



Town of Belmont
Zoning Board of Appeals

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APPLICATION FOR A SPECIAL PERMIT

Date: May 12th 2022

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 32 Chester 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 Rebuild structurally failing porches (front and back). Add roof to 2nd floor front porch, extend 2nd floor back porch to match the footprint of 1st floor back porch, Re-side House.

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



Bradley Noyes

32 Chester Rd

(617) 233 - 2800



Emily Pinney

December 6, 2005



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

May 2, 2022

Bradley Noyes and Emily Pinney
32 Chester Road
Belmont, MA 02478

RE: Denial to Enlarge front Entry Hall, Construct Second Story Front Porch and Enlarge Second Story Rear Porch.

Dear Mr. Noyes and Ms. Pinney,

The Office of Community Development is in receipt of your building permit application for your proposal to enlarge the front entry hall, construct a second story front porch and enlarge the second story rear porch at 32 Chester 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 alterations and expansions in the GR district by a Special Permit granted by the Board of Appeals and section 4.2 of the By-Law, allows maximum lot coverage of 30%, requires minimum side setback of 10.0', requires minimum front setback of 10.3' (average of the 2 abutting properties' front setbacks) and requires a minimum rear setback of 17.8' (20% of the average depth of the lot).

1. The proposed alterations and expansions are allowed by a Special Permit granted by the Board of Appeals.
2. The existing and proposed lot coverage is 39.2%.
3. The existing and proposed side setback is 4.2'.
4. The existing and proposed front setback is 9.3'.
5. The existing and proposed rear setback is 17.6'.

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 five (5) 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, or Gabriel Distler, Staff Planner at (617) 993-2650 in order to begin the process.

Sincerely,

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

May 13, 2022

Bradley Noyes and Emily Pinney
32 Chester Road
Belmont, MA 02478
(617) 209 · 9504
b@noyes.dev

Zoning Board

To whom it may concern,

We are seeking a special permit to make alterations to our residence at 32 Chester Rd. All alterations stay within existing structure dimensions and do not increase the footprint of the structure, as well as make the house conform to the character of the neighborhood. The main objectives are to

- Rebuild the front and rear porches.
- Add a roof over the front 2nd floor porch.
- Extend 2nd floor rear porch to match the footprint of 1st floor rear porch.
- Extend front vestibule 12 inches.

On Structure: Our current porches are beginning to fail. Our home inspection, which occurred in December 2017 highlighted a number of structural issues with the porches and we would like to address those issues with this permit. Section 4 of the report (enclosed below) highlights some of the structural concerns with the property. In regards to the front porch they call out that “the front porch box header shows signs of active and on-going water penetration. Underlying decay is evident.” The columns of the front porch also show signs of decay.

The rear porch appears to have been built on a temporary jack which remains in place today. That jack is not properly footed. The report also indicates that “The rear enclosed porch structure sags. The lack of proper support at points of load appears to be the cause. Correction is recommended.”

On Porch Roof: Since we need to rebuild the front porch, we would like to add a roof on the front porch to make the space more usable. Currently that space becomes too hot in the summer to use. A roof will allow us to use the space more effectively and this maintains the character of the neighborhood. The majority of houses with full width porches on Chester Rd already have a roof covering their front porches (about 19 covered or enclosed front porches v. 6 with no roof, like ours).

On Rear Porch Extension: Since we need to rebuild the rear porch, we would like to extend the 2nd floor rear porch to match the footprint of the 1st floor rear porch. Currently the 2nd floor porch is about 7ft x 3ft (about 21 sqft), this makes the space have very limit use. If the porch is expanded to use the same footprint as the 1st floor porch, the space becomes far more useful. There is also the added benefit of covering the rear entrance so it can be under cover from rain.

On Vestibule Enlargement: The front entrance vestibule is very small, 4'x 10', is makes daily coming and going difficult to maneuver. The door swing leaves only 6" of clearance when open making it especially difficult for the first floor resident and the mailman to enter and leave. We'd like to expand the vestibule by 12" to make it more maneuverable. This expansion will lay within the existing porch and does not increase the structure footprint.

