

RECEIVED
TOWN CLERK
BELMONT, MA

CASE NO. 21-27

2021 AUG 31 AM 9:11

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, September 13, 2021 at 7:00 PM by remote access through the Zoom app. to consider the application of Cedric and Gwen Dubois for One Special Permit under §1.5 of the Zoning By-Law to construct an addition at 23 Richmond Road located in Single Residence B (SRB) Zoning district. §4.2 of the Zoning By-Law Dimensional Regulations allow two and a half (2-1/2) story structures. The existing structure is three and a half (3-1/2) stories. The lowest level of the dwelling is a basement (48.94% of the foundation walls are exposed) and is considered a story. The proposed addition is a three and a half (3-1/2) story addition.

ZONING BOARD OF APPEALS



Town of Belmont
Zoning Board of Appeals

RECEIVED
TOWN CLERK
BELMONT, MA

2021 AUG 31 AM 9:41

APPLICATION FOR A SPECIAL PERMIT

Date: 07/28/2021

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 23 RICHMOND ROAD 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 _____ construction of a home addition.

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

Gwen and Cedric DUBOIS

Address

23 Richmond Rd Belmont, MA 02478

Daytime Telephone Number

781 296 9022



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

July 14, 2021

Cedric and Gwen Dubois
23 Richmond Road
Belmont, MA 02478

RE: Denial to Construct an Addition.

Dear Mr. and Mrs. Dubois,

The Office of Community Development is in receipt of your building permit application for your proposal to construct an addition at 23 Richmond Road located in a Single Residence B 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.

1. The existing structure is three and a half (3-1/2) stories. The lowest level of your dwelling is a basement (48.94% of the foundation walls are exposed) and is considered a story. The proposed addition is a three and a half (3-1/2) story addition.

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

Cedric and Gwen DUBOIS
23 Richmond Road
Belmont, MA 02478

Reference: Special Permit application for 3-1/2 story house extension

Dear Board Members,

We purchased our property a little more than a year ago, having decided to settle in Belmont after a period of renting here. We enjoy the town and community of Belmont so much that we decided to make it the long-term home for our family.

We fell in love with our house immediately, which, with some careful updating and modifications, could become the perfect place in which to raise our three children (aged 8, 10 and 13) and remain our family home for many years to come.

The design of our proposed extension is primarily driven by our need for an additional bedroom (we currently have three), which would enable each of our soon-to-be teenage children to have their own bedroom. We have included a mudroom and a laundry room for practical reasons, as the house as it is has neither and the laundry is currently located in a closet in the kitchen.

We therefore propose a design that includes the following, for a total livable surface increase is slightly below 700 square foot.

Floor 1:

- a dedicated laundry room,
- a mudroom with side entrance
- enlargement of the existing dining room

Floor 2:

- an additional bedroom with en-suite bathroom
- some reconfiguration of existing space

This special permit application is driven by the fact that our basement, like most of the basements in our neighborhood counts as a full story. To the best of our knowledge, in the past, this has led several of our neighbors to also apply for special permits in order to be able to proceed with their house extensions.

We have developed a design that we believe will maintain harmony with the neighborhood by the nature of the selected construction materials (white cedar shingles for the exterior finish along with high end Marvin windows matching the original window grid style) and with a limited size, consistent with other extension projects that can be seen in our neighborhood.

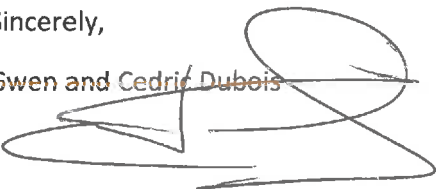
Upon completion, our addition will not generate additional traffic, parking, noise or density impact to the abutters (we will remain a single family of five), nor cause any other detrimental effects. In addition, the existing lot coverage is conforming and will remain in compliance with the by-law.

We would like to also underline that we have discussed with our property abutters and other neighbors, and that none of them has shared with us any concerns with our project.

We hope all the documents provided with this application will allow you to respond in a favorable manner to our request so we can move forward with this project, allowing us to build our family home, while continuing to improve the quality and value of properties in our neighborhood.

Sincerely,

Gwen and Cedric Dubois

A handwritten signature in black ink, appearing to be a stylized combination of the names 'Gwen' and 'Cedric', written over the printed name 'Gwen and Cedric Dubois'.



EXISTING DRIVEWAY TO BE REMOVED

PROPOSED DRIVEWAY

BITUMINOUS CONCRETE

PROPOSED GARAGE

PROPOSED DECK

PROPOSED ADDITION

LOT D6

LOT D12

LOT D13

LOT D17 & D18

LOT 34

LOT 27

LOT 23

LOT 24

LOT 25

LOT 26

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LOT 28

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

	REQ.	EXISTING	PROP.
FRONT SETBACK:	23.4'	23.9'	33.0'
SIDE SETBACK:	10'	6.6'	10.2' (GA
REAR SETBACK:	30'	42.1'	38.9'
MAXIMUM LOT COVERAGE:	25%	10.8%	20.3%
MINIMUM OPEN SPACE:	50%	83.2%	71.2%
LOT FRONTAGE:		135.00'	

