

NOTICE OF PUBLIC HEARING BY THE  
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, April 5, 2021 at 7:00 PM by remote access through the Zoom app. to consider the application of Michael Grant to construct an addition at 8 Broad Street located in Single Residence C (SRC) Zoning district for Two Special Permits under §1.5 of the Zoning By-Law. Special Permits: 1.- §4.2 of the By-Law allows two and a half (2-1/2) story buildings, the existing structure is three and a half (3-1/2) stories, the lowest level of the dwelling is a basement (47.06% of the foundation walls are exposed) and is considered a story. The proposed addition is a third story addition. 2.- The existing and proposed side setback is 7.3'.

ZONING BOARD OF APPEALS



Town of Belmont  
Zoning Board of Appeals

**APPLICATION FOR A SPECIAL PERMIT**

Date: March 9, 2021

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 8 BROAD 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 better suit the needs of our family.

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

Michael R. Grant

Address

8 BROAD ST.

Belmont 02478

Daytime Telephone Number

508 725 0114



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

January 28, 2021

Mike Grant  
8 Broad Street  
Belmont, MA 02478

RE: Denial to Construct an Addition.

Dear Mr. Grant,

The Office of Community Development is in receipt of your building permit application for your proposal to construct an addition at 8 Broad Street located in a Single Residence 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 4.2.2 of the Zoning By-Law Dimensional Regulations allows 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 (47.06% of the foundation walls are exposed) and is considered a story. The proposed addition is a third story addition over the garage and a three story rear addition.
2. The existing and proposed side setback is 7.3'.

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

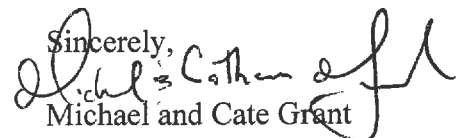
8 Broad Street Statement of Need  
Submitted by Owners Michael and Catherine Grant

My wife and I moved to Belmont after we were married in 2006, living first on the campus at Belmont Hill School, and then moving to our current location on 8 Broad Street in the spring of 2010. Since that time our family has grown rather significantly, as we now have three children, and 8 year old son and two daughters ages 10 and 12. When we moved in 2010, we renovated most of our existing structure, but left the small garage untouched. Our proposed renovations serve two primary goals. First, the garage itself needs to be replaced – the floor has cracked and crumbled beyond repair, and the stucco interior walls have so many holes we struggle to keep all manners of mice, chipmunks, and at times rats out of the space. Secondly, our family has outgrown the existing space of our home. Our soon to be teenage girls share a tiny space with one small closet. Between their studying needs, storage for clothing and athletic gear, and drastically different personalities the situation has become increasingly untenable. Furthermore, our proposed plans would allow for a mud room, office, and increased storage in our basement. With 3 growing athletes, complete with hockey, soccer, baseball and lacrosse equipment, we just do not have space for all of their daily use needs. Hockey sticks and bags and basketball shoes and balls currently resides in piles next to our dining room table when in season, while out of season baseball cleats and lacrosse sticks are stacked in our attic. The proposed mud room will provide adequate storage spaces for their athletic gear along with the jackets, boots, and hats that they utilize in everyday life. In addition, my wife has always worked from home 2 days a week, but it seems increasingly likely that even as the pandemic clears her days working from home will drastically increase. She currently works on a small table in a 3 x 7 space on the way to the attic, among storage shelves for our linens. While her company, NASDAQ, has been extraordinarily accommodating during the pandemic, she simply needs more space to fulfill the basic functions of her job. The proposed addition will allow us to create a small office space on our second floor to accommodate her work needs.

The homes immediately adjacent to our property will be most affected during the construction. We have already spoken to our immediate neighbors and they are supportive of our plans. In fact, they have signed our petition along with many other neighbors. We are fortunate to have existing landscaping that will help mitigate the effect on our direct abutters. The boundary line at the back of our lot is lined by both large trees/bushes (approximately 20 feet in height) and a fence that should help muffle the noise and block site lines of our project. We also are committed to making our house blend into the character of the neighborhood, and our proposed renovations should fit into the design and character of both the homes that surround us and throughout the town of Belmont. Finally, the duration of the construction should be relatively short, and the imposition on neighbors minimal. In summary, we do not think that our proposed construction will have a negative impact on our abutting properties or the neighborhood.

Lastly, since moving to town in 2006 we have made every effort to contribute to the Belmont community. Mike has spent countless hours coaching town and travel sports for our children and their friends – coaching soccer, basketball and baseball teams in all three seasons. Our children have all attended Winnbrook School, and now Chenery, where we both have volunteered in any number of ways to help the school community – from library duty, to spelling bees, and all other sorts of classroom activities. This winter, Cate helped lead a fundraiser for the Food Pantry which resulted in a 2300\$ donation during the December holidays. As a family, we are committed to the town and have tried to do our part to contribute to make our community better.

We greatly appreciate your time and consideration, and look forward to a hopefully positive response.

