

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, July 13, 2020 at 7:00 PM by remote access through the Zoom app. to consider the application of Rebecca M. McCarthy at 99 Gilbert Road located in a General Residence (GR) Zoning District for one Special permit under §1.5 of the Zoning Bylaw to Construct a Second Floor Addition. Special Permit 1.- §1.5.4A of the By-Law allows any alterations or expansions in the General Residence zoning district by a Special Permit granted by the Board of Appeals.

ZONING BOARD OF APPEALS



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

June 2, 2020

Rebecca M. McCarthy
99 Gilbert Road
Belmont, MA 02478

RE: Denial to Construct a Second Story Addition

Dear Ms. McCarthy,

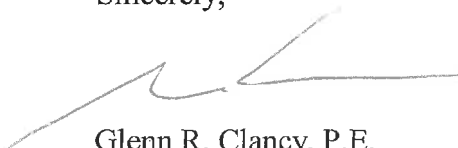
The Office of Community Development is in receipt of your building permit application for your proposal to construct a second story addition at 99 Gilbert Road located in a General Residence (GR) Zoning District.

Your application has been denied because it does not comply with the current Town of Belmont Zoning By-Law. More specifically, §1.5.4A of the By-Law allows any alterations or expansions in the General Residence district by a Special Permit granted by the Board of Appeals.

1. The proposed alterations are allowed by a Special Permit granted by the Board of Appeals.

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

STATEMENT OF PURPOSE FOR RENOVATIONS AT 99 GILBERT ROAD

We are applying for a special permit because our property at 99 Gilbert Rd, Belmont MA is located in the GR district and requires review for any proposed alterations.

We employed an architect to make sure the proposed alterations would be done in a manner in keeping with the style of the house and that would not be detrimental to the existing character of the neighborhood.

99 Gilbert Rd is a two-family Dutch Colonial style home that was built in 1924 and has had no significant renovations since then. We are proposing a small addition on the 2nd floor, building over the existing 1st floor bump-out on the rear of the house.

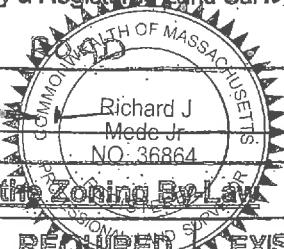
Currently the only full bathrooms are located in this area and they are very small and poorly laid out, with strange obstacles that make them difficult to use (e.g. one of the doors can only open 2/3rds of the way because of the placement of the tub/shower wall). Expanding over the existing rear bump out is a necessary step in order for the current bathrooms to be modestly enlarged and laid out in an orderly and functional manner.

Zoning Compliance Check List

Properties Located within the GR Zoning Districts
(To be Completed by a Registered Land Surveyor)


Property Address: 99 GILBERT

Surveyor Signature and Stamp: 



Date: 03/04/2020

Per §4.2 of the Zoning By-Law

		REQUIRED	EXISTING	PROPOSED
Lot Area (sq. ft.)		5,000 sf	8,066 sf	8,066 sf
Lot Frontage (feet)		50 feet	144.75 feet	131.66 feet
Lot Area/Unit (sq. ft./d.u.)		N/A	N/A	N/A
Lot Coverage (% of lot)		30%	23.8%	23.8%
Open Space (% of lot)		40%	70.6%	70.6%
Setbacks: (feet)	➤ Front ^(a) (GILBERT)	20 feet	13.7 feet	13.7 feet
	➤ 2nd Front (HAMMOND)	20 feet	15.1 feet	15.1 feet
	➤ Side/Side	10' 	50.9 —	50.9 —
	➤ Rear	16 feet	10.9 feet	10.9 feet
Building Height:	➤ Feet	33 feet	—	—
	➤ Stories	2 1/2	—	—
1/2 Story (feet) (Per §1.4)	➤ Perimeter (50%)	—	—	—
	➤ Area (60%)	—	—	—
	➤ Length (75%)	—	—	—

Per §6D of the Zoning By-Law

HVAC:	Prohibited in Front Yard and Side and Rear Setbacks		
Front Doors:	Both Must Face Street ^(b)		
		STANDARD	PROPOSED
Curb Cut (One per 70' Frontage) ^(c)			

- (a) Front setback is equal to the average front setbacks of the abutting properties on either side.
 (b) The second unit's front door may be allowed to face the side yard only if the existing structure is historically or architecturally significant.
 (c) A second curb cut may be allowed where the Applicant can demonstrate that creating a second curb cut is harmonious with the surrounding neighborhood.

SUBMIT CALCULATIONS for all of the requirements listed above on a separate piece of paper(s) to verify how they were calculated