OWNER: CEDRIC & GWEN DUBOIS
CERT. 273643
ASSESSORS MAP 46 - PARCEL 117/118

DWG. NO. 6412PP3.DWG



3/2/21
DATE

Zoning Compliance Check List

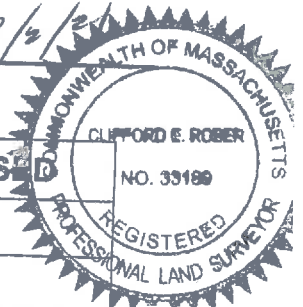
(Registered Land Surveyor)

Property Address: 23 Richmond Road

Zone: SB

Surveyor Signature and Stamp: *Clifford E. Rober*

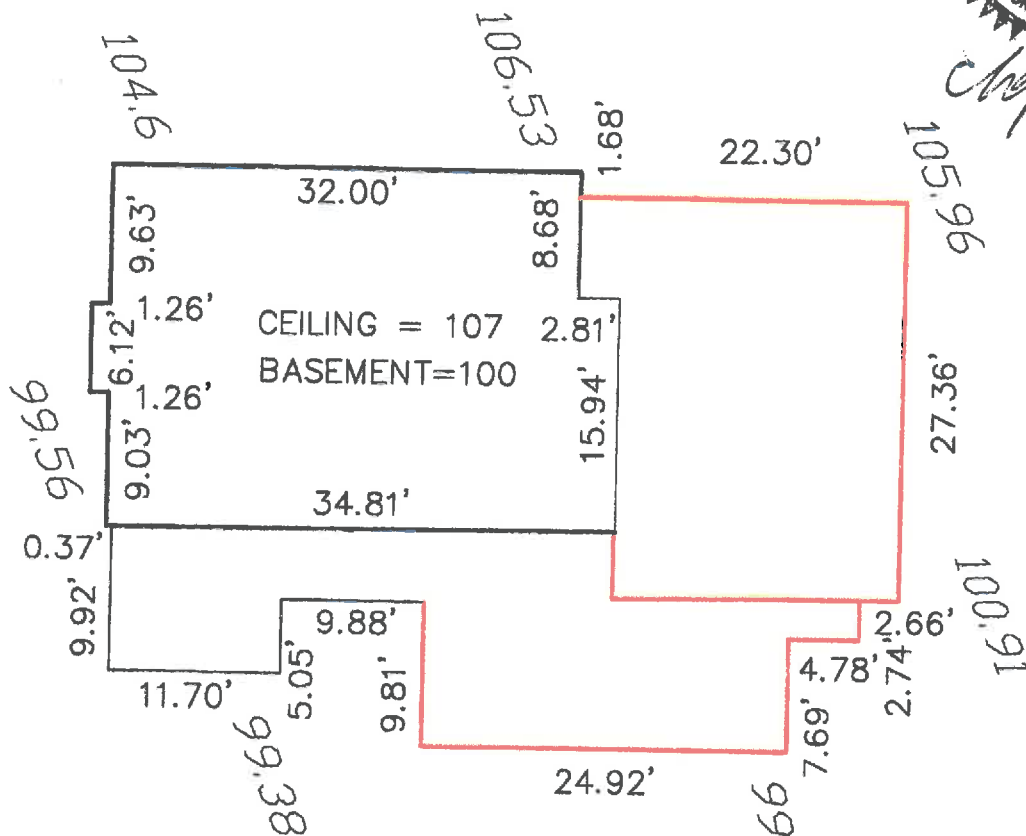
Date: 3/2/13



	REQUIRED	EXISTING	PROPOSED
Lot Area	12,000	12,464	—
Lot Frontage	90'	135'	—
Floor Area Ratio			
Lot Coverage	25%	10.8%	20.3%
Open Space	50%	83.2%	71.2%
Front Setback	23.4'	23.9'	33.'
Side Setback	10'		10.2' (garage)
Side Setback	10'	6.6'	—
Rear Setback	30'	42.1'	38.9'
Building Height			
Stories			
½ Story Calculation			

NOTES:

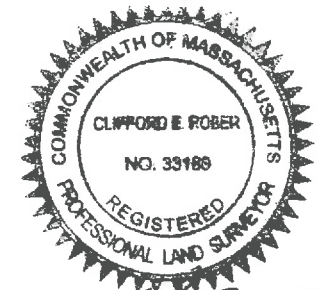
R6412pp2
23 RICHMOND ROAD
3/30/2021



Segment	Ceiling Elevation	Elevation From	Elevation To	Ceiling Length	Ceiling Height	Square Footage	Exposed Square Footage	% Covered
A	107	99.56	100.06	34.81	7	243.67	250.28	0.00%
B	107	107	107	15.94	7	111.58	0.00	100.00%
C	107	106.53	106.53	2.81	7	19.67	1.32	93.29%
D	107	106.53	106.53	8.68	7	60.76	4.08	93.29%
E	107	106.53	104.6	32.00	7	224.00	45.92	79.50%
F	107	104.6	104.6	9.63	7	67.41	23.112	65.71%
G	107	104.6	104.6	1.26	7	8.82	3.024	65.71%
H	107	104.6	99.56	6.12	7	42.84	30.1104	29.71%
I	107	99.56	99.56	1.26	7	8.82	9.3744	0.00%
J	107	99.56	99.56	9.03	7	63.21	67.1832	0
	107			121.54	7	850.78	434.41	48.94%

