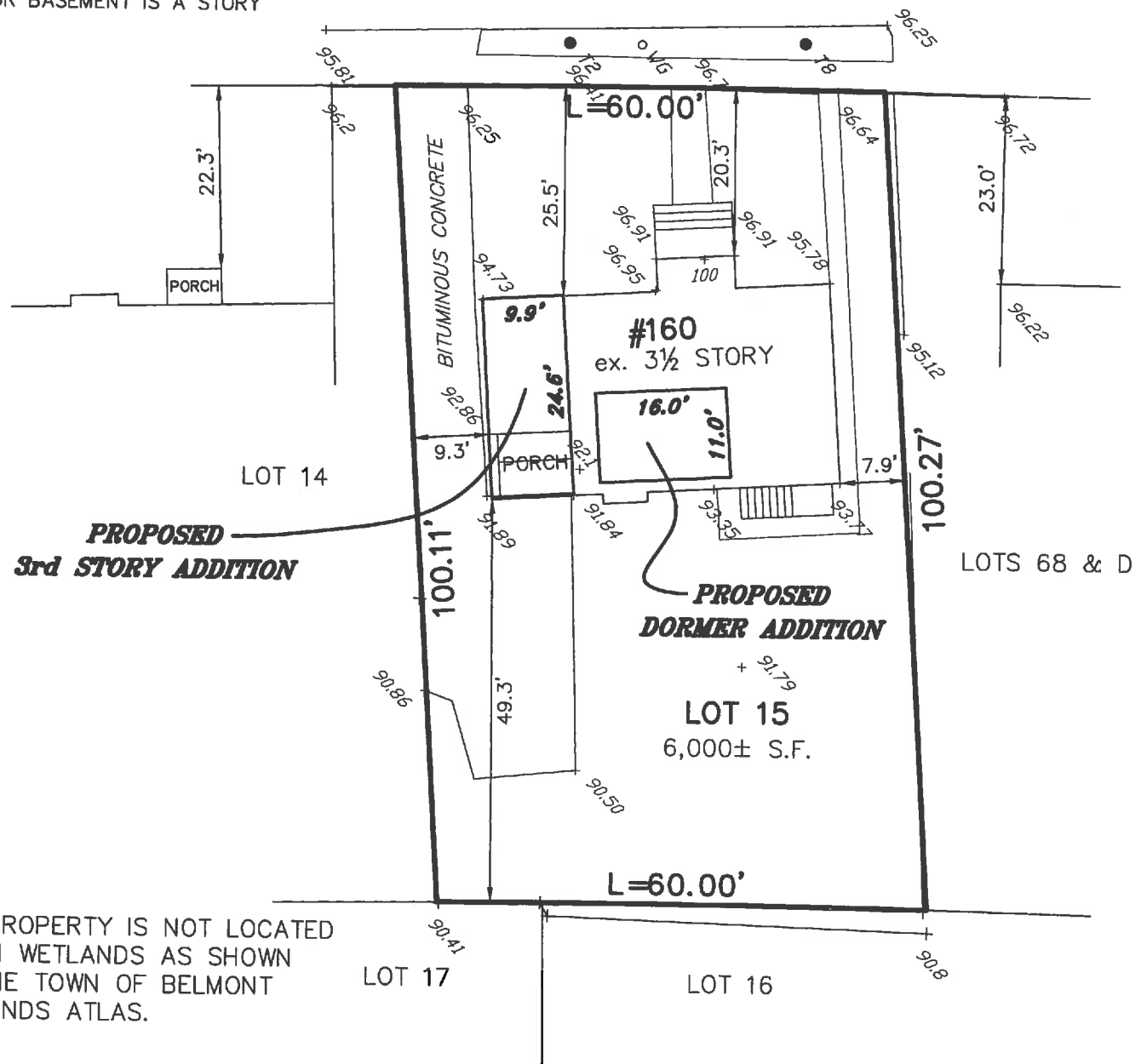
DWG. NO. 6040½PP1.DWG



CLAFLIN STREET



33.1% OF BASEMENT UNDERGROUND
THEREFOR BASEMENT IS A STORY



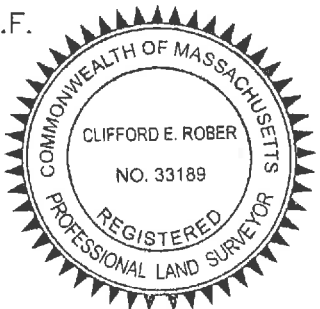
THE PROPERTY IS NOT LOCATED
WITHIN WETLANDS AS SHOWN
ON THE TOWN OF BELMONT
WETLANDS ATLAS.

ZONING DISTRICT: SC (SINGLE RESIDENCE C)

	REQ.	EXISTING	PROP.
FRONT SETBACK:	22.65'	20.3'	25.5'
