

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, May 18, 2020 at 7:00 PM by remote access through the Zoom app. to consider the application of Laura Burns and Aaron Pikcilingis, at 24 Branchaud Road located in a General Residence (GR) Zoning District for Two Special Permits under §1.5 of the Zoning Bylaw to construct a dormer. Section 4.2 of the Zoning By-Law Dimensional Regulations allow a maximum of 2-1/2 stories and a minimum side setback of 10.0'. Special Permits, 1.- The existing structure is three and a half (3-1/2) stories. The lowest level of the dwelling is a basement (70.4% of the foundation walls are exposed) and is considered a story. The proposed dormer is at three and a half (3-1/2) story and; 2.- The existing and proposed side setback is 6.2'.

ZONING BOARD OF APPEALS



Town of Belmont  
Zoning Board of Appeals

**APPLICATION FOR A SPECIAL PERMIT**

Date: 4/20/2020

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 24 Branchaud Rd 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 \_\_\_\_\_

Constructing a 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

Laura Burnes

Address

24 Branchaud Rd

Belmont, MA

Daytime Telephone Number

617-529-0294



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

March 31, 2020

Laura Burns and Aaron Pikcilingis  
24 Branchaud Road  
Belmont, MA 02478

RE: Denial to Construct a Dormer

Dear Ms. Burns and Mr. Pikcilingis,

The Office of Community Development is in receipt of your building permit application for your proposal to construct a Dormer at 24 Branchaud Road 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 By-Law. More specifically, Section 4.2.2 of the Zoning By-Law Dimensional Regulations allow a maximum of 2-1/2 stories and a minimum side setback of 10.0'.

1. The existing structure is three and a half (3-1/2) stories. The lowest level of the dwelling is a basement (70.4% of the foundation walls are exposed) and is considered a story. The proposed dormer is at three and a half (3-1/2) story.
2. The existing and proposed side setback is 6.2'.

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 two (2) Special Permits 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

April 21, 2020

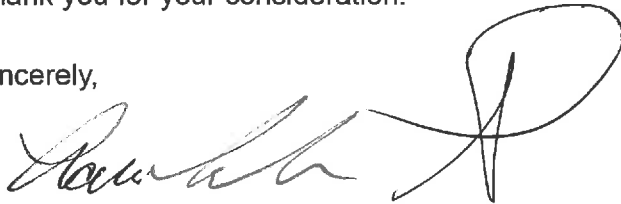
To the members of the Board of Appeals -

Please accept our application for a special permit to add a shed dormer on the third floor of our house. The main purpose of adding this dormer is to make space for a second bathroom. When we moved here in 2010 we had one toddler, but as our family has grown to four people, the challenges of living with one bathroom have increased.

Our daughter is now 11 and approaching adolescence, a time when, we anticipate, she will become decreasingly willing to perform bathroom-related activities in the company of others. Our son is not far behind. At present, we mostly marvel at the supernatural ability of children to identify when an adult has just retired to the bathroom to take a moment, but the situation seems unlikely to remain amicable for long. A second bathroom is increasingly becoming a necessity.

Thank you for your consideration.

Sincerely,

A handwritten signature in black ink, appearing to be "Laura Burnes" followed by a large, stylized flourish that resembles a capital "P" or a large loop.

