



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

September 7, 2022

Jonathan Boutin and Dana Lombardi
87 Rutledge Road.
Belmont, MA 02478

RE: Denial to Construct Second Story Porch

Dear Mr. Boutin and Ms. Lombardi,

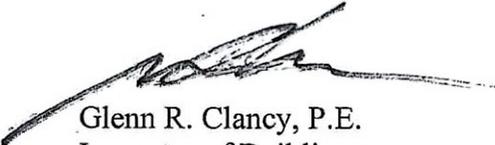
The Office of Community Development is in receipt of your building permit application for your proposal to replace the existing rear addition, rear deck, and rear enclosed patio with a new rear addition and enlarged rear deck at 87 Rutledge Road located in a Single Residence B (SR-B) Zoning District.

Your application has been denied because it does not comply with the current Town of Belmont Zoning By-Law. More specifically, §4.2.2 of the Zoning By-Law Dimensional Regulations requires a minimum side setback of 10.0'.

1. The existing and proposed side setback is 8.5'.
2. The existing and proposed side setback is 9.1'.

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 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 Gabriel S. Distler, Assistant Director, at (617) 993-2666 in order to begin the process.

Sincerely,


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



Town of Belmont
Planning Board

APPLICATION FOR A SPECIAL PERMIT

Date: Nov 06, 2022

Planning Board
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-Law 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 87 Rutledge 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 renovation of an existing single family house with 2 non-conforming side setbacks

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

Jonathan M Boutin

Address

87 Rutledge Road
Belmont, MA 02478

Daytime Telephone Number

617.872.0800

87 Rutledge – Special Permit Application

Dear Zoning Board,

Please find enclosed our Special Permit Application materials for 87 Rutledge Rd, which has been prepared on behalf of the homeowners, Jonathan Boutin and Dana Lombardi. As part of a proposed renovation to their existing home at 87 Rutledge, Jonathan and Dana are seeking 2 special permits for a pair of non-compliant side setbacks.

A/ What is being proposed as part of the renovation?

Jonathan and Dana, together with their son, have lived at 87 Rutledge since 2015. Their single-family home is a wood-framed colonial that dates back to 1930. Jonathan and Dana hope to make some updates to the current home that will allow it to better accommodate their needs as a family.

This is to include...

- ...Opening up and modernizing the existing kitchen (located at the rear of the house) so that it better connects with the home's living spaces. The current kitchen is closed off from the rest of the house. Jonathan and Dana hope that, in opening up the space, their kitchen could better serve as the center of their home.

- ...Creating generous new windows along the rear façade to let in natural light. The current north-facing windows, combined with the existing home's low ceilings, leave rooms at the rear of the house feeling dark.

- ...Replacing the existing patchwork of decks and patios at the rear of the house with a single, unified deck that can serve as a functional connection to the rear yard.

- ...Combining extra bedrooms into a single master suit. The current house has 5 bedrooms, which is more than Jonathan and Dana need for their family. They're hoping to consolidate those bedrooms that they currently don't use into a single space that is more functional for them.

- ...Converting an aging rear addition, which is currently divided into a guest bedroom and laundry room, into a lounge space for the family. This is an opportunity to improve the aging structure, while also creating a new roof terrace for the renovated master suite and a more functional, undivided living space for the family as a whole.

B/ What requires a special permit?

Jonathan and Dana's home was originally constructed in 1930 and is located on a narrow lot in the SR-B zoning district. Under the requirements of SR-B zoning, the existing structure is non-compliant with the required side setbacks - which are a minimum of 10' on each side. The existing west setback is 8.5', and the existing east setback is 9'.

Our proposed renovation includes alterations to portions of the existing structure that fall within the space of both side setbacks. I have outlined in sections D and E the specific scope of this work. Each of the two side setbacks require a special permit.

C/ Why is the existing structure non-compliant?

The existing house at 87 Rutledge was originally constructed in 1930. As far as we can tell, the basic structure of the present house existed at that time. What we are calling the rear addition may have been added that same year, but we don't have the specific records for when it was constructed. We have a couple records for changes to the house post-1978. In 2005, previous owners replaced the rear porch, and in 2015, the current owners, Jonathan and Dana, did a handful of interior renovations. Generally, we believe the footprint of the structure, with the exception of the deck, to be consistent with the house as it was when the Zoning By-Law was created.

When Belmont first created the Zoning By-Law, it assigned the existing 87 Rutledge property to the SR-B zoning district. Then, as today, the existing property did not conform with the new district's requirements. The 87 Rutledge property, at 80' wide, is too narrow to meet the minimum required frontage (90'). This has meant that the house, though not uniquely wide, is non-compliant with the SR-B zoning districts required side setbacks on both the east and west side of the property.

D/ What is being proposed for the West Setback?

The existing house is set back from the western property line by 8.5'. The house has a single-story addition, which is located on the western end of the rear façade. As with the rest of the house, the existing addition is set back from the western property line by 8.5'.

- The proposed renovation replaces the existing single-story rear addition with a new single-story addition. The new rear addition will maintain the existing 8.5' side setback, while extending the footprint of the addition towards the rear of the property by 3.5'. (This means that there is a small section of the addition, which extends the building footprint inside the side setback.)
- On the second floor, a portion of the west façade is extended in order to accommodate a gutter downspout.
- As part of the work on the western side of the house, we will be patching and extending the finish façade material, replacing trim, extending the edge of the roof, etc. for parts of the structure that fall within the setback.

E/ What is being proposed for the East Setback?

The existing house is set back from the eastern property line by 9', as measured from the face of the building.

- The proposed renovation maintains the existing side setback of 9', extending the side façade in order to accommodate a downspout for the gutter.
- As part of the work on the eastern side of the house, we will be patching and extending the finish façade material, replacing trim, extending the edge of the roof, etc. for parts of the structure that fall within the setback.

We appreciate your consideration and look forward to your comments and questions.

All best,

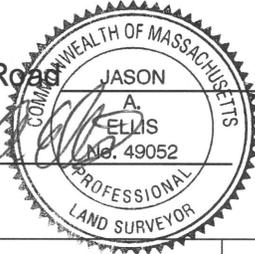
Studio J.Jih
535 Albany Street, unit 3C
Boston, MA 02215

Zoning Compliance Check List

(Registered Land Surveyor)

Property Address: _____ 87 Rutledge Road _____ Zone: SR-B

Surveyor Signature and Stamp: _____ Date: __11/18/22__



	REQUIRED	EXISTING	PROPOSED
Lot Area	12,000 S.F.	12,780 +/- S.F.	12,780 +/- S.F.
Lot Frontage	90'	80.00'	80.00'
Floor Area Ratio	---	43.2%	44.2%
Lot Coverage	25%(max.)	18.9%	20.5%
Open Space	50%(min.)	73.8%	72.2%
Front Setback	25'	59.4'	59.4'
Side Setback	10'	9.0'	9.0'
Side Setback	10'	8.5'	8.5'
Rear Setback	30'	58.3'	54.6'
Building Height	30'	29.6'	29.6'
Stories	2-1/2	2 (existing)	1 story addition proposed
1/2 Story Calculation			

NOTES:
<ul style="list-style-type: none"> Floor Area Ratio number above was provided by the Architect.