Sincerely,  
  
Michael and Cate Grant

# Zoning Compliance Check List

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



Property Address: 8 BROAD ST

Surveyor Signature and Stamp: *Clifford E. Rober* Date: 12/14/20

## Per §4.2 of the Zoning By-Law

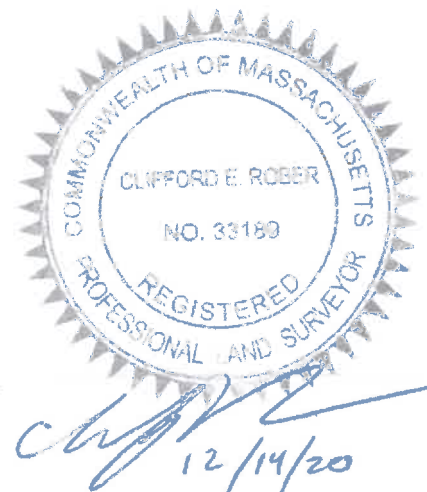
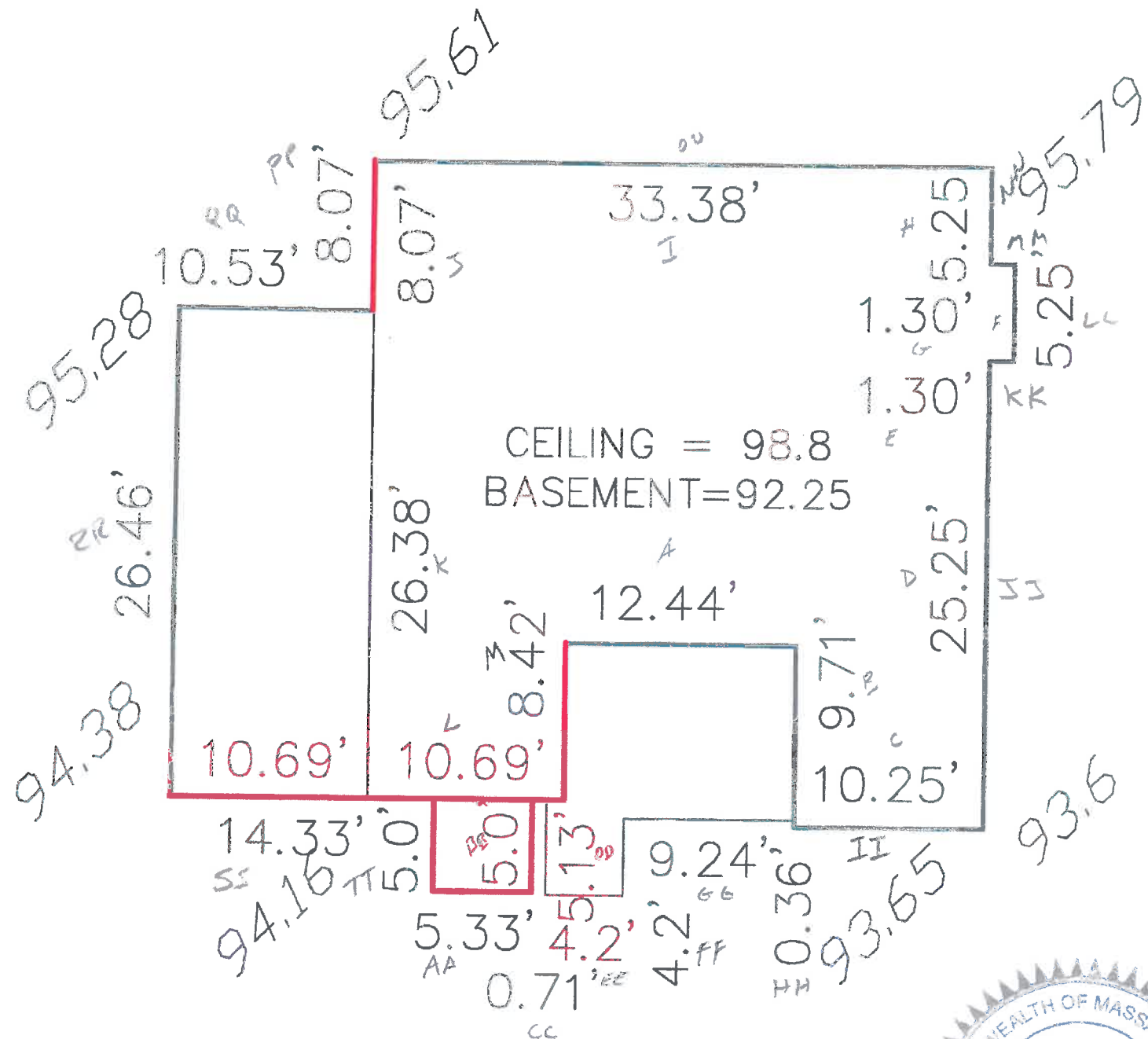
Per §4.2 of the Zoning By-Law									
		REQUIRED		EXISTING		PROPOSED			
Lot Area (sq. ft.)		9000		7523		—			
Lot Frontage (feet)		75'		60'		—			
Lot Coverage (% of lot)		25%		17.8		20.0			
Open Space (% of lot)		50%		76.1		73.9			
Setbacks: (feet)	➤ Front <sup>(a)</sup>	20.5'		20.5		—			
	➤ Side/Side	10'	10'	7.3	7.3	—	7.3		
	➤ Rear	30'		66.9		70.1			
Building Height:	➤ Midpoint (feet)	30'		25.3		—			
	➤ Ridge (feet)	—		29.32		21.3		FLAT	
	➤ Stories	2 1/2		3		3			
1/2 Story (feet) (Per §1.4)	➤ Perimeter (50%)								
	➤ Area (60%)								
	➤ Length (75%)								
HVAC <sup>(b)</sup>		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.