% of EXPOSED FOUNDATION

99 GILBERT ROAD BELMONT

BASEMENT CEILING ELEVATION - BASEMENT FLOOR ELEVATION = TOTAL HEIGHT OF BASEMENT

$$99.24' - 92.42' = 6.82'$$

AVERAGE GRADE ELEV. - BASEMENT FLOOR ELEV. = AMOUNT OF NON EXPOSED BASEMENT

$$98.53' - 92.42' = 6.11' (89.6\%)$$

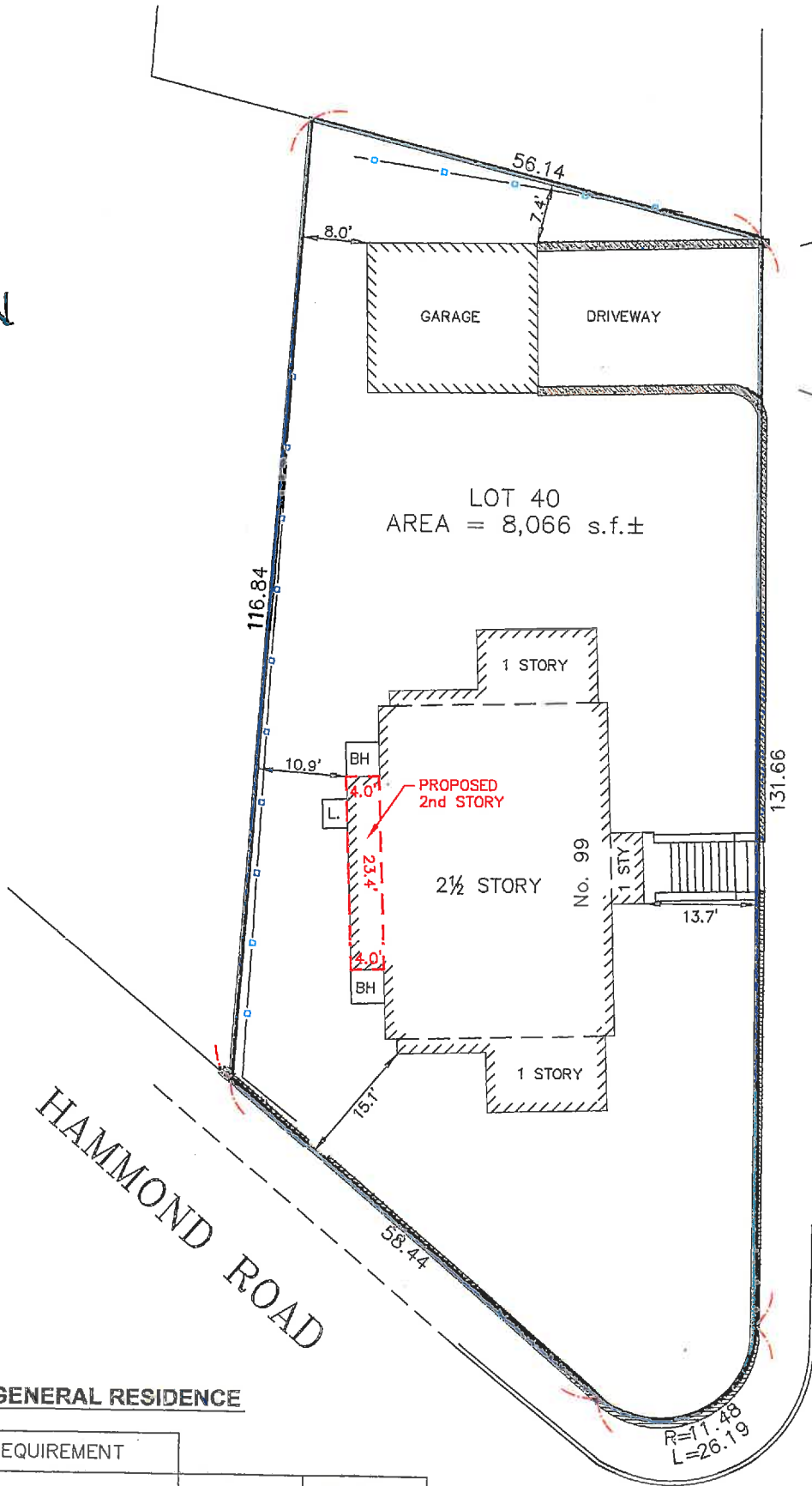
BASEMENT CEILING ELEV. - AVERAGE GRADE ELEV. = AMOUNT OF EXPOSED BASEMENT

$$99.24' - 98.53' = 0.71' (10.4\%)$$



[Signature]
05/29/2020

PREPARED BY:
MEDFORD ENGINEERING & SURVEY
ANGELO B. VENEZIANO ASSOCIATES
15 HALL ST. MEDFORD, MA. 02155
781-396-4466 fax: 781-396-8052



GILBERT ROAD

HAMMOND ROAD

ZONED: GENERAL RESIDENCE

ZONING REQUIREMENT	EXISTING	PROPOSED
FRONT: 20 (HAMMOND)	15.1	NO CHANGE
FRONT: 20 (GILBERT)	13.7	NO CHANGE
SIDE: 10'	50.9	NO CHANGE
REAR: 16'*	10.9	NO CHANGE
MAX. LOT COV.: 30%	23.8%	NO CHANGE
MIN. OPEN SPACE: 40%	70.6%	NO CHANGE

* 20% OF LOT DEPTH ($.20 \times 63.5 = 12.7$)
BUT NO LESS THAN 16'

THE PROPERTY IS NOT LOCATED IN AN
ESTABLISHED FLOOD HAZARD ZONE ACCORDING
TO THE F.I.R.M. OF BELMONT.

RICHARD J. MEDE, JR. - P.L.S.

