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2022 AUG 26 AM 10:57

Town of Belmont
Zoning Board of Appeals

APPLICATION FOR A SPECIAL PERMIT

Date: 6/15/22

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 George St 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

a two story rear 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

Address

Daytime Telephone Number

[Signature]
Mollica Marandhas
32 George St
Belmont MA
857-654-4730



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 3, 2022

Ashish Upadhyay and Mollica Manandhar
32 George Street
Belmont, MA 02478

RE: Denial to Construct a Two Story Rear Addition.

Dear Mr. Upadhyay and Ms. Manandhar,

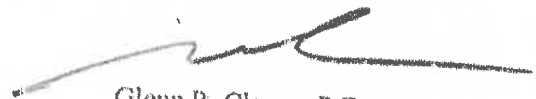
The Office of Community Development is in receipt of your building permit application for your proposal to construct a two story rear addition at 32 George Street located in a Single Residence C Zoning District. The lower level of the structure is exposed more than 40% and is considered a story.

Your application has been denied because it does not comply with the current Town of Belmont Zoning By-Law. More specifically,

§4.2 2A-7 allows the reduction of a rear setback of corner lots to not less than the requirement of a side setback by a Special Permit granted by the Board of Appeals taking into consideration the configuration of the lot and the effect upon the neighboring property. The existing rear setback to the principal structure is 32.4' and the rear setback to the proposed addition is 10.1'.

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 Special Permit from the 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

**Belmont Special Permit Application Statement
32 George Street**

Mollica Manandhar and Ashish Upadhyay of 32 George Street, seek a special permit for a reduction of a rear setback of a corner lot in order to replace the existing detached garage with a new attached garage with first floor living space above.

Mollica and Ashish and their two children (daughter at BHS, son at Chenery) have lived at 32 George Street since 2013. Ashish is an only child, and since his parents are both over 75 and have joint pain and mobility issues, they are planning to have his parents move in with them permanently. They would like to add living space on the ground floor of the house so they can easily be accommodated.

During the construction of the 1980's era family room addition, the setback opposite George Street was designated as the rear and the setback opposite Orchard Street was designated as the side. The currently proposed addition would be 10.1' from the property line opposite George Street and 30.9' from the property line opposite Orchard Street. Section 4.2.2A-7 allows the reduction of a rear setback on a corner lot to not less than the side setback, which would accommodate our proposed addition.

The proposed addition will replace the existing garage structure that is closer to the rear property line so the proposed scope actually provides more space between the structure and this property line (currently at 7.8', proposed at 10.1'). The addition will be consistent with the architecture of the home, with materials and windows to match existing, and a gable roof pitch and height to match the existing family room portion of the home. The garage will align approximately with the basement level and the bedroom suite above will align with the first floor level, with a 16" high ramp up from the family room to the new space, with a new height of 16'-6" to the midpoint and 19'-7" to the peak, well below the 30' limit. Because this addition is replacing the existing garage, the increase in lot coverage is only 1.6%, from 21.8% to 23.4%, still below the 25% maximum.

There are several homes in the immediate vicinity, particularly those on corner lots, that also have attached garages with first floor living space above. In conclusion, the proposed alteration **does not pose any substantial detriment** to the neighborhood and **does not nullify or substantially derogate** the intent of the by-law. Rather, it is very reasonably sized and in line with similar nearby residences.

Zoning Compliance Check List (Registered Land Surveyor)

Property Address: 32 George Street Zone: SRC

Surveyor Signature and Stamp: _____ Date: _____

	REQUIRED	EXISTING	PROPOSED
Lot Area	9,000 S.F.	8,196 S.F.	8,196 S.F.
Lot Frontage	75'	170.59'	170.59'
Floor Area Ratio	N/A	N/A	N/A
Lot Coverage	25%	21.8%	23.4%
Open Space	50%	66.0%	64.5%
Front Setback	George St.=26.3' Orchard St.=21.7'	28.2' 22.4'	28.2' 26.7'
Side Setback	10'	9.5'	30.9'
Side Setback	N/A	N/A	N/A
Rear Setback	26.6'	32.4' 7.8' to Detached Garage	10.1'
Building Height	30'	30.8'	19.6'
Stories	2-1/2	3-1/2	2
1/2 Story Calculation	N/A		

NOTES:



DLJ Geomatics
276 North Street
Weymouth, MA 02191
landsurv23@gmail.com
781-812-0457

32 George Street
Belmont, MA 02478

There are ten segments of foundation walls. They are 6.45' tall.

SEGMENT	LENGTH	TOTAL FACE	BELOW GRADE
A	32.0'	206.40 S.F.	114.88 S.F.
B	7.2'	46.44 S.F.	15.77 S.F.
C	22.8'	147.06 S.F.	39.67 S.F.
D	7.2'	46.44 S.F.	13.90 S.F.
E	11.2'	72.24 S.F.	24.42 S.F.
F	15.0'	96.75 S.F.	32.25 S.F.
G	21.2'	136.74 S.F.	51.52 S.F.
H	15.0'	96.75 S.F.	55.35 S.F.
I	10.0'	64.50 S.F.	46.40 S.F.
J	16.4'	105.78 S.F.	78.88 S.F.
K	10.0'	64.50 S.F.	48.40 S.F.
TOTALS		1,083.60 S.F.	521.44 S.F.

$521.44 / 1,083.60 = .4812$

The foundation walls are 48.12% below grade.


Douglas L. Johnston, PLS
5-22-22


32.0
x 6.45
206.40

TOTAL
FACE OF
THE WALL

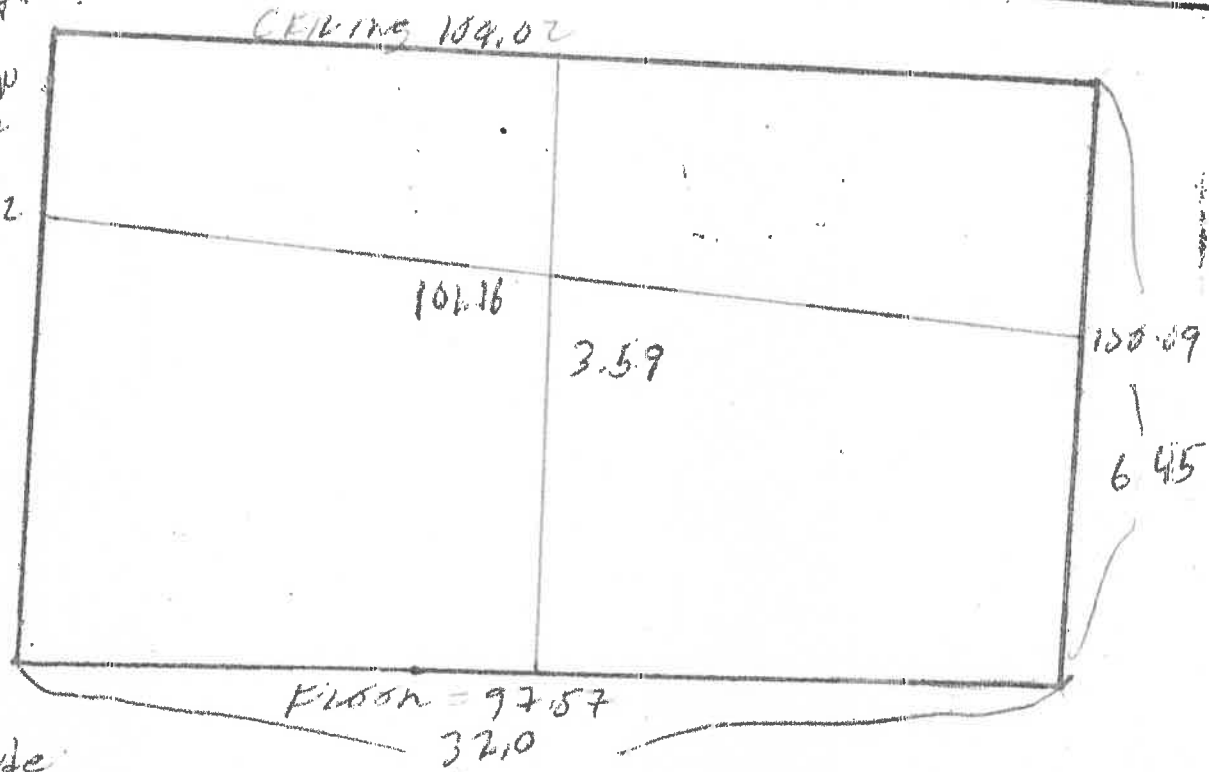
32.0
x 3.59
114.88

BELOW
GRADE

14.89
x 3.59
53.53

55.66%
BELOW grade

SEG "A"