Ceiling Height:	7	<- enter
Basement Floor Elevation	100	<- enter
Ceiling Elevation	107	
Perimeter Total Length	121.54	
Total Perimeter Square Foot	850.78	
Exposed Square Footage	434.41	
% Covered	48.94%	<- result

North	South	East	West
#REF!	#REF!	#REF!	#REF!
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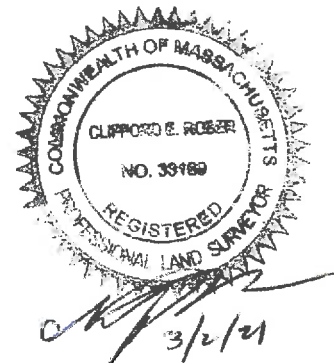


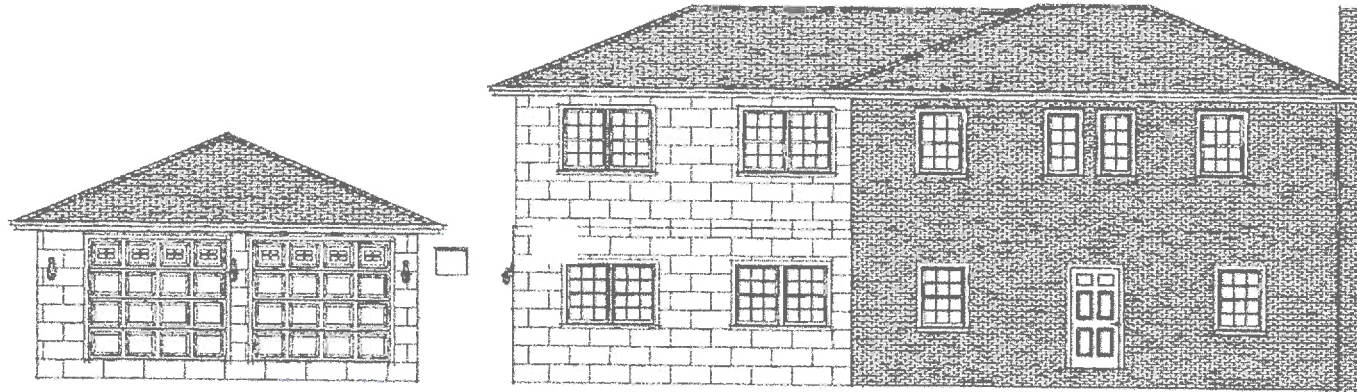
CL 3/2/21

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	99.56	99.56	99.56	99.56	0.37	36.8372	36.8372	0.00
BB	99.56	99.56	99.56	99.56	9.92	987.6352	987.6352	0.00
CC	99.56	99.56	99.56	99.56	11.7	1164.852	1164.852	0.00
DD	99.38	99.38	99.38	99.38	5.05	501.869	501.869	0.00
EE	99.38	99.38	99.38	99.38	9.88	981.8744	981.8744	0.00
FF	99.38	99.38	99.38	99.38	9.81	974.9178	974.9178	0.00
GG	99.38	99.38	100.91	100.91	24.92	2495.613	2495.613	0.00
HH	100.91	100.91	100.91	100.91	7.69	775.9979	775.9979	0.00
II	100.91	100.91	100.91	100.91	4.78	482.3498	482.3498	0.00
JJ	100.91	100.91	100.91	100.91	2.74	276.4934	276.4934	0.00
KK	100.91	100.91	100.91	100.91	2.66	268.4206	268.4206	0.00
LL	100.91	100.91	105.96	105.96	27.36	2829.982	2829.982	0.00
MM	105.96	105.96	106.53	106.53	22.3	2369.264	2369.264	0.00
NN	106.53	106.53	106.53	106.53	1.68	178.9704	178.9704	0.00
OO	106.53	106.53	104.6	104.6	32	3378.08	3378.08	0
PP	104.6	104.6	104.6	104.6	9.63	1007.298	1007.298	0
QQ	104.6	104.6	104.6	104.6	1.26	131.796	131.796	0
RR	104.6	104.6	99.56	99.56	6.12	624.7296	624.7296	0
SS	99.56	99.56	99.56	99.56	1.26	125.4456	125.4456	0
TT	99.56	99.56	99.56	99.56	9.03	899.0268	899.0268	0
					200.16	20491.45	20491.45	0

Ceiling Height: 7
 Basement Floor Elevation: 100
 Ceiling Elevation: 107
 Perimeter Total Length: 200.16
 Total Perimeter Square Foot: 1401.12
 Average Existing Grade: 102.38
 New Average Grade: 102.38
 Difference in Grade in feet: 0.00