87 Rutledge - Existing Front Facade - Google Street View



87 Rutledge - Existing Rear Facade - Collage



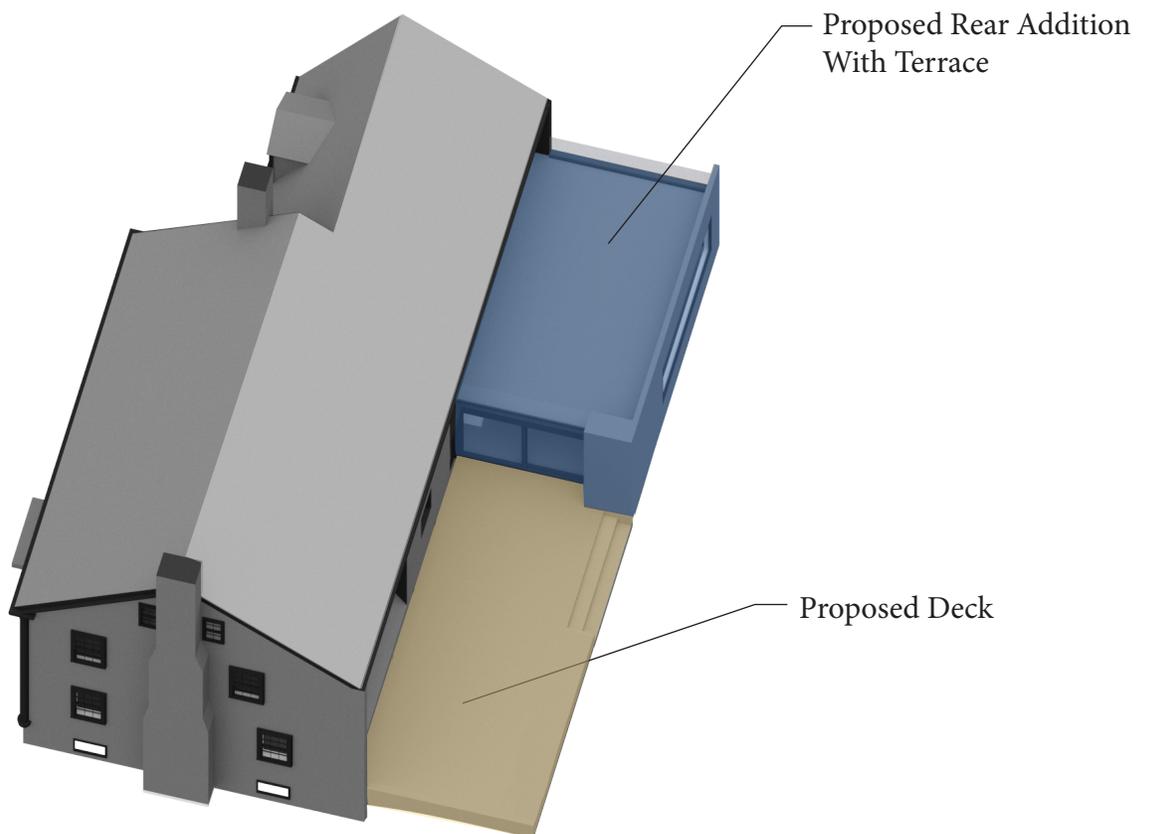
Proposed Rear Facade - Render



Proposed Rear Facade - At Deck - Render