7.2
x 6.45
46.44

TOTAL
FACE

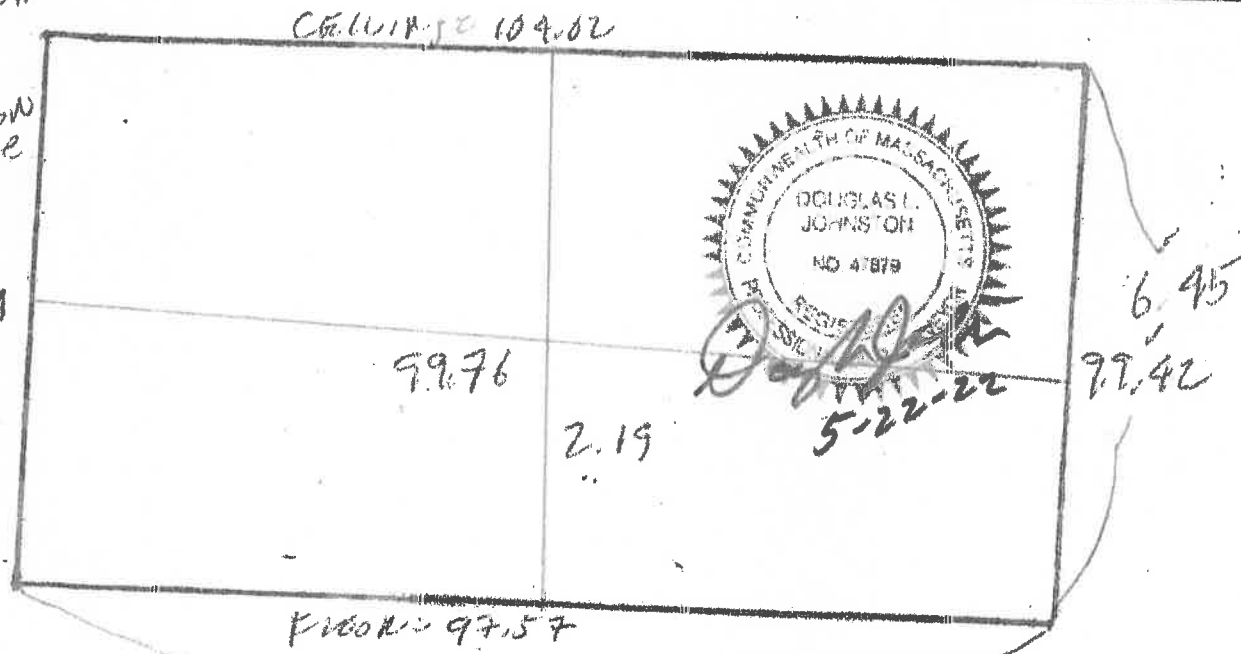
7.2
x 2.19
15.77

BELOW
GRADE

5.77
x 6.44
37.16

3.96%
BELOW grade

SEG "B"



22.8
x 6.45
147.06

TOTAL
FACE

SEG "C"

CEILING = 104.02

22.8
x 1.74
39.67

BELOW
GRADE

6.45

99.20

99.42
39.67
47.06 = 26.98

99.31

1.74

FLOOR = 97.57

22.8

26.98%
BELOW GRADE

7.2
x 6.45
46.44

TOTAL
FACE OF
WALL

SEG "D"

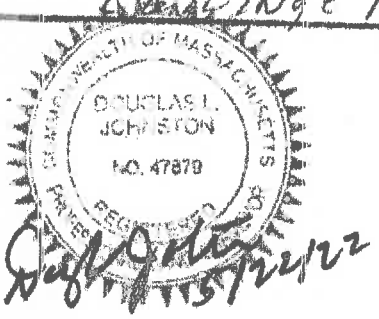
CEILING = 104.02

7.2
x 1.93
13.90

BELOW
GRADE

6.45

99.79



99.50

1.93

FLOOR = 97.57

7.2

99.20
10
49 = 29.93

29.93%
BELOW GRADE

11.2 TOTAL
x 6.45 FACE
72.24

11.2 BELOW
x 2.18 Inside
24.42

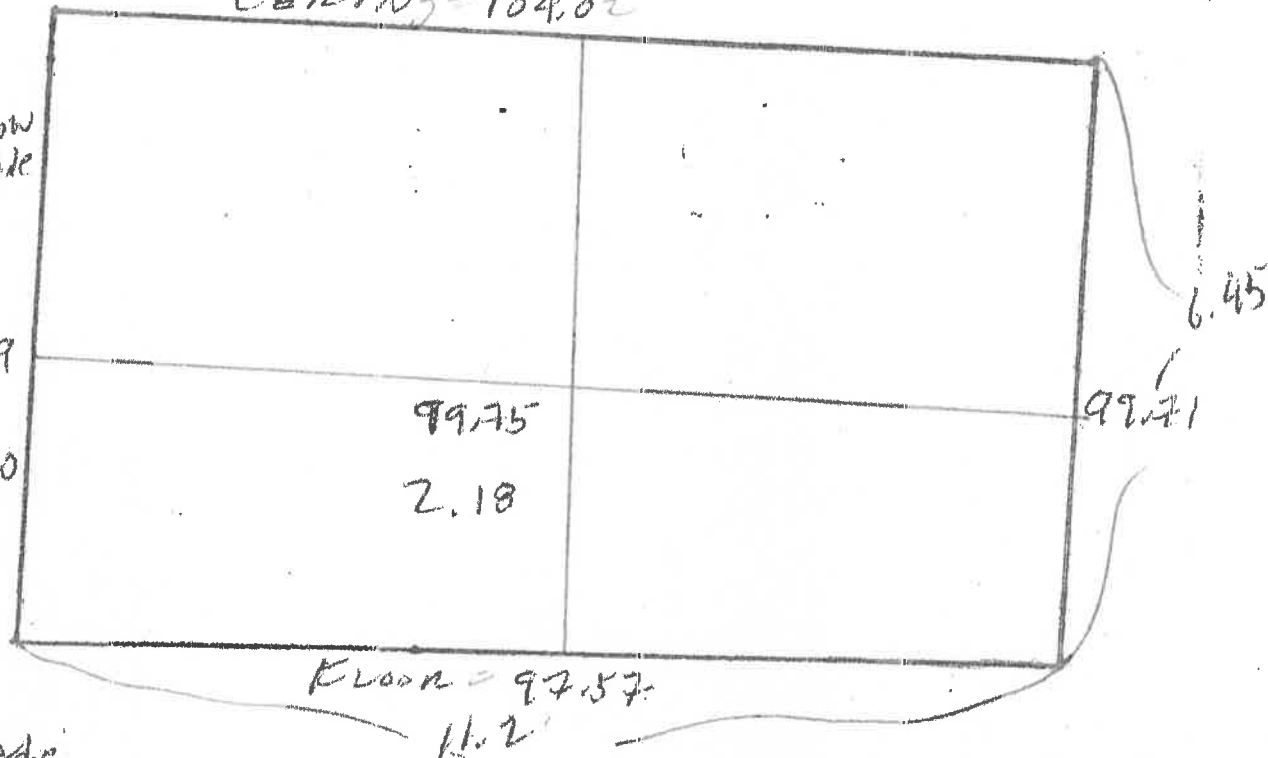
92.79

24.42
72.24 = .3380

77.80 %
BELOW grade

SEG "E"

CEILING = 104.02



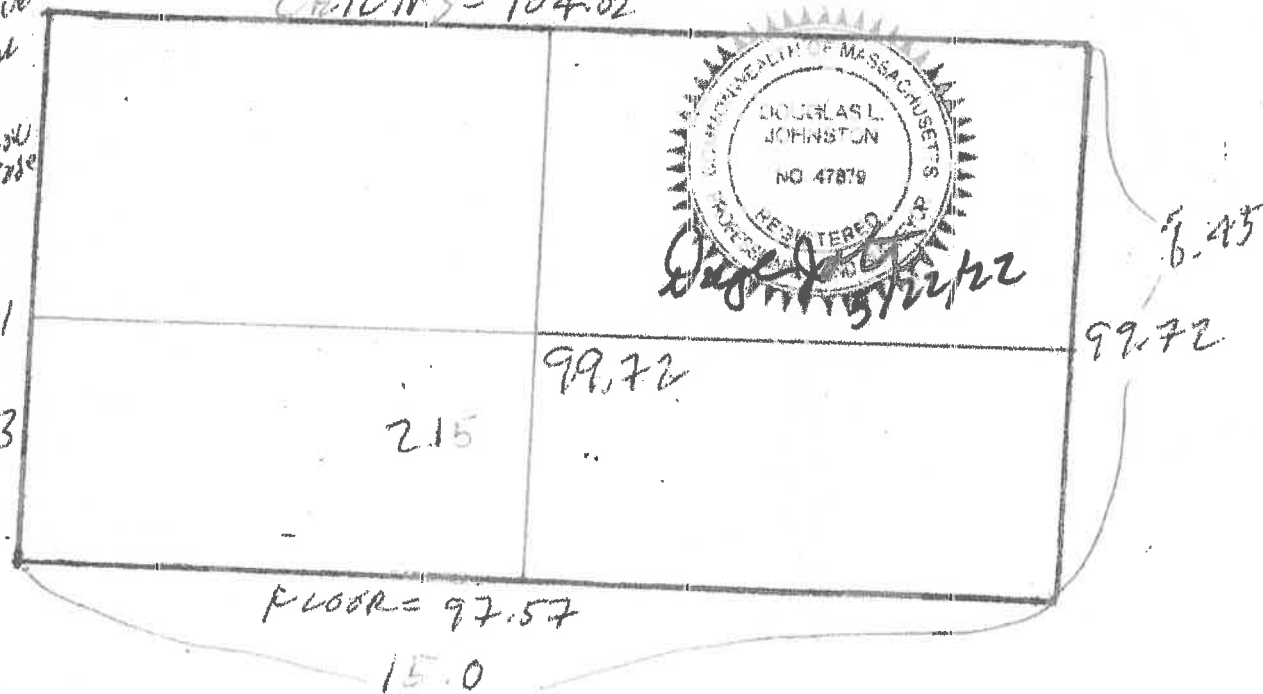
5.0 TOTAL
x 6.45 FACE OF
32.25
5.0 BELOW
x 2.15 Inside
10.75
32.25
21.5