% Covered using Avg Grade 33.93%

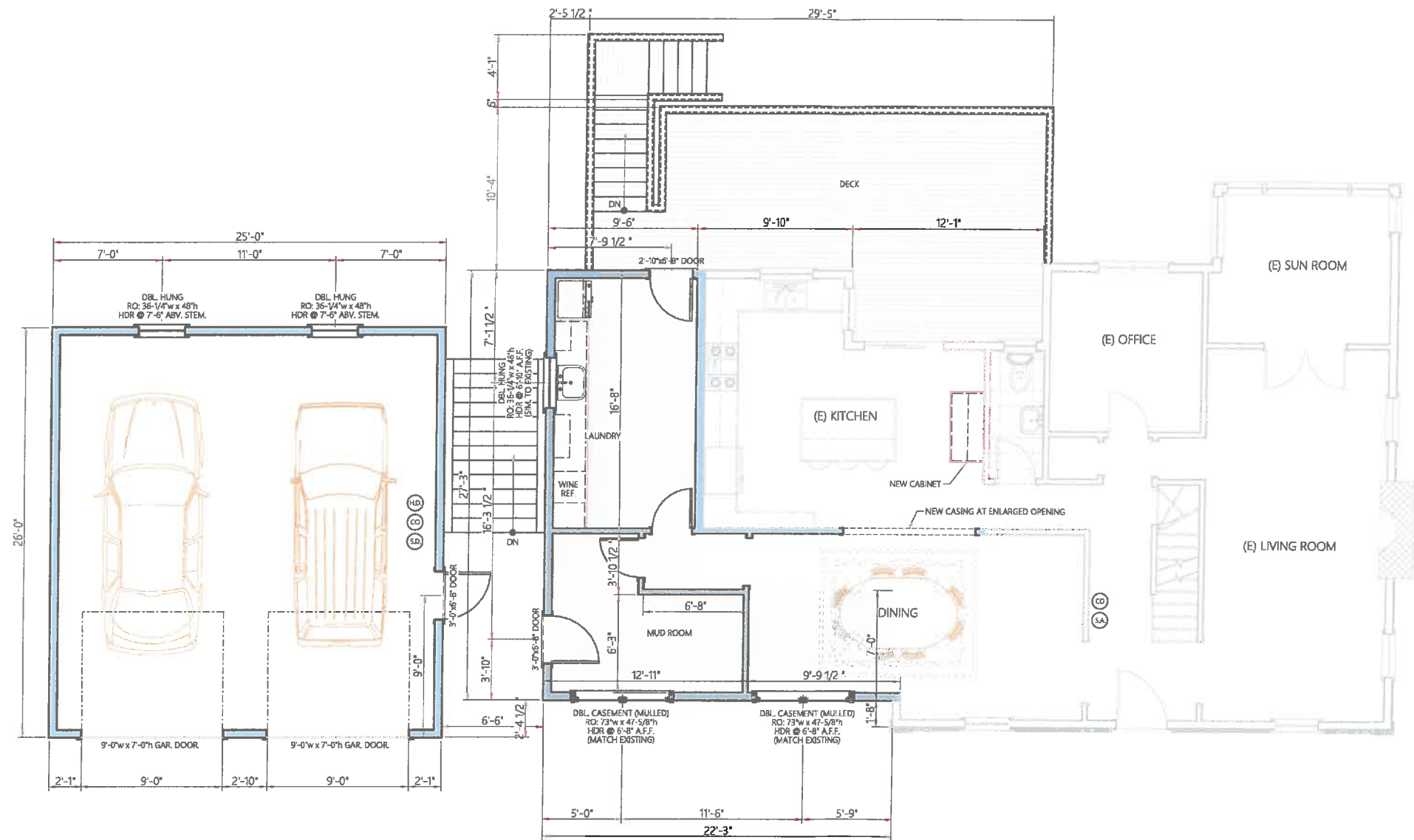




23 Richmond Rd – Proposed Project – Road view



23 Richmond Rd – Proposed Project – Backyard view



FIRST FLOOR PLAN

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

TOTAL NEW AREA = 349 SF