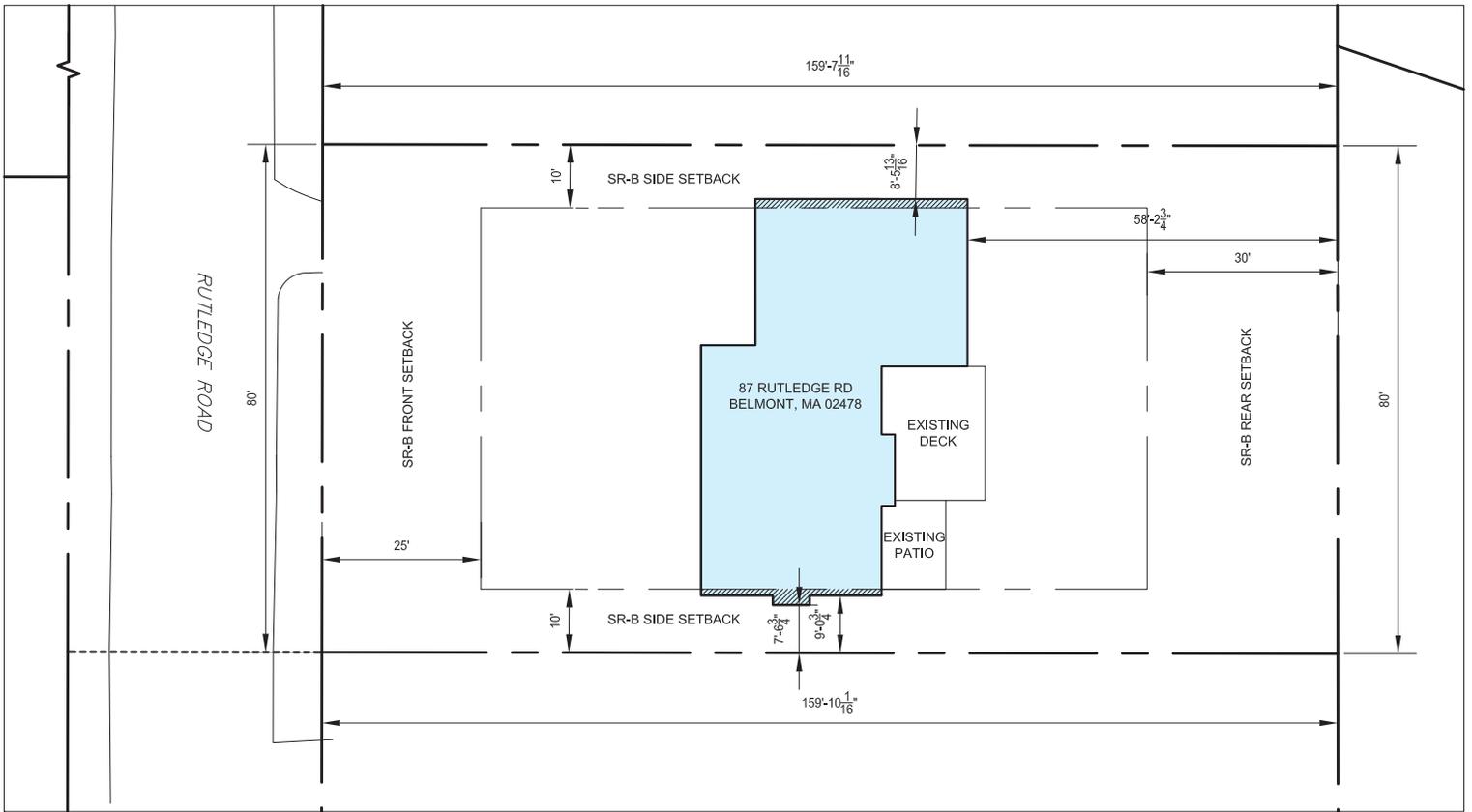


87 Rutledge - Existing Birdseye

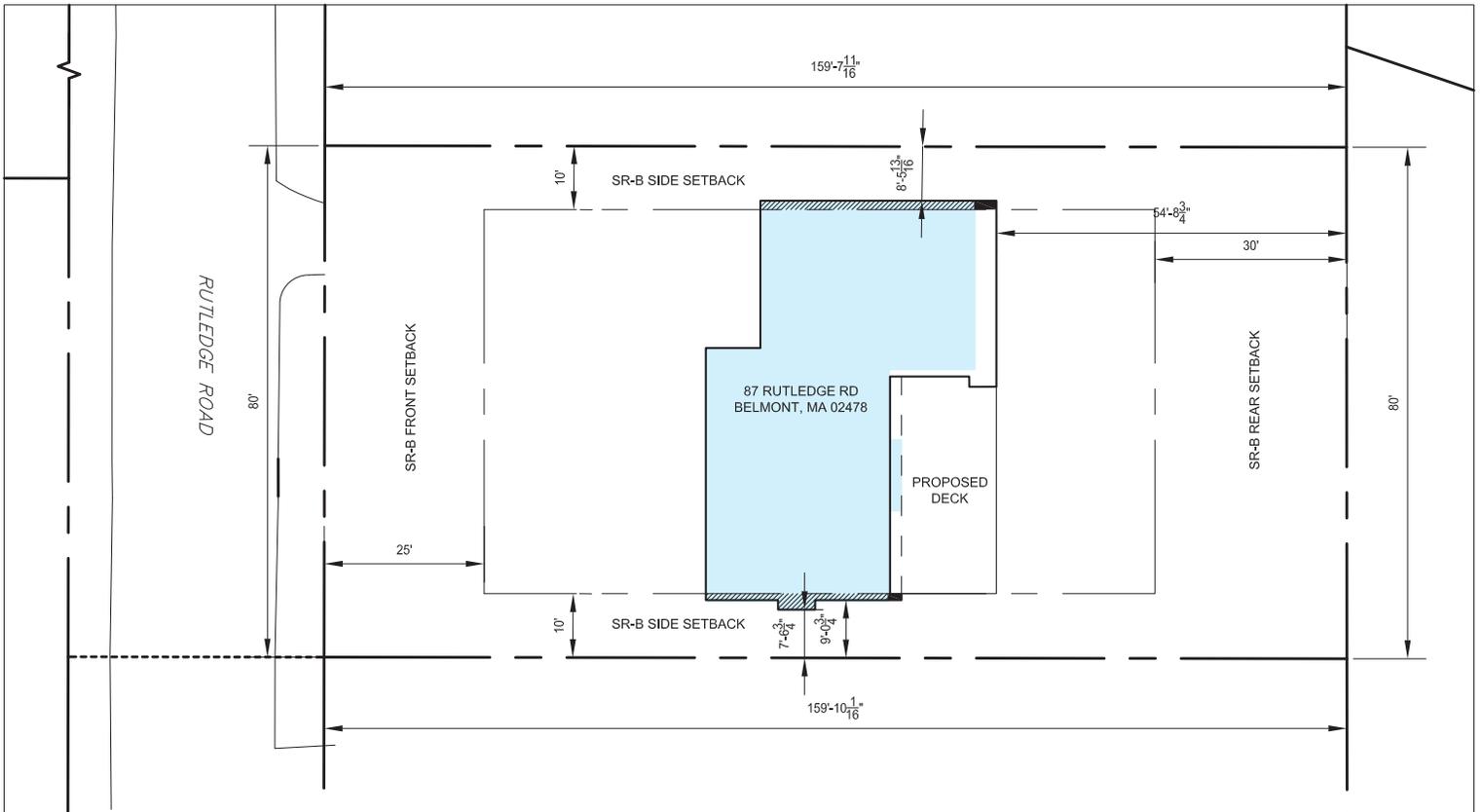


87 Rutledge - Proposed Birdseye

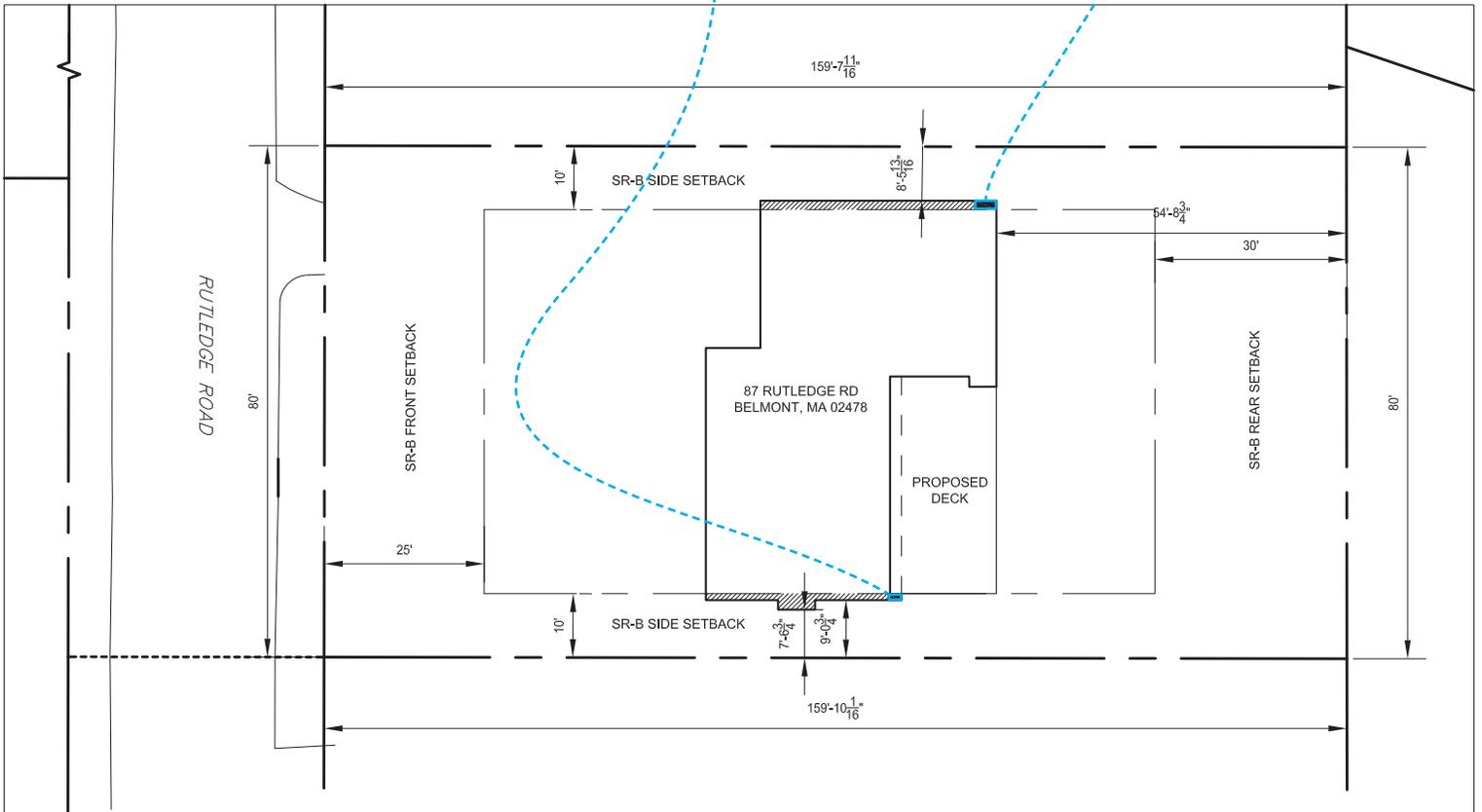
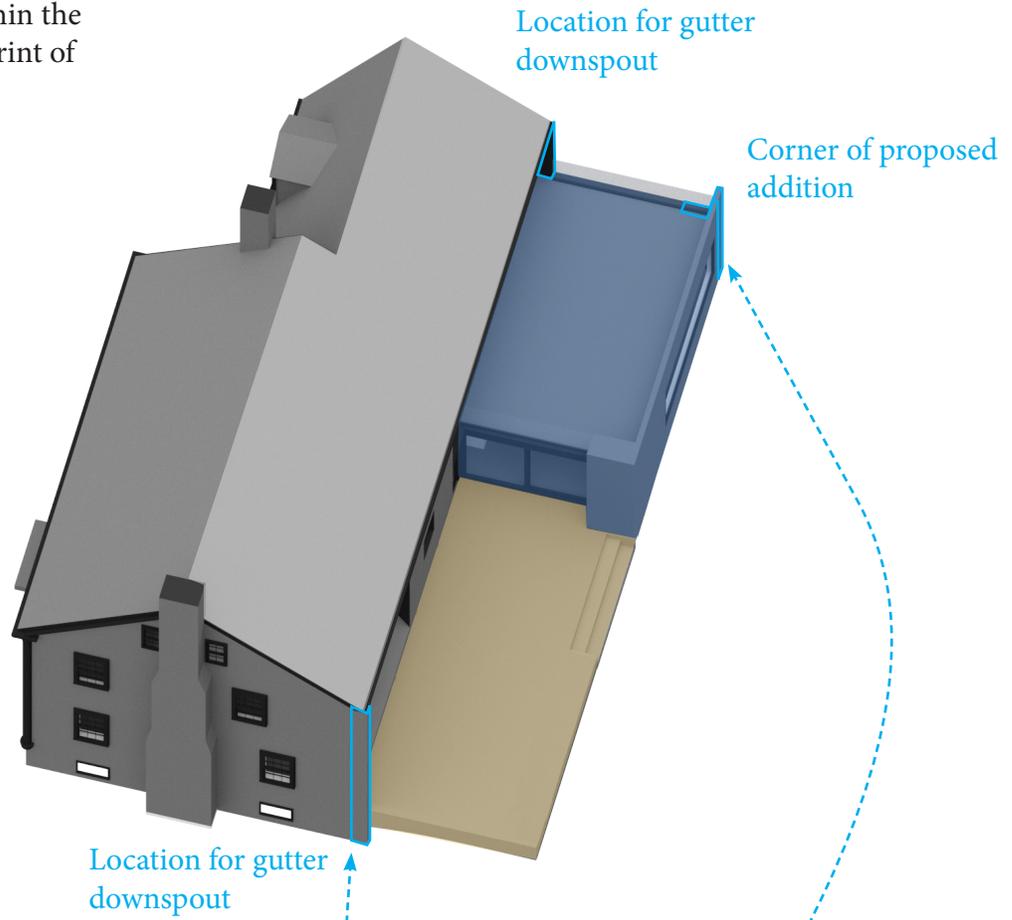
Existing