1.75
21.75 = .3333

3.3 %
BELOW grade

SEG "F"

CEILING = 104.02



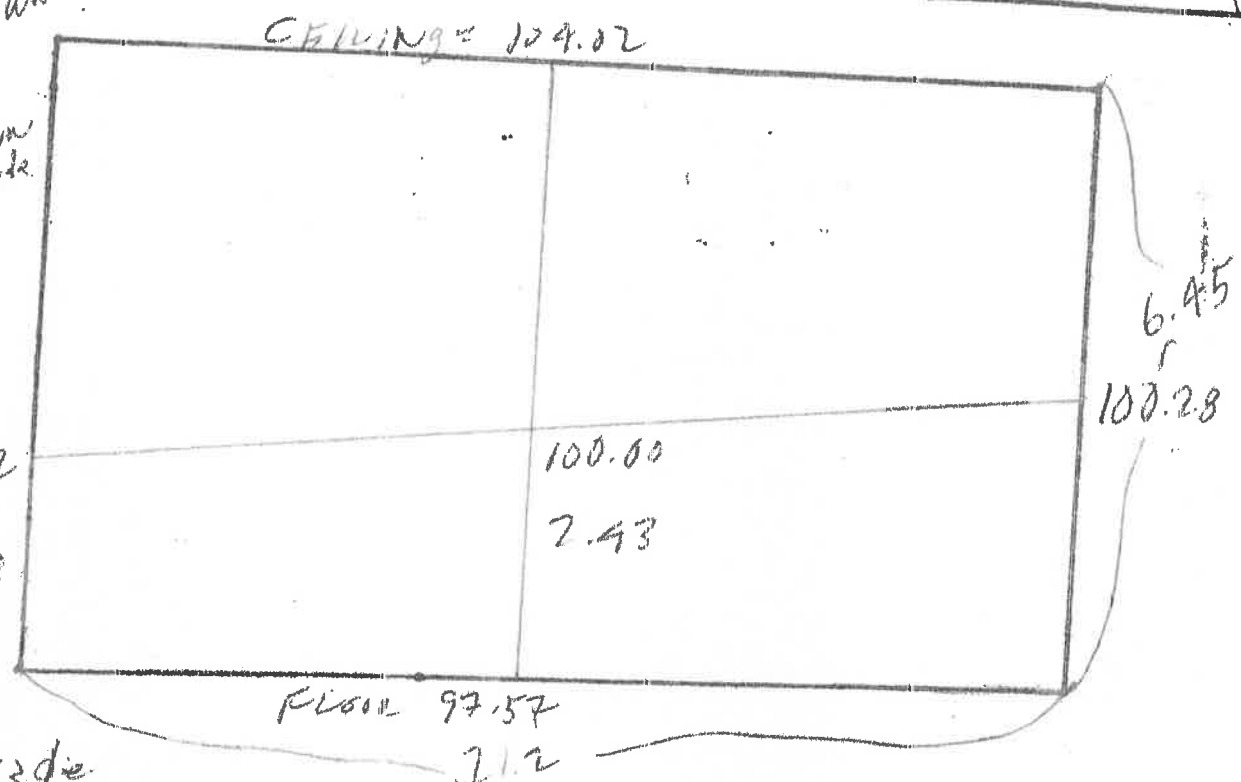
21.2
x 6.45
136.74

TOTAL
FACE OF
WALL

21.2
x 2.43
51.52

BELOW
GRADE

SEG "G"



7.52
76.74 = 37.63

37.68%
BELOW GRADE

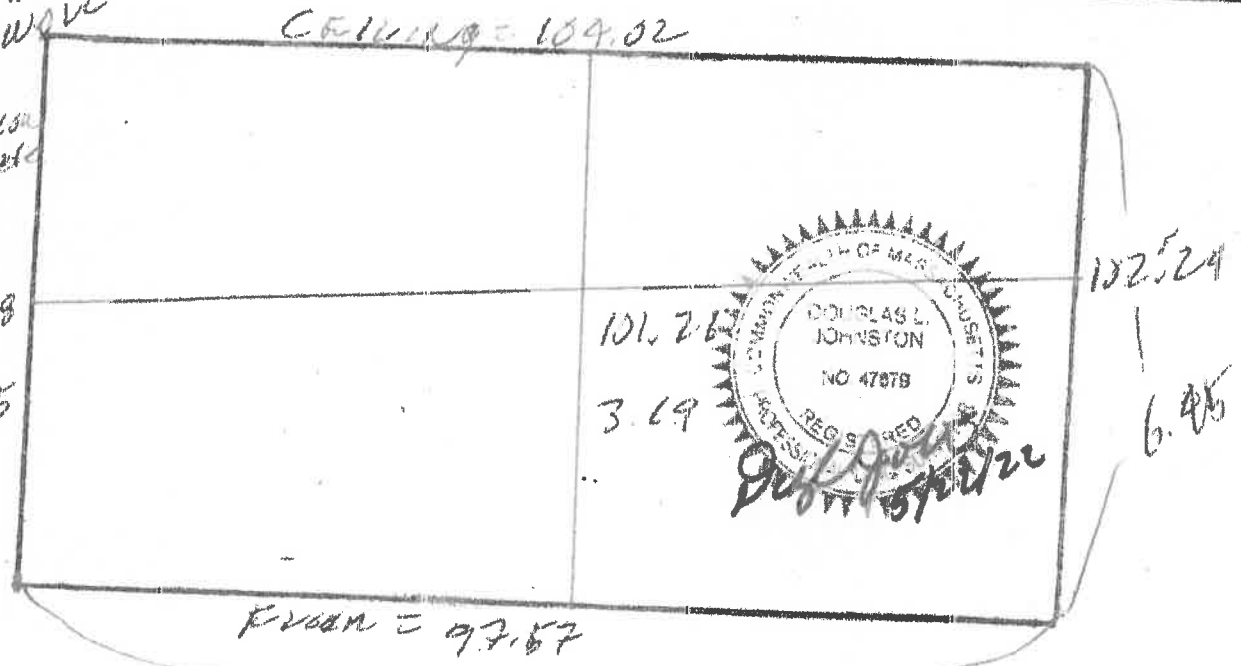
15.0
x 6.45
96.75

TOTAL
FACE OF
WALL

15.0
x 3.69
55.35

BELOW
GRADE

SEG "H"



100.28
5.35
75 = 57.45

7.45%
BELOW GRADE

36 Orange Street

SEG "K"