In closing, we ask for your support for these changes that will significantly improve the safety and quality of our porches, and maintain the character of the neighborhood

Sincerely,



Bradley Noyes and Emily Pinney

encl: Section 4 of Home Inspection

Alia Bucciarelli

35 Chester Road, Unit 2
Belmont, MA 02478
617-680-9833
aliabucciarelli@gmail.com

10th May 2022

Dear Zoning Board Committee Members,

This is a letter to show support for the proposed changes to 32 Chester Rd.

I am Alia Bucciarelli and live at 35 Chester Road, Belmont, MA. I live across the street from Emily Pinney and Bradley Noyes. I have seen the plans and reviewed the proposed changes by Emily and Bradley for their residence at 32 Chester Rd to their front and rear porches. As a geographically close neighbor, I am in full support of the changes and confident that the result will maintain the character of the neighborhood.

Please feel free to contact me at 617-680-9833 or aliabucciarelli@gmail.com if you have any questions.

Thank you for your consideration,

Alia Bucciarelli

4. GROUNDS AND PROPERTY DRAINAGE

Styles & Materials

GUTTERS: ALUMINUM WOOD	DOWNSPOUTS: ALUMINUM GALVANIZED	EXTENSIONS: ALUMINUM GALVANIZED
WALKS: CONCRETE	STAIRS AND LANDINGS: WOOD	RAILINGS: WOOD
PORCH: WOOD FRAMED	DRIVEWAY: ASPHALT	RETAINING WALLS: N/A

		S	S/E	M	P	CN	U	I/N
4.0	GUTTERS / ROOF DRAINS / SCUPPERS			•				
4.1	DOWNSPOUTS						•	
4.2	EXTENSIONS			•				
4.3	FOUNDATION GRADING			•				
4.4	PROPERTY DRAINAGE						•	
4.5	WALKS				•			
4.6	STAIRS & LANDINGS				•			
4.7	RAILINGS				•			
4.8	PORCHES				•	•	•	
4.9	DRIVEWAY			•				

S= Satisfactory, S/E= Satisfactory Except as Noted, M= Marginal, P= Poor, CN= Concern,
U= Unknown, I/N= Inoperative/Not Operated

S S/E M P CN U I/N

Comments:

4.0 Unlined wood gutters need to be oiled periodically to help resist decay. At least, once a year is recommended. Several sections of wood gutters show signs of decay. They should be replaced as needed.



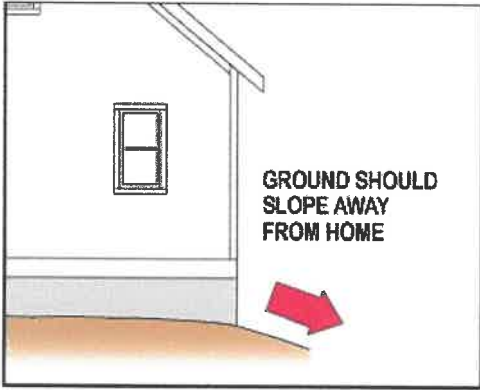
4.0 Item 1(Picture)

4.2 Downspouts that discharge against the foundation can contribute to cellar water issues. Extensions of at least 3-5 feet in length should be added at all points of downspout discharge. Caution should be given to not directing water on to walkways, public right of ways and the driveway as icing hazards may result in the colder months.



4.2 Item 1(Picture)

4.3 Negative grading that directs water to the foundation will contribute to basement water issues. For proper drainage, it is recommend that the grade slope away from the foundation a minimum of 1" per foot for 5 feet wherever possible. Periodically, fill will be needed to maintain this grade. If available, clay should be used. Foundation grading should be kept free of wood mulch as it is conducive to wood destroying insect problems such as termites.



4.3 Item 1(Picture)



4.3 Item 2(Picture)

4.5 Uneven settlement and deterioration of walks has created safety hazards. Correction is needed.



4.5 Item 1(Picture)

4.6 Rear stairs have inconsistent rise. This poses a trip hazard and should be corrected. The risk of personal injury exists



4.6 Item 1(Picture)

4.7 (1) The left end front porch railing is weak and unsafe. Immediate correction is needed.