R6339  
8 BROAD STREET  
12/16/2020  
PROPOSED



Segment	Segment From Existing Grade	Segment From New Grade	Segment To Existing Grade	Segment To New Grade	Segment Length	Avg Existing	Avg New	Difference
AA	94.16	94.16	94.16	94.16	5.33	501.8728	501.8728	0.00
BB	94.16	94.16	94.16	94.16	5	470.8	470.8	0.00
CC	94.16	94.16	94.16	94.16	0.71	66.8536	66.8536	0.00
DD	94.16	94.16	93.65	93.65	5.13	481.7327	481.7327	0.00
EE	93.65	93.65	93.65	93.65	4.2	393.33	393.33	0.00
FF	93.65	93.65	93.65	93.65	4.2	393.33	393.33	0.00
GG	93.65	93.65	93.65	93.65	9.24	865.326	865.326	0.00
HH	93.65	93.65	93.65	93.65	0.36	33.714	33.714	0.00
I	93.65	93.65	93.6	93.6	10.25	959.6563	959.6563	0.00
J	93.6	93.6	95.79	95.79	25.25	2391.049	2391.049	0.00
KK	95.79	95.79	95.79	95.79	1.3	124.527	124.527	0.00
LL	95.79	95.79	95.79	95.79	5.25	502.8975	502.8975	0.00
MM	95.79	95.79	95.79	95.79	1.3	124.527	124.527	0.00
NN	95.79	95.79	95.79	95.79	5.25	502.8975	502.8975	0.00
OO	95.79	95.79	95.61	95.61	33.38	3194.466	3194.466	0
PP	95.61	95.61	95.61	95.61	8.07	771.5727	771.5727	0
QQ	95.61	95.61	95.28	95.28	10.53	1005.036	1005.036	0
RR	95.28	95.28	94.38	94.38	26.46	2509.202	2509.202	0
SS	95.28	95.28	94.38	94.38	14.33	1358.914	1358.914	0
T	95.28	95.28	94.38	94.38	5	474.15	474.15	0
					180.54	17125.85	17125.85	0

Ceiling Height:	6.55
Basement Floor Elevation	92.25
Ceiling Elevation	98.8
Perimeter Total Length	180.54
Total Perimeter Square Foot	1182.54
Average Existing Grade	94.86
New Average Grade	94.86
Difference in Grade in feet	0.00

% Covered using Avg Grade 39.83%



Segment	Ceiling Elevation	Elevation From	Elevation To	Ceiling Length	Ceiling Height	Square Footage	Exposed Square Footage	% Covered
A	98.8	94.16	93.65	12.44	6.55	81.48	60.89	25.27%
B	98.8	93.65	93.65	9.71	6.55	63.60	50.01	21.37%
C	98.8	93.65	95.79	10.25	6.55	67.14	41.82	37.71%
D	98.8	95.79	95.79	25.25	6.55	165.39	76.00	54.05%
E	98.8	95.79	95.79	1.30	6.55	8.52	3.91	54.05%
F	98.8	95.79	95.79	5.25	6.55	34.3875	15.8025	54.05%
G	98.8	95.79	95.79	1.3	6.55	8.515	3.913	54.05%
H	98.8	95.79	95.79	5.25	6.55	34.3875	15.8025	54.05%
I	98.8	95.79	95.61	33.38	6.55	218.639	103.478	52.67%
J	98.8	95.61	95.61	8.07	6.55	52.8585	25.7433	51.30%
K	98.8	98.8	98.8	26.38	6.55	172.789	0	1.0000
L	98.8	94.16	94.16	10.69	6.55	70.02	49.60	29.16%
M	98.8	94.16	94.16	8.42	6.55	55.151	39.0688	29.16%
	98.8			157.69	6.55	1032.87	486.05	52.94%

Ceiling Height:	6.55	<- enter
Basement Floor Elevation	92.25	<- enter
Ceiling Elevation	98.8	
Perimeter Total Length	157.69	
Total Perimeter Square Foot	1032.87	
Exposed Square Footage	486.05	
% Covered	52.94%	<- result

North	South	East	West
0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00







**Rojas**

# 8 BROAD STREET

ADDITION & RENOVATIONS

8 BROAD STREET  
BELMONT, MA 02478

PERMIT SET  
12/30/2020

SHEET LIST	
Sheet Number	Sheet Title
	COVER SHEET
EX- 01	EXISTING FIRST FLOOR PLAN
EX- 02	EXISTING SECOND FLOOR PLAN
EX- 03	EXISTING FRONT (NORTH) ELEVATION - BROAD STREET
EX- 04	EXISTING SIDE (WEST) ELEVATION
EX- 05	EXISTING REAR (SOUTH) ELEVATION
A- 01	PROPOSED FIRST FLOOR PLAN
A- 02	PROPOSED SECOND FLOOR PLAN
A- 03	PROPOSED BASEMENT FLOOR PLAN
A- 04	PROPOSED FRONT (NORTH) ELEVATION - BROAD STREET
A- 05	PROPOSED SIDE (WEST) ELEVATION
A- 06	PROPOSED REAR (SOUTH) ELEVATION
A- 07	BUILDING SECTIONS & WALL TYPES

Owner

Catherine Grant  
Michael Grant  
8 Broad Street  
Belmont MA 02478

Architecture | BIM | Interior Design |  
Landscape Architecture

Rojas Design, Inc.