Laura Burnes and Aaron Pikilingis  
24 Branchaud Road

# ZONING DISTRICT

GR

## BRANCHAUD ROAD (PUBLIC)

### DIMENSIONAL REQUIREMENT TABLE

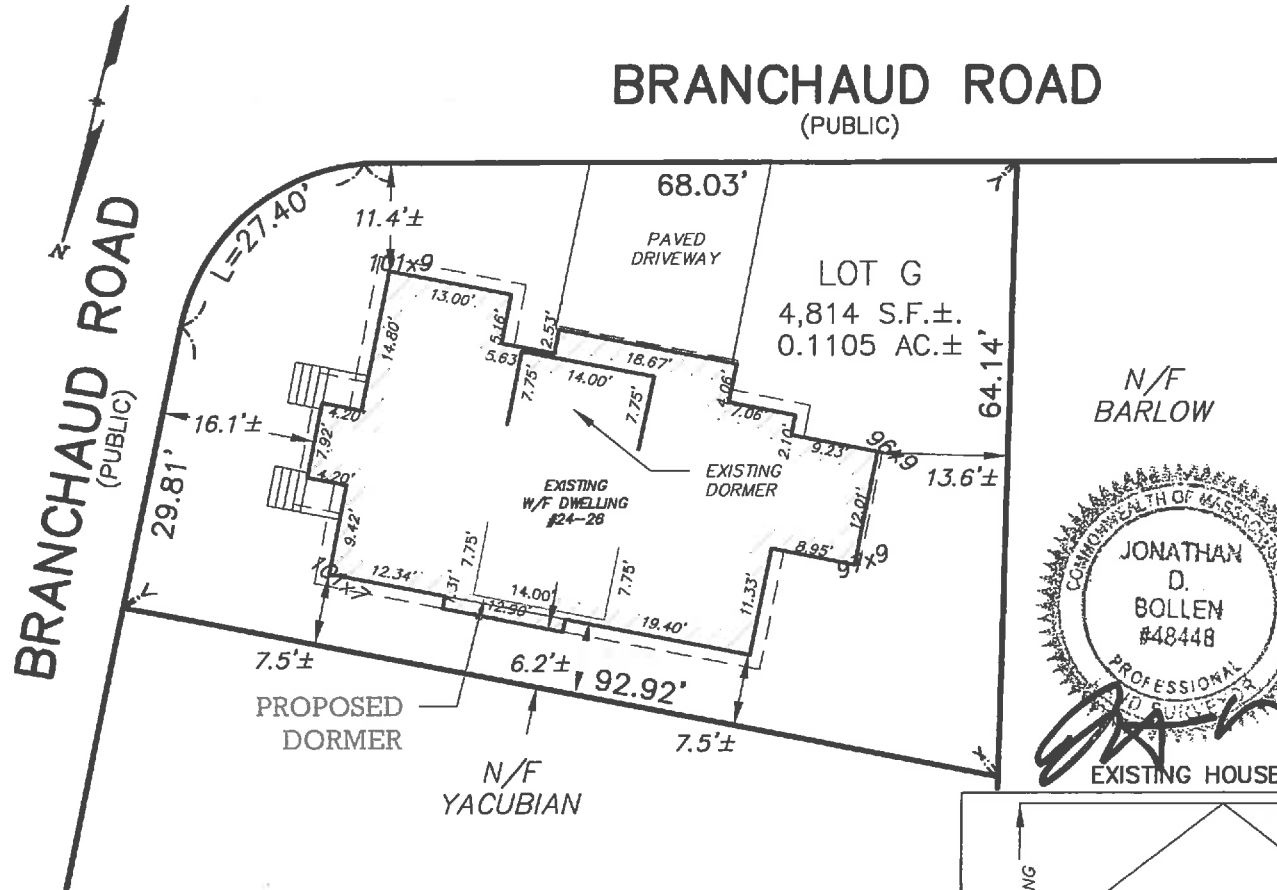
CATEGORY	REQUIRED	EXISTING	PROPOSED
AREA	5,000 SF.	4,814 SF.	
FRONTAGE	50'	81.73'	
FRONT YARD	20'	11.4'	NO CHANGE
SIDE YARD	10'	13.6'	NO CHANGE
REAR YARD	20'	6.2'	NO CHANGE
STORIES	2.5 MAX.	3.5	NO CHANGE
HEIGHT	33 MAX	31.7	NO CHANGE

### LOT COVERAGE TABLE

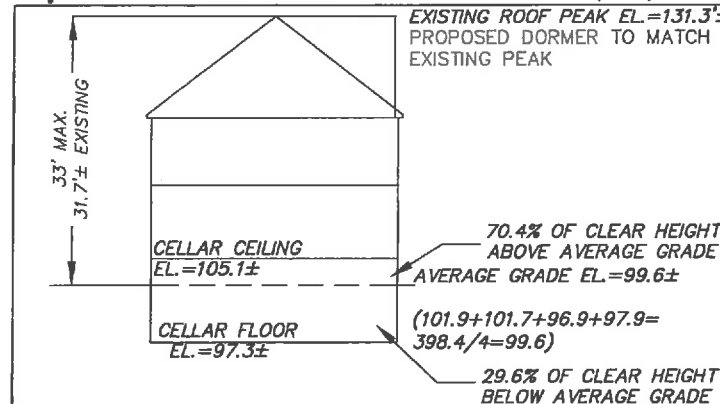
EXISTING BUILDING :	1,525 S.F.
LOT AREA:	4,814 S.F.
EXISTING LOT COVERAGE:	31.7% (30% MAX.)