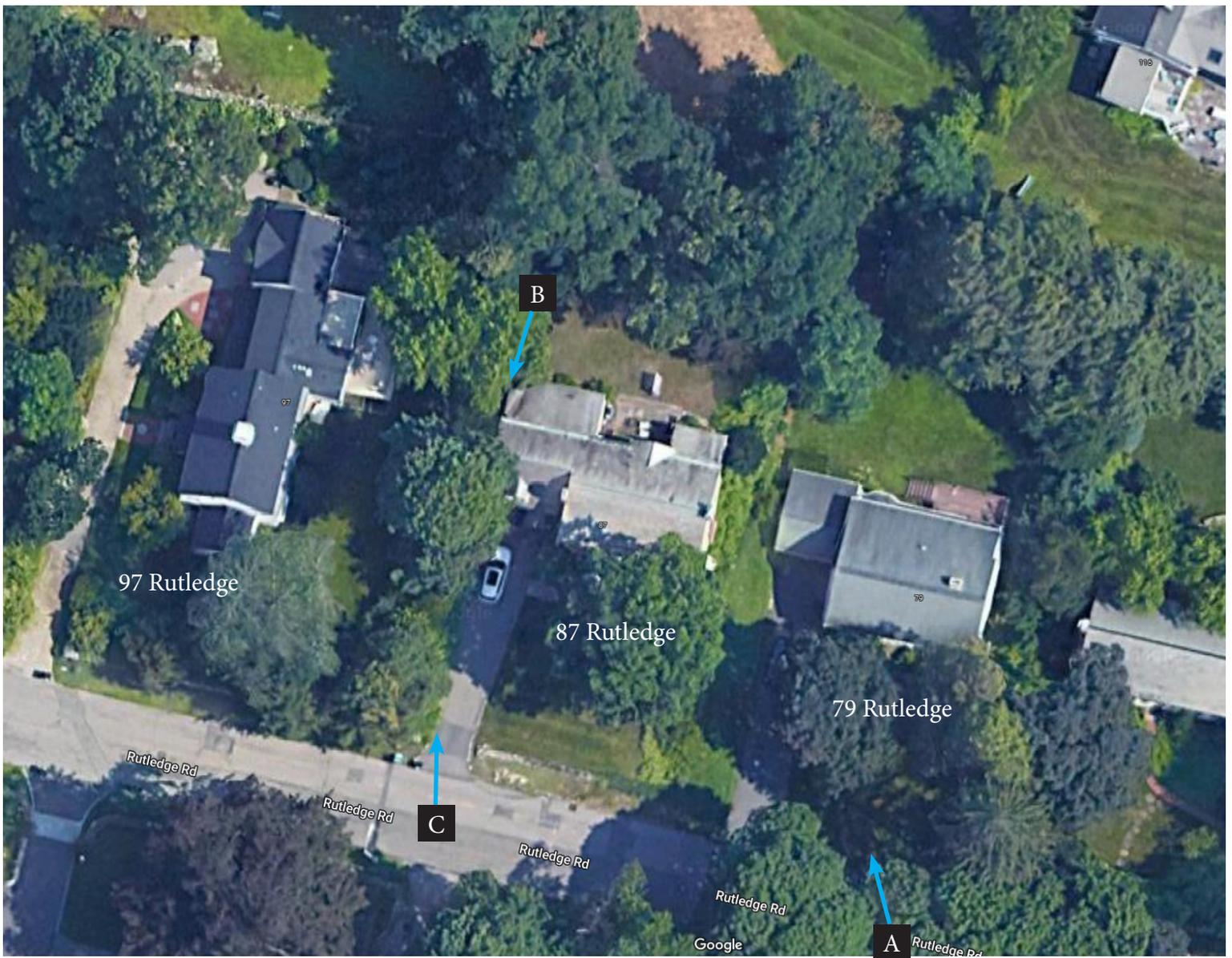


Proposed



This drawing shows the extent of the proposed changes that fall within the setbacks and outside the footprint of the existing building.





Neighboring Properties (see next page)



NOTES:

- 1) THIS PLAN HAS BEEN PREPARED TO SHOW PROPOSED ADDITION & DECK, EXISTING BUILDING FEATURES IN THIS AREA TO BE REMOVED.
- 2) THE BUILDING SHOWN HEREON IS NOT LOCATED IN A FLOOD HAZARD ZONE AS DELINEATED ON THE MAP OF COMMUNITY NO. 25017C0416E AS REVISED TO 6/4/2010 BY F.E.M.A.