46 Waltham Street - Suite 2A  
Boston MA 02118

(617) 720-4100  
www.rojasdesigninc.com

Surveyor

Rober Survey

1072A Massachusetts Avenue  
Arlington MA 02476

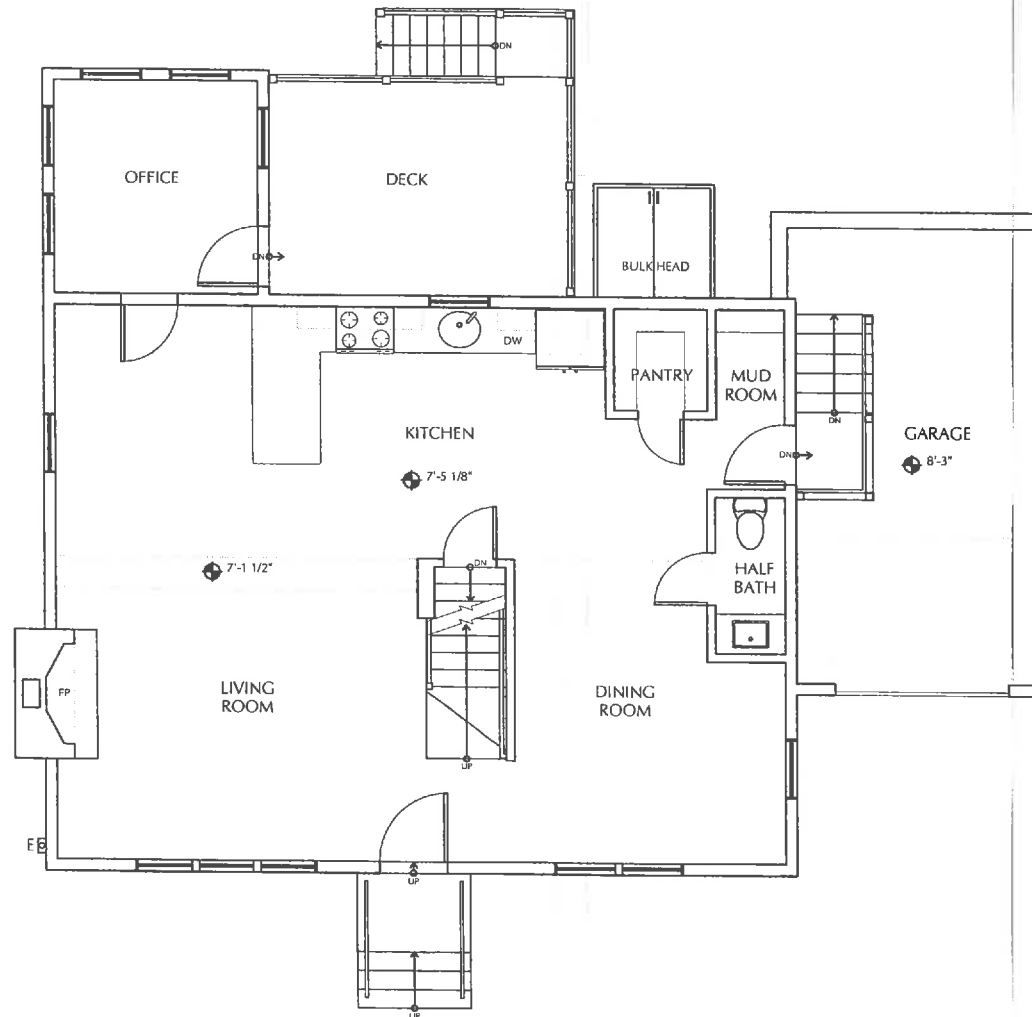
(781) 648-5533

General Contractor

Rocha Construction

67 Sherman Street  
Belmont MA 02478

(617) 594-2367



1 EXISTING FIRST FLOOR PLAN

SCALE: 3/16" = 1'

8  
BROAD  
STREET  
BELMONT MA  
02478

ADDITION &  
RENOVATIONS

Job: 2899  
Date: 12/30/2020  
Scale: AS NOTED  
Drawn: ISP  
Checked: ATR

EXISTING FIRST  
FLOOR PLAN

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Landscape Architecture  
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EX-01

8  
BROAD  
STREET  
BELMONT MA  
02478

ADDITION &  
RENOVATIONS

Job: 2899  
Date: 12/30/2020  
Scale: AS NOTED  
Drawn: ISP  
Checked: ATR

EXISTING SECOND  
FLOOR PLAN

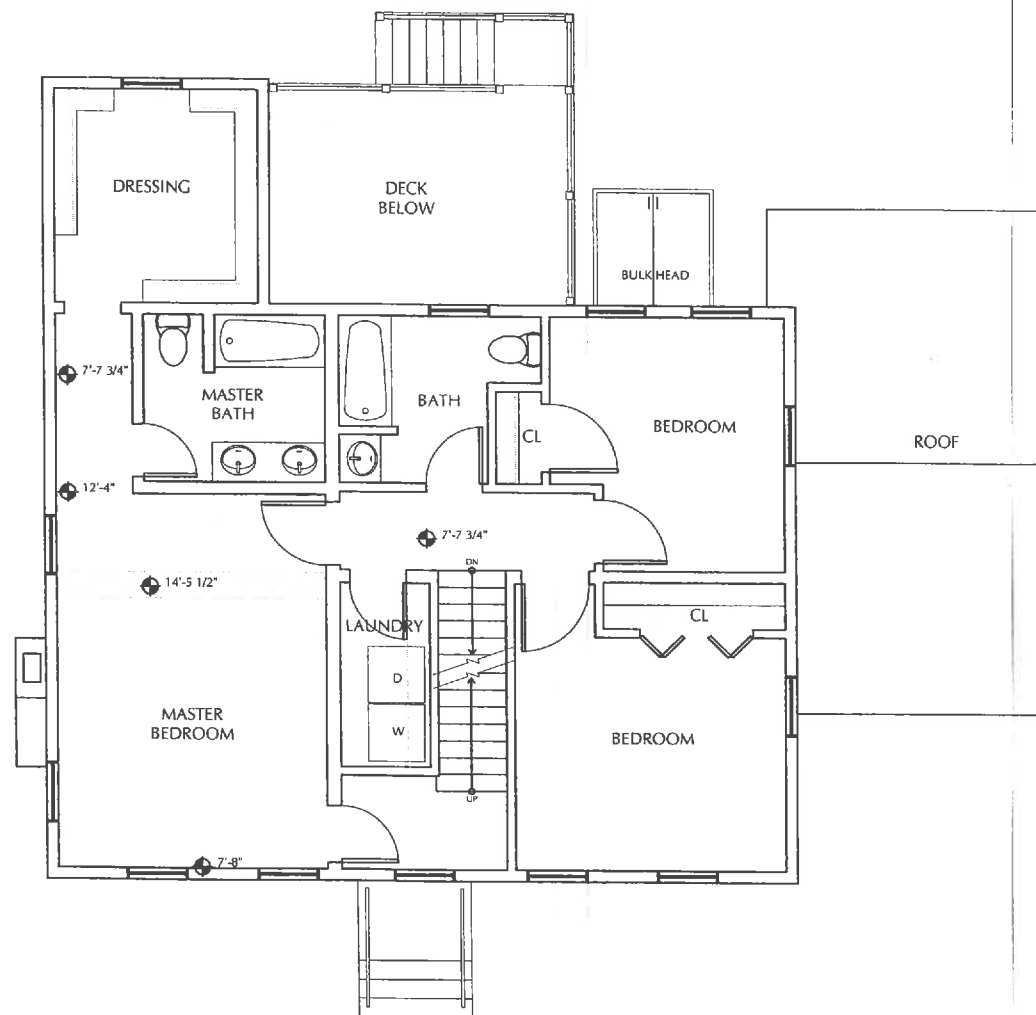
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EX-02