- (SA) SMOKE ALARM
- (CO) CARBON MONOXIDE DETECTOR
- (H.D.) HEAT DETECTOR



Catherine R. Waltman

FIRST FLOOR PLAN

PRINT DATE: Monday, June 28, 2021

SCALE: AS NOTED

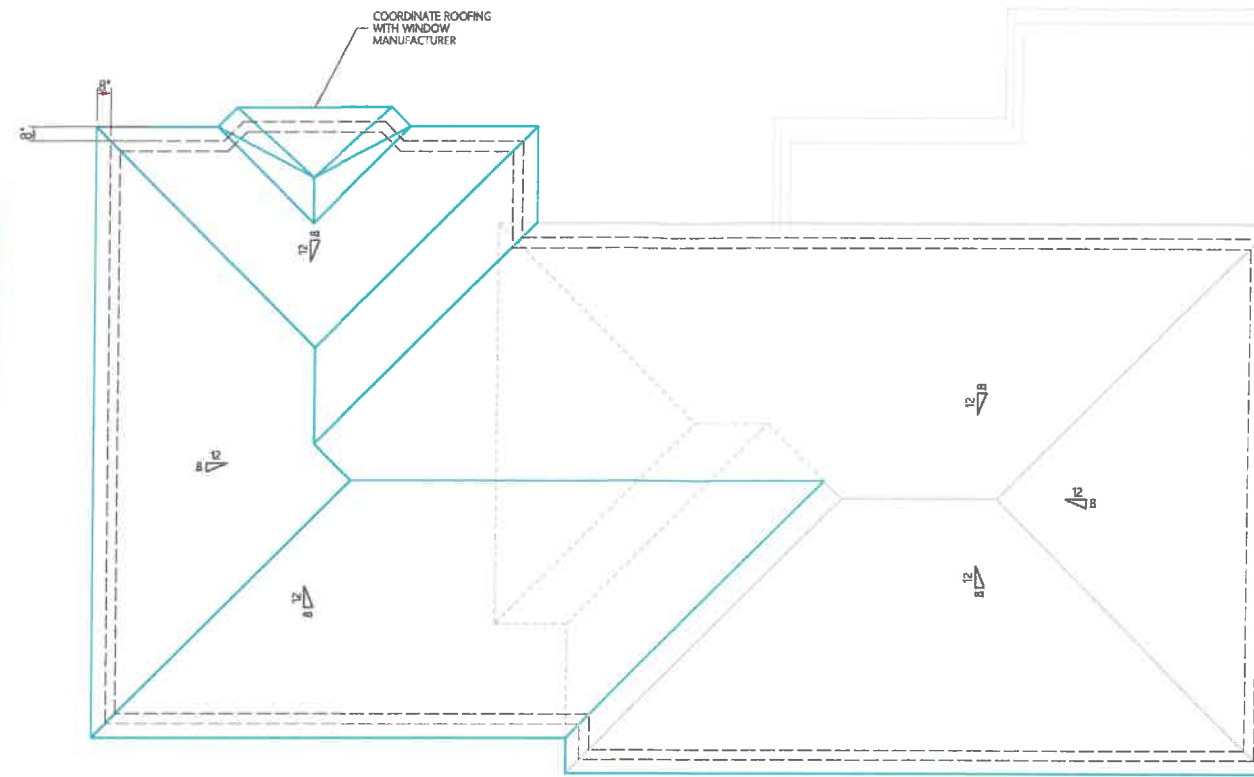
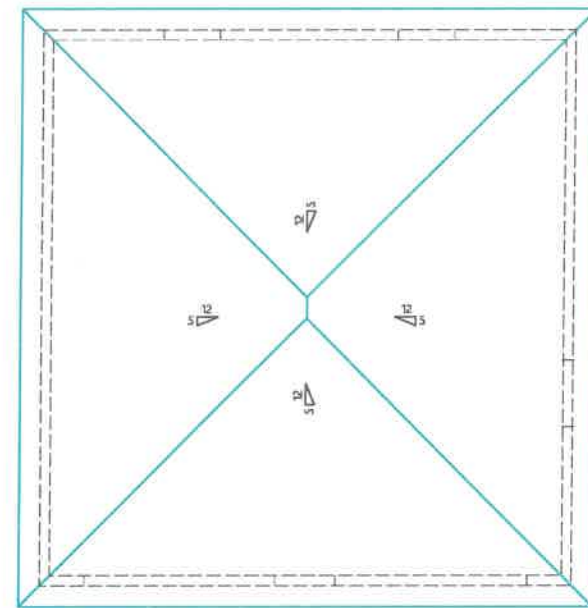
SHEET NO.