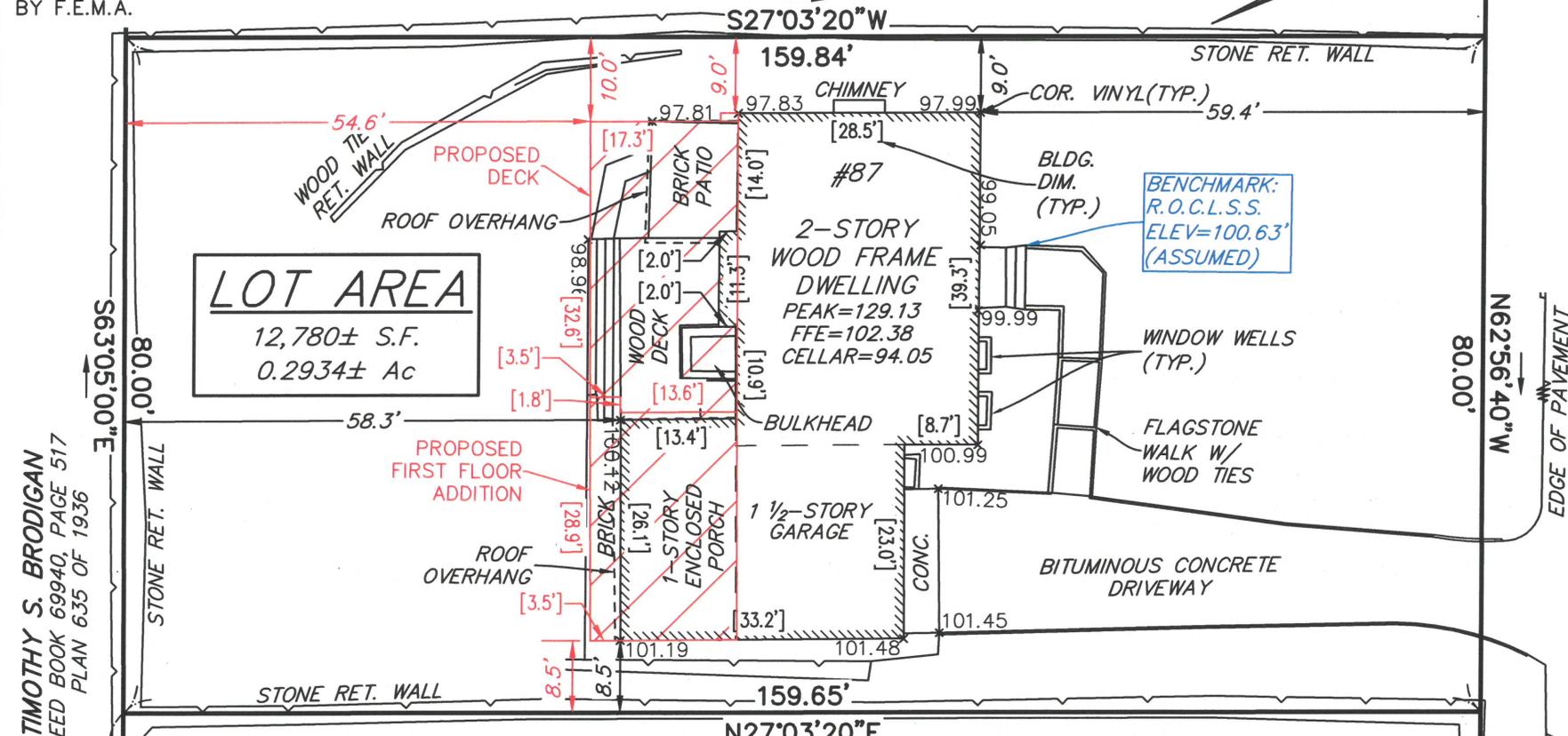
REFERENCES:

DEED: 62872, PAGE 597 MAP 50, LOT 54
 PLAN: 5571, PAGE 464
 L.C.C. 15477-A

ASSESSORS:

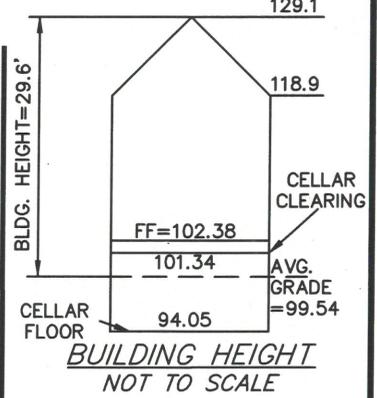
STEVEN W. SAHAGIAN
 DEED BOOK 14052, PAGE 291
 PLAN 248 OF 1934

ZONING TABLE			
ZONING: SINGLE RESIDENCE B			
SR-B	REQ.	EXIST.	PROP.
LOT SIZE	12,000 S.F.	12,780± S.F.	12,780± S.F.
FRONTAGE	90.00'	80.00'	80.00'
MIN. FRONT SETBACK	25.0'	59.4'	59.4'
MIN. SIDE SETBACK	10.0'	9.0'	9.0'
MIN. REAR SETBACK	30.0'	58.3'	54.6'
HEIGHT	30'	29.6'	29.6'
MIN. OPEN SPACE	50%	73.8%	72.2%
MAX. LOT COVERAGE	25%	18.9%	20.5%



LOT AREA
 12,780± S.F.
 0.2934± Ac

BENCHMARK:
 R.O.C.L.S.S.
 ELEV=100.63'
 (ASSUMED)



RUTLEDGE ROAD
 (PUBLIC - 40' WIDE)

AVERAGE GRADE CALCULATION:
 $\frac{995.41' \text{ (SUM OF GRADES @ BLDG)}}{10 \text{ (# OF GRADES)}} = 99.54'$
 (AVERAGE GRADE @ BLDG.)

PHILIP J KISTLER
 L.C. CERT. 146161
 L.C. PLAN NO. 15477-A

12/5/22
 DATE

DHSB (FD)

 JASON A. ELLIS
 No. 49052
 PROFESSIONAL LAND SURVEYOR

CELLAR CALCULATION
 HEIGHT OF CELLAR LEVEL: 101.34 - 94.05 = 7.29'
 HEIGHT OF AVERAGE GRADE ABOVE CELLAR FLOOR LEVEL: 99.54 - 94.05 = 5.49'
 PERCENT OF CELLAR WALL BELOW AVERAGE GRADE: 5.49/7.29 = 75.3%

Owner Jonathan M. Boutin & Dana Lombardi
 Loc. House No. 87
 Lot No. 54 (ASSESSOR'S MAP 50)
 App. No. _____
 Date 12/05/22
 Scale 1" = 20'

PROPOSED PLOT PLAN OF LAND IN BELMONT, MA
 PREPARED FOR
DANA LOMBARDI

HANCOCK
 Survey Associates, Inc.
 121 E. BERKELEY STREET, BOSTON, MA. 02118
 VOICE (617) 357-8145, FAX (978) 774-7816
 SCALE: 1" = 20'