DATE:



DEED REFERENCE: BK 73702 PG 165
PLAN REFERENCE: BK 293 PG 40 & BK 324 PG 45

OWNER: MICHAEL FALLER & ANDREA HASSOL

HOUSE NO.: 99

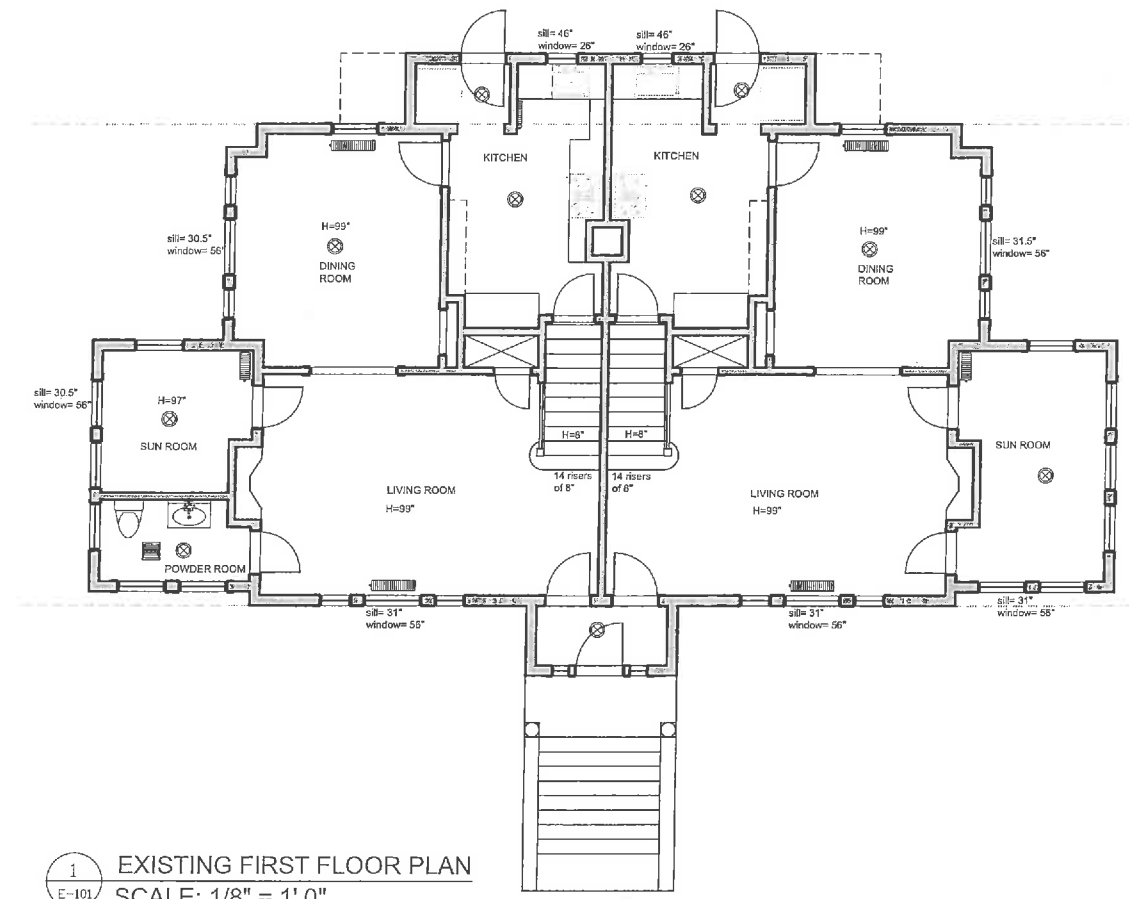
LOT NO.: 40

APP. NO.:

DATE: MARCH 4, 2020

SCALE: 1" = 20'

- existing wall to remain
- new wall
- existing door to demolish
- existing door to remain
- new door
- window mark- see window schedule
- door mark- see door schedule
- interior elevations mark



1
E-101
EXISTING FIRST FLOOR PLAN
SCALE: 1/8" = 1' 0"



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617-695-0385
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REV	DESCRIPTION	DATE