SIDE SETBACK:	10'	7.9'	9.3'
REAR SETBACK:	30'	49.3'	49.3'
MAXIMUM LOT COVERAGE:	25%	18.0%	18.0%
MINIMUM OPEN SPACE:	50%	65.0%	65.0%
LOT FRONTAGE:		60.00'	

TOTAL LOT AREA: 6,000± S.F.

PREPARED FOR: DANNY VEO
ASSESSORS MAP 43 - PARCEL 39

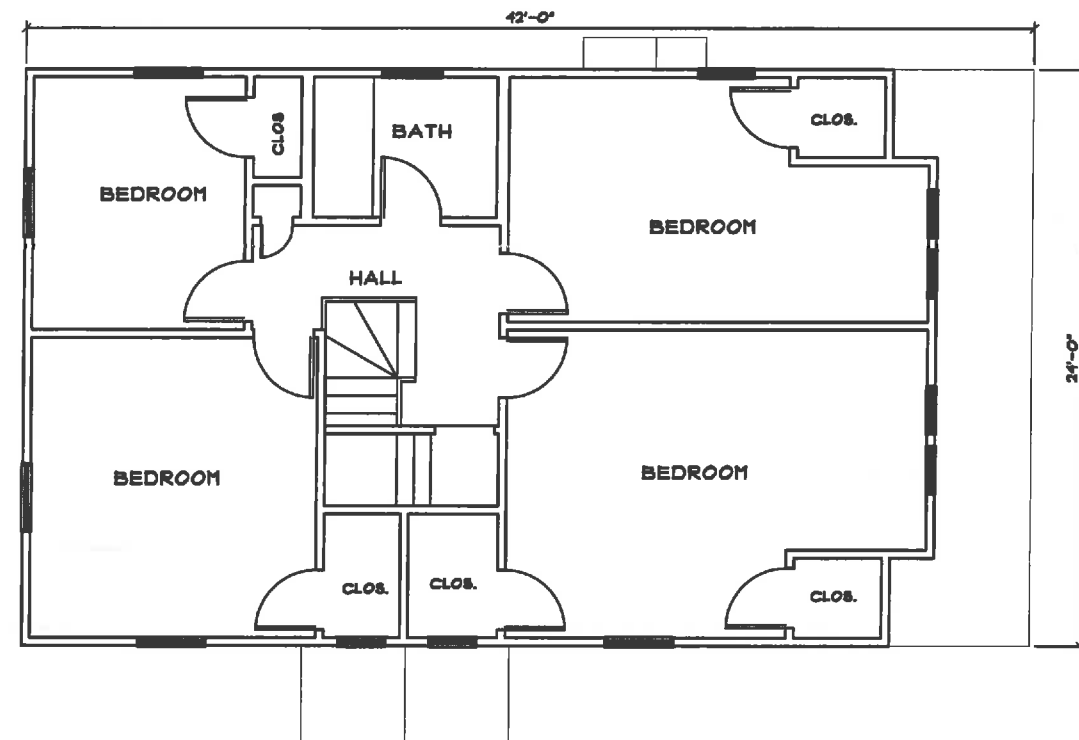


PROPOSED PLOT PLAN
#160 CLAFLIN STREET
IN
BELMONT, MA
(MIDDLESEX COUNTY)