CHK. BY:
JAE
 DATE:
 12/05/22
 JOB NO.
24330

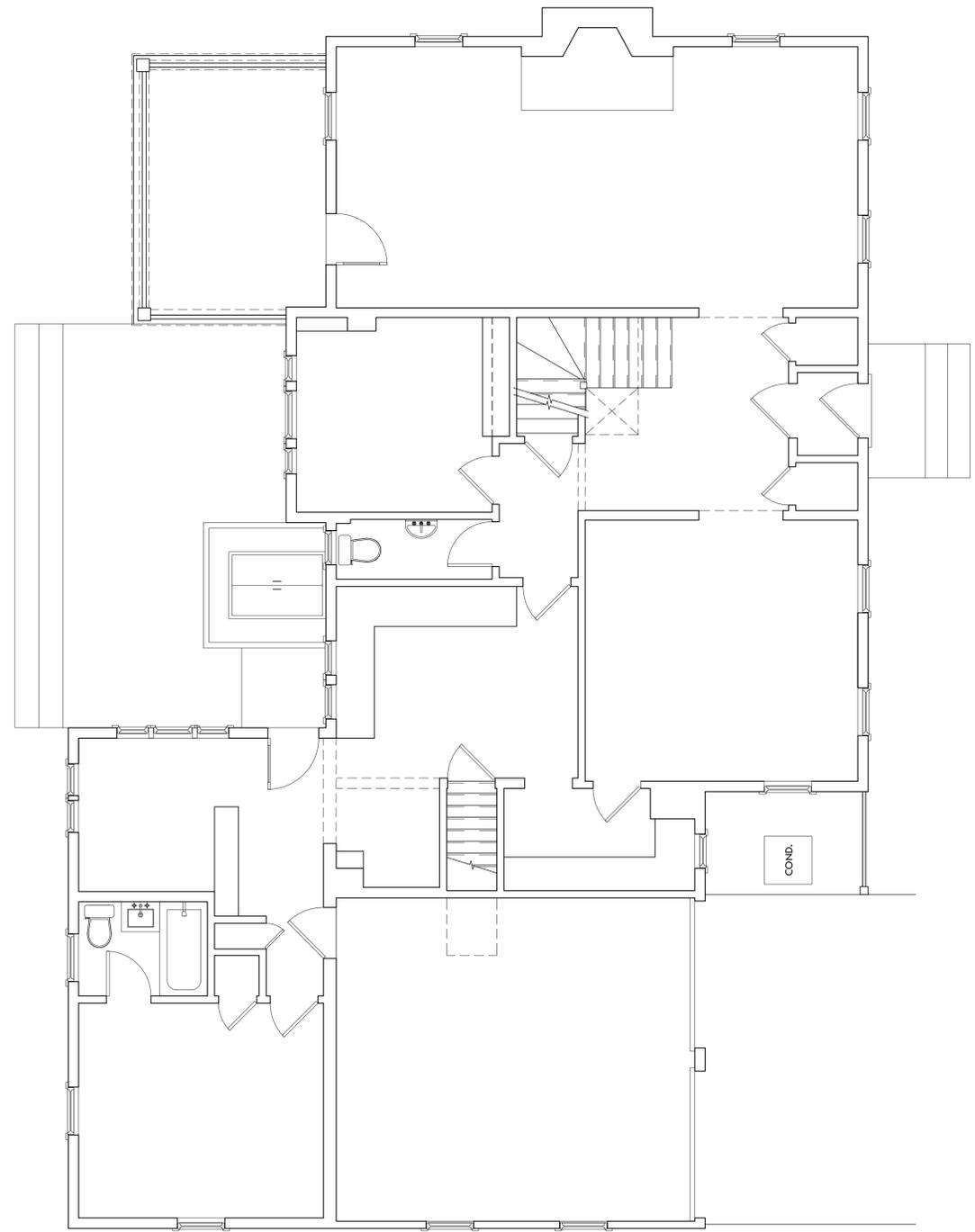
KEY LEGEND

EXISTING WALL TO REMAIN 

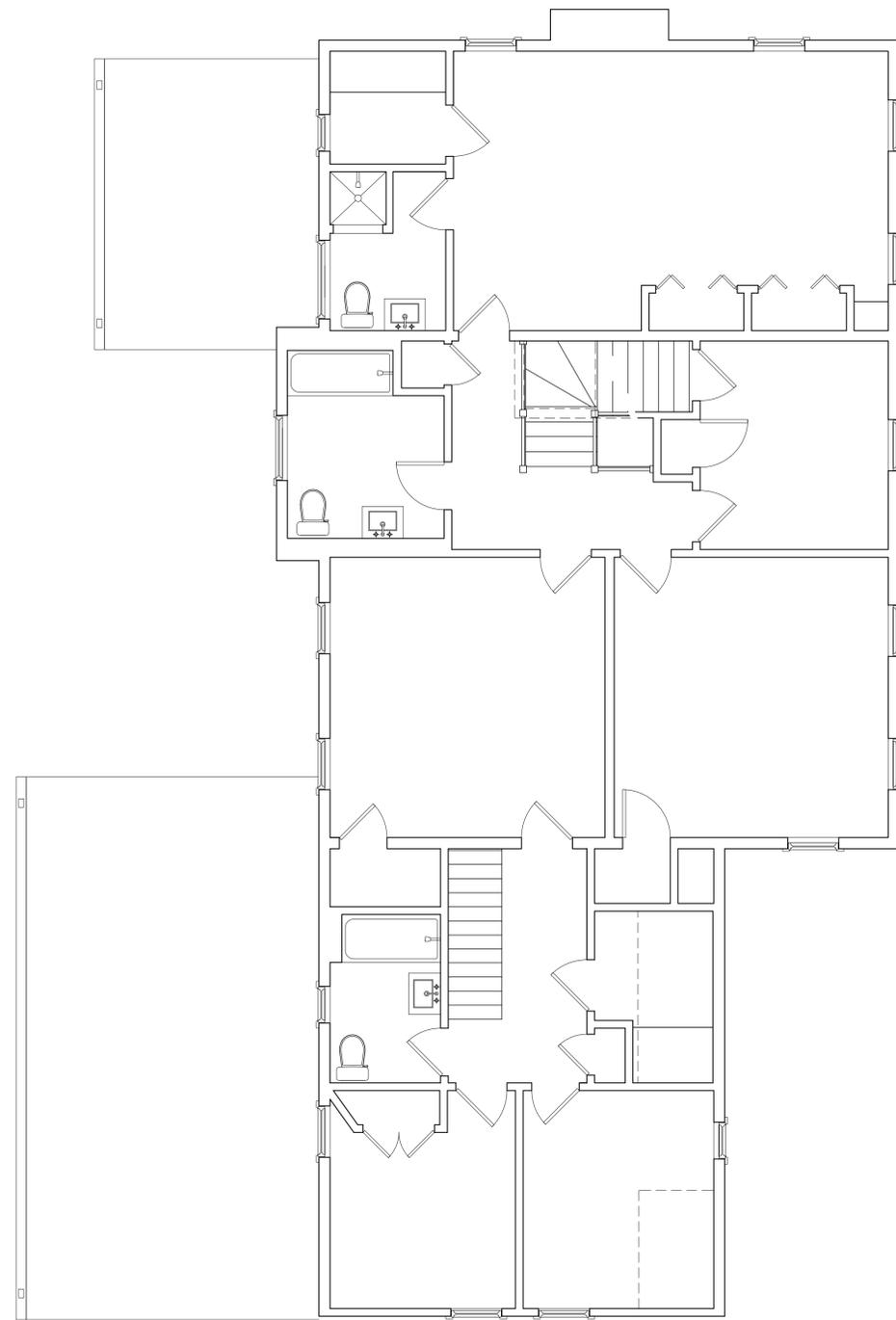
NEW WALL 

NOT IN SCOPE 

DEMO 



FIRST FLOOR PLAN - EXISTING
SCALE 1/4" = 1'0" (20)



SECOND FLOOR PLAN - EXISTING
SCALE 1/4" = 1'0" (10)

ARCHITECT

J.ROC DESIGN

535 ALBANY ST, #3C
BOSTON, MA 02118

STAMP



PROJECT

LOMBARDI-BOUTIN HOUSE

87 RUTLEDGE RD
BELMONT, MA 02478

THESE DRAWINGS ARE INSTRUMENTS OF SERVICE AND AS SUCH MAY NOT BE USED FOR ADDITIONS TO THIS PROJECT OR COMPLETION OF THIS PROJECT BY OTHERS.