4.7 Item 1(Picture)

4.7 (2) Rear 2nd floor porch guard rails have excessive openings, are decaying and should be rebuilt to current safety standards.



4.7 Item 2(Picture)

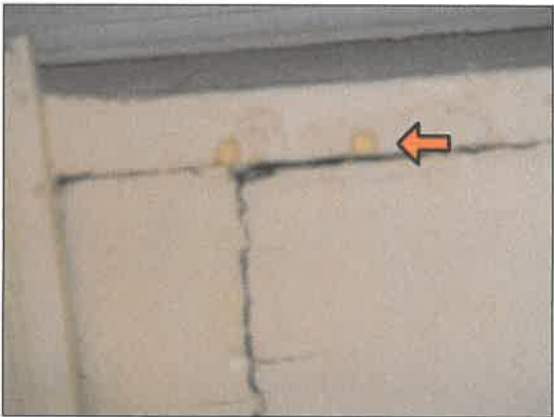


4.7 Item 3(Picture)

4.8 (1) The front porch box header shows signs of active and on-going water penetration. Underlying decay is evident. The extent of which is unknown. Further investigation requiring destructive measures will be needed.



4.8 Item 1(Picture)



4.8 Item 2(Picture)

4.8 (2) Decaying front porch columns should be replaced as needed.



4.8 Item 3(Picture)



4.8 Item 4(Picture)



4.8 Item 5(Picture)

4.8 (3) The under side of the front porch was not accessible for inspection. The condition of the structure and the quality of workmanship is unknown.



4.8 Item 6(Picture)

4.8 (4) The base of the upper rear porch support column and header below show signs of decay and compression.



4.8 Item 7(Picture)



4.8 Item 8(Picture)

4.8 (5) The temporary support below the rear porch structure is not properly footed.



4.8 Item 9(Picture)



4.8 Item 10(Picture)

4.8 (6) The rear enclosed porch structure sags. The lack of proper support at points of load appears to be the cause. Correction is recommended.



4.8 Item 11(Picture)



4.8 Item 12(Picture)



4.8 Item 13(Picture)

4.8 (7) Some of the rear porch decking is rotted and needs to be replaced.



4.8 Item 14(Picture)



4.8 Item 15(Picture)

4.8 (8) The exposed lower deck of the rear porch structure was constructed with non-corrosion resistant fasteners. The joists of this structure are under sized and lack required hangers. ***All of these issues compromise the integrity of this structure and the safety of those who use it. Immediate correction is needed. The risk of personal injury exists.***



4.8 Item 16(Picture)



4.8 Item 17(Picture)

4.8 (9) The rear 2nd floor enclosed porch shows signs of past water entry. All was dry at this time.



4.8 Item 18(Picture)

4.9 Portions of the driveway are cracked, breaking apart and need to be replaced as they are beyond repair.



4.9 Item 1(Picture)

GUTTERS AND DOWNSPOUTS are an extremely important element in basement dampness control. Keep gutters clean and downspout extensions in place (3 to 5 feet or more). Put strainers in downspout entrances to prevent blockage and subsequent freezing and splitting. Shortly after a rain or a thaw in winter, look for leaks at seams in the gutters. These can be re-caulked before they cause damage to fascia or soffit boards.

Zoning Compliance Check List
(Registered Land Surveyor)



