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BELMONT, MA

2021 JUL -1 AM 11:24

CASE NO. 21-21

NOTICE OF PUBLIC HEARING BY THE
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 19, 2021 at 7:00 PM by remote access through the Zoom app. to consider the application of Daniell G. Stevens for One Special Permit under §1.5 of the Zoning By-Law to construct dormers at 3 Chestnut Street located in a General Residence (GR) Zoning District. §1.5.4A of the By-Law allows any alterations or expansions in the GR district by a Special permit granted by the Board of Appeals.

ZONING BOARD OF APPEALS

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Town of Belmont
Zoning Board of Appeals

APPLICATION FOR A SPECIAL PERMIT

Date: June 16, 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 3 Chestnut 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 the purpose of changing the existing roof line to create a hip roof with gable ends. See attached statement for further details

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

Daniell Stevens, Naomi Tokisue-Stevens
Daniell & Stevens
3 Chestnut St
Belmont MA 02478
617-489-1365



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 23, 2021

Daniell G. Stevens
3 Chestnut Street
Belmont, MA 02478

RE: Denial to Construct Dormers

Dear Mr. Stevens,

The Office of Community Development is in receipt of your building permit application for the construction of dormers at 3 Chestnut Street 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 and expansions in the General Residence zoning 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 Zoning By-Law and resubmit for a building permit 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 at (617)-993-2666 to schedule an appointment with the Planning Staff to begin the process.

Sincerely,

Glenn R. Clancy, P.E.
Inspector of Buildings

Request for a Special Permit: Change Roof Line

3 Chestnut Street

Belmont, MA 02478

Owners: Daniell G. Stevens and Naomi Tokisue-Stevens

We are applying for a Special Permit to modify the shape of the existing roof line of our property to a hip roof with gable ends. This is being done in conjunction with dormers being added to the third floor of the property as of right. Because the shape of the roof is being modified, a special permit is required.

Changing the roof line does not extend any existing nonconformity nor does it create a new nonconformity. The existing roof height is approximately 27.4 feet and the proposed design of the new roof height will be 30.7 feet, which is below the current zoning bylaw maximum height of 33 feet. In addition, many houses on the street and in the neighborhood already have dormers and hip roofs with gabled ends and therefore our proposed project is not substantially more detrimental than the existing nonconforming use to the neighborhood and the proposed change will be in keeping with the character of the neighborhood of Chestnut Street.

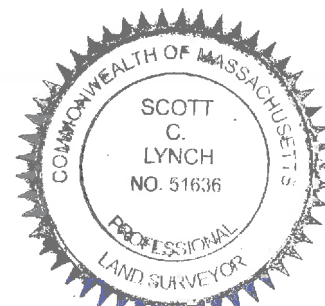
We first purchased this property in 2005. At the time, we had one child who was about year old. We now have two growing teenage boys, ages 15 and 17. Our boys sleep in the third floor and practice their musical instruments there. Currently there is inadequate air flow as one room on the third floor has only a window air conditioning unit and it becomes extremely hot in the summer.

Also, the interior ceiling height is very low. One cannot stand at the toilet due to the slope of the ceiling. Our proposed work will allow our family, especially our children, to live more comfortably on the third floor by creating better air flow by adding more windows to the third floor as well as creating more space for our children to further their musical studies. The project will also provide a much needed additional bathroom which will enhance our family life considerably.

We believe that the proposed project is in keeping with the character of the neighborhood and will not be detrimental to the community. Additionally, the proposed project will allow our family to live more comfortably in our home by bringing the third floor into conformance with more modern living standards. We have also spoken with our direct neighbors (abutters) and no one has expressed any opposition to our proposal. We hope that the board will grant us the requested relief.

Sincerely,
Daniell G. Stevens &
Naomi Tokisue-Stevens

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



Property Address: 1-3 Chestnut Street

Surveyor Signature and Stamp: Scott Lynch

Date: 10/19/2020

Per §4.2 of the Zoning By-Laws

		REQUIRED	EXISTING	PROPOSED
Lot Area (sq. ft.)		7000	4,390	—
Lot Frontage (feet)		70	51.72	—
Lot Area/Unit (sq. ft./d.u.)		3500		
Lot Coverage (% of lot)		30%	31.9%	—
Open Space (% of lot)		40%	45.8%	—
Setbacks: (feet)	➤ Front	15.25'	12.4	—
	➤ Side/Side	10' 10'	16.0 11.7	14.5' 13.1'
	➤ Rear	15.2'	10.8	—
Building Height:	➤ Feet	33'	27.4	30.0'
	➤ Stories	2 1/2	2 1/2	—
1/2 Story (feet) (Per §1.4)	➤ Perimeter			
	➤ Area			
	➤ Length			

Per §6D of the Zoning By-Laws

		REQUIRED	EXISTING	PROPOSED
Front Doors:	➤ Face Street			
	➤ Setback			
Curb Cut				
HVAC:	➤ Front Yard			
	➤ Side/Rear Setbacks			

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

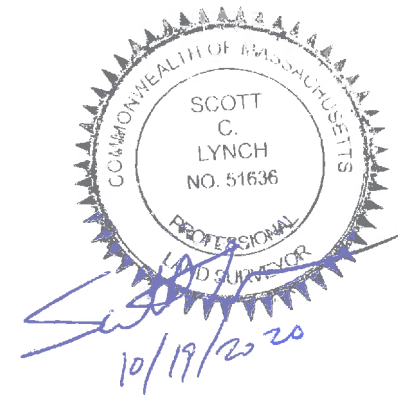


CHESTNUT STREET

DATE _____

Segment	Ceiling Elevation	Elevation From	Elevation To	Ceiling Length	Ceiling Height	Square Footage	Exposed Square Footage	% Covered
A	99	96.3	96	26.32	6.8	178.98	75.01	58.09%
B	99	96	95.6	43.54	6.8	296.07	139.33	52.94%
C	99	95.6	96.42	12.55	6.8	85.34	37.52	56.03%
D	99	96.42	96.42	4.08	6.8	27.74	10.53	62.06%
E	99	96.42	96.6	6.32	6.8	42.98	15.74	63.38%
F	99	96.6	96.6	4.29	6.8	29.172	10.296	64.71%
G	99	96.6	97.1	10.93	6.8	74.324	23.4995	68.38%
H	99	97.1	97.1	3.93	6.8	26.724	7.467	72.06%
I	99	97.1	97.1	5.77	6.8	39.236	10.963	72.06%
J	99	97.1	97.1	3.93	6.8	26.724	7.467	72.06%
K	99	97.1	96.3	20.01	6.8	136.068	46.023	66.18%
	99			141.67	6.8	963.36	383.84	60.16%

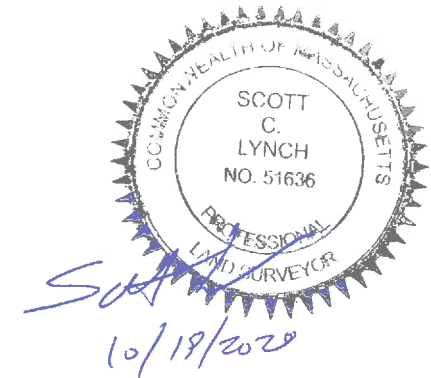
Ceiling Height:	6.8	<- enter	North	South	East	West
Basement Floor Elevation	92.2	<- enter	#REF!	#REF!	#REF!	#REF!
Ceiling Elevation	99		#REF!	#REF!	#REF!	#REF!
Perimeter Total Length	141.67		0.00	0.00	0.00	0.00
Total Perimeter Square Foot	963.36		0.00	0.00	0.00	0.00
Exposed Square Footage	383.84		0.00	0.00	0.00	0.00
% Covered	60.16%	<- result	#REF!	#REF!	#REF!	#REF!
			#REF!	#REF!	#REF!	#REF!
			#REF!	#REF!	#REF!	#REF!
			#REF!	#REF!	#REF!	#REF!
			#REF!	#REF!	#REF!	#REF!
			#REF!	#REF!	#REF!	#REF!