REV NO.	ISSUE	DATE
00	PERMIT SET	2022.08.08
01	PERMIT SET	2022.10.26

DATE 2022.10.26

SCALE AS NOTED

DRAWN BY DW

CHECKED BY JJ

DRAWING TITLE

EXISTING PLANS

DRAWING NUMBER

A-100

REVISION NUMBER

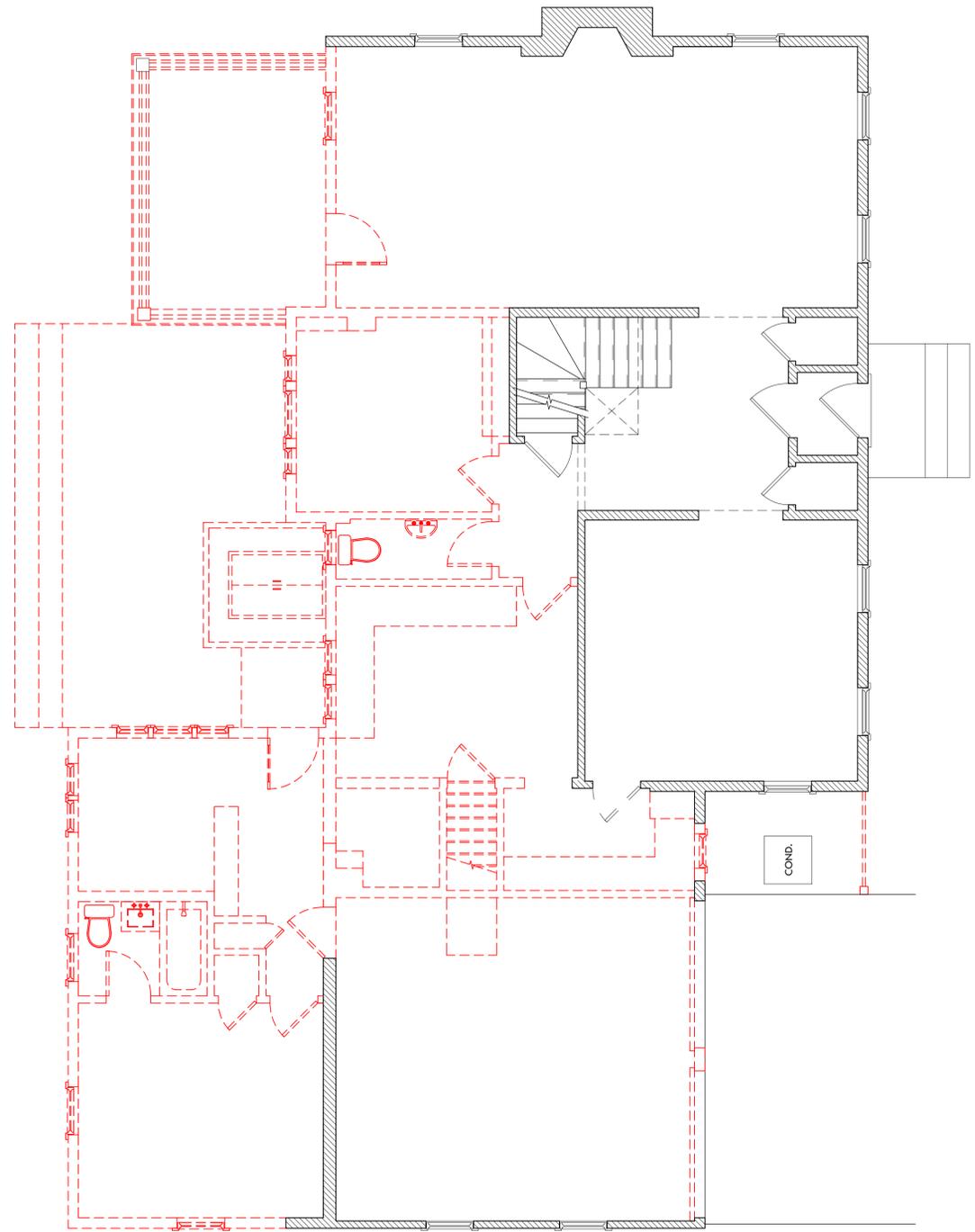
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EXISTING WALL TO REMAIN 

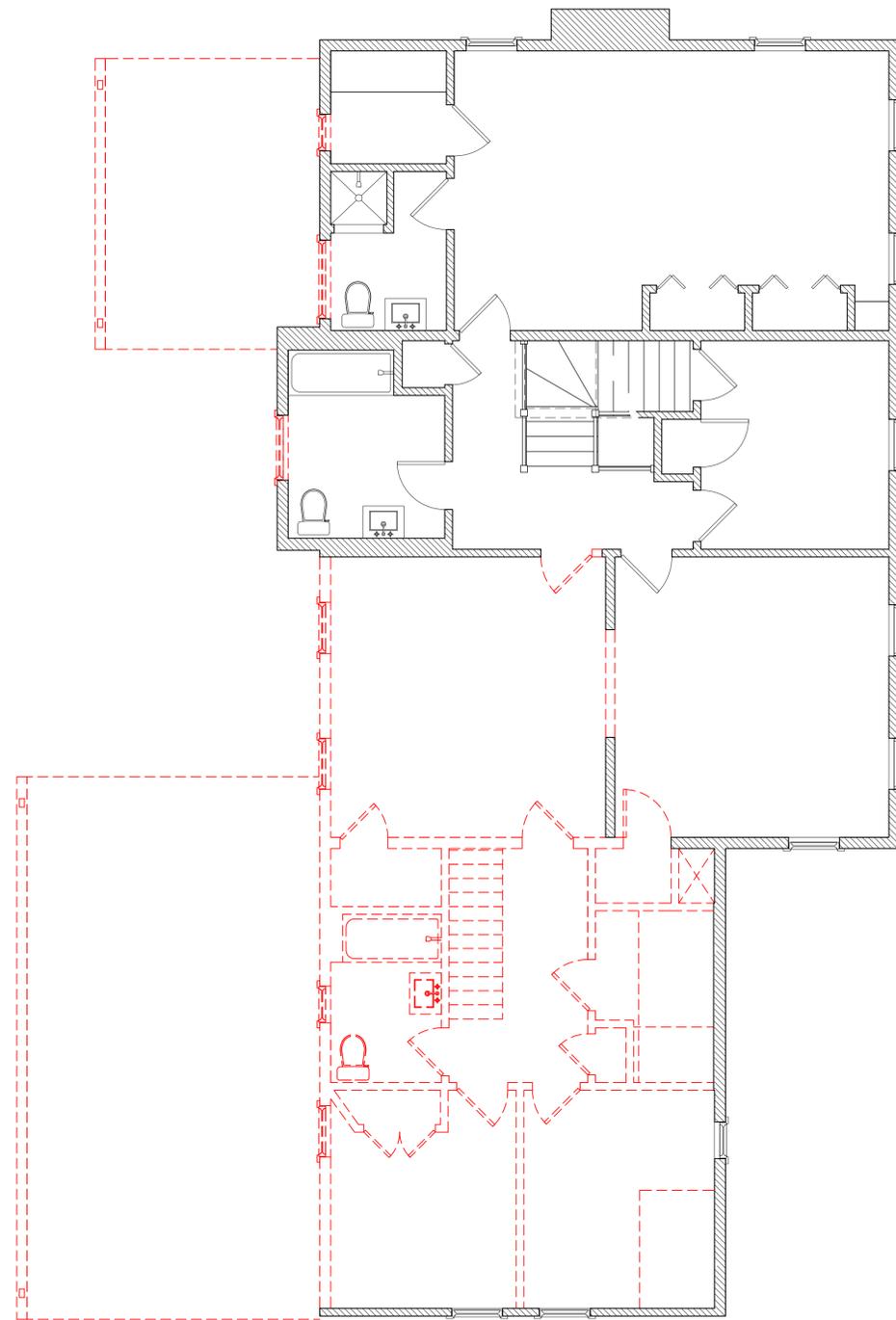
NEW WALL 

NOT IN SCOPE 

DEMO 



FIRST FLOOR PLAN - DEMOLITION 20
SCALE 1/4" = 1'0"



SECOND FLOOR PLAN - DEMOLITION 10
SCALE 1/4" = 1'0"