### OPEN SPACE TABLE

EXISTING DWELLING:	1,525 S.F.
DRIVEWAY:	360 S.F.
LOT AREA:	4,814 S.F.
EXISTING OPEN SPACE:	60.8% (40% MIN.)



### EXISTING HOUSE HEIGHT SECTION (NTS)



### PROPOSED PLOT PLAN IN

**BELMONT, MASSACHUSETTS**  
(MIDDLESEX COUNTY)

FOR: **BURNES**  
SCALE: 1"=20' **FEBRUARY 18, 2020**  
REVISED: **MARCH 3, 2020**

**STAMSKI AND MCNARY, INC.**  
1000 MAIN STREET ACTON, MASSACHUSETTS  
ENGINEERING - PLANNING - SURVEYING

(6374.P.PPL.dwg) 24 Branchaud Road SM-6374

THE EXISTING DWELLING AND THE PROPOSED DORMER ON THIS PROPERTY ARE LOCATED AS SHOWN AND ARE NOT LOCATED IN A SPECIAL FLOOD HAZARD ZONE AS SHOWN ON FLOOD INSURANCE RATE MAP; MIDDLESEX COUNTY, MASSACHUSETTS; MAP NUMBER 25017C0418 E DATED: JUNE 4, 2010.

3/3/2020

DATE REGISTERED PROFESSIONAL LAND SURVEYOR

# Zoning Compliance Check List

## (Registered Land Surveyor)

Property Address: 24 Branchaud Road

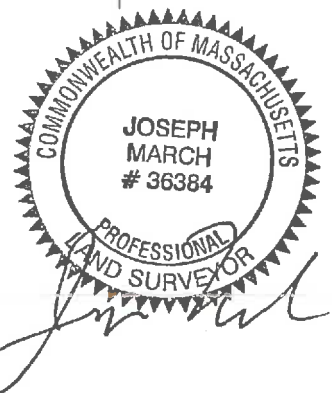
Zone: GR

Surveyor Signature and Stamp: Joseph March

Date: 4/14/2020

	REQUIRED	EXISTING	PROPOSED
Lot Area	5,000 sf.	4,814 sf.	same as existing
Lot Frontage	50'	81.73'	same as existing
Floor Area Ratio	na	na	na
Lot Coverage	30% max.	31.7%	same as existing
Open Space	40% min.	60.8%	same as existing
Front Setback	20'	11.4'	same as existing
Side Setback	10'	13.6'	same as existing
Side Setback			
Rear Setback	20'	6..2'	same as existing
Building Height	33' max.	31.7'	same as existing
Stories	2.5 max.	3.5	same as existing
1/2 Story Calculation	floor below 1/2 story perimeter = 172.5' linear footage of dormer = 36.5'      % Lin ft. above 3' at rafter bottom and floor intersection = 21% (50% allowed) area of floor below 1/2 story = 1345.5 sf,      area of 1/2 story above 5' = 481 sf. area of 1/2 story above 5' = 36% (60% allowed) Length of North roof line = 47'      Length of proposed Dormer = 14' % of dormer to roof line = 30% (75% allowed)      (1/2 story calculations provided by Architect)		

### NOTES:

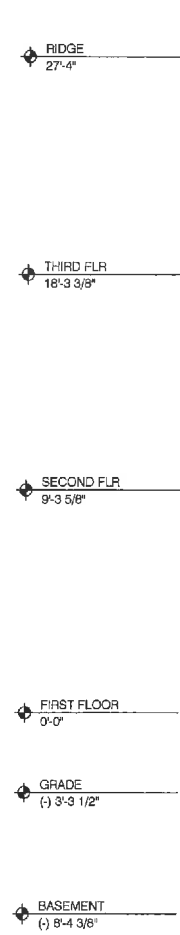
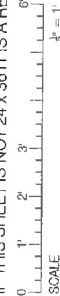