McCARTHY
RESIDENCE

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BELMONT, MA

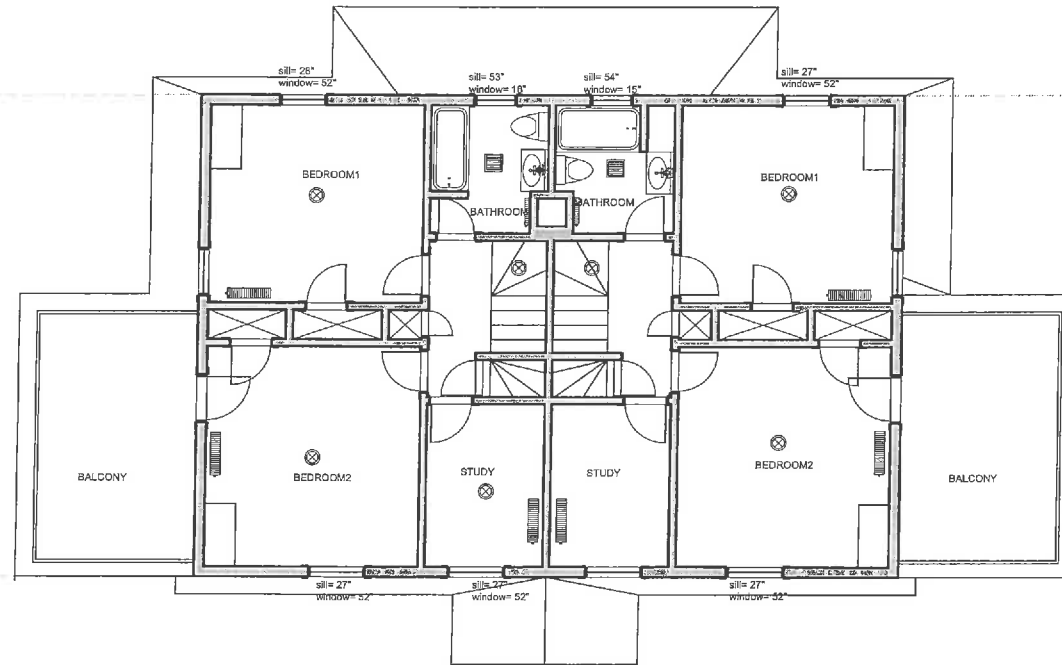
EXISTING FIRST FLOOR
PLAN



054 YGS
1/8" = 1' 0" DEC 24, 2018

E-101

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Feet 1 2 3 4 5 6 7 8

Graphic Scale

COPIES LEFT

E-102

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05/04/2019

REV	DESCRIPTION	DATE

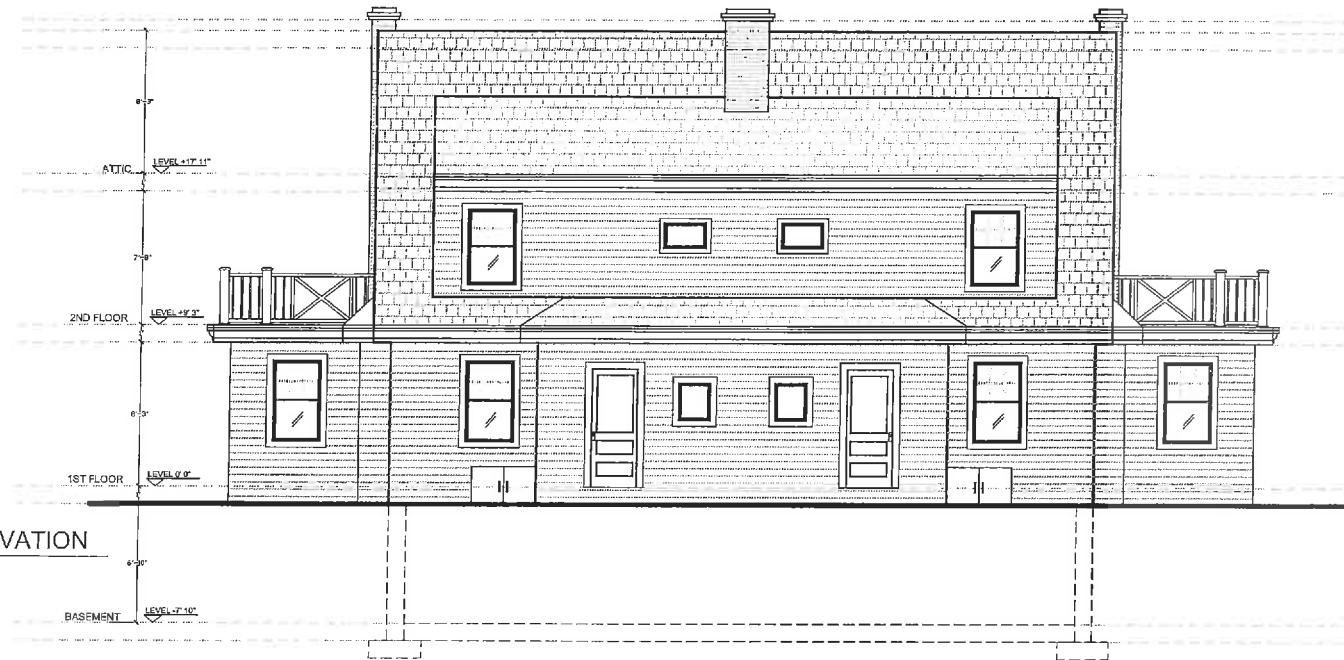
McCarthy
RESIDENCE
99 GILBERT RD
BELMONT, MA
EXISTING EXTERIOR
ELEVATIONS 1