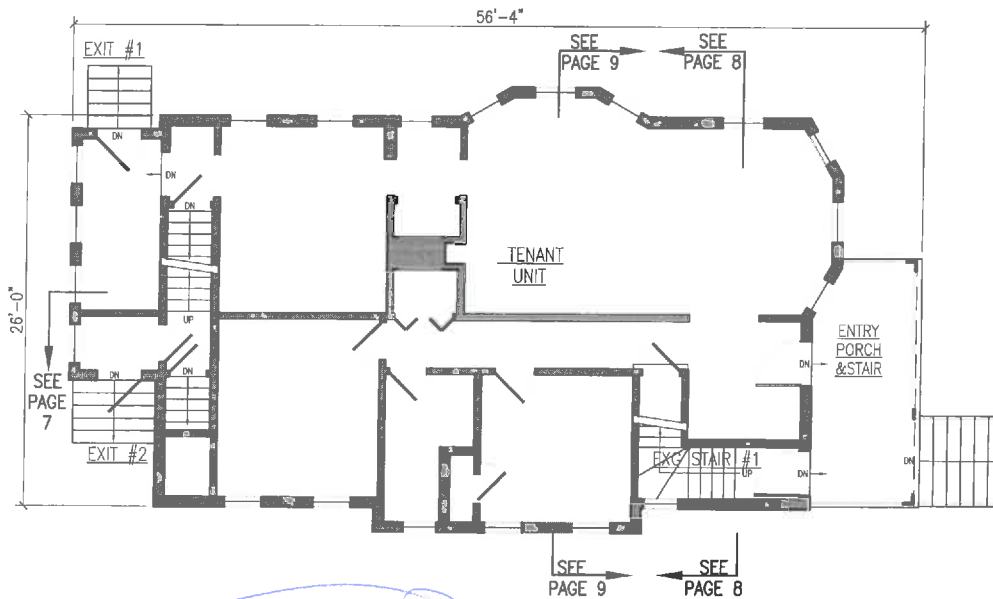


Segment	Segment From Existing		Segment From New		Segment To		Segment To		Segment Length	Avg		Difference
	Grade	Grade	Grade	Grade	Existing	New	Existing	New		Existing	New	
AA		96.3		96.3	96.3	96.3	1.17	112.671	112.671	0.00		
BB		96.3		96.3	96.3	96.3	5.62	541.206	541.206	0.00		
CC		96.3		96.3	96	96	16.39	1575.899	1575.899	0.00		
DD		96		96	96	96	5.62	539.52	539.52	0.00		
EE		96		96	96	96	8.76	840.96	840.96	0.00		
FF		96		96	96	96	14.49	1391.04	1391.04	0.00		
GG		96		96	96	96	1.57	150.72	150.72	0.00		
HH		96		96	95.6	95.6	17.84	1709.072	1709.072	0.00		
II		95.6		95.6	95.6	95.6	1.54	147.224	147.224	0.00		
JJ		95.6		95.6	95.6	95.6	11.2	1070.72	1070.72	0.00		
KK		95.6		95.6	95.6	95.6	0.25	23.9	23.9	0.00		
LL		95.6		95.6	95.41	95.41	6.52	622.6926	622.6926	0.00		
MM		95.41		95.41	95.94	95.94	16.37	1566.2	1566.2	0.00		
NN		95.94		95.94	96.42	96.42	4.43	426.0774	426.0774	0.00		
OO		96.42		96.42	96.6	96.6	5.75	554.9325	554.9325	0		
PP		96.6		96.6	96.6	96.6	4.29	414.414	414.414	0		
QQ		96.6		96.6	97.1	97.1	10.93	1058.571	1058.571	0		
RR		97.1		97.1	97.1	97.1	3.93	381.603	381.603	0		
SS		97.1		97.1	97.1	97.1	5.77	560.267	560.267	0		
TT		97.1		97.1	97.1	97.1	3.93	381.603	381.603	0		
UU		97.1		97.1	96.3	96.3	20.01	1934.967	1934.967	0		
							166.38	16004.26	16004.26	0		

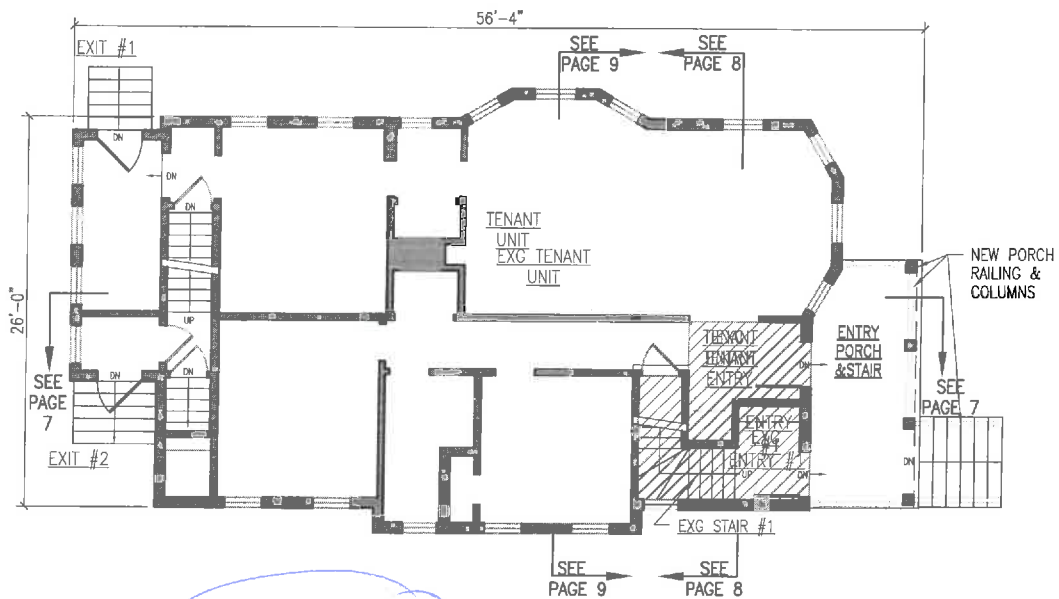
Ceiling Height:	6.8
Basement Floor Elevation	92.2
Ceiling Elevation	99
Perimeter Total Length	166.38
Total Perimeter Square Foot	1131.38
Average Existing Grade	96.19
New Average Grade	96.19
Difference in Grade in feet	0.00

% Covered using Avg Grade 58.69%





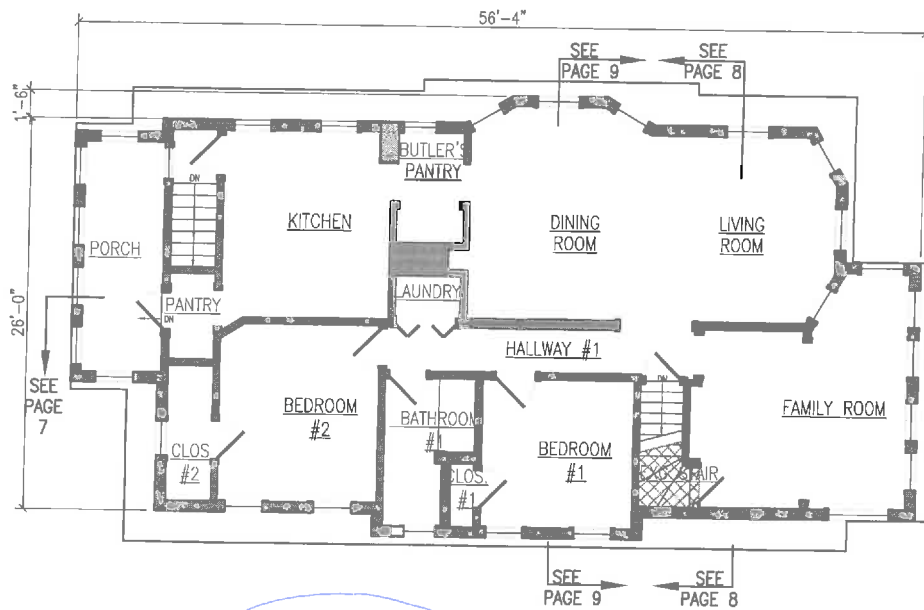
1ST FLOOR PLAN - **EXISTING** - 1/8"=1'-0"



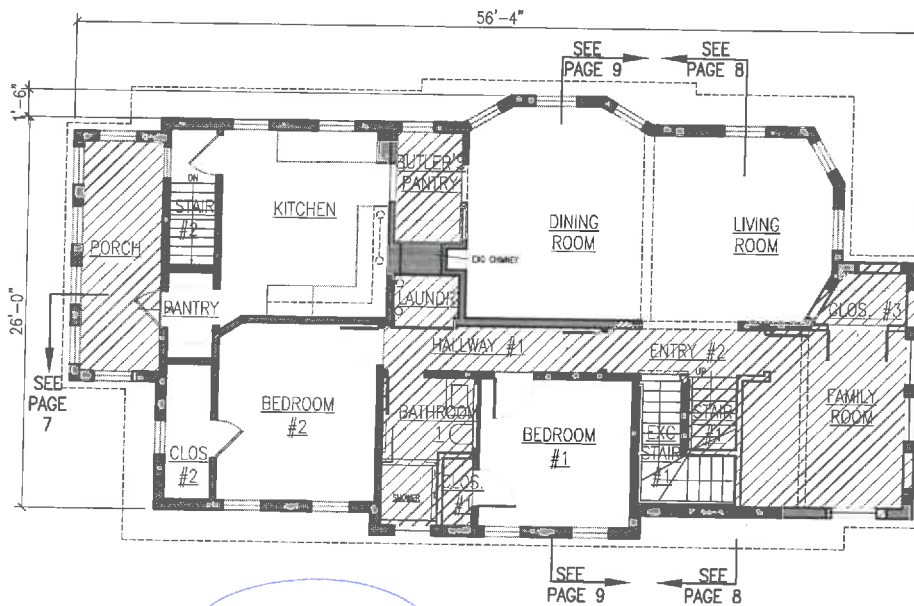
1ST FLOOR PLAN - **PROPOSED** - 1/8"=1'-0"

- DEMOLITION 
- RENOVATION 
- ADDITION 








2ND FLOOR PLAN - **EXISTING** - 1/8"=1'-0"

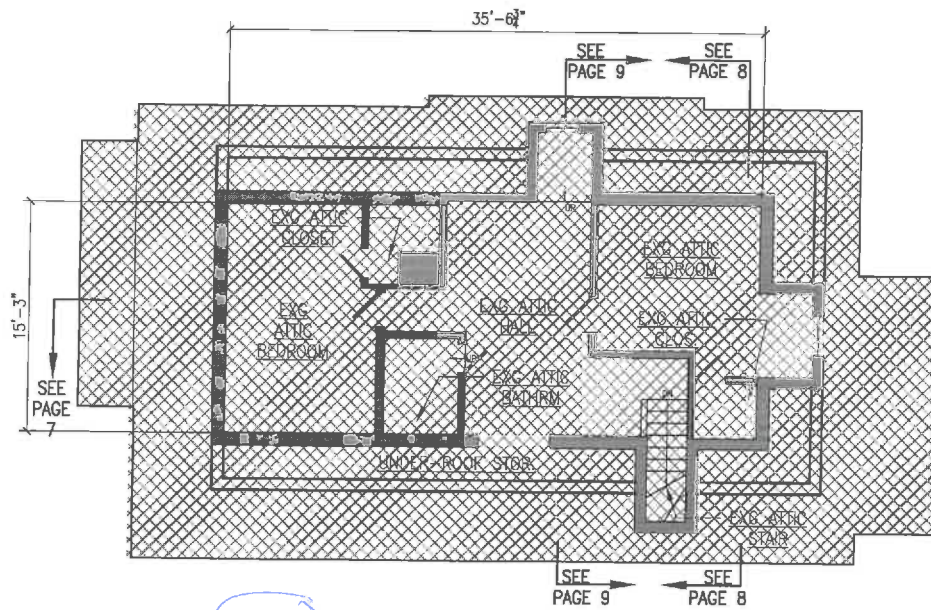


2ND FLOOR PLAN - **PROPOSED** - 1/8"=1'-0"