10.0
x 6.45
64.50
TOTAL
FACE OF
WALL

CEILING = 109.02

10.0
x 4.84
48.40
102.58
BELOW
GRADE

102.41

102.24

6.45

4.84

78.40
64.50 = 75.04

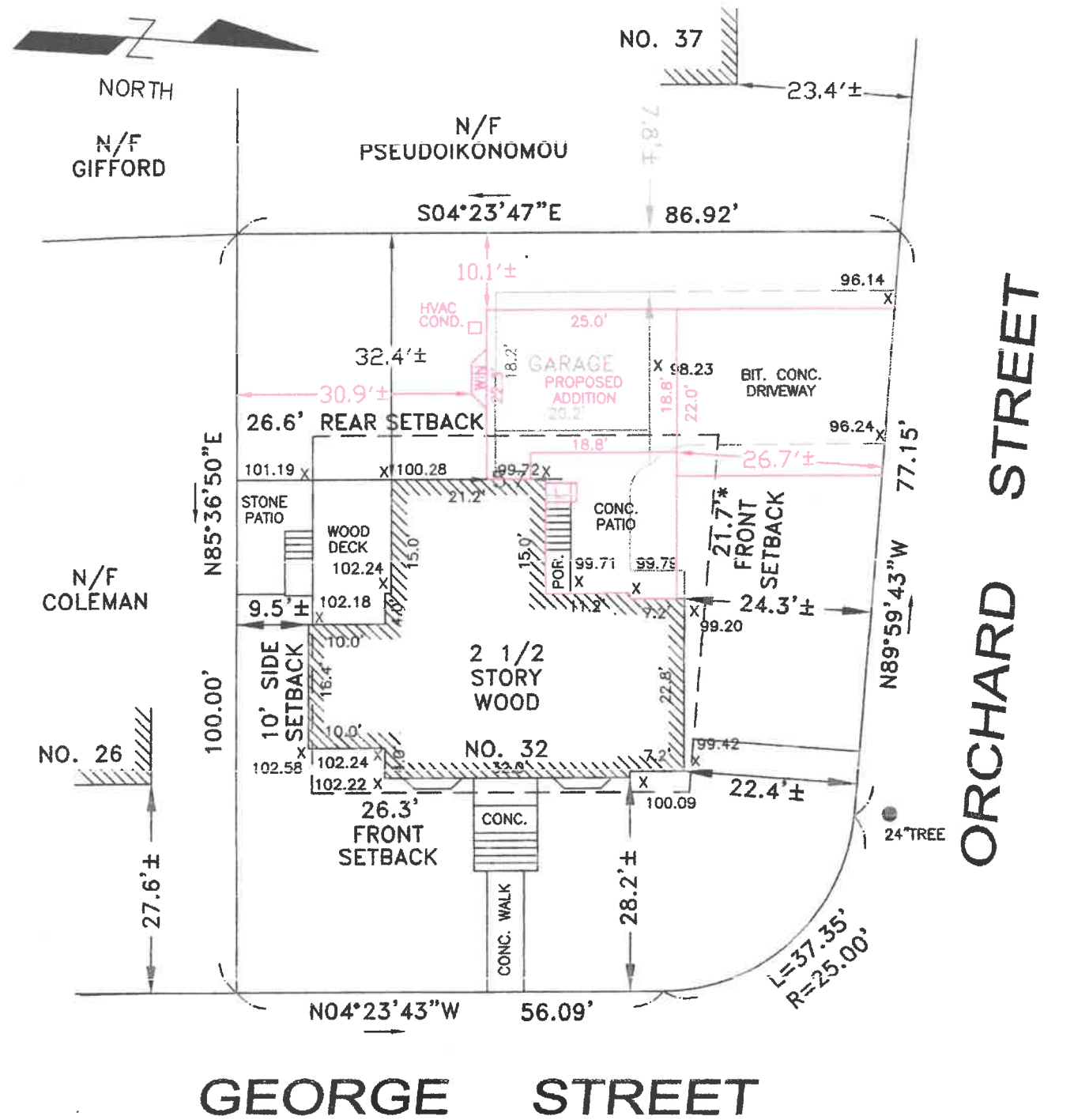
FLOOR = 97.57

10.0

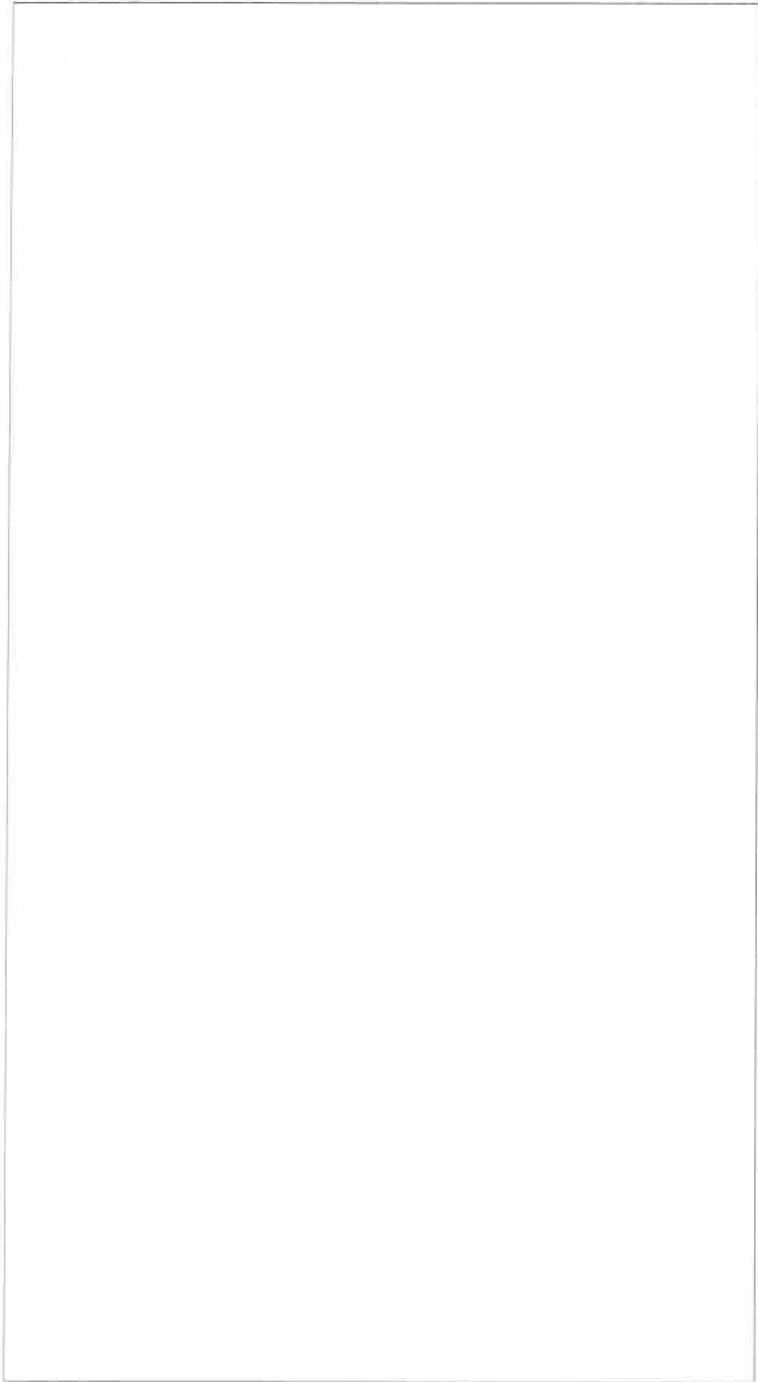
75.04%

BELOW grade





LOT AREA = 8,196 S.F.±
 EXISTING BUILDING = 1,417 S.F.±
 EXISTING GARAGE = 368 S.F.±



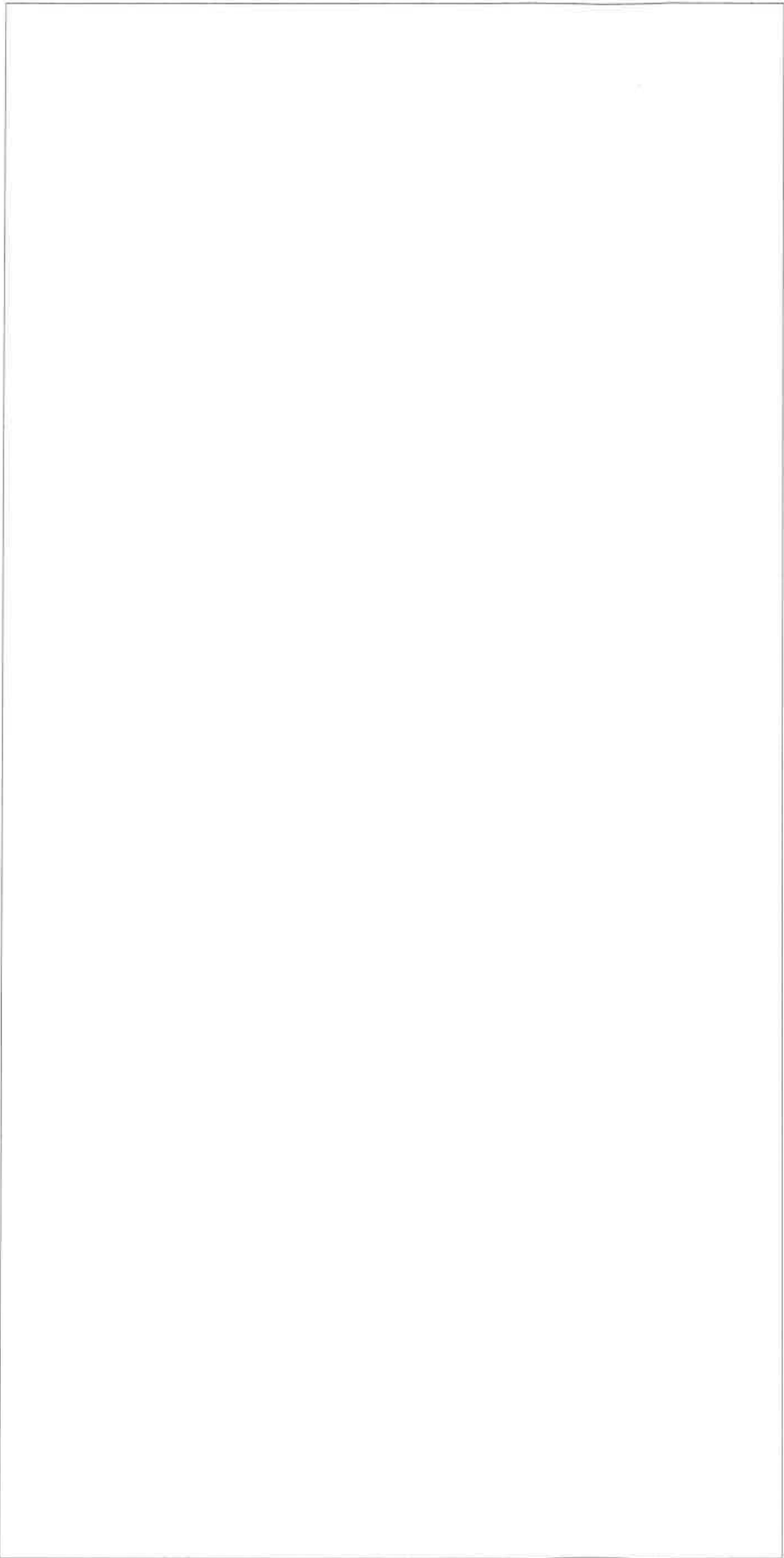
BELMONT GROSS FLOOR AREA CALCS:

EXISTING GROSS FLOOR AREA:
1261 SF BASEMENT
1454 SF FIRST FLOOR
953 SF SECOND FLOOR
144 SF ATTIC (6' OR GREATER)
3812 SF TOTAL EXISTING

30% OF 3812 = 1143.6 SF MAX INCREASE

PROPOSED GROSS FLOOR AREA:
471 SF BASEMENT
493 SF FIRST FLOOR
964 SF TOTAL PROPOSED

964 (PROPOSED) < 1143.6 (ALLOWED)



ZBA APPROVAL
MAY 9, 2022

ENERGY AUDIT:

REFERENCE CH 11 - ENERGY EFFICIENCY 2015 INTERNATIONAL RESIDENTIAL CODE W/ MASS AMENDMENTS.

PRESCRIPTIVE OPTION FOR RESIDENTIAL ADDITION (401.3):

1. RENOVATION TO COMPLY WITH ENERGY STAR QUALIFIED HOMES THERMAL BYPASS INSPECTION CHECKLIST. INSULATION VALUES AS FOLLOWS: R49 ROOF R-VALUE, R20 WALL R-VALUE, R15/19 BASEMENT / CRAWL SPACE WALL R-VALUE.

2. RENOVATION TO COMPLY WITH ENERGY STAR PROGRAM REQUIREMENTS FOR RESIDENTIAL WINDOWS, DOORS, AND SKYLIGHTS - VERSION 5.0. ALL NEW WINDOW GLAZING TO BE .30 U FACTOR AND SKYLIGHTS TO BE .55 U-FACTOR.