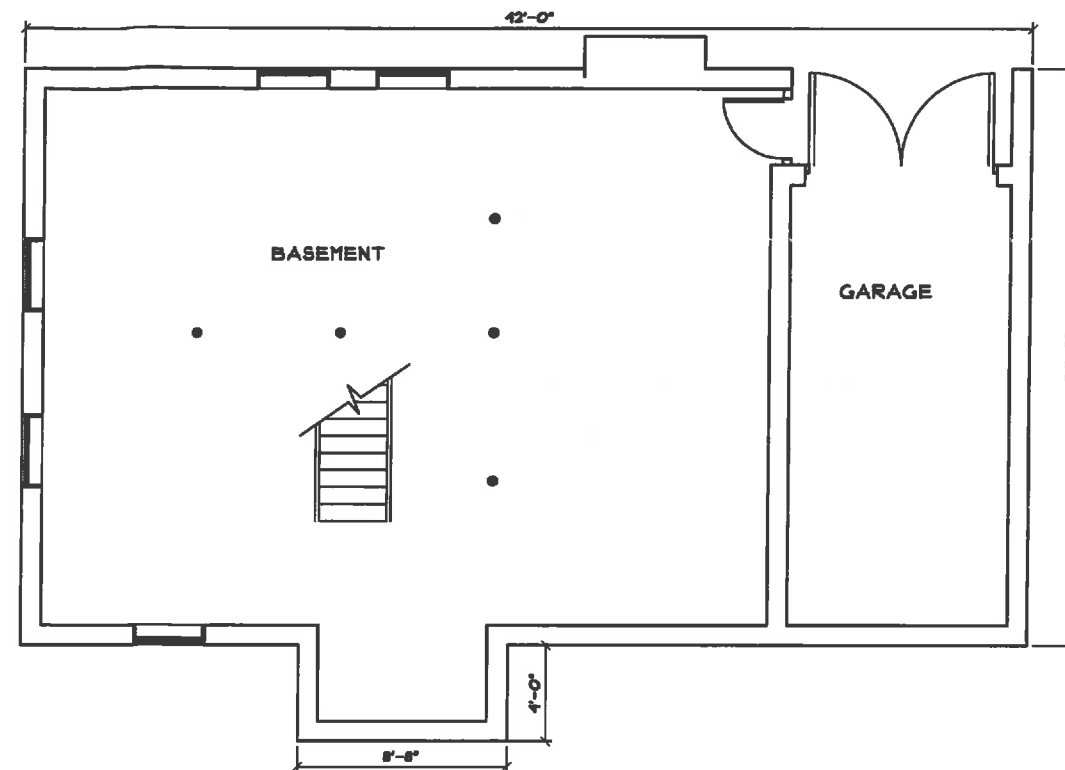
SCALE: 1" = 20' DATE: 11/25/2019

ROBER SURVEY
1072 MASSACHUSETTS AVENUE
ARLINGTON, MA 02476
(781) 648-5533
DWG. NO. 6040PP1.DWG