1 EXISTING SECOND FLOOR PLAN

SCALE: 3/16" = 1'

8  
BROAD  
STREET  
BELMONT MA  
02478

ADDITION &  
RENOVATIONS

Job: 2899  
Date: 12/30/2020  
Scale: AS NOTED  
Drawn: ISP  
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EXISTING FRONT  
(NORTH)  
ELEVATION

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EX-03



1 EXISTING FRONT (NORTH) ELEVATION

8  
BROAD  
STREET  
BELMONT MA  
02478

ADDITION &  
RENOVATIONS

Job: 2899  
Date: 12/30/2020  
Scale: AS NOTED  
Drawn: ISP  
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EXISTING SIDE  
(WEST) ELEVATION

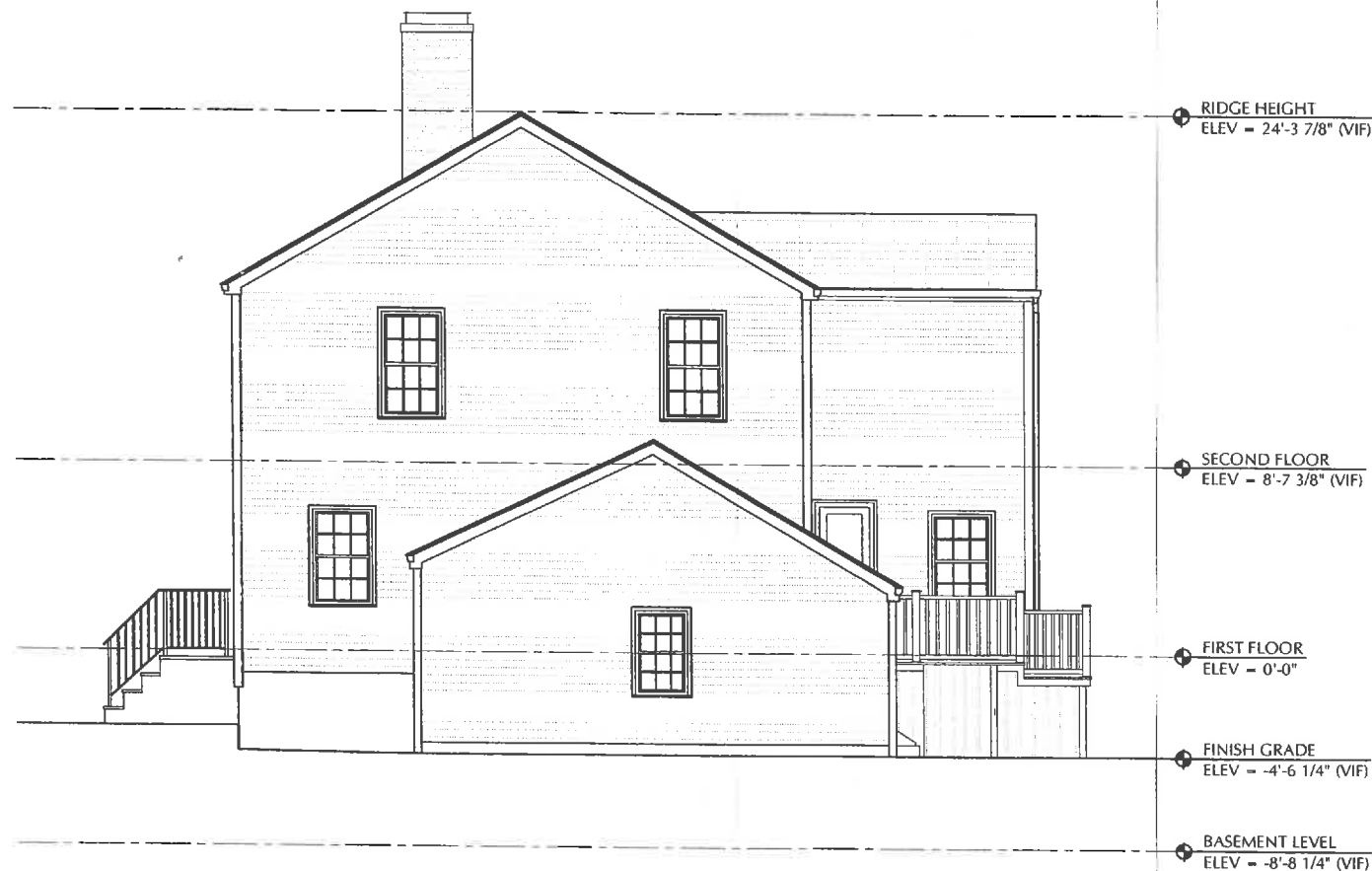
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11/20/2020

EX-04



1 EXISTING SIDE (WEST) ELEVATION

SCALE: 3/16" = 1'

8  
BROAD  
STREET  
BELMONT MA  
02478

ADDITION &  
RENOVATIONS

Job: 2899  
Date: 12/30/2020  
Scale: AS NOTED  
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EXISTING REAR  
(SOUTH) ELEVATION

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EX-05



1 EXISTING REAR (SOUTH) ELEVATION

SCALE: 3/16\" = 1'



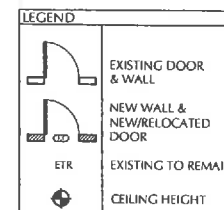
## ADDITION & RENOVATIONS

PROPOSED SECOND  
FLOOR PLAN

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A-02



### 1 PROPOSED SECOND FLOOR PLAN

SCALE: 3/16" = 1'