054	YGS
1/8" = 1' 0"	DEC 24, 2019

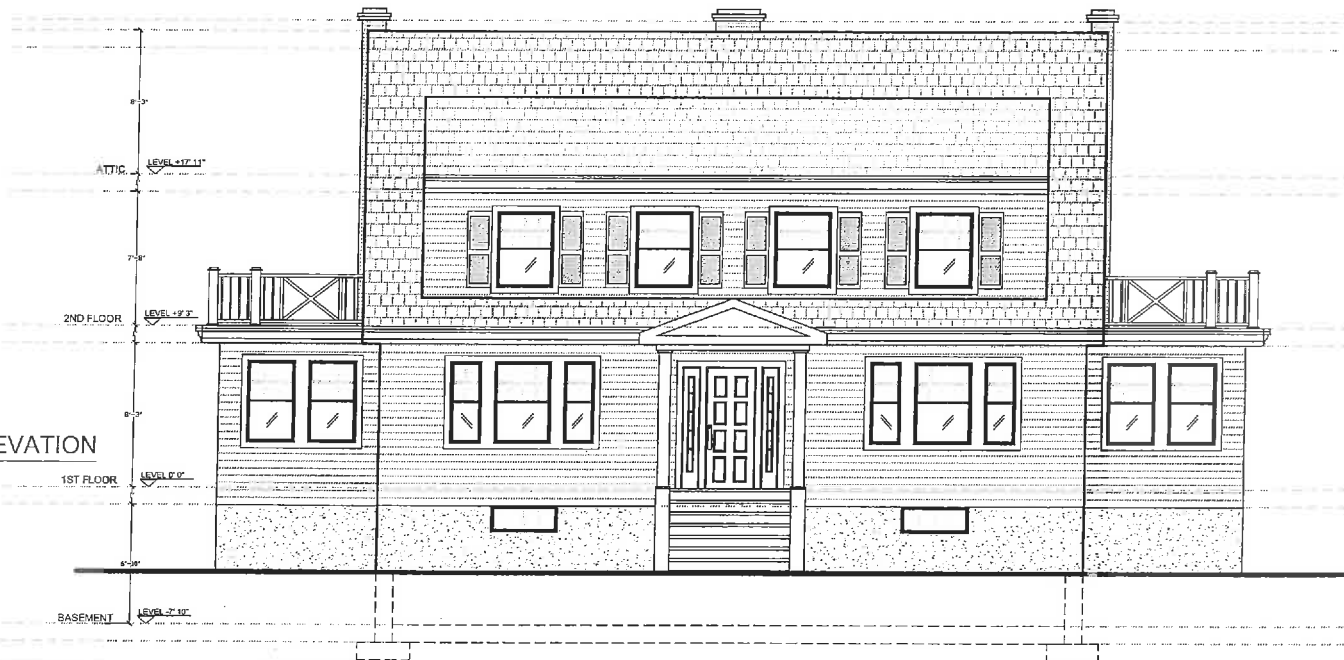
E-106

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2
E-106
EXISTING BACK ELEVATION
SCALE: 1/8" = 1' 0"

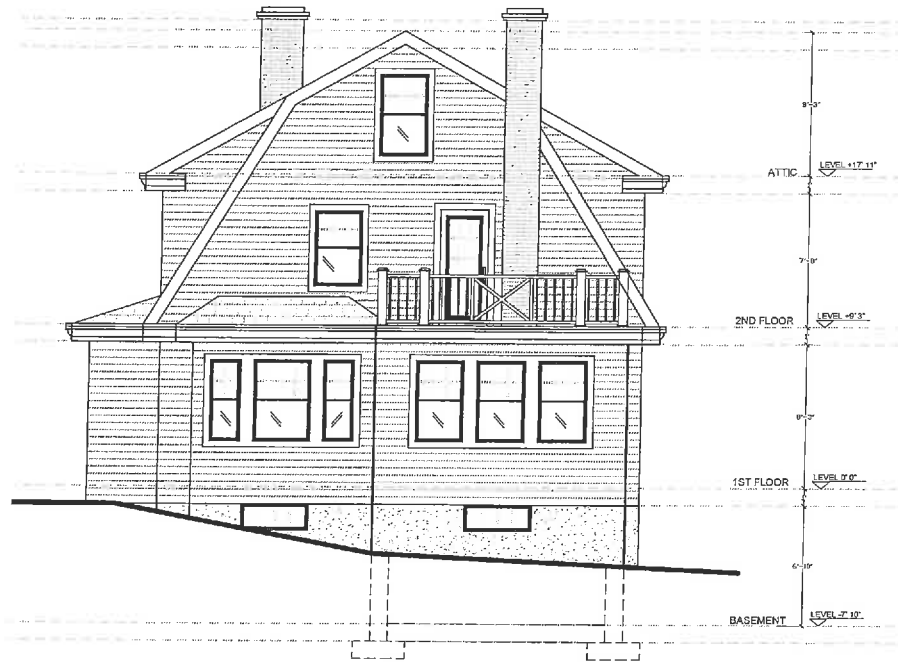


1
E-106
EXISTING FRONT ELEVATION
SCALE: 1/8" = 1' 0"

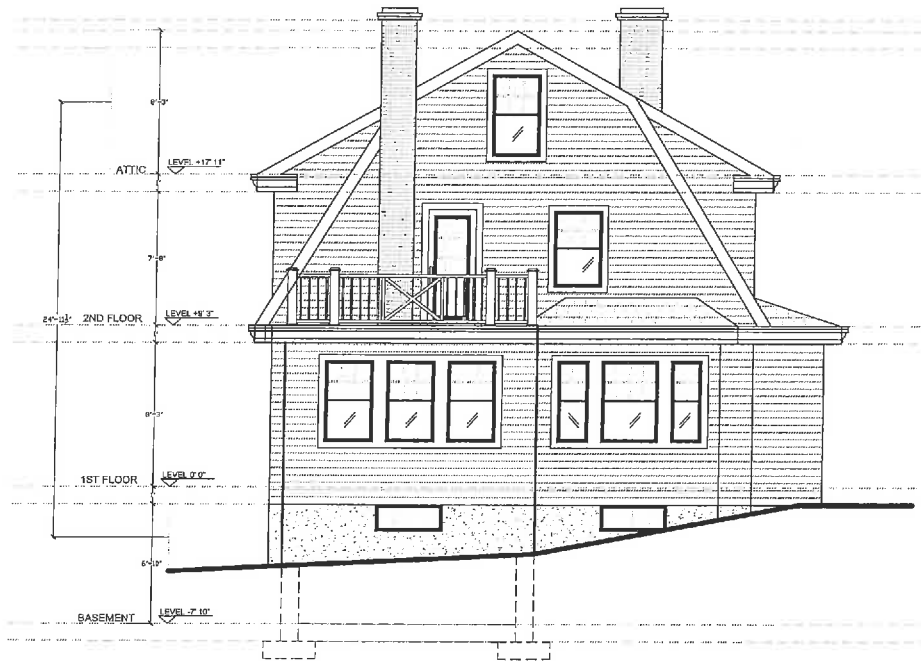


DATE
1/24/19
1/24/19
1/24/19

Consent:



1 EXISTING NORTH ELEVATION
E-107 SCALE: 1/8" = 1' 0"



2 EXISTING SOUTH ELEVATION
E-107 SCALE: 1/8" = 1' 0"

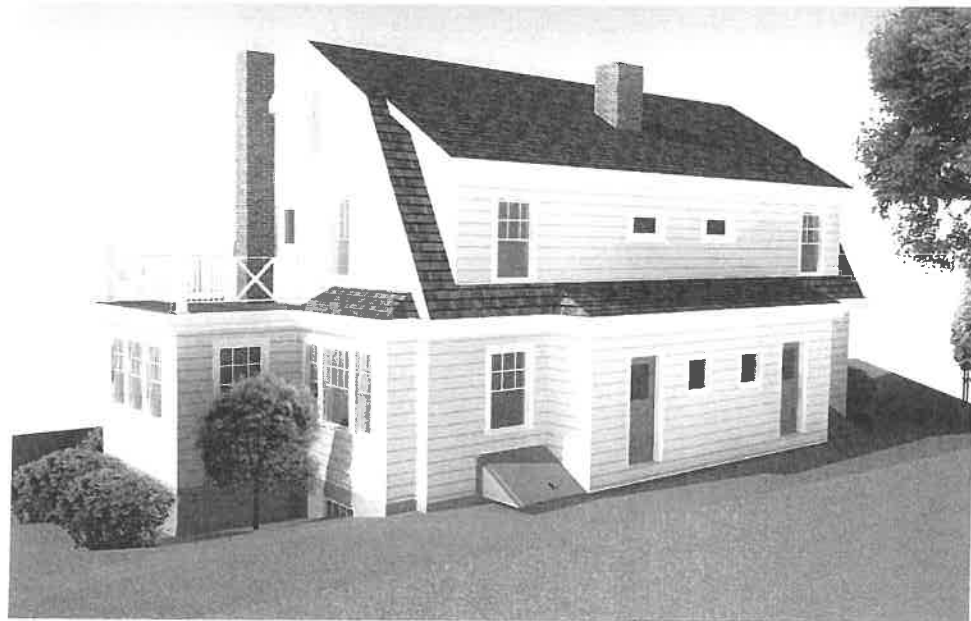


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McCarthy
RESIDENCE
99 GILBERT RD
BELMONT, MA
EXISTING EXTERIOR
ELEVATIONS 2

D54 YGS
1/8" = 1' 0" DEC 24, 2019

E-107



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70 HOUTY RD.
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DATE: 12/24/2019