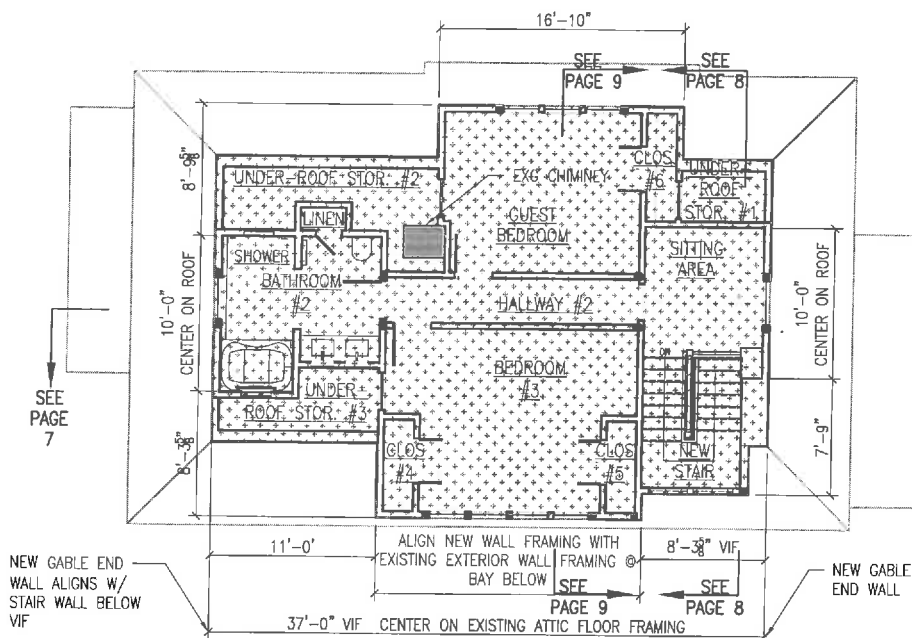
- DEMOLITION 
- RENOVATION 
- ADDITION 

STEVENS RESIDENCE - 3 CHESTNUT STREET - BELMONT, MA
FAITH BAUM ARCHITECTS 33 HANCOCK STREET LEXINGTON MA





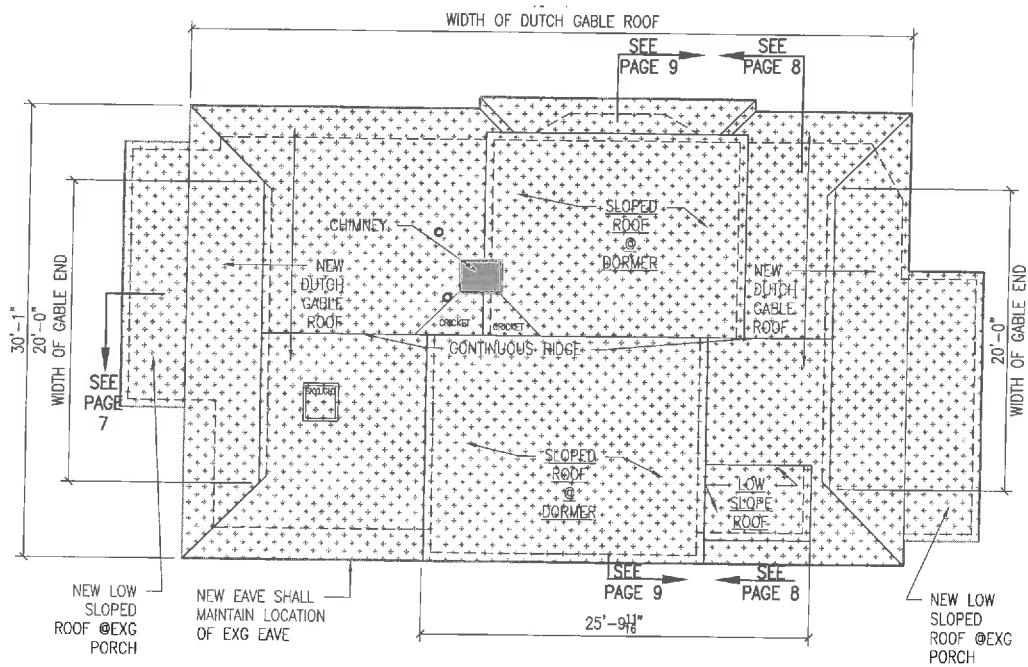
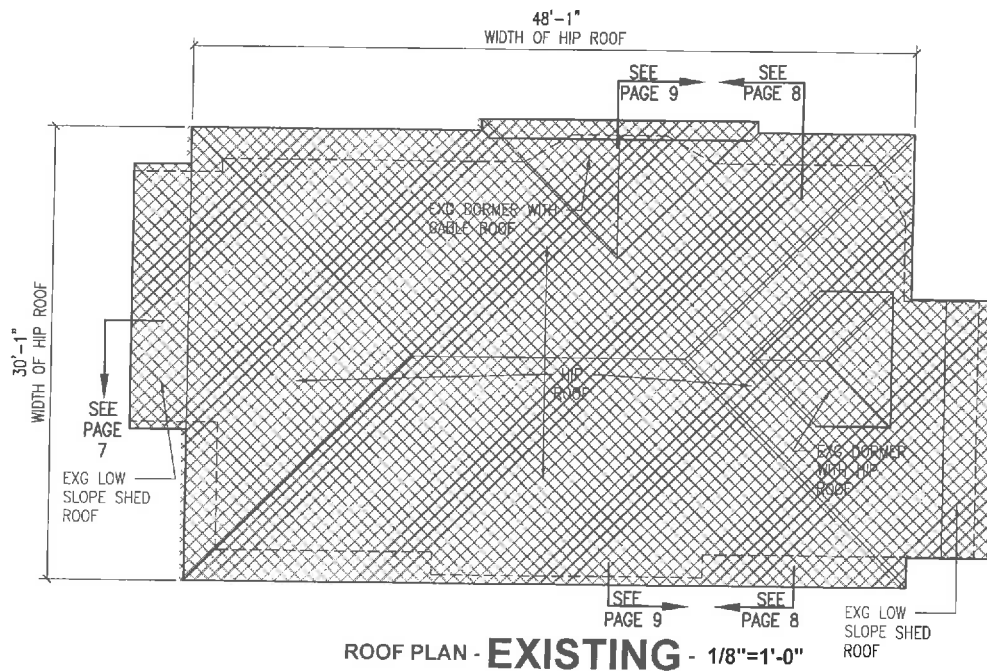
ATTIC FLOOR PLAN - **EXISTING** - 1/8"=1'-0"


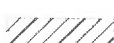



ATTIC FLOOR PLAN - **PROPOSED** - 1/8"=1'-0"

DEMOLITION 
 RENOVATION 
 ADDITION 

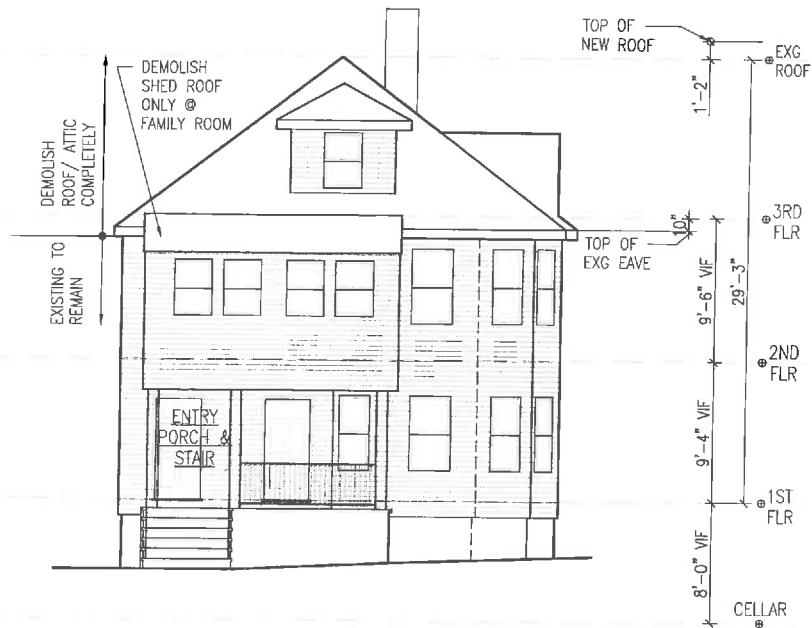




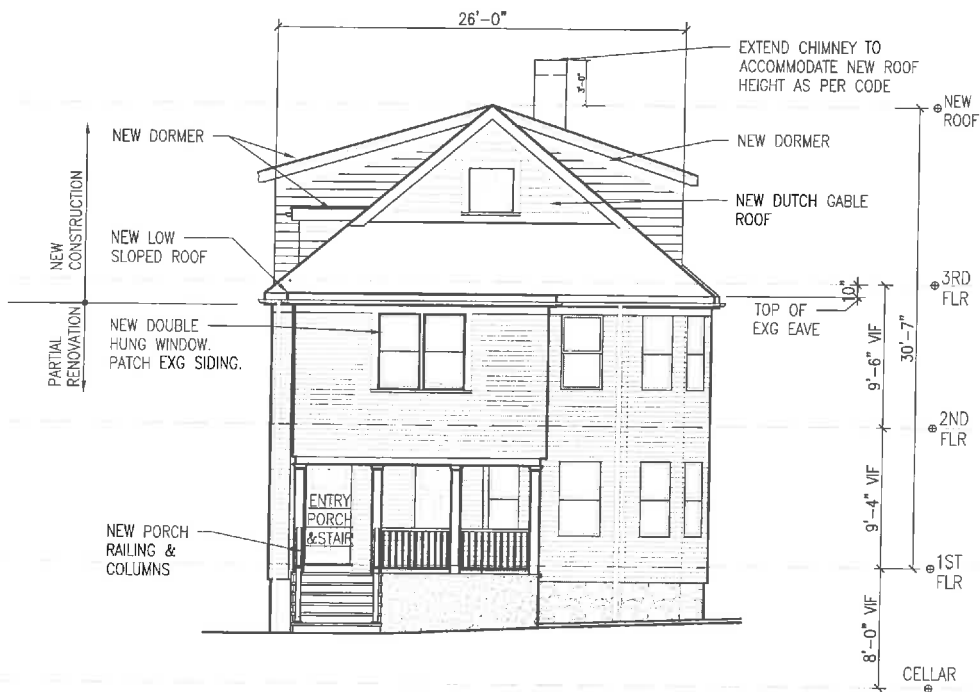
- DEMOLITION 
- RENOVATION 
- ADDITION 

STEVENS RESIDENCE - 3 CHESTNUT STREET - BELMONT, MA
FAITH BAUM ARCHITECTS 33 HANCOCK STREET LEXINGTON MA





NORTH ELEVATION - **EXISTING** - 1/8"=1'-0"