8  
BROAD  
STREET  
BELMONT MA  
02478

ADDITION &  
RENOVATIONS

Job: 2899  
Date: 12/30/2020  
Scale: AS NOTED  
Drawn: ISP  
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PROPOSED  
BASEMENT  
FLOOR PLAN

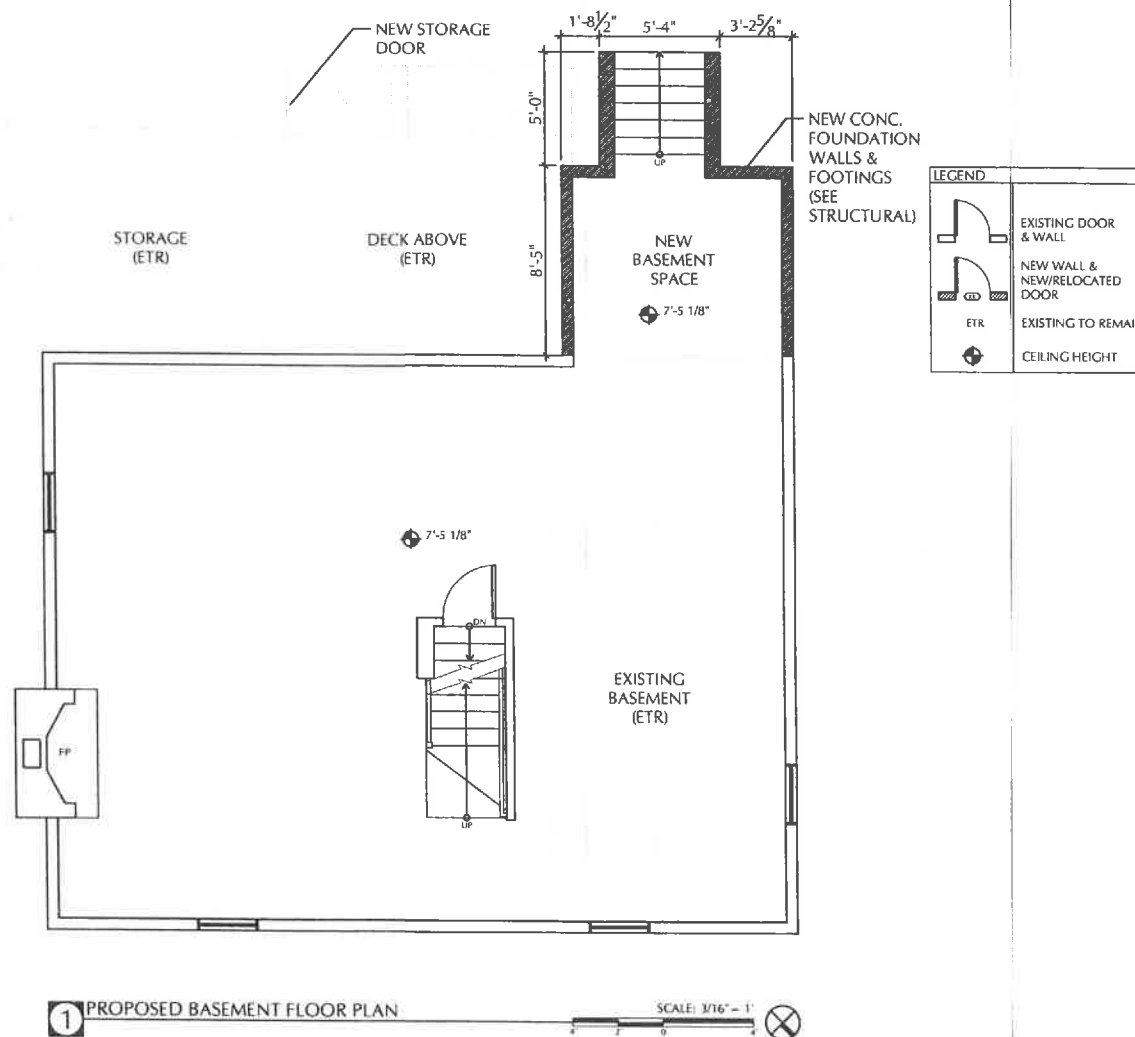
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A-03



## ADDITION & RENOVATIONS

Job:	2899
Date:	12/30/2020
Scale:	AS NOTED
Drawn:	ISP
Checked:	ATR

PROPOSED FRONT  
(NORTH)  
ELEVATION

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[illegible]

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A-04



1 PROPOSED FRONT (NORTH) ELEVATION

SCALE: 3/16" = 1'



8  
BROAD  
STREET  
BELMONT MA  
02478

ADDITION &  
RENOVATIONS

Job: 2899  
Date: 12/30/2020  
Scale: AS NOTED  
Drawn: ISP  
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PROPOSED SIDE  
(WEST) ELEVATION