A1

DUBOIS RESIDENCE
ADDITION & DETACHED GARAGE
23 RICHMOND RD.
BELMONT, MA 02478

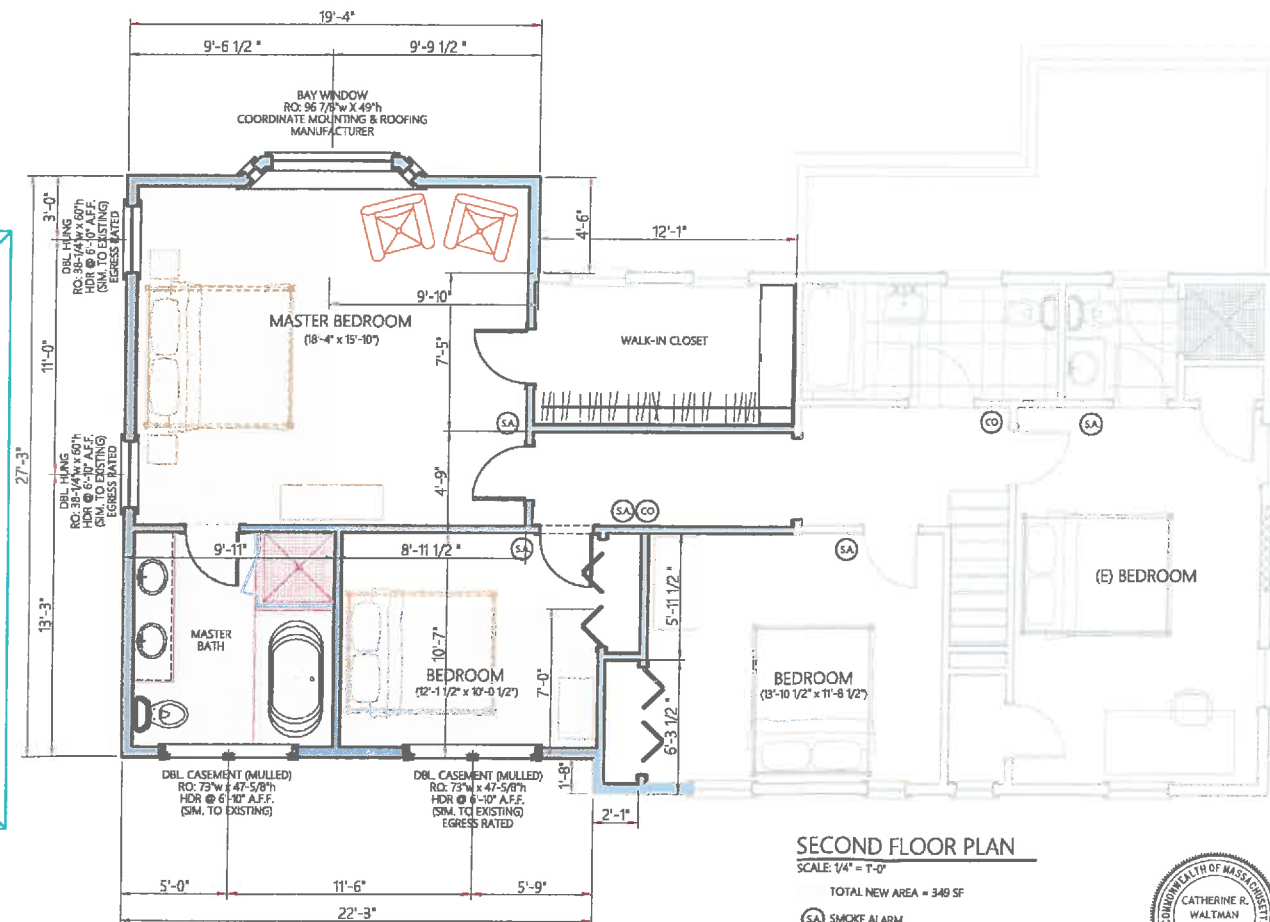
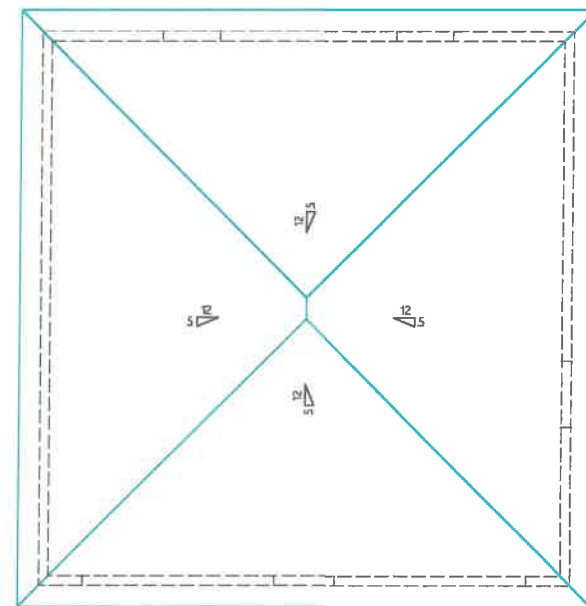
WALTMAN STRUCTURAL SERVICES
MA Office
32A Fairmont Street
Arlington, MA 02474
(978) 344-7124
WaltmanStructural.com
ME Office
105 Ledge Drive
Leeds, ME 04263
(207) 370-0801
WaltmanStructural.com