A2.00



IF THIS SHEET IS NOT 24 X 36 IT IS A REDUCED SCALE PRINT - SCALE ACCORDINGLY



1 PROPOSED SOUTH ELEVATION  
SCALE: 1/4"=1'-0"



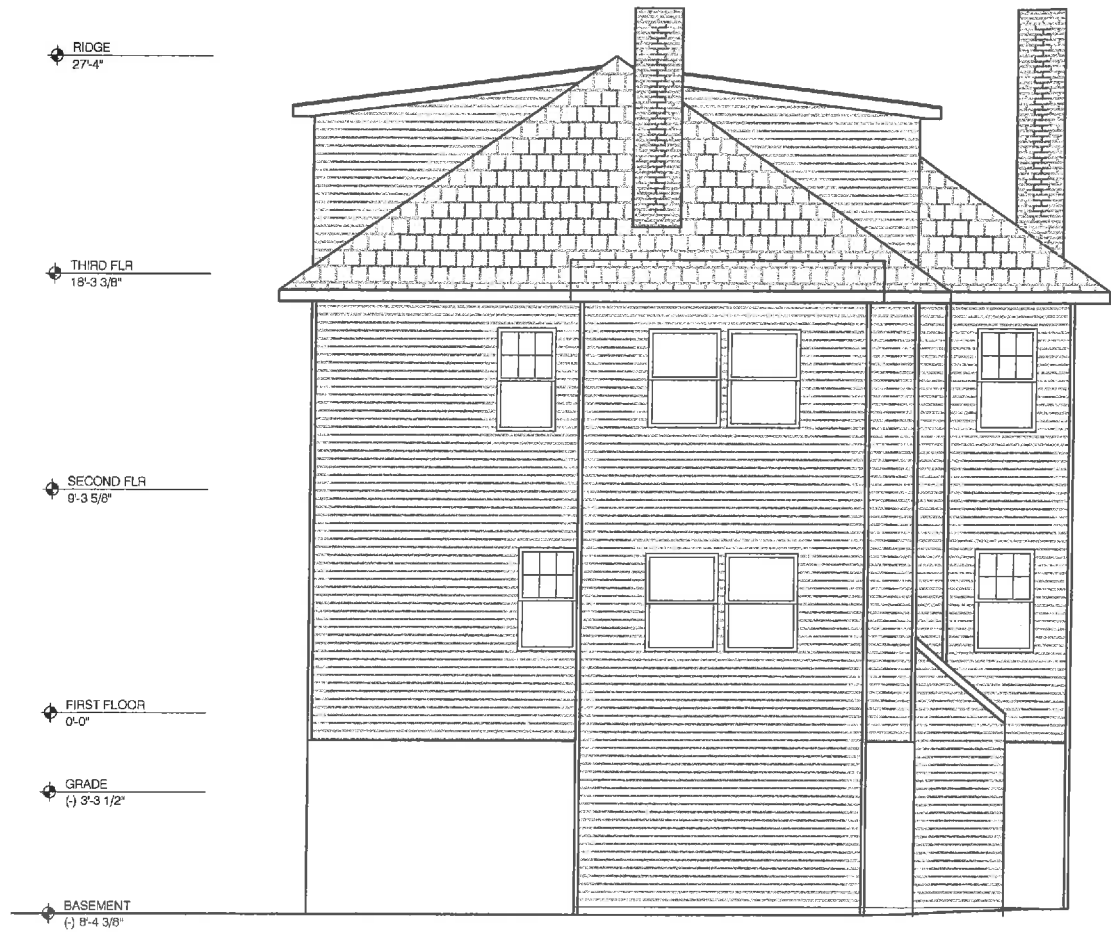
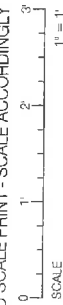
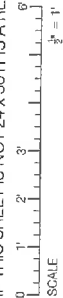
Revisions	
Set	Date