NO.	DESCRIPTION	DATE

NO.	DESCRIPTION	DATE

McCARTHY
RESIDENCE

99 GILBERT RD
BELMONT, MA

EXISTING 3D IMAGES

NO.	DESCRIPTION	DATE

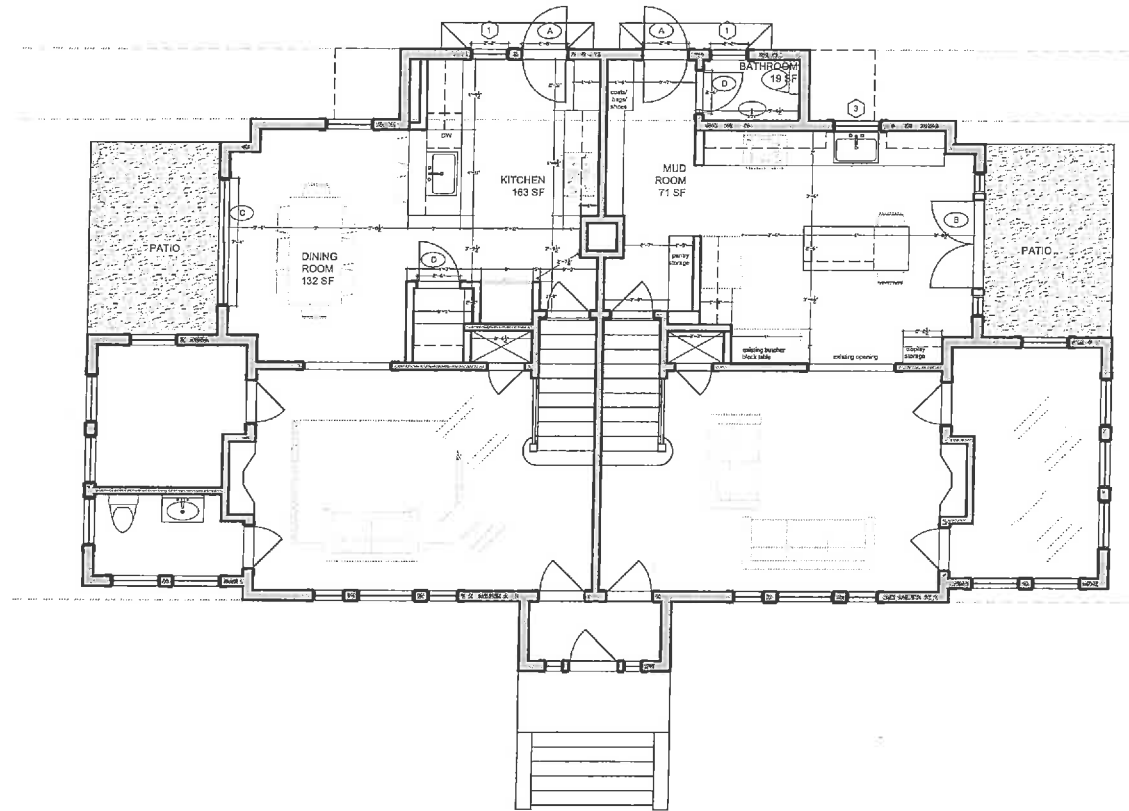
054 YGS
DEC 24, 2019

E-108

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- existing wall to remain
- new wall
- existing door to demolish
- existing door to remain
- new door
- window mark- see window schedule
- door mark- see door schedule
- interior elevations mark



1
A-101
PROPOSED FIRST FLOOR PLAN
SCALE: 1/8" = 1' 0"



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CONSULTANT

REV.	DESCRIPTION	DATE

MCCARTHY
RESIDENCE

99 GILBERT RD
BELMONT, MA

PROPOSED FIRST
FLOOR PLAN

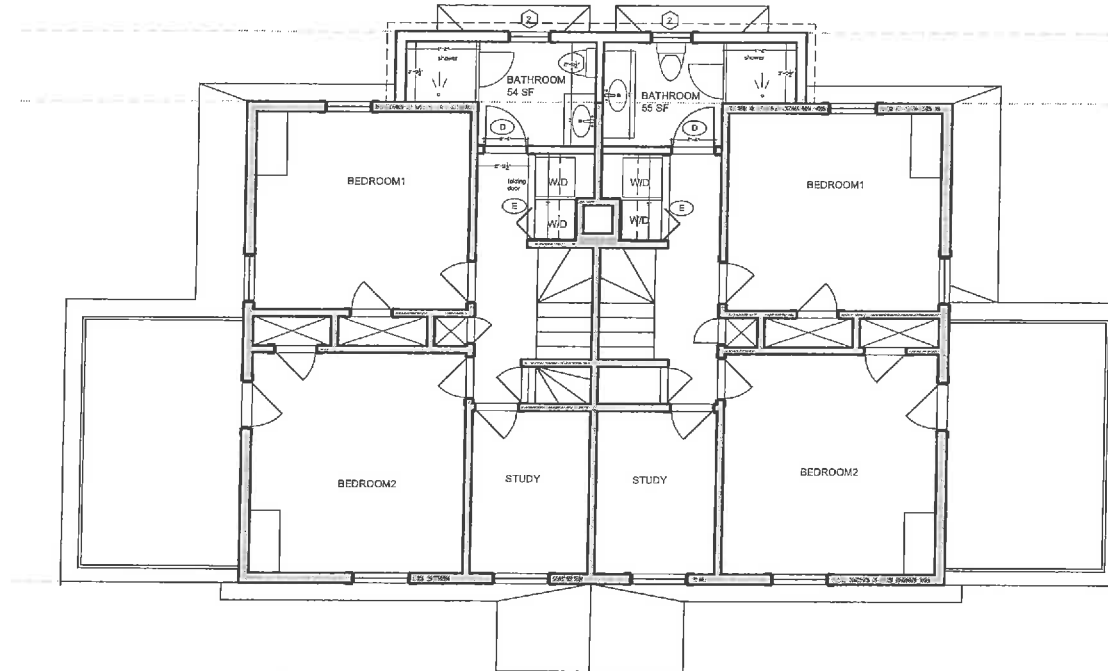


054 YGS
1/8" = 1' 0" DEC 24, 2019

A-101

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- existing wall to remain
- new wall
- existing door to demolish
- existing door to remain
- new door
- window mark- see window schedule
- door mark- see door schedule
- interior elevations mark



1
A-102
PROPOSED SECOND FLOOR PLAN
SCALE: 1/8" = 1' 0"



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DATE:

REV	DESCRIPTION	DATE

McCARATHY
RESIDENCE

39 GILBERT RD
BELMONT, MA

PROPOSED SECOND
FLOOR PLAN

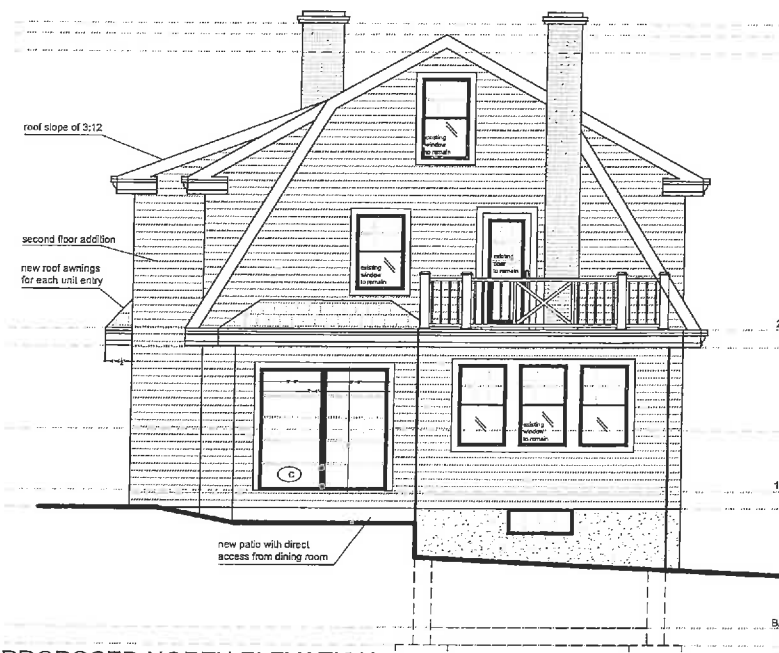
PROJECT NO.