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

NOTE: FIELD VERIFY ALL ROOF PITCHES & MATCH WHERE APPLICABLE



Catharine Wallbridge

DRAWING NAME
SECOND FLOOR & ROOF PLAN
PRINT DATE: Monday, June 28, 2021

DUBOIS RESIDENCE
ADDITION & DETACHED GARAGE
23 RICHMOND RD.
BELMONT, MA 02478

WALTMAN STRUCTURAL SERVICES

MA Office
32A Fairmont Street
Arlington, MA 02474
(971) 344-7124

ME Office
105 Ledge Drive
Leeds, ME 04263
(207) 370-0801

WaltmanStructural.com

SHEET NO.
A2





Catherine R. Waltman

DUBOIS RESIDENCE
ADDITION & DETACHED GARAGE
 23 RICHMOND RD.
 BELMONT, MA 02478

ELEVATIONS
 PRINT DATE: Monday, June 28, 2021
 SCALE: AS NOTED

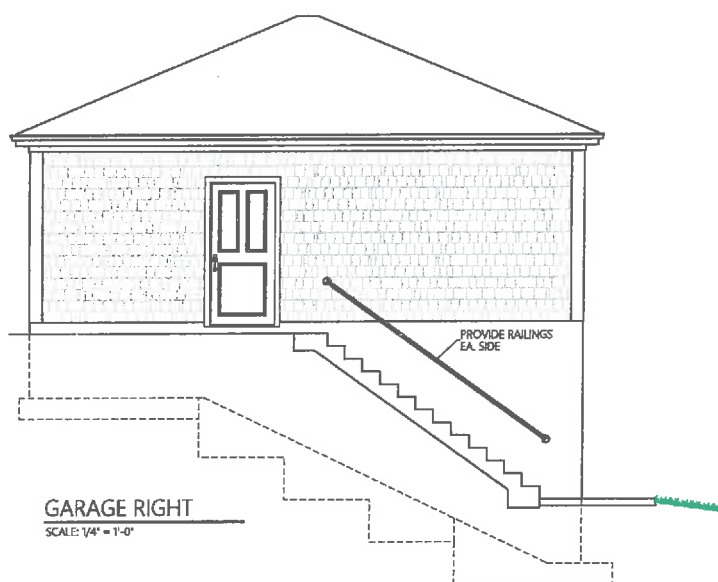
SHEET NO.
A4



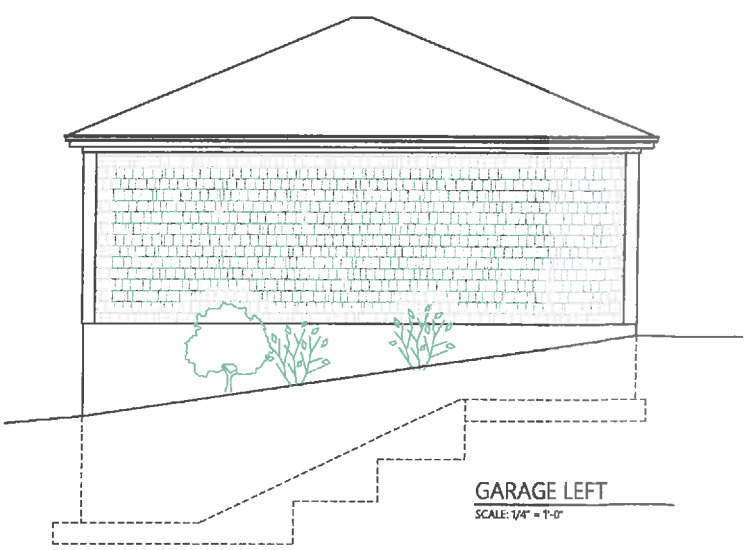
WALTMAN STRUCTURAL SERVICES
 MA Office
 32A Fairmont Street
 Arlington, MA 02474
 (978) 344-7124
 ME Office
 105 Lehigh Drive
 Leominster, MA 01453
 (978) 370-0801
 WaltmanStructural.com



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



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



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

Catherine R. Waltham
Professional Engineer
No. 53046
MASSACHUSETTS

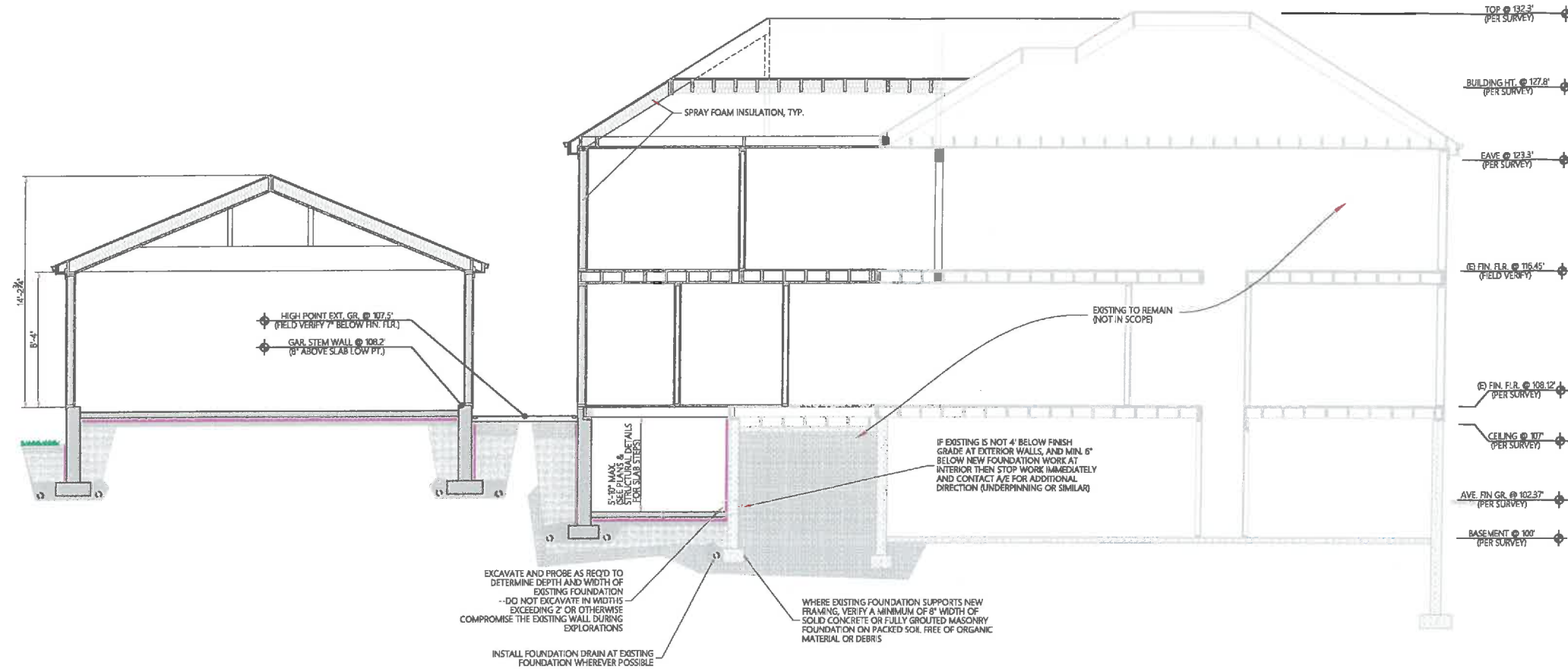
WALTMAN STRUCTURAL SERVICES
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WalthamStructural.com
ME Office
105 Ledge Drive
Leeds, ME 04263
(207) 370-0801