Current Issue: 03.03.2020  
Permit Set

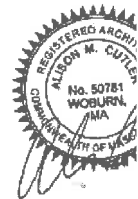
Drawing Title:  
EXTERIOR ELEVATION



IF THIS SHEET IS NOT 24 X 36 IT IS A REDUCED SCALE PRINT - SCALE ACCORDINGLY



1 PROPOSED WEST ELEVATION  
SCALE: 1/4"=1'-0"

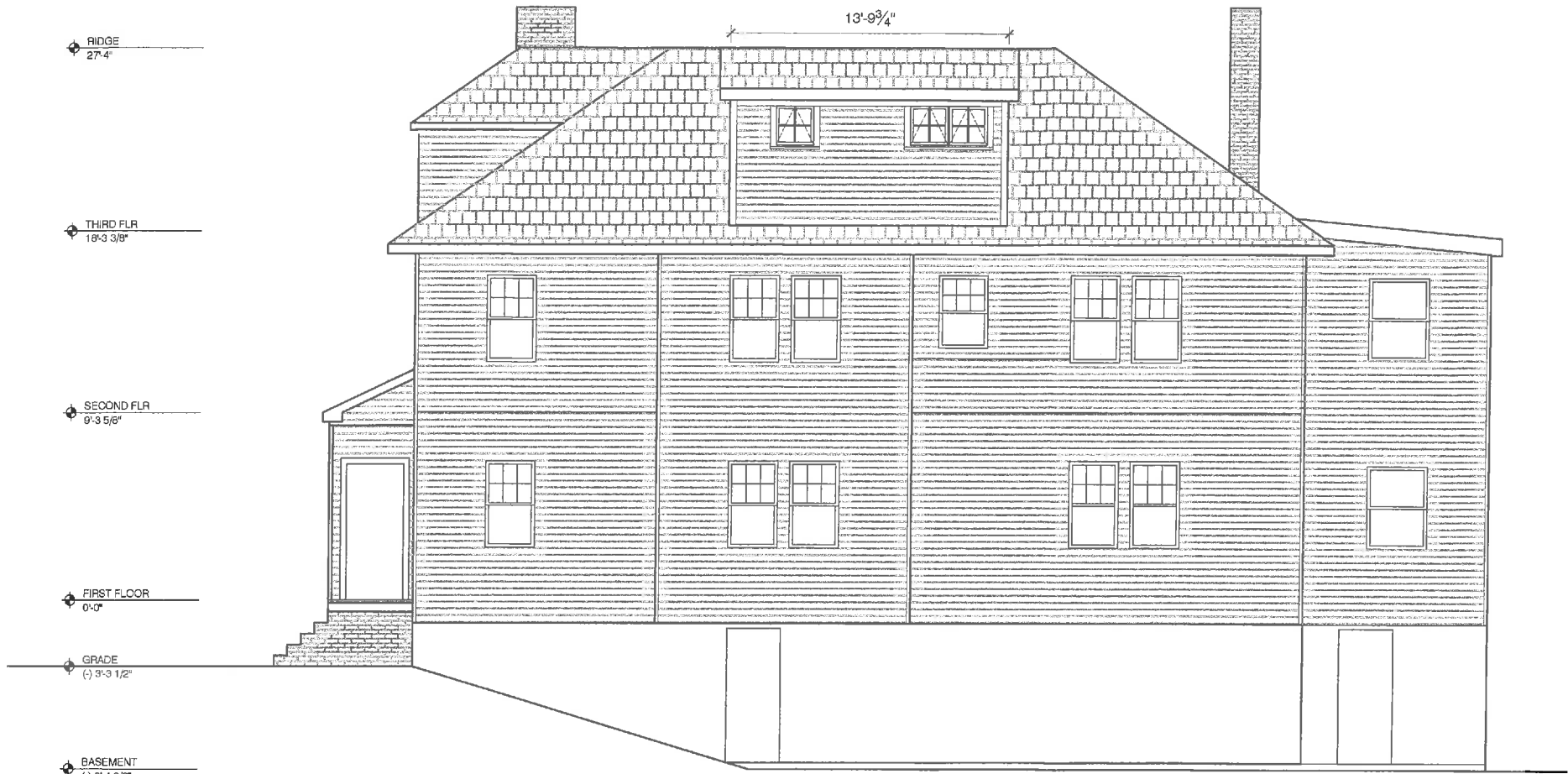
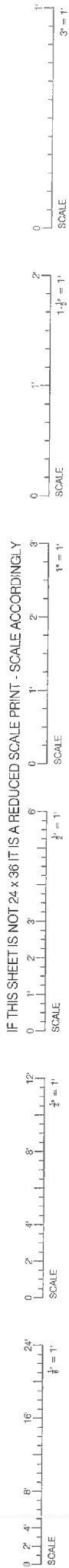


PIKCILINGIS-BURNES RESIDENCE  
24 Branchaud Rd

Revisions:	
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Current Issue: 03.03.20  
Permit Set