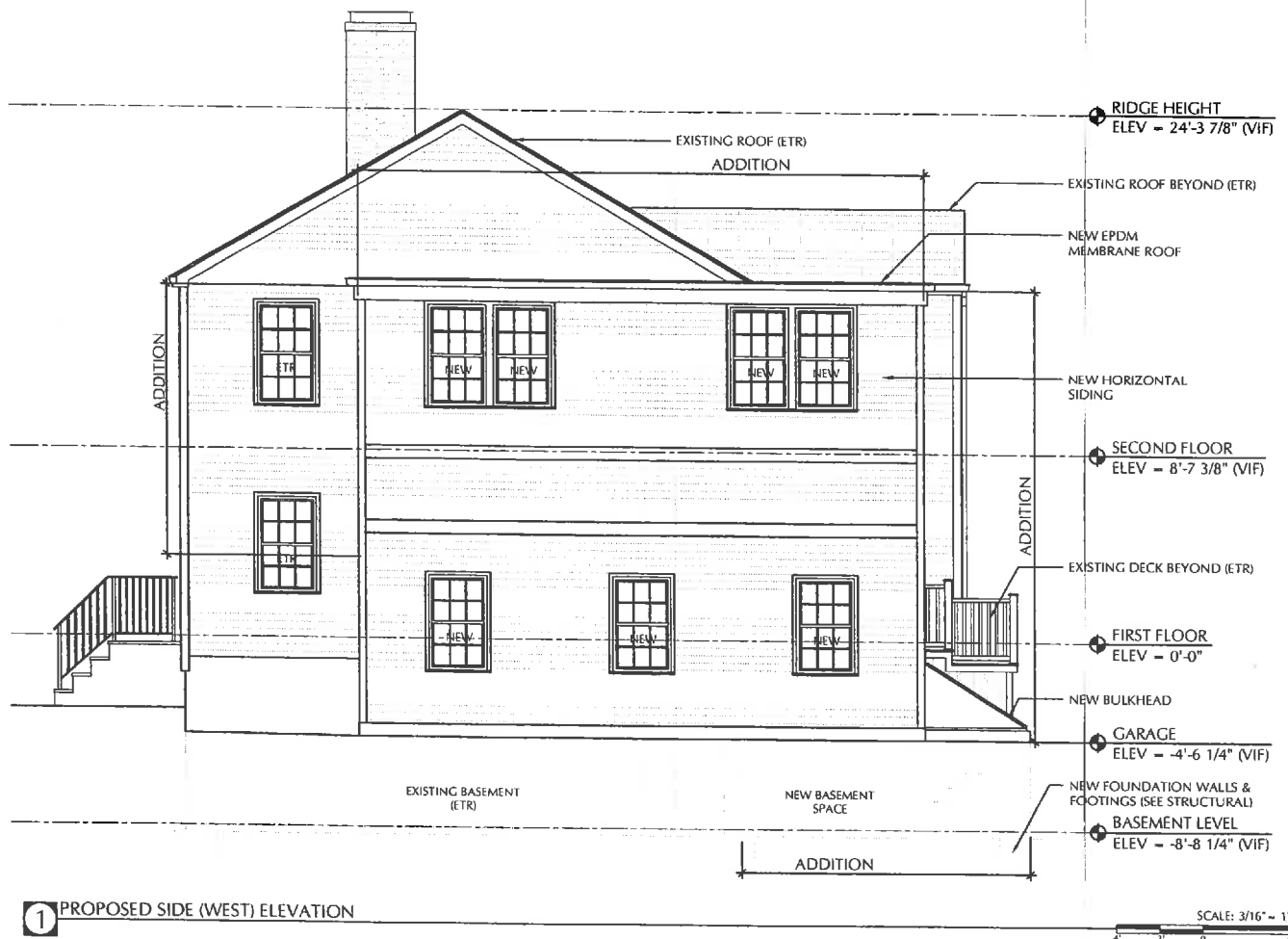
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A-05



8  
BROAD  
STREET  
BELMONT MA  
02478

ADDITION &  
RENOVATIONS

Job: 2899  
Date: 12/30/2020  
Scale: AS NOTED  
Drawn: ISP  
Checked: ATR

PROPOSED REAR  
(SOUTH) ELEVATION

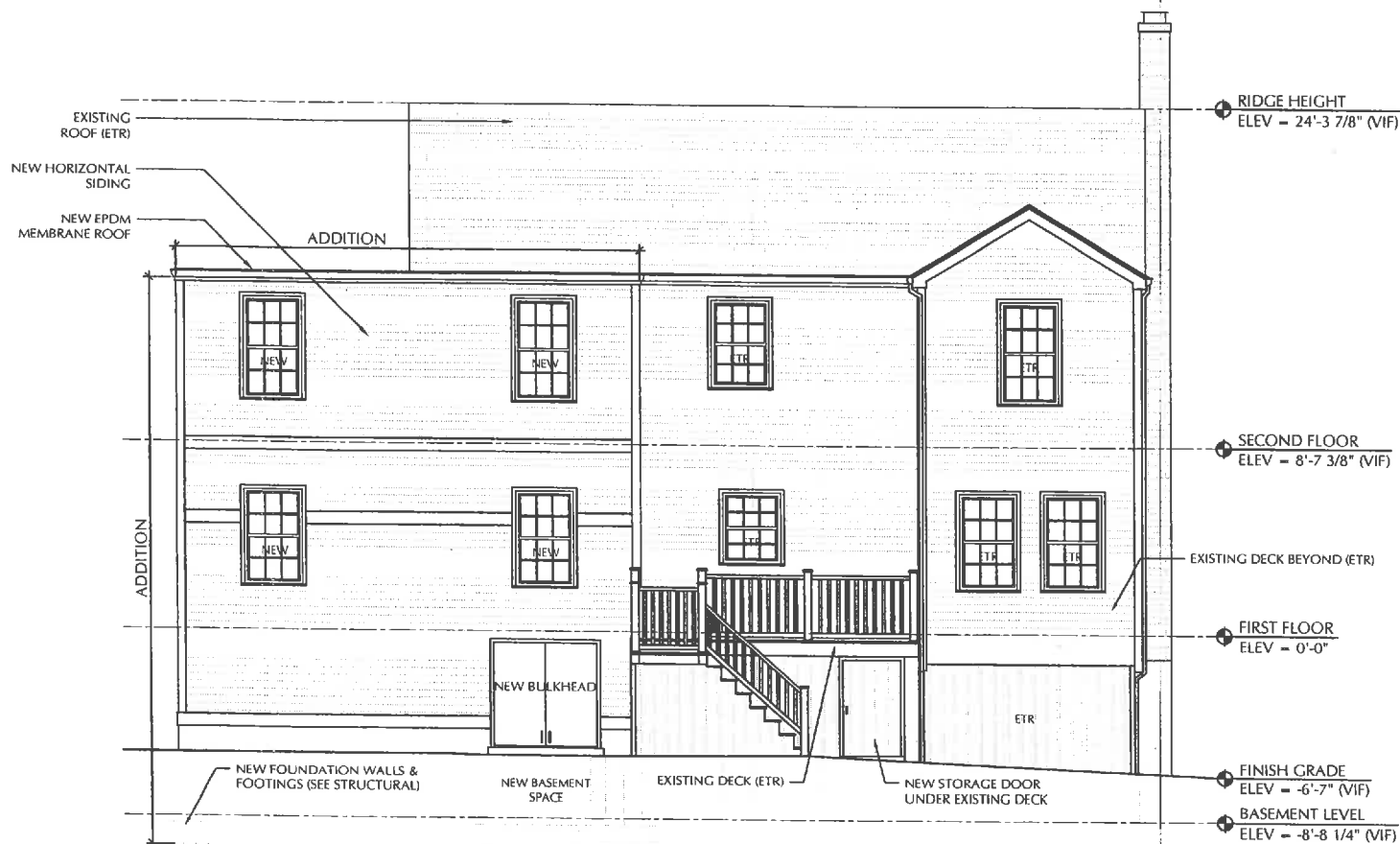
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Architects  
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Landscape Architecture  
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We warrant that the design is in accordance with the requirements of the applicable laws, regulations, codes, and standards, and that the design is based on the information provided to us by the client. We warrant that the design is based on the information provided to us by the client, and that we have not been negligent in our professional services. We warrant that the design is based on the information provided to us by the client, and that we have not been negligent in our professional services.