Property Address: 32 CHESTER RD

Zone: GR

Surveyor Signature and Stamp: Bruce Bradford

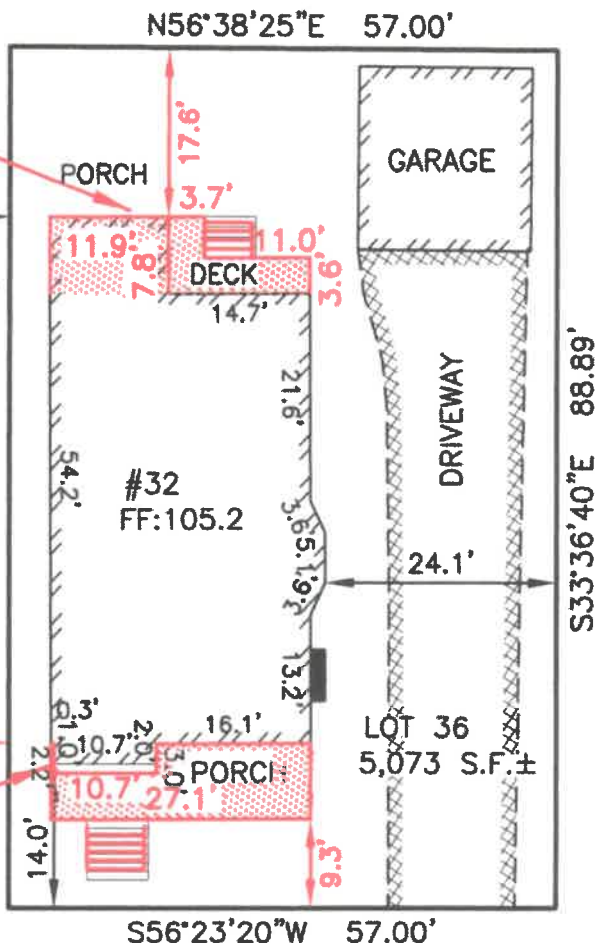
Date: 5/6/22

	REQUIRED	EXISTING	PROPOSED
Lot Area	5000 SF	5,073 SF	5,073 SF
Lot Frontage	50' MIN	57.00'	57.00'
Floor Area Ratio	—	—	—
Lot Coverage	30% MAX	39.2%	39.2%
Open Space	40% MIN	42%	42%
Front Setback	10.3' AVG	9.3'	9.3'
Side Setback	10' MIN	4.2'	4.2'
Side Setback	10' MIN	24.1'	24.1'
Rear Setback	17.8' (4.22-A-6)	17.6'	17.6'
Building Height	33' MAX	28.3'	28.3'
Stories	2.5 MAX	3	3
½ Story Calculation			

NOTES:

EXISTING
PORCH & DECK
TO BE REBUILT

EXISTING
PORCH &
VESTIBULE TO
BE REBUILT
ROOF ADDED
TO 2nd
FLOOR PORCH



AVERAGE SETBACK CALCULATION

$$(\#28 + \#34)/2 =$$

$$(10.0 + 10.5)/2 = 10.3$$

CHESTER ROAD

ZONING INFORMATION:

ZONE: GR

DEED REFERENCE: BOOK 68136 PAGE 544

PLAN REFERENCE: BOOK 248 PLAN 36

	EXISTING	PROPOSED	REQUIRED/ PERMITTED
LOT AREA	5,073 S.F.	5,073 S.F.	5,000 S.F. MIN.
LOT FRONTAGE	57.00'	57.00'	50' MIN.
SETBACK			
FRONT	9.3'	9.3'	10.3' AVG
SIDE	4.2'	4.2'	10' MIN.
SIDE	24.1'	24.1'	10' MIN.
REAR	17.6'	17.6'	17.8'
LOT COVERAGE	39.2%	39.2%	30% MAX.
OPEN SPACE	42%	42%	40% MIN.
BUILDING HGT	28.3'	28.3'	33 MAX.
# OF STORIES	3	3	2.5 MAX.

THIS PROPERTY DOES NOT LIE WITHIN THE
WETLANDS OR WETLANDS BUFFER ZONE.

THIS PROPERTY IS LOCATED IN ZONE X
FIRM MAP DATED JUNE 4, 2010
COMMUNITY PANEL NUMBER 25017 C0418 E

Owner EMILY PINNEY & BRADLEY NOYES

Loc. House No. 32

Lot No. 6-120

App. No.

Date MARCH 16, 2022

Scale: 1 in. = 20 Ft.

ESTABLISHED 1916

EMB

EVERETT M. BROOKS CO.
SURVEYORS & ENGINEERS

49 LEXINGTON STREET
WEST NEWTON, MA 02465

(617) 527-8750

info@everettbrooks.com

PLAN OF LAND IN
BELMONT, MA

32 CHESTER ROAD
PROPOSED ADDITIONS

SCALE: 1 in. = 20 Ft.

DATE: MAY 6, 2022

DRAWN: GA/LNS

CHECK: BB

PROJECT NO. 25528