NORTH ELEVATION - **PROPOSED** - 1/8"=1'-0"



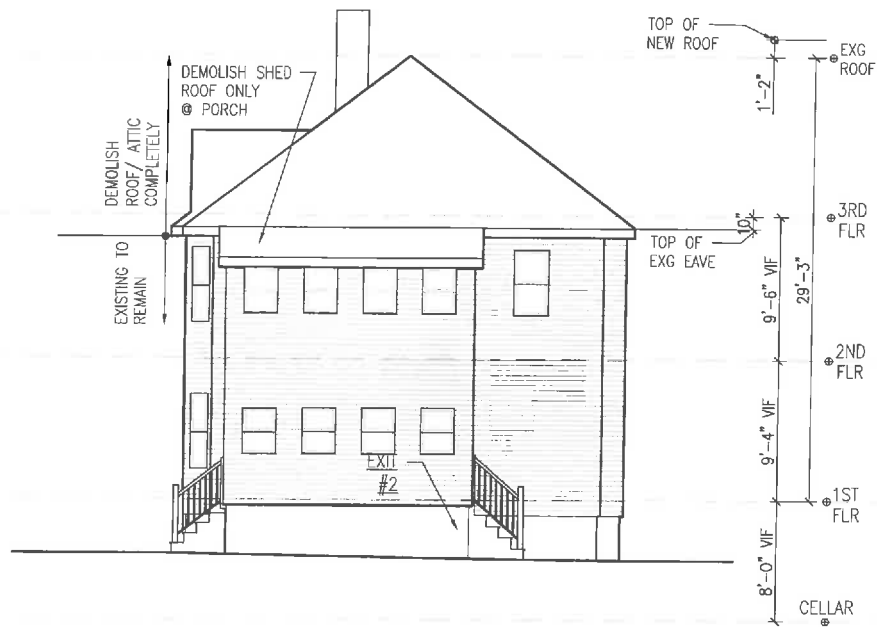


EAST ELEVATION - **EXISTING** - 1/8"=1'-0"

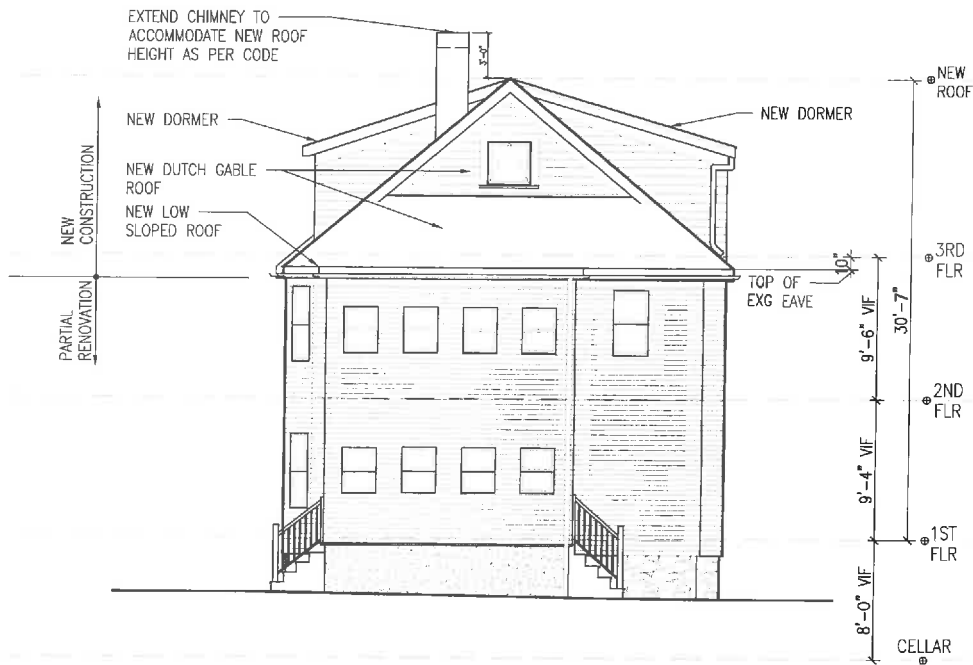


EAST ELEVATION - **PROPOSED** - 1/8"=1'-0"





SOUTH ELEVATION - **EXISTING** - 1/8"=1'-0"



SOUTH ELEVATION - **PROPOSED** - 1/8"=1'-0"



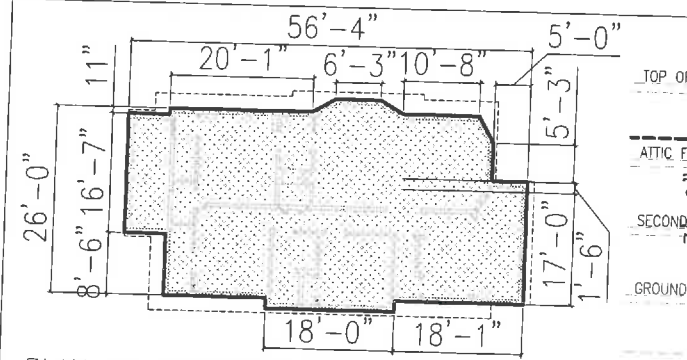


WEST ELEVATION - **EXISTING** - 1/8"=1'-0"

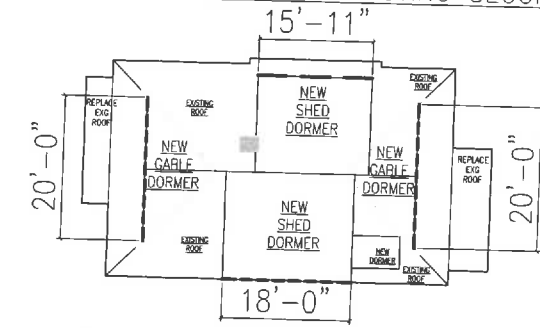


WEST ELEVATION - **PROPOSED** - 1/8"=1'-0"

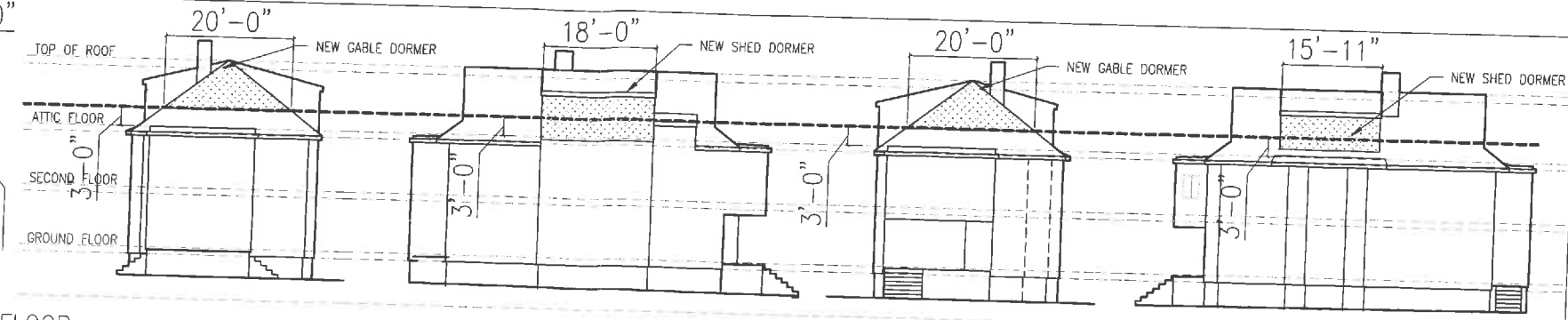




PLAN OF PERIMETER OF EXISTING SECOND FLOOR



PROPOSED ROOF PLAN



PROPOSED SOUTH ELEVATION

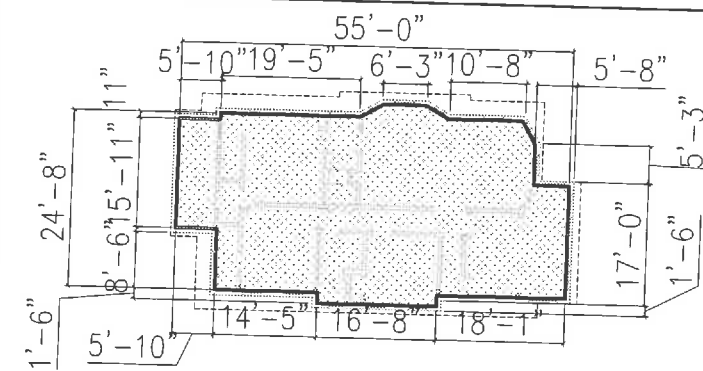
PROPOSED EAST ELEVATION

PROPOSED NORTH ELEVATION

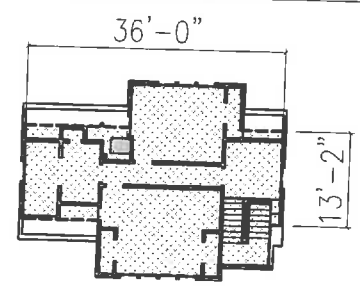
PROPOSED WEST ELEVATION

- a) The line of the intersection of the rafter bottoms and the interior walls is not more than 3 feet above the floor level on at least half of the perimeter of the second floor.
- Perimeter of second floor = 167 lf
 - Allowable LF of intersection of rafter bottoms and interior walls = 83.5'
 - Proposed LF: 18'-0" + 15'-11" + (2 x 20') = 73'-11"