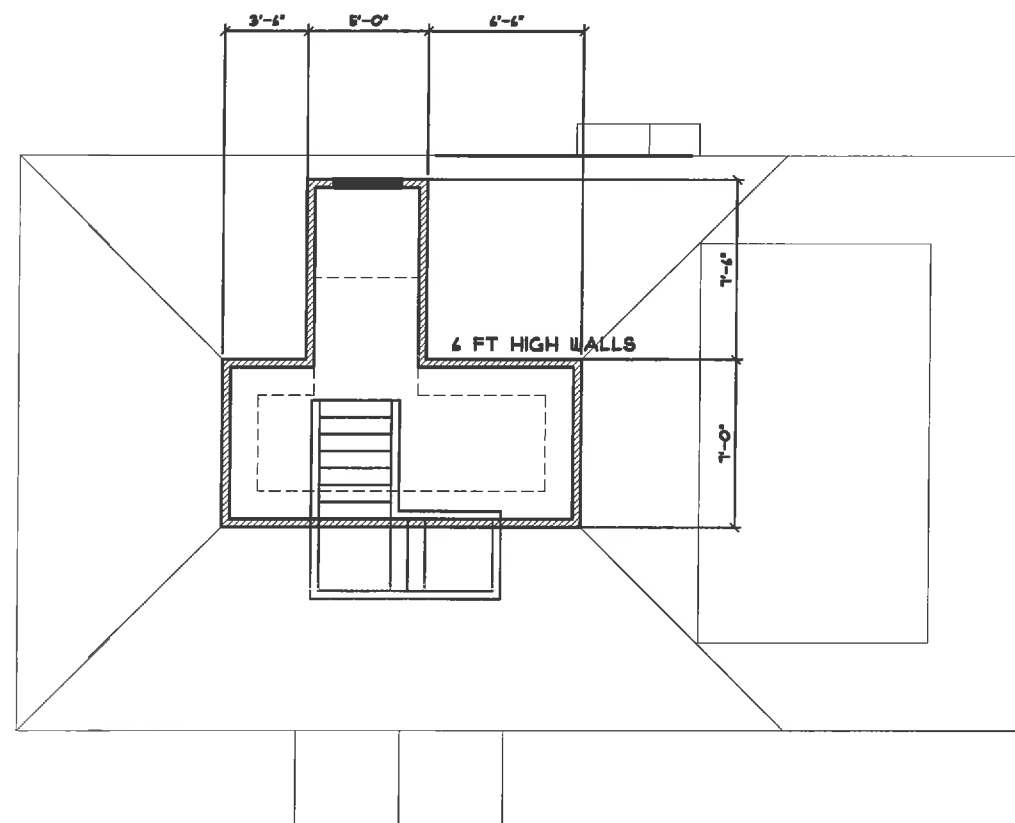
CLIFFORD E. ROBER, PLS **DATE** 1/6/20



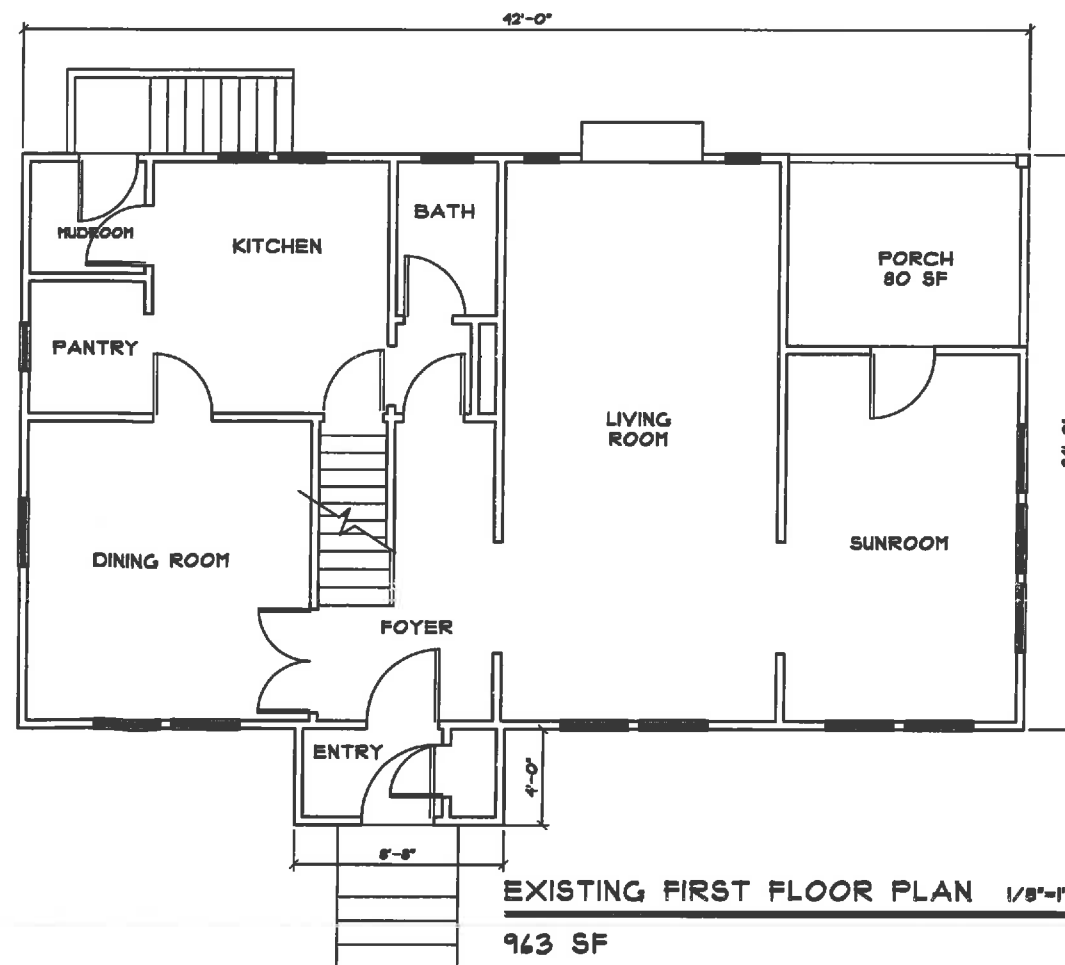
EXISTING SECOND FLOOR PLAN 1/8"=1'-0"
899 SF