3. HEATING / COOLING DUCTS TO BE SEALED AND TESTED TO MEET REQUIREMENTS OF 401.3.

PROJECT INFORMATION:

BELMONT ZONING SR-C:

REQUIRED:

MAX 25% LOT COVERAGE
MIN 50% OPEN SPACE

FRONT YARD SETBACK: 25'-0" OR AVERAGE
REAR YARD SETBACK: 30'-0"
SIDE YARD SETBACK: 10'-0"

MAX HEIGHT: 2 1/2 STORIES,
30' TO MIDPOINT AND 34' TO RIDGE

DRAWING LIST

- A1 COVER SHEET
- A2 EXISTING BASEMENT FLOOR PLAN
- A3 NEW BASEMENT FLOOR PLAN
- A4 EXISTING FIRST FLOOR PLAN
- A5 NEW FIRST FLOOR PLAN
- A6 EXISTING SECOND FLOOR PLAN
- A7 EXISTING ATTIC FLOOR PLAN
- A8 NEW ROOF PLAN
- A9 EXISTING ELEVATIONS
- A10 NEW ELEVATIONS
- A11 EXISTING ELEVATIONS
- A12 NEW ELEVATIONS
- A13 SECTIONS

LIGHTING LEGEND

- RECESSED LED CAN LIGHT - AS SELECTED BY OWNER
- CEILING MOUNTED PENDANT - AS SELECTED BY OWNER
- CEILING MOUNTED DOME LIGHT - AS SELECTED BY OWNER
- WALL MOUNTED SCONCES AS SELECTED BY OWNER
- CEILING FAN WITH INTEGRAL LIGHT - AS SELECTED BY OWNER
- S.D. SMOKE DETECTOR - NOTE ALL NEW AND EXISTING SMOKES TO BE HARD-WIRED PER CODE
- S/CO HARD-WIRED SMOKE / CARBON MONOXIDE DETECTOR
- DATA CONNECTION
- TELEPHONE / DATA CONNECTION
- ELECTRIC OUTLET (SPECIFIC LOCATIONS ONLY - ALL OUTLETS AS REQUIRED BY CODE ARE NOT SHOWN ON PLANS)

SYMBOL LEGEND

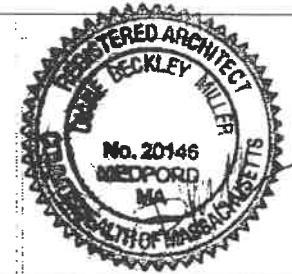
- WALL TO BE DEMOLISHED
- EXISTING WALL TO REMAIN
- NEW WALL
- INTERIOR ELEVATION
- SECTION
- DOOR TAG
- WINDOW TAG