1 DIAGRAM demonstrating Half Story definition 'a'
1/16"=1'-0"

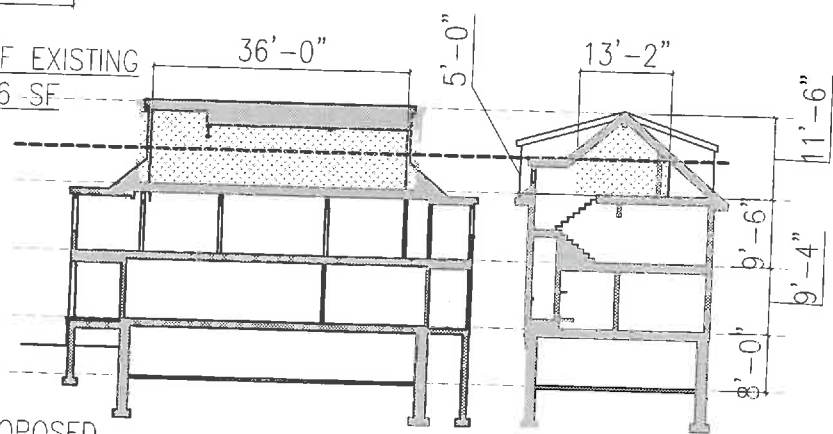


PLAN SHOWING AREA OF EXISTING SECOND FLOOR = 1296 SF



PLAN SHOWING AREA OF PROPOSED ATTIC RENOVATION = 726 SF

2 DIAGRAM DEMONSTRATING Half Story definition 'b'
1/16"=1'-0"



- b) The potential space having headroom of five feet or more is not more than 60% of the second floor.
- Existing second floor interior area 1296 sf
 - Allowable attic area: 1296 x 60% = 777 sf
 - Proposed attic area having 5' or more headroom = 730 sf
 - Actual occupied attic area of proposed design having 5' or more headroom = 635 sf

STEVENS RESIDENCE
3 CHESTNUT STREET
BELMONT, MA 02478

FAITH BAUM ARCHITECTS
33 Hancock Street
Lexington, MA 02420
781-674-9344
faithbaum@fba.com
FAITHBAUMARCHITECTS.COM

PERMIT
DRAWINGS
PHASE TWO

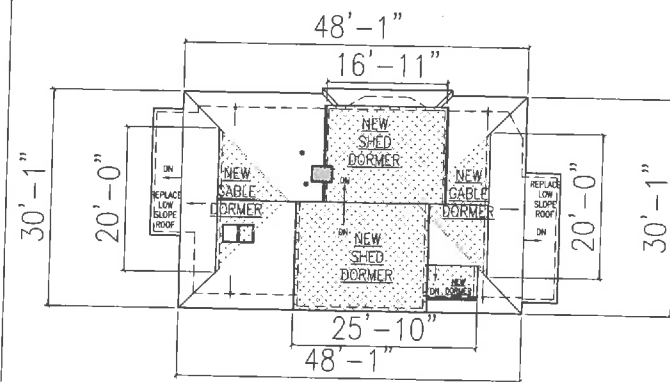
SCALE:
0 16'

DATE:
06.02.21

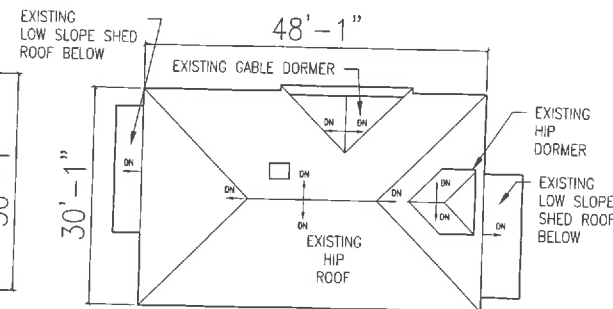
DIAGRAMS
SHOWING ZONING
CODE COMPLIANCE



P-1.0
PHASE TWO



PROPOSED ROOF PLAN SHOWING NEW DORMERS



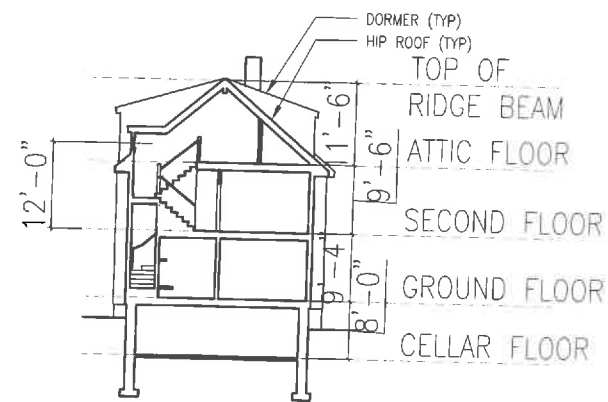
EXISTING ROOF PLAN

c) Provided that the length of any dormer does not exceed 75% of the length of the roofline of the side of the structure where the dormer is constructed.

- Allowable dormer length on north-side and south-side: = 22.5
Proposed dormer length on north side = 20 If
Proposed dormer length on south side = 20 If
- Allowable dormer length on east-side and west-side: = 36 If
Proposed dormer length on east side = 24'10"
Proposed dormer length on west side = 16'-11"

DIAGRAM DEMONSTRATING
Half Story definition 'c'

1
1/16"=1'-0"



PROPOSED EAST-WEST SECTION THRU STAIR

- d) For the purposes of this calculation, when the height of the second floor is indeterminate, the height of the second floor (from finished floor to finished ceiling shall be equal to 12 feet, the remaining portion of the wall shall be factored into the half story calculation
- This condition exists in the stair from the Ground Level to the Attic Level and it has been calculated into the allowable square footage noted in (b).

DIAGRAM DEMONSTRATING
Half Story definition 'd'

2
1/16"=1'-0"

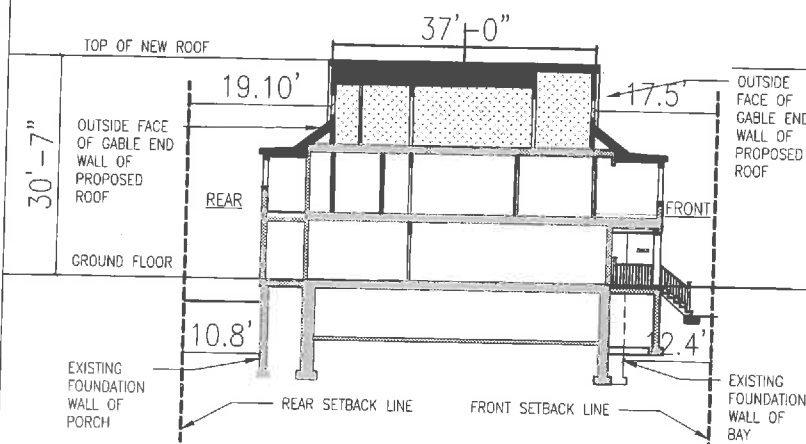


DIAGRAM OF NORTH SOUTH SECTION SHOWING
NEW FRONT AND REAR SETBACKS

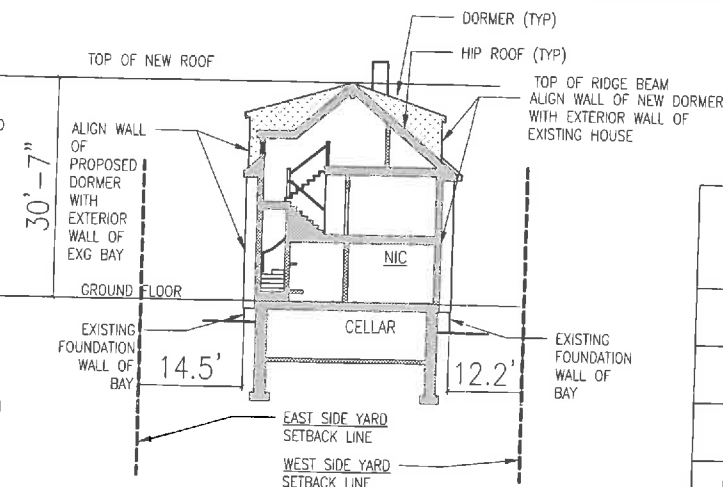


DIAGRAM OF EAST-WEST SECTION SHOWING
NEW SIDE YARD SETBACKS

DIAGRAMS DEMONSTRATING
SETBACK REQUIREMENTS

3
NTS

DESCRIPTION	ZONING BYLAW	PROPOSED	EXISTING
MIN. REAR SET BACK	15.25'	19.10'	10.8'
MIN. FRONT SET BACK	16'	17.5'	12.4'
MIN. EAST SIDE SET BACK	10'	14.4'	14.5'
MIN. WEST SIDE SET BACK	10'	12.1'	12.2'
MAX BUILDING HEIGHT	32'	30'	27.4'

STEVENS RESIDENCE
3 CHESTNUT STREET
BELMONT, MA 02478

FAITH BAUM ARCHITECTS
33 Hancock Street
Lexington, MA 02420
781-374-9344
faithbaum@rcn.com
FAITHBAUMARCHITECTS.COM

PERMIT
DRAWINGS
PHASE TWO

SCALE:



DATE:
06.02.21

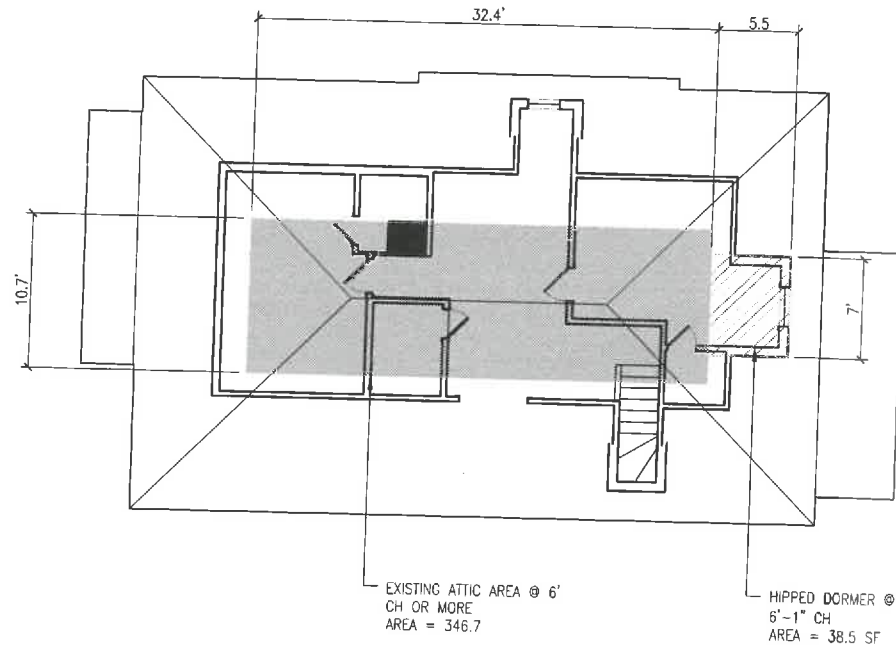
DIAGRAMS
SHOWING ZONING
CODE COMPLIANCE



P-2.0

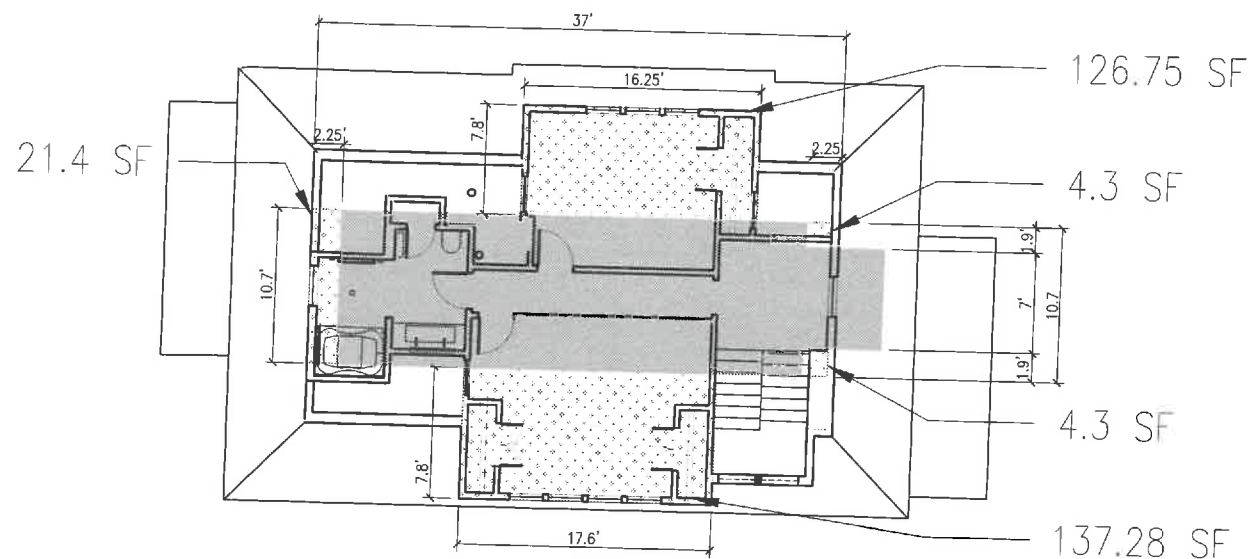
PHASE TWO

DIAGRAM DEMONSTRATING 6' AFF HEADROOM AREA CHANGE



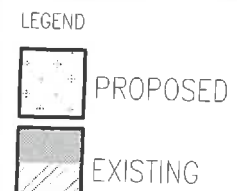
TOTAL AREA OF EXISTING ATTIC = 385.2.1 SF

1 ATTIC FLOOR PLAN OF EXISTING
1/8"=1'-0"



TOTAL AREA ADDED= 294.03 SF

2 ATTIC FLOOR PLAN OF PROPOSED
1/8"=1'-0"



EXISTING SF W/ GREATER THAN 6' HEIGHT		
DESCRIPTION	DENIAL SF	REVISED SF
AREA OF EXISTING	346.7	346.7
AREA OF DORMER	0	38.5
TOTAL AREA OF EXISTING GREATER THAN 6' HEIGHT	346.7	385.2
PROPOSED ADDS W/ GREATER THAN 6' HEIGHT SF		
DESCRIPTION	DENIAL SF	REVISED SF
EAST DORMER	142.3	137.28
WEST DORMER	126.75	126.75
SOUTH GABLE	56	21.4
NORTH GABLE	56	4.3
NORTH GABLE		4.3
TOTAL AREA OF PROPOSED GREATER THAN 6' HEIGHT	381.1	294.03

BELMONT BY-LAW 1.5.4A(2)

A. General Residence Zoning Districts

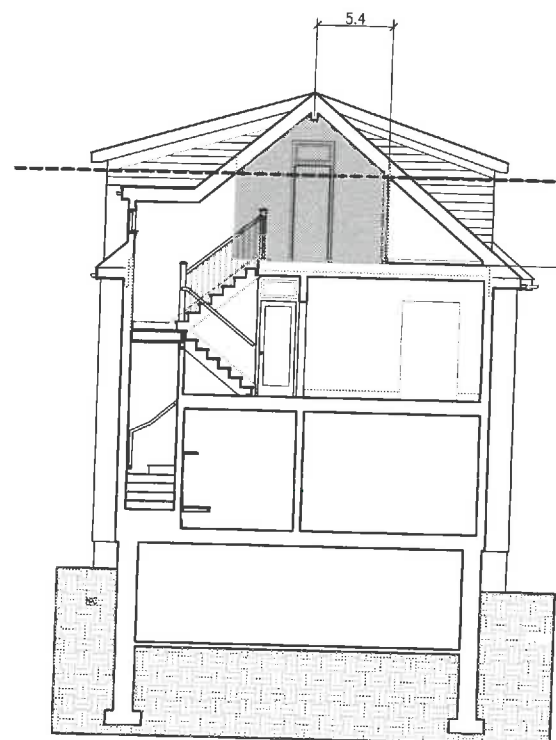
(1) In the General Residence Zoning District, as provided in Massachusetts General Law Chapter 40A, Section 6, preexisting non-conforming structures may be extended or altered with a Special Permit by the Zoning Board of Appeals, provided that no such extension or alteration shall be permitted unless there is a finding by the Zoning Board of Appeals that such extension or alteration shall not be substantially more detrimental to the neighborhood than the existing nonconforming structure. Notwithstanding the foregoing, dormers that comply with Section 4.2.2, Linear Requirements, shall be allowed without review by the Zoning Board of Appeals.

(2) If the Building Commissioner determines that such proposed alteration or structural change increases the gross floor area of the nonconforming structure by more than 300 square feet either as:

a) a standalone application, in and of itself, or

b) when combined with the gross floor area added to the structure during the fiveyear period preceding the date of the pending application,

then the proposed alteration or structural change shall require a Special Permit from the Planning Board pursuant to Section 6D of this Zoning By-Law.



3 EAST WEST SECTION
1/8"=1'-0"



4 NORTH SOUTH SECTION
1/8"=1'-0"

STEVENS RESIDENCE
3 CHESTNUT STREET
BELMONT, MA 02478

FAITH BAUM ARCHITECTS
33 Hancock Street
Lexington, MA 02420
781-674-9344
faithbaum@fba.com
FAITHBAUMARCHITECTS.COM

PERMIT
DRAWINGS
PHASE TWO

SCALE:
0 8'

DATE:
06.02.21

ZONING
ANALYSIS RE
BYLAW 1.54A(2)



P-3.0

PHASE TWO

VIEWS OF EXISTING 3-5 CHESTNUT STREET FROM STREET



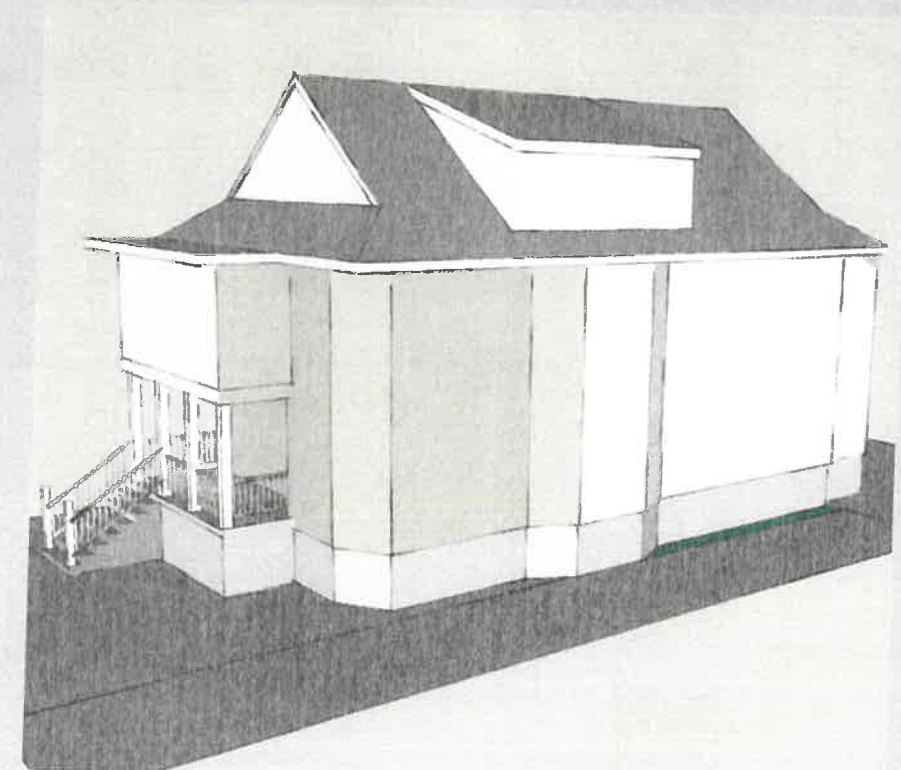
EXAMPLES OF TYPICAL DORMERS IN NEIGHBORHOOD