EXISTING BASEMENT FLOOR PLAN 1/8"=1'-0"



EXISTING ATTIC PLAN 1/8"=1'-0"
142 SF



EXISTING FIRST FLOOR PLAN 1/8"=1'-0"
963 SF

**ADDITIONS AND
ALTERATIONS**
160
CLAFLIN STREET
BELMONT, MA

1-6-20

Issue Description Date

PJKA
PETER J. KARB
ARCHITECT

13 HILLCREST AVE.
STOW, MA
peterjkarb@yahoo.com

ALL DRAWINGS AND WRITTEN MATERIAL HEREIN
CONSTITUTE THE ORIGINAL AND UNPUBLISHED
WORK OF THE ARCHITECT, AND THE SAME MAY
NOT BE DUPLICATED, USED, OR DISCLOSED
WITHOUT THE WRITTEN CONSENT OF THE
ARCHITECT.

Architect: PETER J. KARB

Drawn: PJK Check:

Job No: 10044 Scale: 1/8" = 1'-0"

**EXISTING
FLOOR PLANS**

Sheet: **AB-1**



EXISTING RIGHT SIDE ELEVATION 1/8"=1'-0"



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



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



EXISTING LEFT SIDE ELEVATION 1/8"=1'-0"

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ALTERATIONS
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CLAFLIN STREET
BELMONT, MA

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Architect: PETER J. KARB

Drawn: PJK Check:

Job No: 19044 Scale: 1/8" = 1'-0"

EXISTING
ELEVATIONS

Title:

AB-2

Sheet:

ADDITIONS AND
ALTERATIONS
160
CLAFLIN STREET
BELMONT, MA

1-6-20

Issue Description Date

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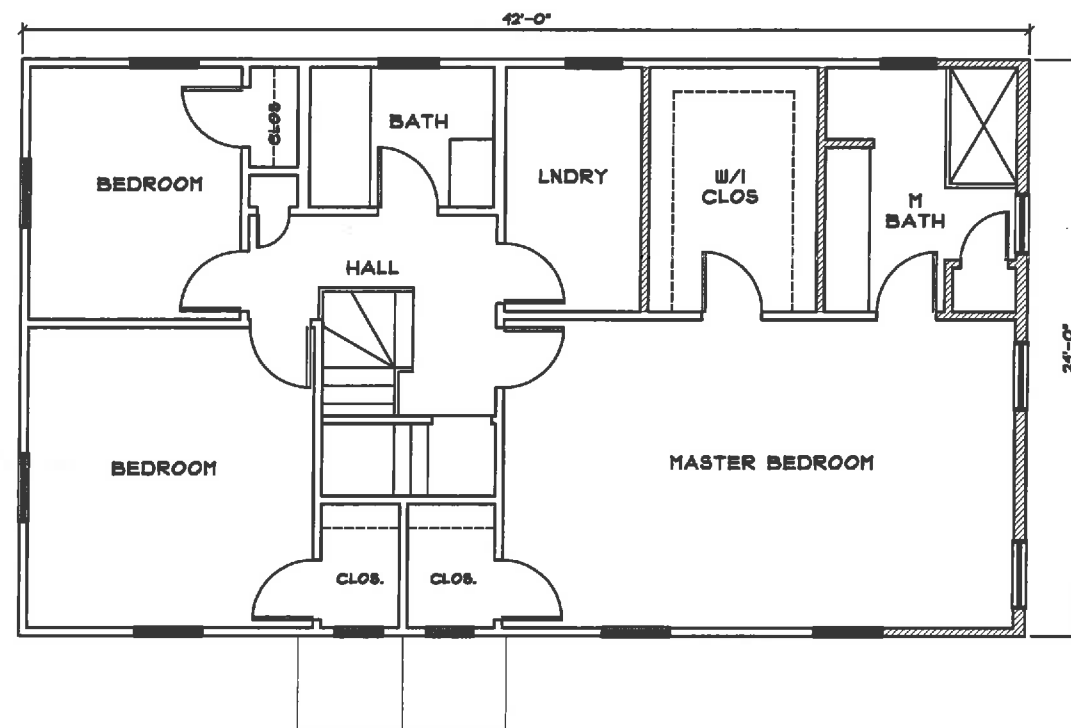
Architect: PETER J. KARB

Drawn: PJK Check:

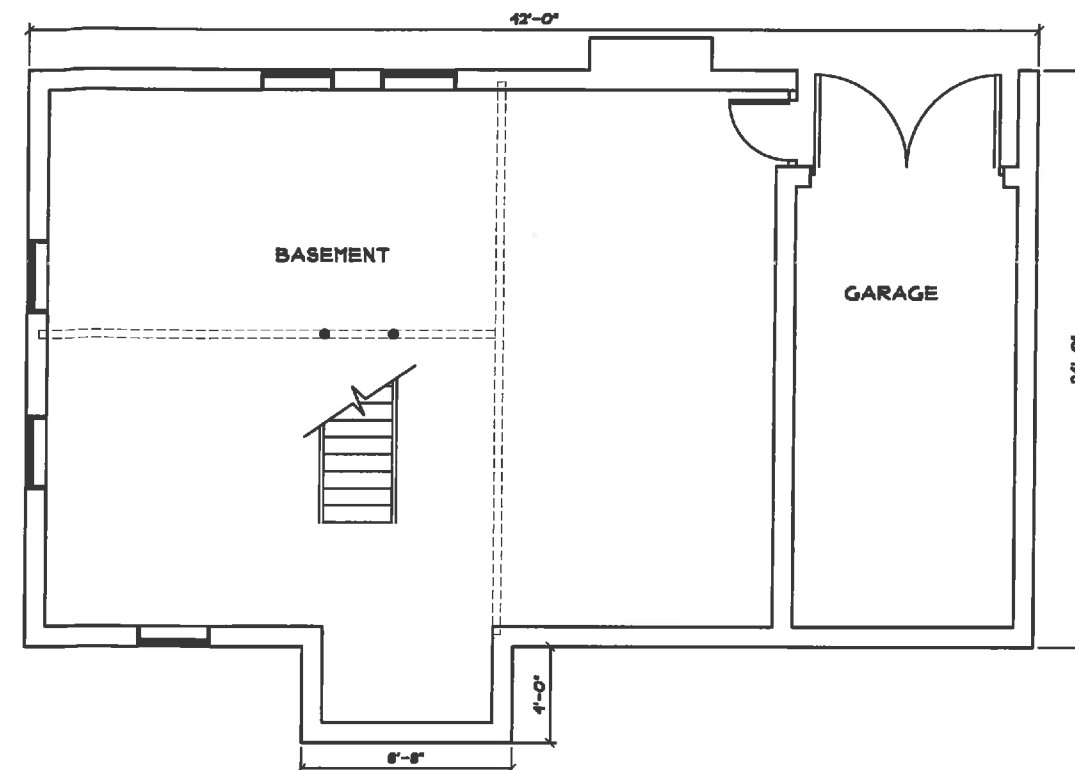
Job No: 19044 Scale: 1/8" = 1'-0"