MILLER
DESIGN LLC

80 CLARK STREET
BELMONT, MA 02478

Architect:
Miller Design LLC
80 Clark Street
Belmont MA 02478
617-993-3157

Date:	Issued for:
2/7/22	SCHEMATIC DESIGN
3/25/22	DESIGN DEVELOPMENT
4/25/22	ZBA APPROVAL

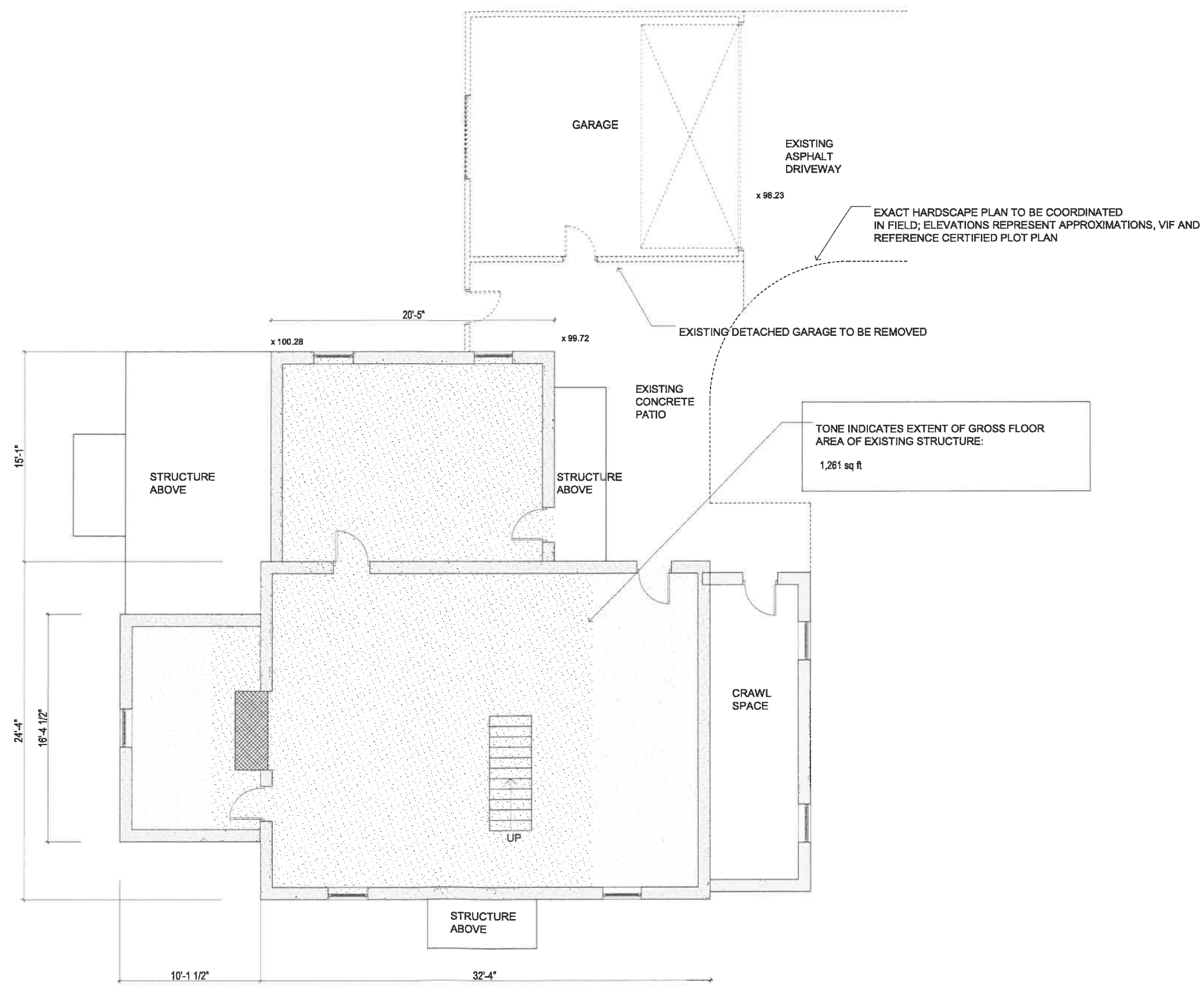


MANANDHAR RESIDENCE
32 GEORGE STREET
BELMONT MA 02478

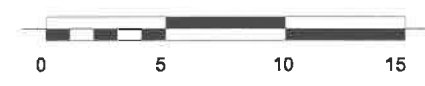
COVER SHEET

Sheet
Number:

A1



1 PLAN
1/8" = 1'-0"

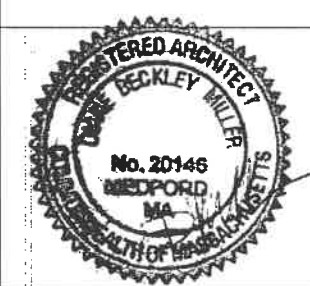


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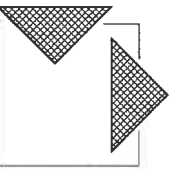
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32 GEORGE STREET
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EXISTING
BASEMENT PLAN

Sheet
Number:
A2



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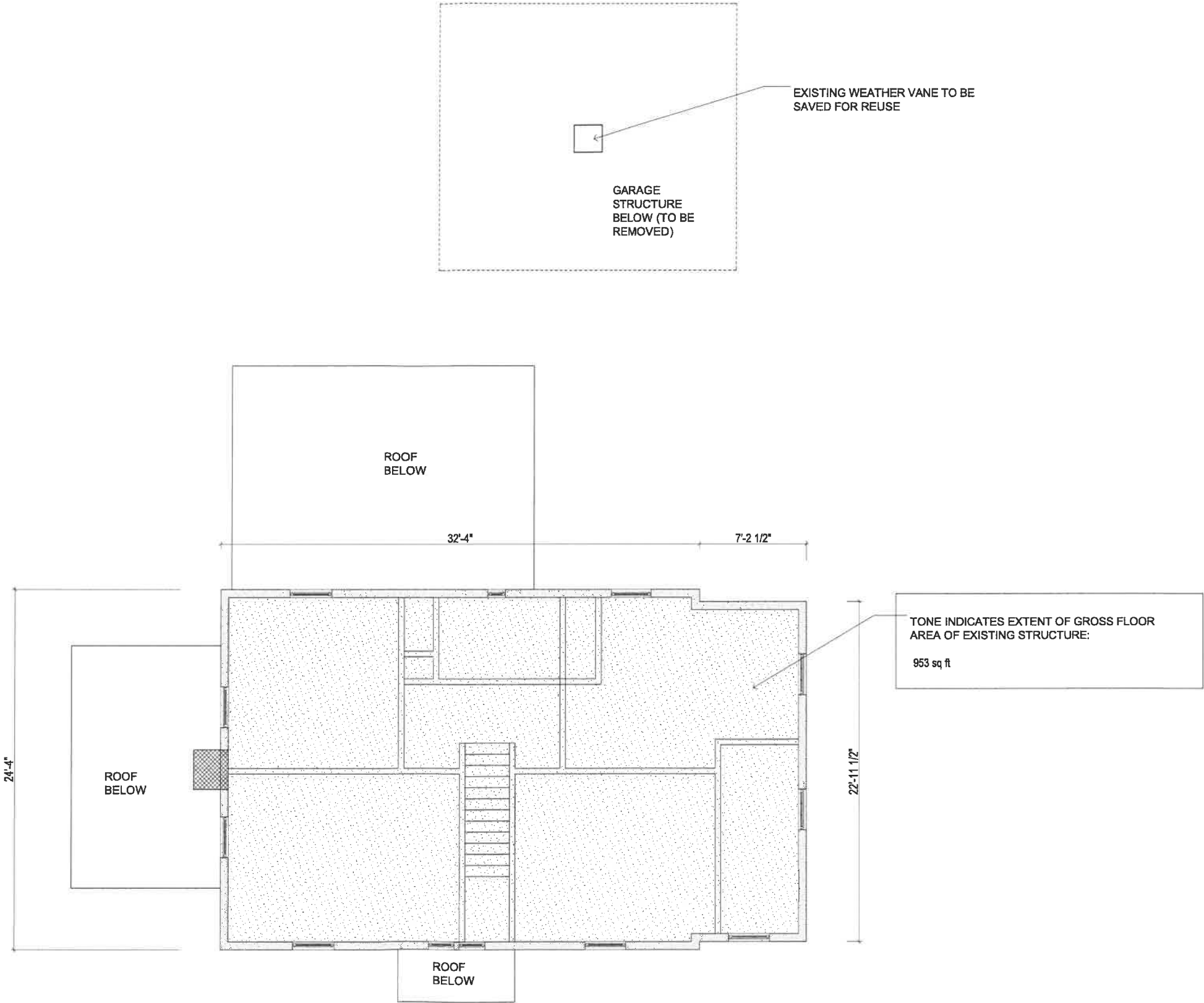
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32 GEORGE STREET
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NEW
BASEMENT PLANSheet
Number:

A3



1 PLAN
1/8" = 1'-0"

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EXISTING SECOND
FLOOR PLAN

Sheet
Number:

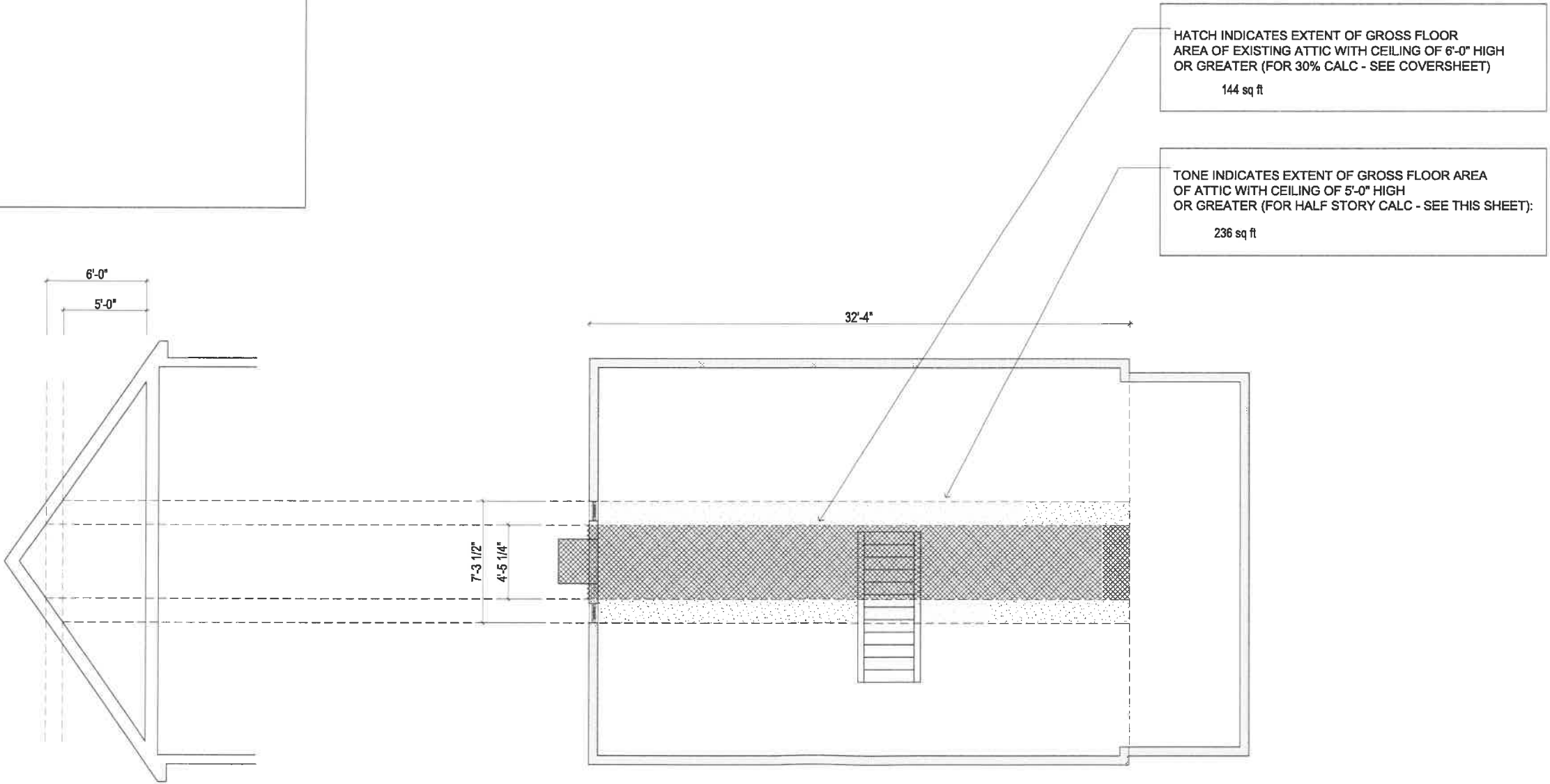
A6

HALF STORY AREA CALCULATIONS:

SECOND FLOOR AREA = 953 SF

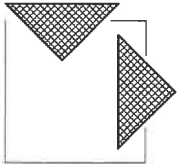
ALLOWABLE: MAX 571.8 SF W/ CEILING HEIGHT OF 5' OR GREATER (BASED ON 60% OF 953 SF SECOND FLOOR).

ACTUAL: 236 SF
(AREA W/ CEILING HEIGHT OF 5' OR GREATER IS DESIGNATED BY TONE)



1 PLAN
1/8" = 1'-0"

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DESIGN LLC

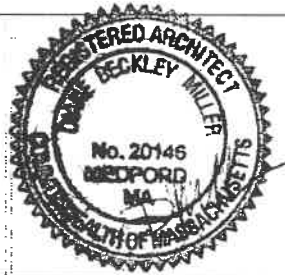


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3/25/22	DESIGN DEVELOPMENT
4/25/22	ZBA APPROVAL

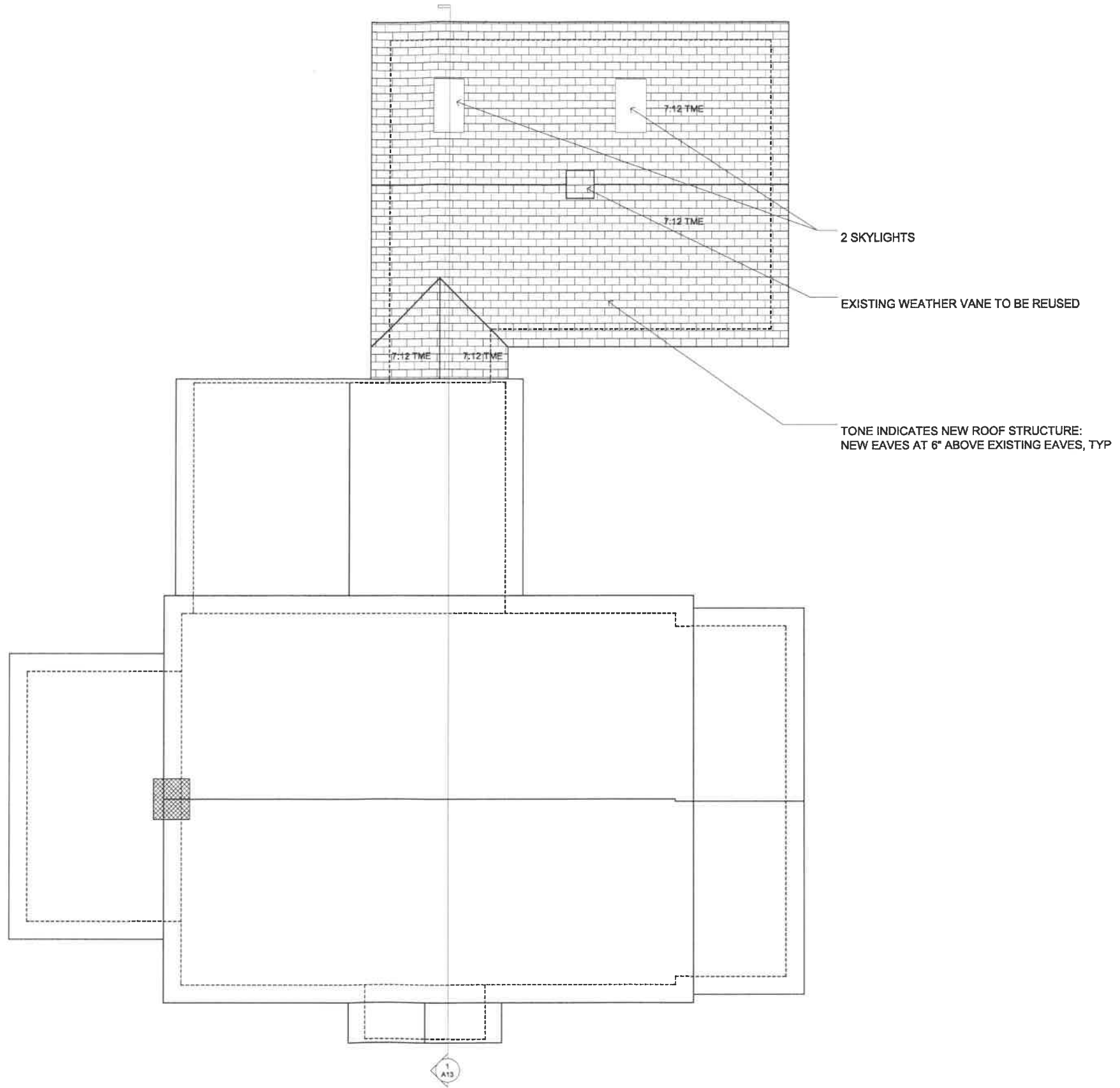


MANANDHAR RESIDENCE
32 GEORGE STREET
BELMONT MA 02478

EXISTING ATTIC
FLOOR PLAN

Sheet
Number:

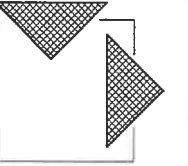
A7



1 PLAN
1/8" = 1'-0"



MILLER
DESIGN LLC

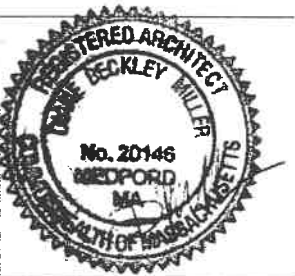


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4/25/22	ZBA APPROVAL



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NEW ROOF PLAN

Sheet
Number:

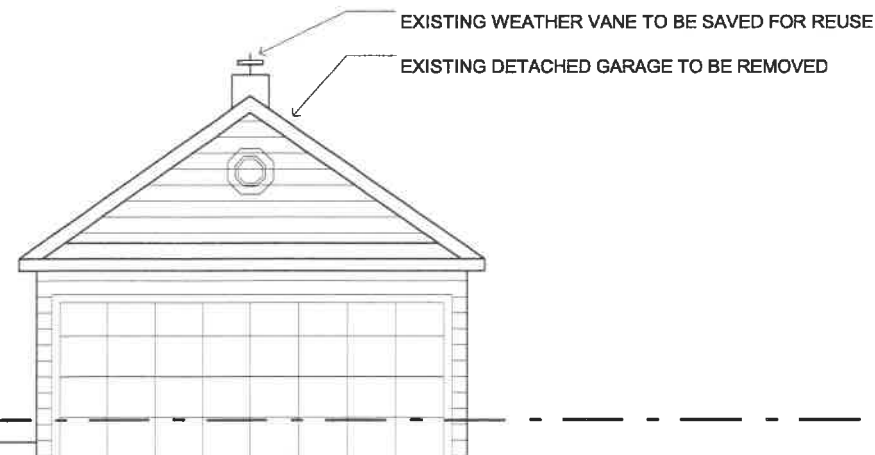
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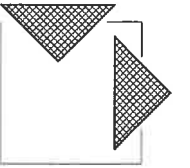
1 FRONT ELEVATION
1/8" = 1'-0"