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A-06



1 PROPOSED REAR (SOUTH) ELEVATION

SCALE: 3/16\" = 1'

8  
BROAD  
STREET  
BELMONT MA  
02478

ADDITION &  
RENOVATIONS

Job: 2899  
Date: 12/30/2020  
Scale: AS NOTED  
Drawn: ISP  
Checked: ATR

BUILDING  
SECTIONS & WALL  
TYPES

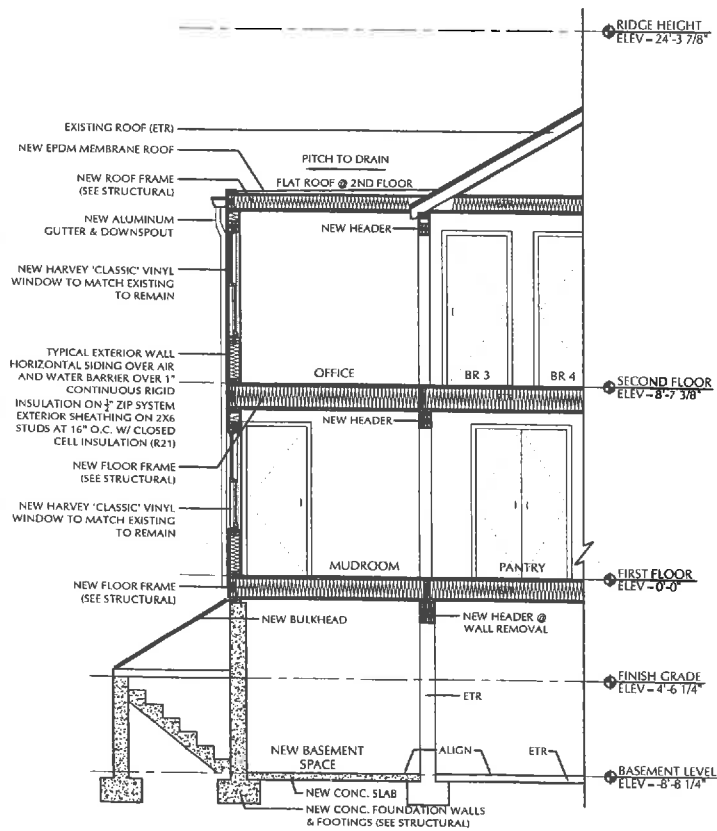
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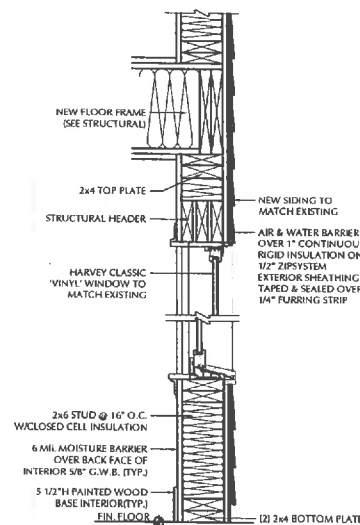
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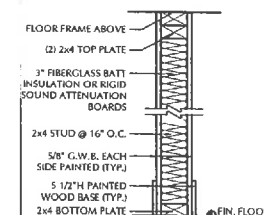
A-07



1 BUILDING SECTION 1 SCALE: 3/16" = 1'



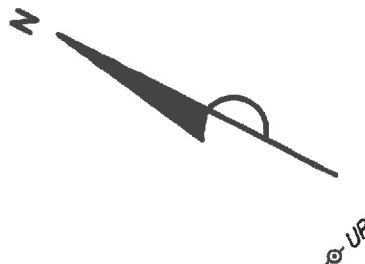
2 TYPICAL EXTERIOR WALL NTS



3 TYPICAL INTERIOR PARTITION NTS

I have reviewed the Architectural Plans and Elevations (12/30/2020) presented to me by Cate and Michael Grant detailing the proposed improvements to their property. I support the Grant's proposed improvements and offer no objection to this project. I request that the Belmont Zoning Board of Appeals approve the Grant's proposed project which will benefit their neighborhood and the Town of Belmont as a whole.

[illegible]



DWG. NO. 6339PP1.DWG