TYPICAL SHED DORMER



GABLE END WITH HIP SKIRT &
INTERSECTING PORCH SHED ROOF



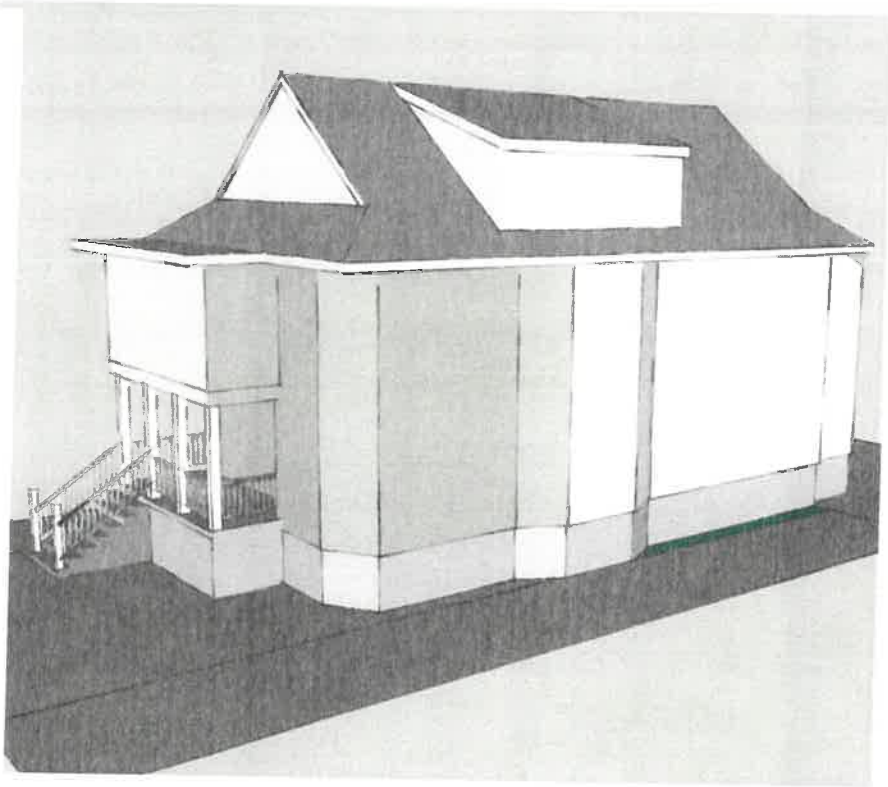
PROPOSED DESIGN FOR 3-5 CHESTNUT STREET



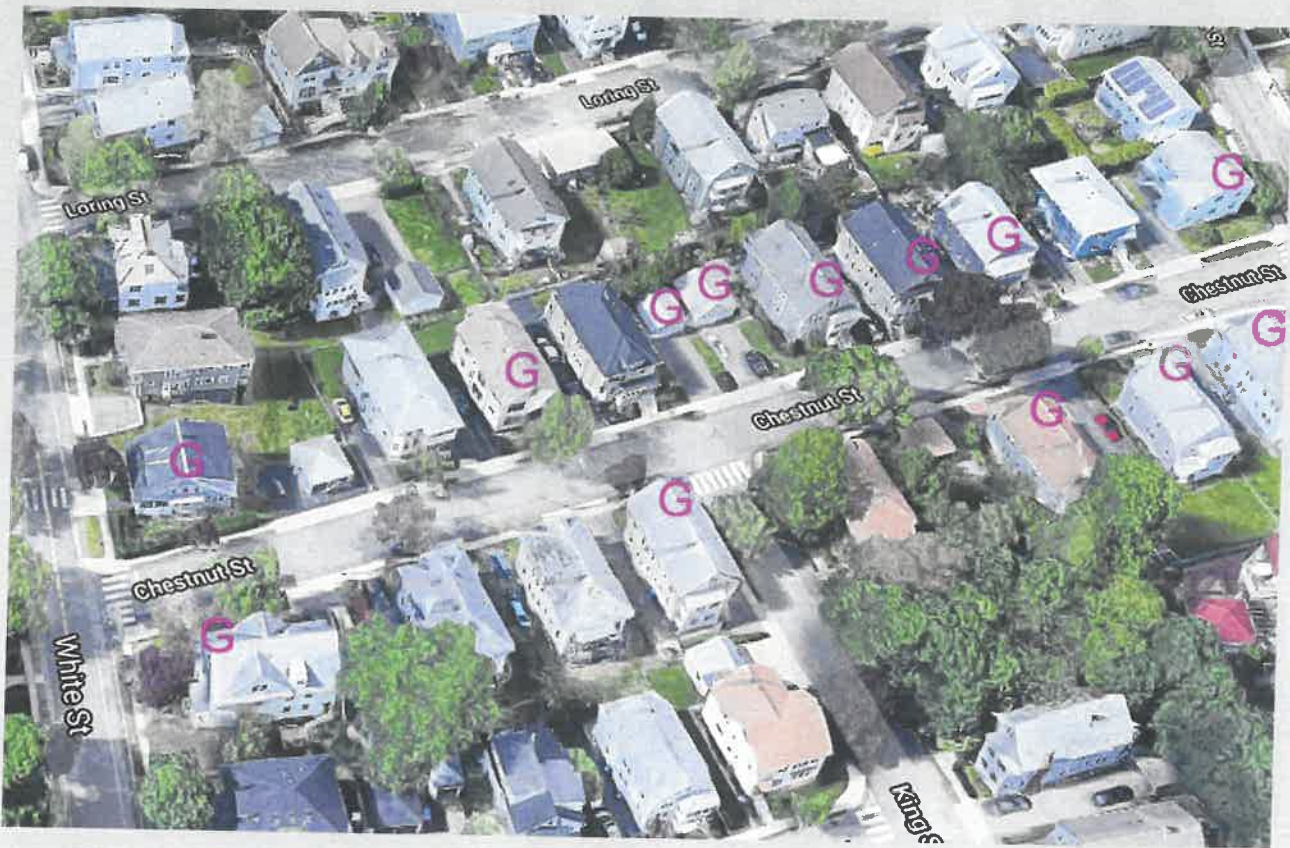
VIEW OF 3-5 CHESTNUT & NEIGHBOR



VIEW OF NEIGHBOR



VIEW OF PROPOSED DESIGN



CHESTNUT STREET (GOOGLE MAPS) showing
G = ROOF WITH GABLE END



VIEWS OF HOUSES ON CHESTNUT STREET



Zoning Board of Appeals
Office of Community Development
Homer Municipal Building, 2nd Floor
19 Moore Street
Belmont 02478

To the Zoning Board of Appeals,

We are writing in support of our neighbors, Daniell and Naomi Stevens. They have informed us of their desire to add dormers and extend the ridge of their roof to the rear of their house at 3 Chestnut Street. We live at 4-6, 8 Chestnut (address) which is located to the north (compass direction) of their house and Twenty yards (distance).

The Stevens's have informed us of their plan to add shed dormers to their roof and to extend the ridge of their roof to the back of their house. We understand that zoning requirements don't allow the extension of the roof line, The work on the attic will address two pain points that make their home difficult to live in long term:

1. the bathroom in the attic when they bought the house is does not conform to building codes and it is not possible to stand at the toilet. This has become more urgent as our children have grown. The renovation will allow more than 6 feet of headspace at the toilet.
2. The lack of insulation and the lack of windows means it is not possible to cool the attic to a comfortable temperature during half the year. The renovation will add an insulated roof to protect the living area from the heat of the sun.

Naomi and Dan are making the change to accommodate their children as they've grown. They intend to remain in place and enjoy the improvements indefinitely. Furthermore, this will make their home similar to others in the neighborhood with gabled roofs and shed dormers and will not cause any inconvenience.,

In conclusion, we fully support the Stevens's request for a variance from the existing zoning guidelines and we have no hesitation in approving their renovation.

Sincerely,

John Occhino
Name: *Sandra Occhino*
Address: *4-6, 8 Chestnut St*
Belmont
Date: *6/2/2021*

Zoning Board of Appeals
Office of Community Development
Homer Municipal Building, 2nd Floor
19 Moore Street
Belmont 02478

To the Zoning Board of Appeals,

We are writing in support of our neighbors, Daniel and Naomi Stevens. They have informed us of their desire to add dormers and extend the ridge of their roof to the rear of their house at 3 Chestnut Street. We live at 11 Chestnut St (address) which is located to the East (compass direction) of their house and 35 (distance).

The Stevens's have informed us of their plan to add shed dormers to their roof and to extend the ridge of their roof to the back of their house. We understand that zoning requirements don't allow the extension of the roof line. The work on the attic will address two pain points that make their home difficult to live in long term:

1. the bathroom in the attic when they bought the house is does not conform to building codes and it is not possible to stand at the toilet. This has become more urgent as our children have grown. The renovation will allow more than 6 feet of headspace at the toilet.
2. The lack of insulation and the lack of windows means it is not possible to cool the attic to a comfortable temperature during half the year. The renovation will add an insulated roof to protect the living area from the heat of the sun.

Naomi and Dan are making the change to accommodate their children as they've grown. They intend to remain in place and enjoy the improvements indefinitely. Furthermore, this will make their home similar to others in the neighborhood with gabled roofs and shed dormers and will not cause any inconvenience.,

In conclusion, we fully support the Stevens's request for a variance from the existing zoning guidelines and we have no hesitation in approving their renovation.