**PROPOSED
FLOOR PLANS**

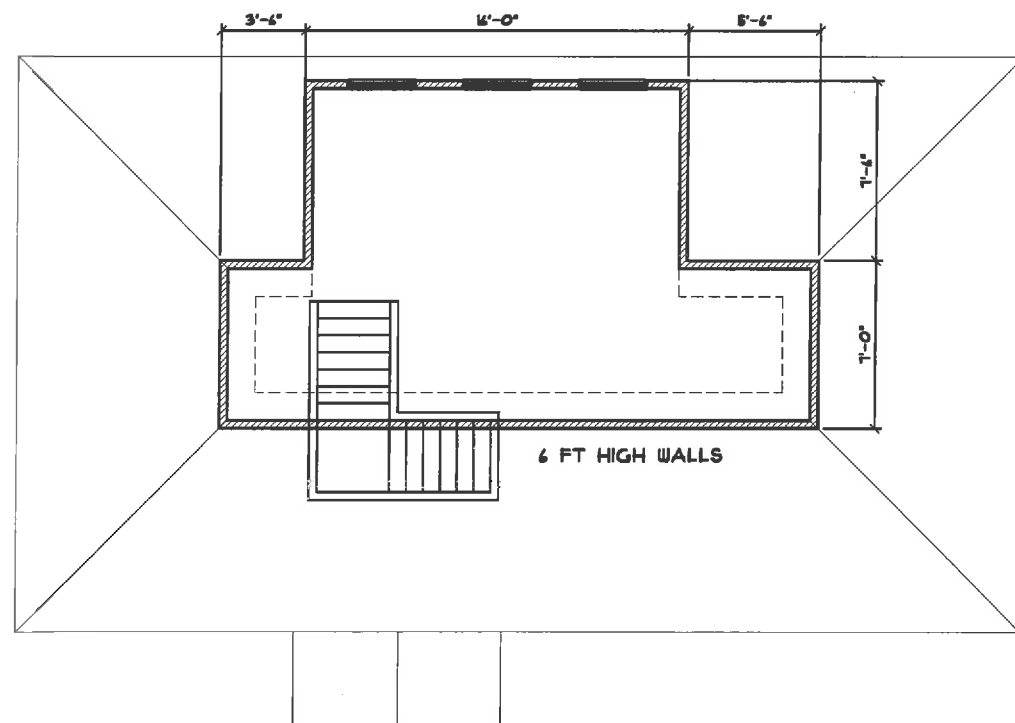
Sheet: **A-1**



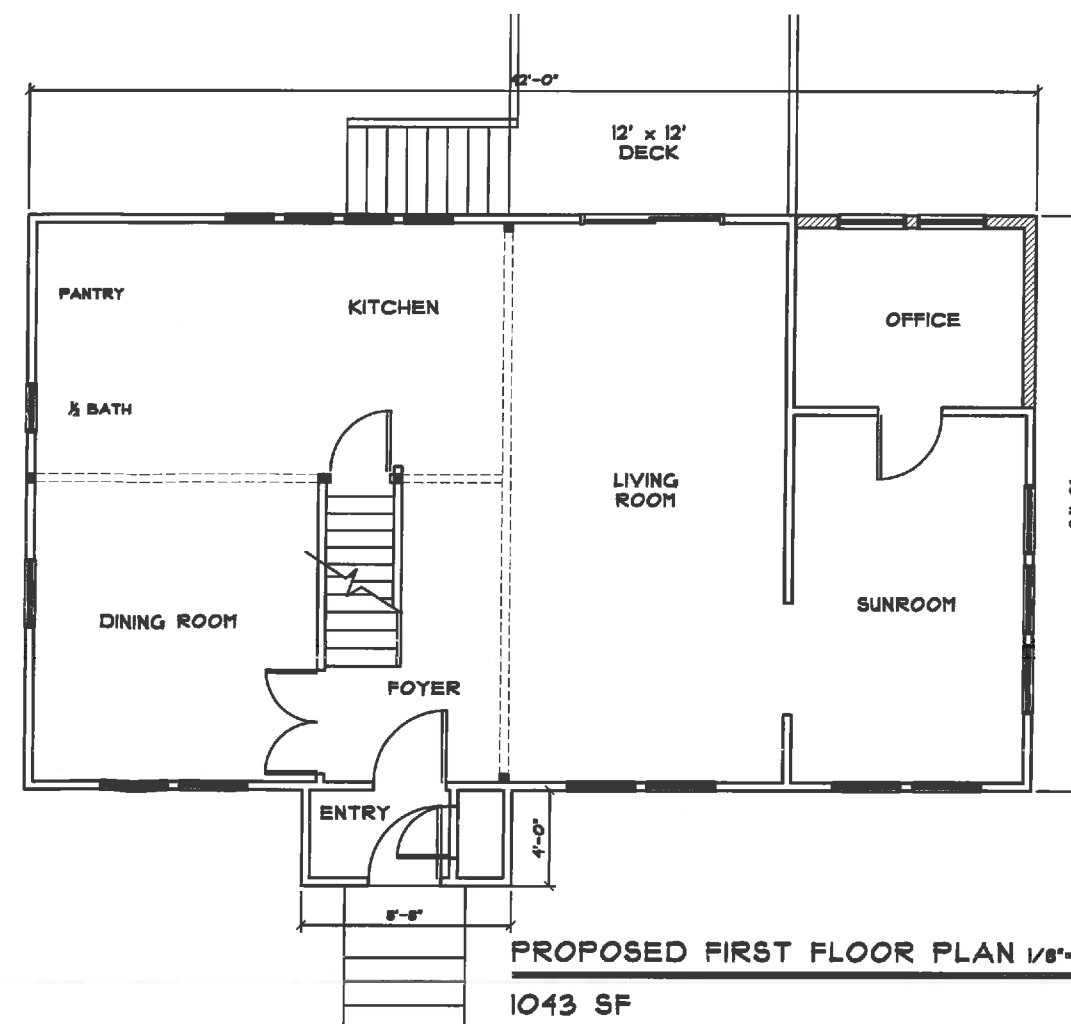
PROPOSED SECOND FLOOR PLAN 1/8"=1'-0"
1008 SF



PROPOSED BASEMENT FLOOR PLAN 1/8"=1'-0"



PROPOSED ATTIC PLAN 1/8"=1'-0"
295 SF



PROPOSED FIRST FLOOR PLAN 1/8"=1'-0"
1043 SF



PROPOSED LEFT SIDE ELEVATION 1/8"=1'-0"



PROPOSED FRONT ELEVATION 1/8"=1'-0"



PROPOSED' REAR ELEVATION 1/8"=1'-0"



PROPOSED RIGHT SIDE ELEVATION 1/8"=1'-0"

ADDITIONS AND
ALTERATIONS
160
CLAFLIN STREET
BELMONT, MA

1-6-20

Issue Description Date

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Architect: PETER J. KARB

Drawn: PJK Check:

Job No: 19044 Scale: 1/8" = 1'-0"

PROPOSED
ELEVATIONS

Sheet: A-2