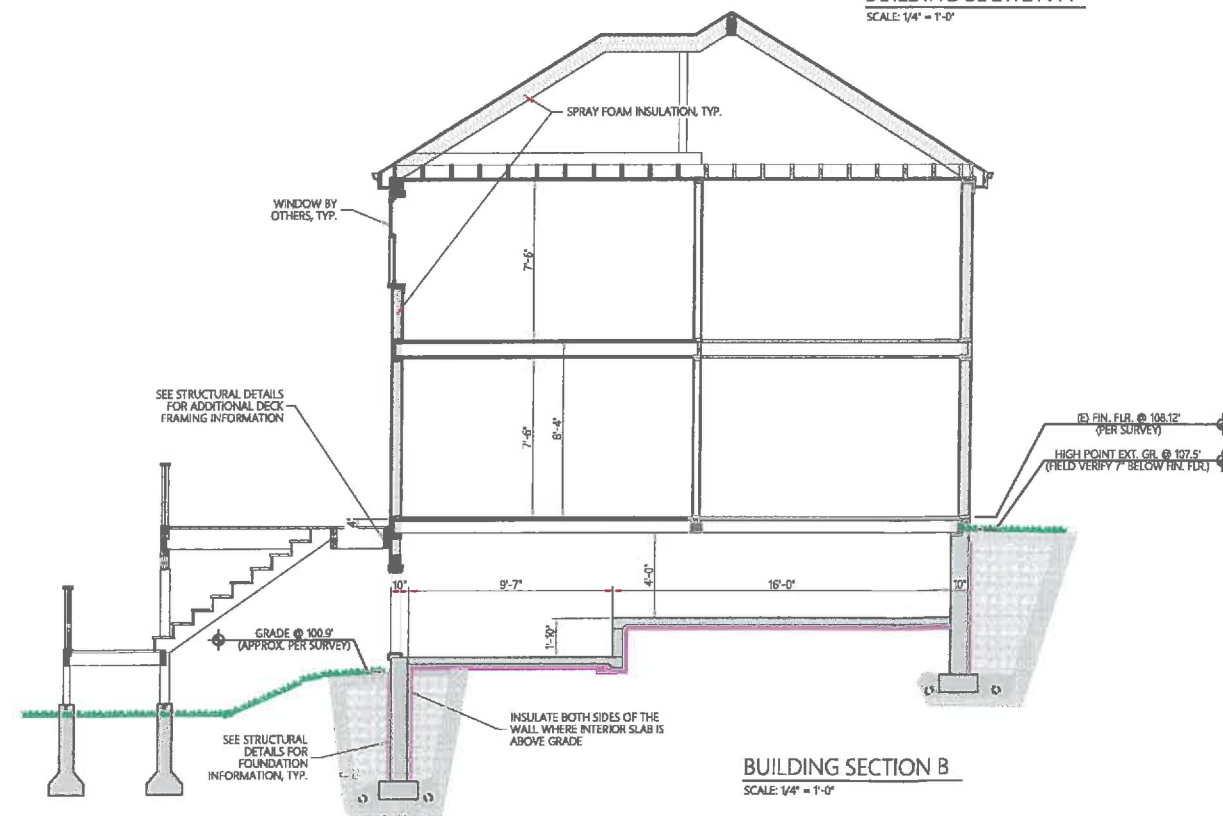
DUBOIS RESIDENCE
ADDITION & DETACHED GARAGE
23 RICHMOND RD.
BELMONT, MA 02478

DRAWING NAME
ELEVATIONS
PRINT DATE: Monday, June 28, 2021
SCALE: AS NOTED

SHEET NO.
A5



BUILDING SECTION A
SCALE: 1/4" = 1'-0"



BUILDING SECTION B
SCALE: 1/4" = 1'-0"

WALTMAN STRUCTURAL SERVICES
ME Office
105 Ledge Drive
Leeds, ME 04263
(207) 370-0801
WaltmanStructural.com



**DUBOIS RESIDENCE
ADDITION & DETACHED GARAGE**
23 RICHMOND RD.
BELMONT, MA 02478

DRAWING NAME
SECTIONS
PRINT DATE: Monday, June 28, 2021
SCALE: AS NOTED

SHEET NO.
A6



Catherine Waltman



Street view – 23 Richmond Rd



Backyard view 23 Richmond Rd
Walkout basement – 1 story



Walkout basement – 1 story – 17 Richmond Rd



Walkout basements – 1 story – 37 & 43 Richmond Rd



107 Rutledge Road



222 Clifton Road



115 Rutledge Road



54 Clairemont Road



71 Rutledge Road



87 Rutledge Road



88 Rutledge Road



63 Rutledge Road



88 Prospect Road



76 Lawrence Lane



21 Kenmore Road