054 YGS
1/8" = 1' 0" DEC 24, 2019

A-102

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2 PROPOSED NORTH ELEVATION
SCALE: 1/8" = 1' 0"



3 PROPOSED SOUTH ELEVATION
SCALE: 1/8" = 1' 0"



1 PROPOSED BACK ELEVATION
SCALE: 1/8" = 1' 0"



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PROJECT

NO.	DESCRIPTION	DATE

McCarthy
RESIDENCE

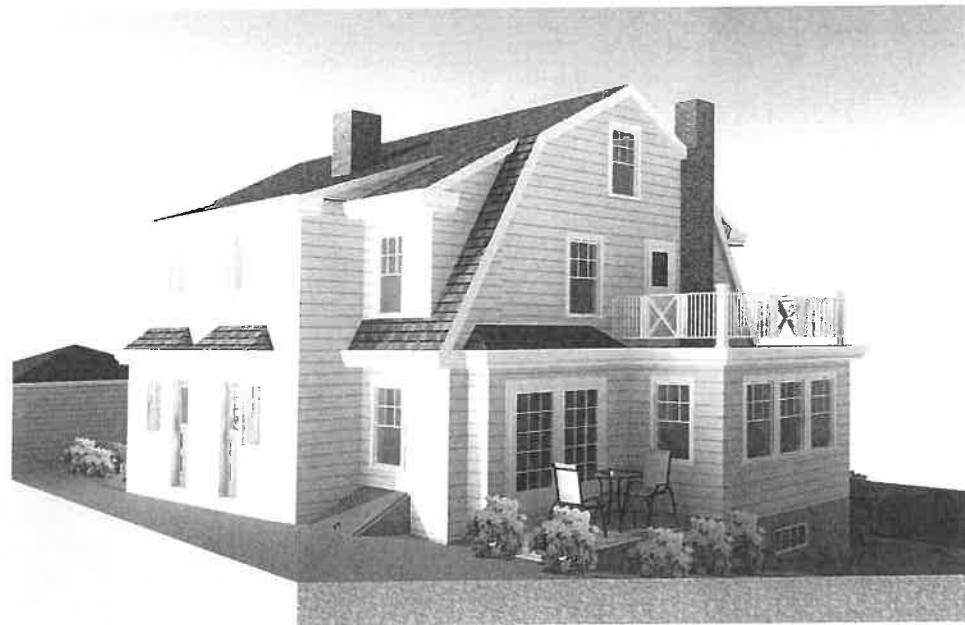
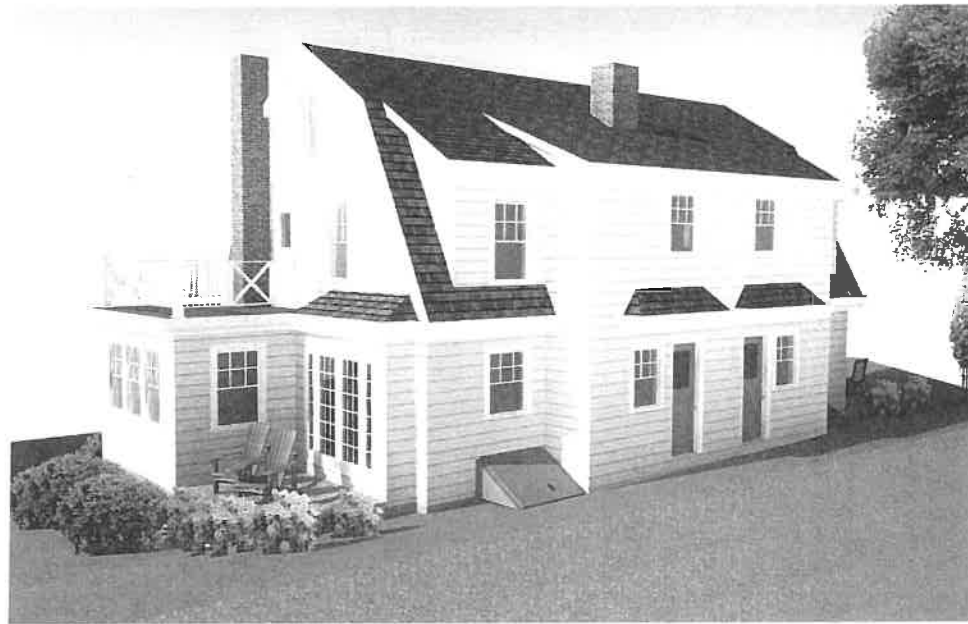
89 GILBERT RD
BELMONT, MA

PROPOSED EXTERIOR
ELEVATIONS

054 YGS
1/8" = 1' 0" DEC 24, 2019

A-105

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CONTRACT

NO.	DESCRIPTION	DATE

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RESIDENCE

99 GILBERT RD
BELMONT, MA

PROPOSED 3D IMAGES
ALTERNATIVES A, B

DATE	054	BY	YGS
DATE	DEC 24, 2019	BY	

A-107

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