Drawing Title:  
EXTERIOR ELEVATIO

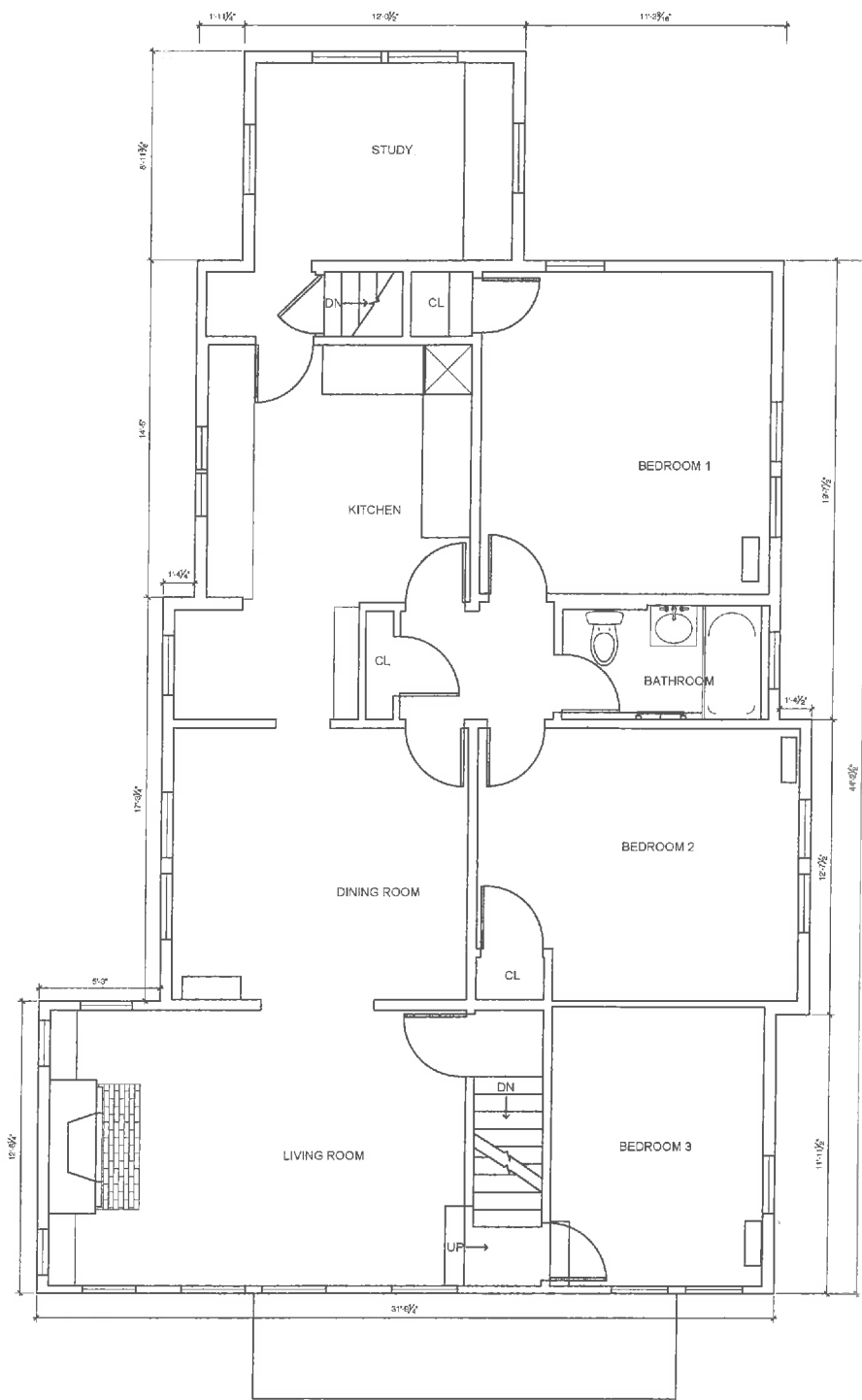


**PIKCILINGIS-BURNES RESIDENCE**  
24 Branchaud Rd

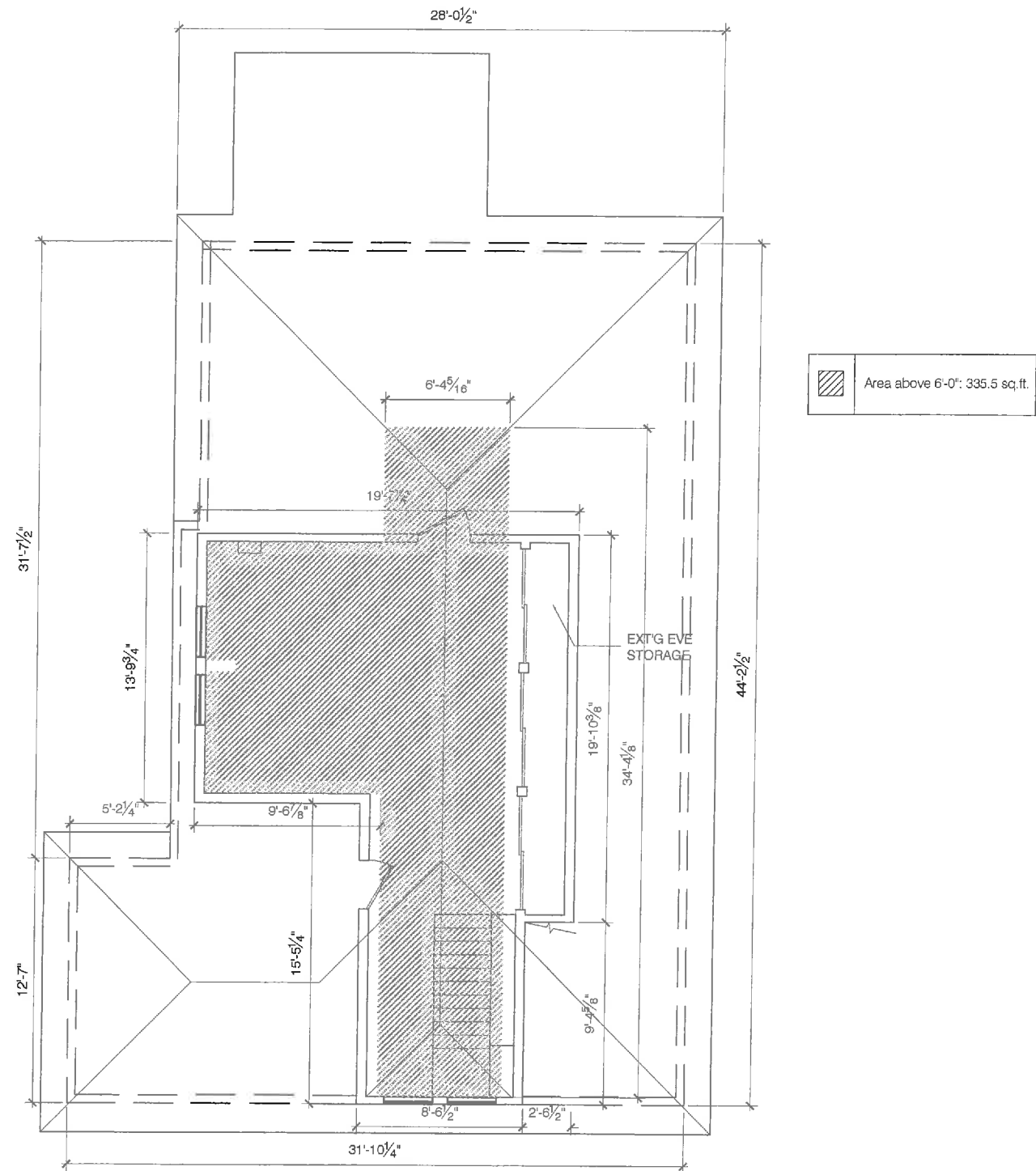
Revisions:	
Set	Date

Current Issue: 03.03.20  
Permit Set

Drawing Title:  
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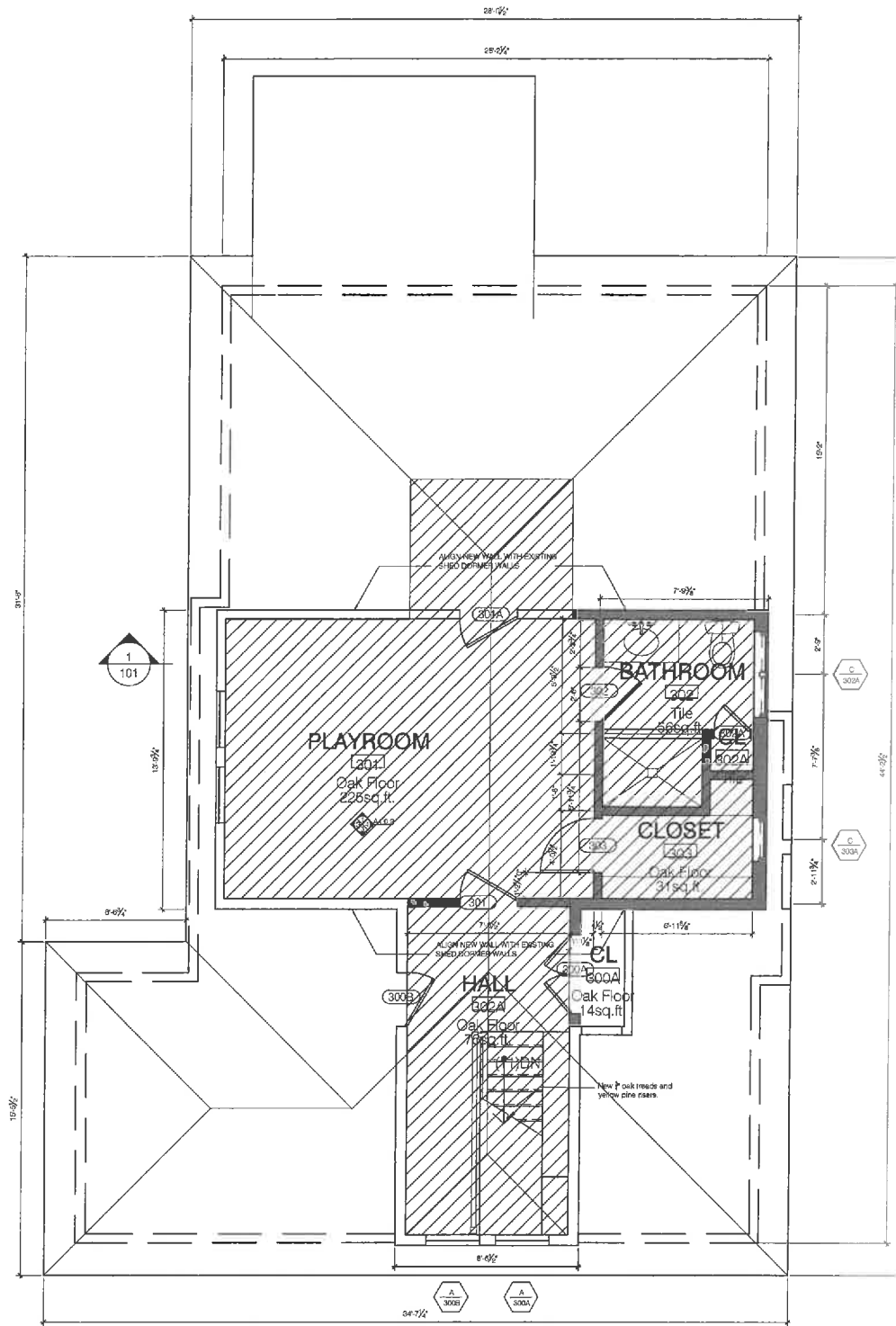


SCALE: 1/4"=1'-0"



SCALE: 1/4"=1'-0"

IF THIS SHEET IS NOT 24 x 36 IT IS A REDUCED SCALE PRINT - SCALE ACCORDINGLY



1 Third Floor Proposed Plan

SCALE: 1/4"= 1'-0"

1/2 Story Calculations Table

A)	2nd Floor Perimeter: 172.5' Linear Footage of Dormer: 36.5' % Lin.ft. above 3' at rafter bottom and flr intersection: 21% % Allowable: 50%	
B)	Area of 2nd floor: 1345.5 sq.ft. Area of 3rd Floor above 5': 481 sq.ft. % Area of 3rd flr above 5' above 5': 36% % Allowable: 60%	
C)	Length of north roofline: 47' Length of proposed dormer: 14' % of dormer to roofline: 30% % Allowable: 75%	

Proposed new walls:



NOTE: Total new square footage is 126

Revisions:	
Set	Date

Current Issue: 03.03.20  
Permit Set

Drawing Title:  
PLANS