2 SIDE ELEVATION
1/8" = 1'-0"



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EXISTING
ELEVATIONS

Sheet
Number:

A9



NO CHANGE TO FRONT
ELEVATION

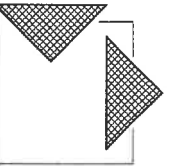
1 FRONT ELEVATION
1/8" = 1'-0"



2 SIDE ELEVATION
1/8" = 1'-0"



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DESIGN LLC



80 CLARK STREET
BELMONT, MA 02478

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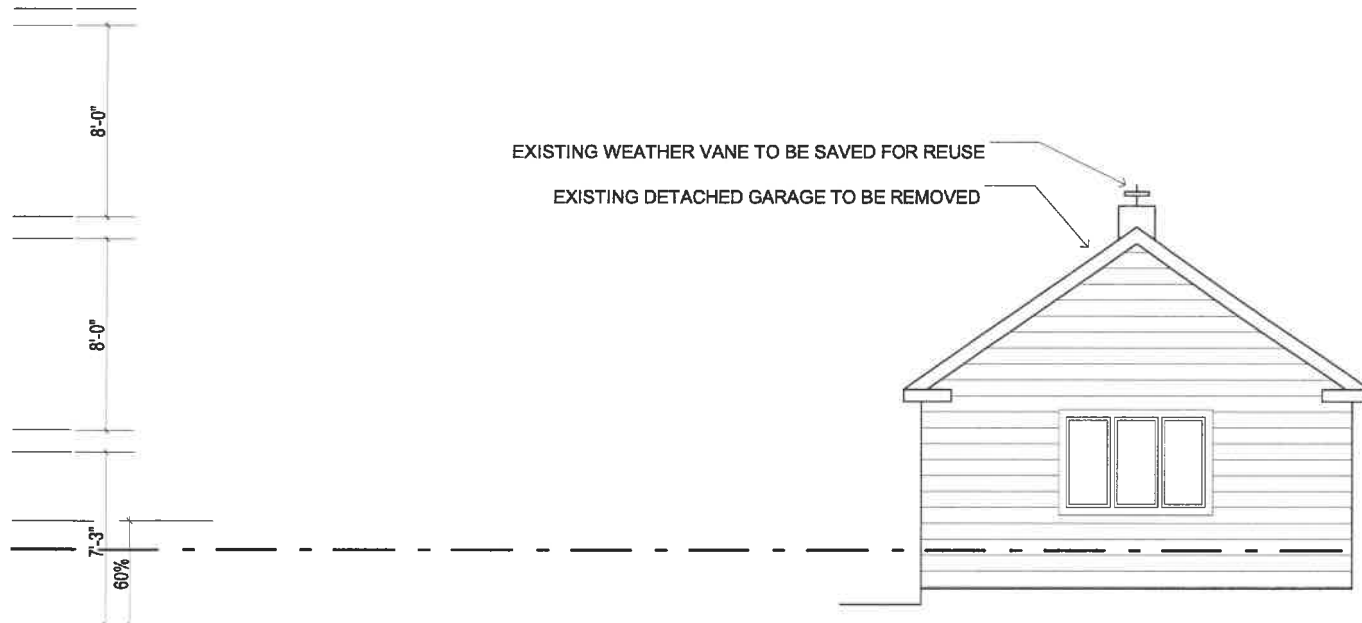
NEW
ELEVATIONS

Sheet
Number:

A10



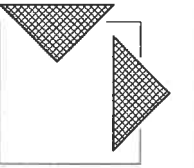
3 REAR ELEVATION
1/8" = 1'-0"



2 SIDE ELEVATION
1/8" = 1'-0"



MILLER
DESIGN LLC

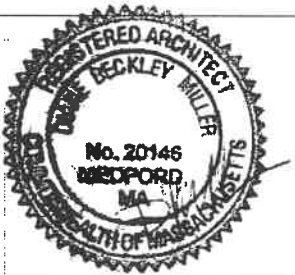


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4/25/22	ZBA APPROVAL



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32 GEORGE STREET
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EXISTING
ELEVATIONS

Sheet
Number:

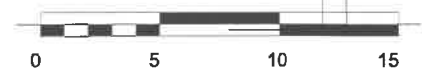
A11



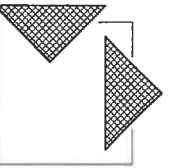
1 SIDE ELEVATION
1/8" = 1'-0"



2 REAR ELEVATION
1/8" = 1'-0"



MILLER
DESIGN LLC



80 CLARK STREET
BELMONT, MA 02478

Architect:
Miller Design LLC
80 Clark Street
Belmont MA 02478
617-993-3157

Date: Issued for:

2/7/22	SCHEMATIC DESIGN
3/25/22	DESIGN DEVELOPMENT
4/25/22	ZBA APPROVAL

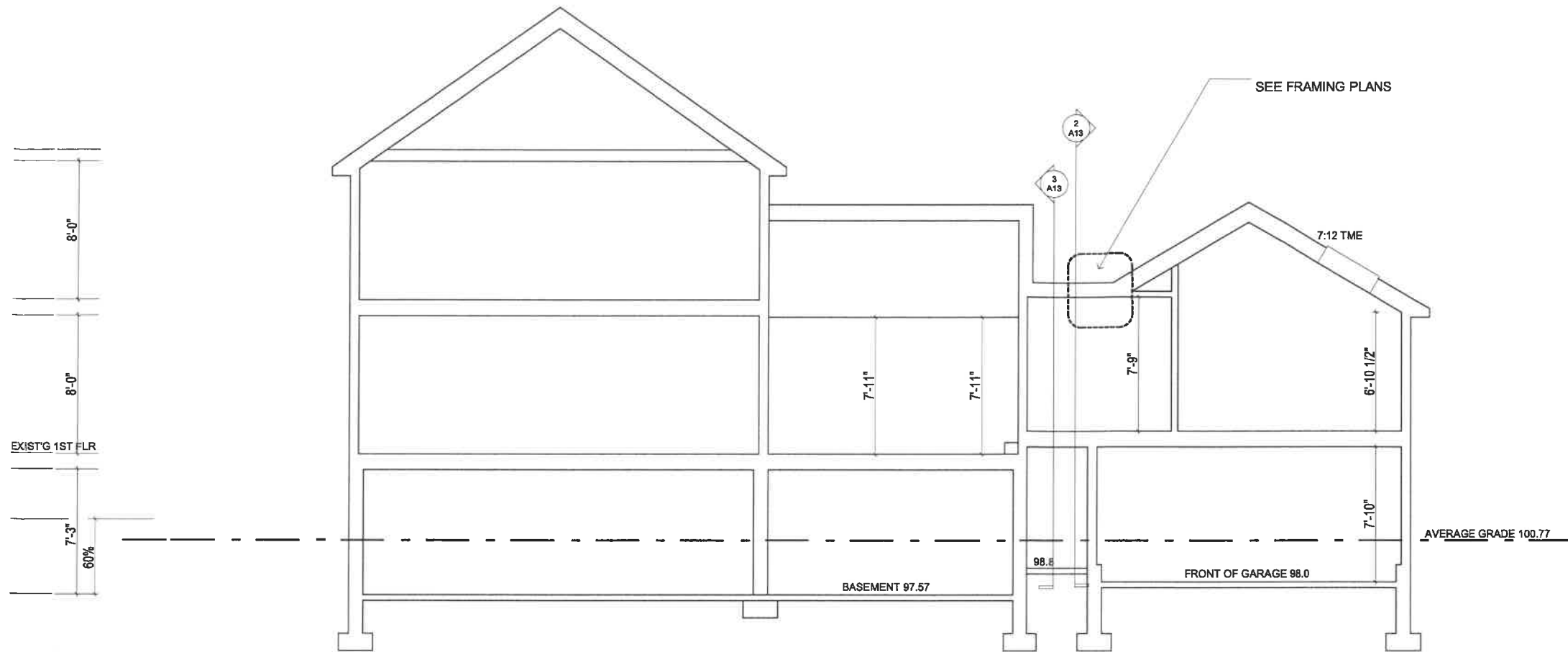


MANANDHAR RESIDENCE
32 GEORGE STREET
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NEW
ELEVATIONS

Sheet
Number:

A12



1 SECTION
1/8" = 1'-0"

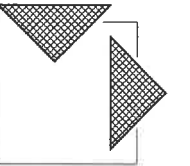


2 SIDE ELEVATION
1/8" = 1'-0"



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

MILLER
DESIGN LLC

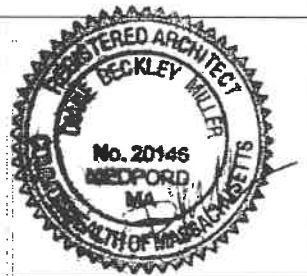


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NEW ELEVATIONS /
SECTIONS

Sheet
Number:

A13