Sincerely,



Name:

Thomas Briggs

Address:

11 Chestnut St Belmont, MA 02478

Date:

5/31/2021

Zoning Board of Appeals
Office of Community Development
Horner Municipal Building, 2nd Floor
19 Moore Street
Belmont 02478

To the Zoning Board of Appeals,

We are writing in support of our neighbors, Daniell and Naomi Stevens. They have informed us of their desire to add dormers and extend the ridge of their roof to the rear of their house at 3 Chestnut Street. We live at 40 Chestnut St. (address) which is located to the East (compass direction) of their house and 80 yds. (distance).

The Stevens's have informed us of their plan to add shed dormers to their roof and to extend the ridge of their roof to the back of their house. We understand that zoning requirements don't allow the extension of the roof line. The work on the attic will address two pain points that make their home difficult to live in long term:

1. the bathroom in the attic when they bought the house is does not conform to building codes and it is not possible to stand at the toilet. This has become more urgent as our children have grown. The renovation will allow more than 6 feet of headspace at the toilet.
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Naomi and Dan are making the change to accommodate their children as they've grown. They intend to remain in place and enjoy the improvements indefinitely. Furthermore, this will make their home similar to others in the neighborhood with gabled roofs and shed dormers and will not cause any inconvenience.,

In conclusion, we fully support the Stevens's request for a variance from the existing zoning guidelines and we have no hesitation in approving their renovation.

Sincerely,

Name:

Phil Lu

Address:

40 Chestnut St

Date:

5/31/21

Zoning Board of Appeals
Office of Community Development
Homer Municipal Building, 2nd Floor
19 Moore Street
Belmont 02478

To the Zoning Board of Appeals,

We are writing in support of our neighbors, Daniell and Naomi Stevens. They have informed us of their desire to add dormers and extend the ridge of their roof to the rear of their house at 3 Chestnut Street. We live at 35 Chestnut St (address) which is located to the East (compass direction) of their house and 70 yds (distance).

The Stevens's have informed us of their plan to add shed dormers to their roof and to extend the ridge of their roof to the back of their house. We understand that zoning requirements don't allow the extension of the roof line, The work on the attic will address two pain points that make their home difficult to live in long term:

1. the bathroom in the attic when they bought the house is does not conform to building codes and it is not possible to stand at the toilet. This has become more urgent as our children have grown. The renovation will allow more than 6 feet of headspace at the toilet.
2. The lack of insulation and the lack of windows means it is not possible to cool the attic to a comfortable temperature during half the year. The renovation will add an insulated roof to protect the living area from the heat of the sun.

Naomi and Den are making the change to accommodate their children as they've grown. They intend to remain in place and enjoy the improvements indefinitely. Furthermore, this will make their home similar to others in the neighborhood with gabled roofs and shed dormers and will not cause any inconvenience.,

In conclusion, we fully support the Stevens's request for a variance from the existing zoning guidelines and we have no hesitation in approving their renovation.

Sincerely,



Name: Teri Chadbourne

Address: 35 Chestnut St, Belmont MA 02478

Date: 5/31/21

Zoning Board of Appeals
Office of Community Development
Homer Municipal Building, 2nd Floor
19 Moore Street
Belmont 02478

To the Zoning Board of Appeals,

We are writing in support of our neighbors, Daniell and Naomi Stevens. They have informed us of their desire to add dormers and extend the ridge of their roof to the rear of their house at 3 Chestnut Street. We live at 214 White St #1 (address) which is located to the SW (compass direction) of their house and 20 yds (distance).

The Stevens's have informed us of their plan to add shed dormers to their roof and to extend the ridge of their roof to the back of their house. We understand that zoning requirements don't allow the extension of the roof line, The work on the attic will address two pain points that make their home difficult to live in long term:

1. the bathroom in the attic when they bought the house is does not conform to building codes and it is not possible to stand at the toilet. This has become more urgent as our children have grown. The renovation will allow more than 6 feet of headspace at the toilet.
2. The lack of insulation and the lack of windows means it is not possible to cool the attic to a comfortable temperature during half the year. The renovation will add an insulated roof to protect the living area from the heat of the sun.

Naomi and Dan are making the change to accommodate their children as they've grown. They intend to remain in place and enjoy the improvements indefinitely. Furthermore, this will make their home similar to others in the neighborhood with gabled roofs and shed dormers and will not cause any inconvenience.

In conclusion, we fully support the Stevens's request for a variance from the existing zoning guidelines and we have no hesitation in approving their renovation.

Sincerely



Name: Ananya Tandon

Address: 214 White St #1

Date: 5/31/21

Zoning Board of Appeals
Office of Community Development
Homer Municipal Building, 2nd Floor
19 Moore Street
Belmont 02478

To the Zoning Board of Appeals,

We are writing in support of our neighbors, Daniell and Naomi Stevens. They have informed us of their desire to add dormers and extend the ridge of their roof to the rear of their house at 3 Chestnut Street. We live at 196 White St (address) which is located to the Northwest (compass direction) of their house and 20 yards (distance). ^{alley}

The Stevens's have informed us of their plan to add shed dormers to their roof and to extend the ridge of their roof to the back of their house. We understand that zoning requirements don't allow the extension of the roof line. The work on the attic will address two pain points that make their home difficult to live in long term:

1. the bathroom in the attic when they bought the house is does not conform to building codes and it is not possible to stand at the toilet. This has become more urgent as our children have grown. The renovation will allow more than 6 feet of headspace at the toilet.
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Naomi and Dan are making the change to accommodate their children as they've grown. They intend to remain in place and enjoy the improvements indefinitely. Furthermore, this will make their home similar to others in the neighborhood with gabled roofs and shed dormers and will not cause any inconvenience.,

In conclusion, we fully support the Stevens's request for a variance from the existing zoning guidelines and we have no hesitation in approving their renovation.

Sincerely,

Name:

Lichen

Address:

196 White St.

Date:

5/31/2021

Zoning Board of Appeals
Office of Community Development
Homer Municipal Building, 2nd Floor
19 Moore Street
Belmont 02478

To the Zoning Board of Appeals,

We are writing in support of our neighbors, Daniell and Naomi Stevens. They have informed us of their desire to add dormers and extend the ridge of their roof to the rear of their house at 3 Chestnut Street. We live at 40 Chestnut St (address) which is located to the EAST (compass direction) of their house and 80 (distance).

The Stevens's have informed us of their plan to add shed dormers to their roof and to extend the ridge of their roof to the back of their house. We understand that zoning requirements don't allow the extension of the roof line. The work on the attic will address two pain points that make their home difficult to live in long term:


1. the bathroom in the attic when they bought the house is does not conform to building codes and it is not possible to stand at the toilet. This has become more urgent as our children have grown. The renovation will allow more than 6 feet of headspace at the toilet.
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Naomi and Dan are making the change to accommodate their children as they've grown. They intend to remain in place and enjoy the improvements indefinitely. Furthermore, this will make their home similar to others in the neighborhood with gabled roofs and shed dormers and will not cause any inconvenience.,

In conclusion, we fully support the Stevens's request for a variance from the existing zoning guidelines and we have no hesitation in approving their renovation.

Sincerely,

Name:

MANC TAPSKIN 

Address:

40 Chestnut St

Date:

5/31/21

Zoning Board of Appeals
Office of Community Development
Homer Municipal Building, 2nd Floor
19 Moore Street
Belmont 02478

To the Zoning Board of Appeals,

We are writing in support of our neighbors, Daniell and Naomi Stevens. They have informed us of their desire to add dormers and extend the ridge of their roof to the rear of their house at 3 Chestnut Street. We live at 77 MAPLE ST (address) which is located to the E (compass direction) of their house and 100 YDS (distance).

The Stevens's have informed us of their plan to add shed dormers to their roof and to extend the ridge of their roof to the back of their house. We understand that zoning requirements don't allow the extension of the roof line, The work on the attic will address two pain points that make their home difficult to live in long term:

1. the bathroom in the attic when they bought the house is does not conform to building codes and it is not possible to stand at the toilet. This has become more urgent as our children have grown. The renovation will allow more than 6 feet of headspace at the toilet.
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Naomi and Dan are making the change to accommodate their children as they've grown. They intend to remain in place and enjoy the improvements indefinitely. Furthermore, this will make their home similar to others in the neighborhood with gabled roofs and shed dormers and will not cause any inconvenience.

In conclusion, we fully support the Stevens's request for a variance from the existing zoning guidelines and we have no hesitation in approving their renovation.

Sincerely,



Name: ROSE O'NEIL

Address: 77 MAPLE ST

Date: 5/31/21

Zoning Board of Appeals
Office of Community Development
Homer Municipal Building, 2nd Floor
19 Moore Street
Belmont 02478

To the Zoning Board of Appeals,

We are writing in support of our neighbors, Daniell and Naomi Stevens. They have informed us of their desire to add dormers and extend the ridge of their roof to the rear of their house at 3 Chestnut Street. We live at 208 White St (address) which is located to the adjacent (compass direction) of their house and _____ (distance).

The Stevens's have informed us of their plan to add shed dormers to their roof and to extend the ridge of their roof to the back of their house. We understand that zoning requirements don't allow the extension of the roof line. The work on the attic will address two pain points that make their home difficult to live in long term:

1. the bathroom in the attic when they bought the house is does not conform to building codes and it is not possible to stand at the toilet. This has become more urgent as our children have grown. The renovation will allow more than 6 feet of headspace at the toilet.
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Naomi and Dan are making the change to accommodate their children as they've grown. They intend to remain in place and enjoy the improvements indefinitely. Furthermore, this will make their home similar to others in the neighborhood with gabled roofs and shed dormers and will not cause any inconvenience.,

In conclusion, we fully support the Stevens's request for a variance from the existing zoning guidelines and we have no hesitation in approving their renovation.

Sincerely,



Name:

Mayellen Grant

Address:

208 White Street

Date:

6/2/21