ARCHITECT

J.ROC DESIGN

535 ALBANY ST, #3C
BOSTON, MA 02118

STAMP



PROJECT

LOMBARDI-BOUTIN HOUSE

87 RUTLEDGE RD
BELMONT, MA 02478

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SCALE AS NOTED

DRAWN BY DW

CHECKED BY JJ

DRAWING TITLE

DEMO PLANS

DRAWING NUMBER

A-101

REVISION NUMBER

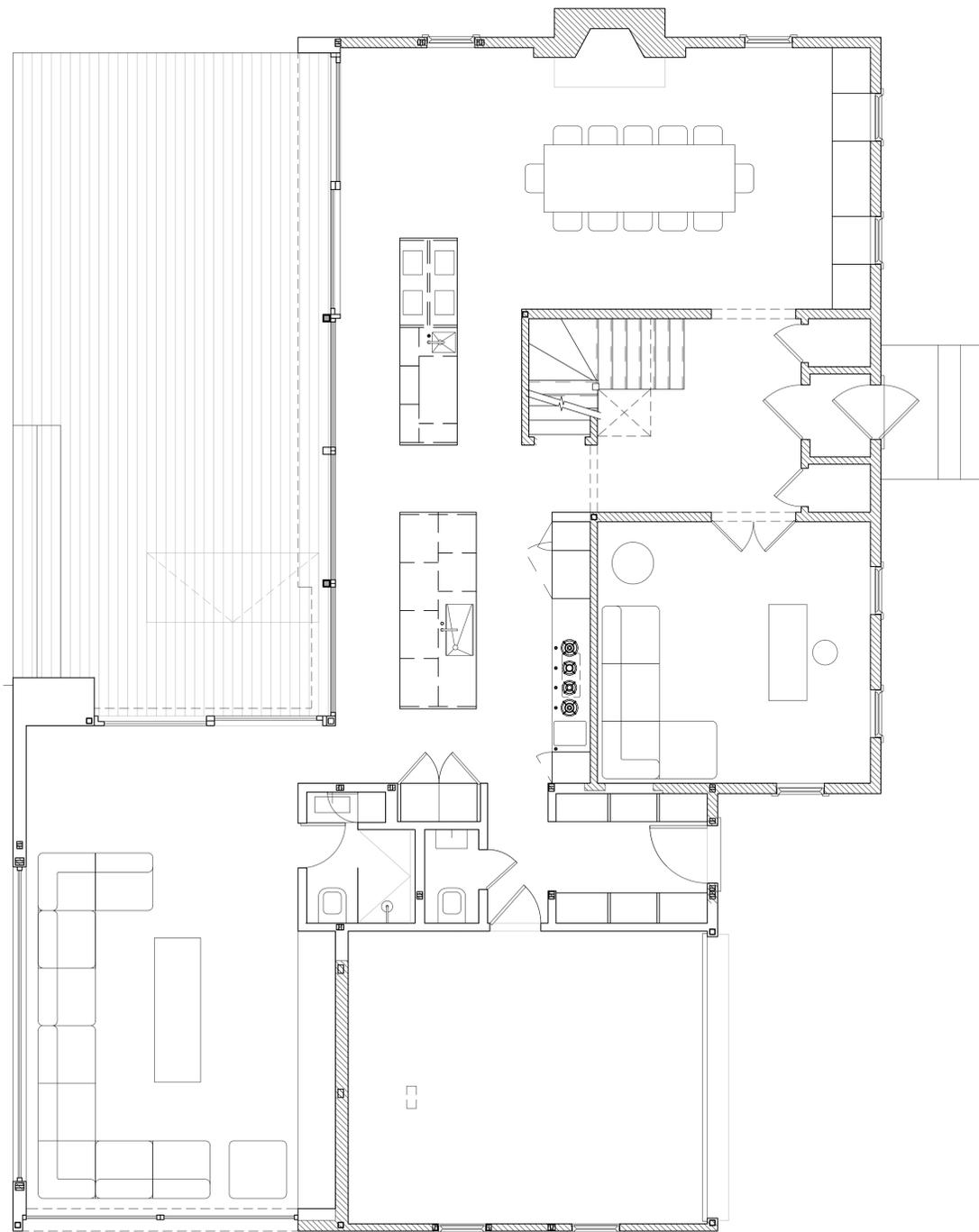
KEY LEGEND

EXISTING WALL TO REMAIN 

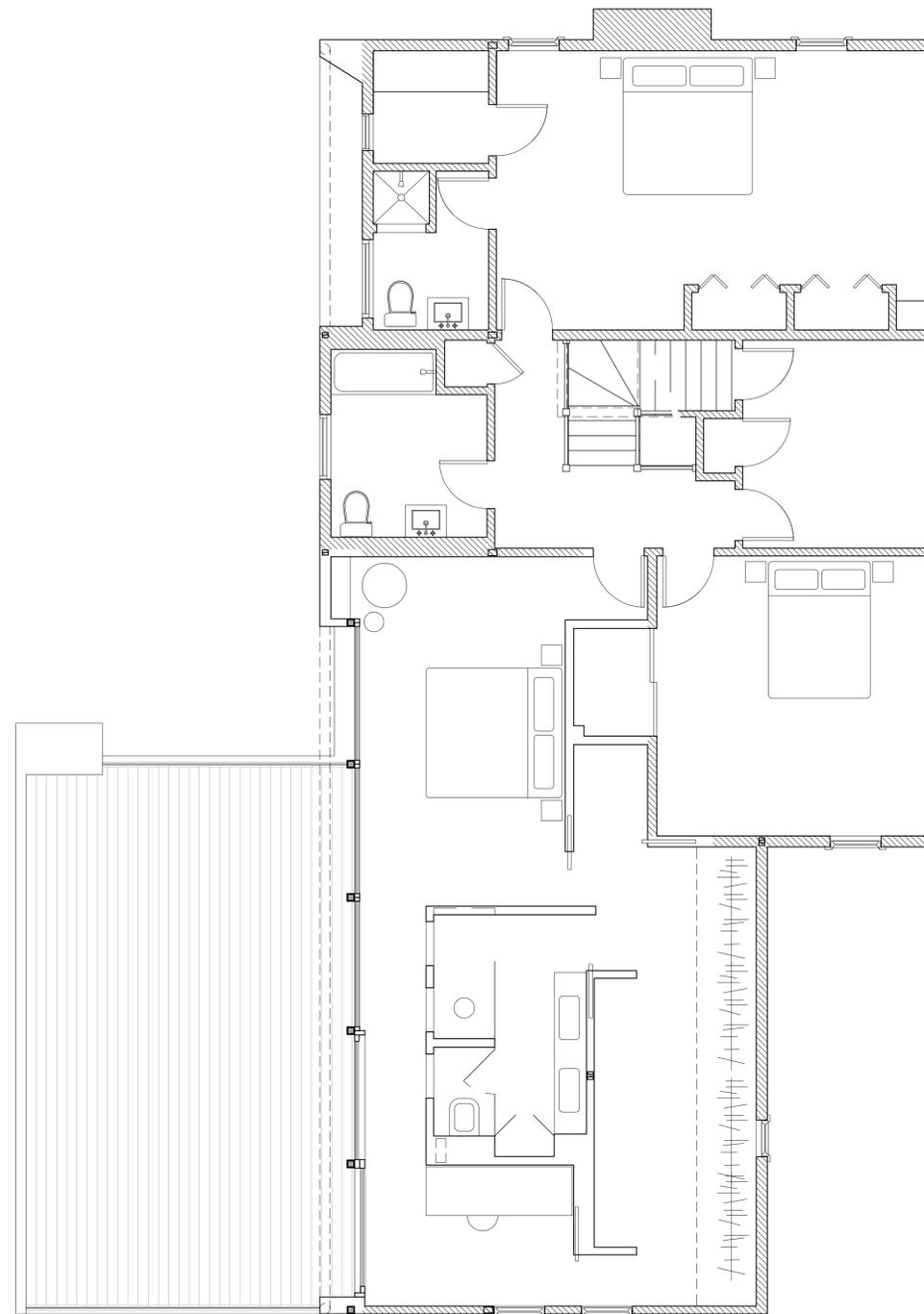
NEW WALL 

NOT IN SCOPE 

DEMO 



FIRST FLOOR PLAN - PROPOSED
SCALE 1/4" = 1'0" 20



SECOND FLOOR PLAN - PROPOSED
SCALE 1/4" = 1'0" 10

ARCHITECT

J.ROC DESIGN

535 ALBANY ST, #3C
BOSTON, MA 02118

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PROJECT

**LOMBARDI-BOUTIN
HOUSE**

87 RUTLEDGE RD
BELMONT, MA 02478

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SCALE AS NOTED

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DRAWING TITLE

PROPOSED PLANS

DRAWING NUMBER

A-102

REVISION NUMBER

EXISTING



SOUTH ELEVATION - EXISTING (20)
SCALE 1/4" = 1'0"

PROPOSED



SOUTH ELEVATION - PROPOSED (10)
SCALE 1/4" = 1'0"

ARCHITECT

J.ROC DESIGN

535 ALBANY ST, #3C
BOSTON, MA 02118

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PROJECT

LOMBARDI-BOUTIN
HOUSE

87 RUTLEDGE RD
BELMONT, MA 02478

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SCALE AS NOTED

DRAWN BY DW

CHECKED BY JJ

DRAWING TITLE

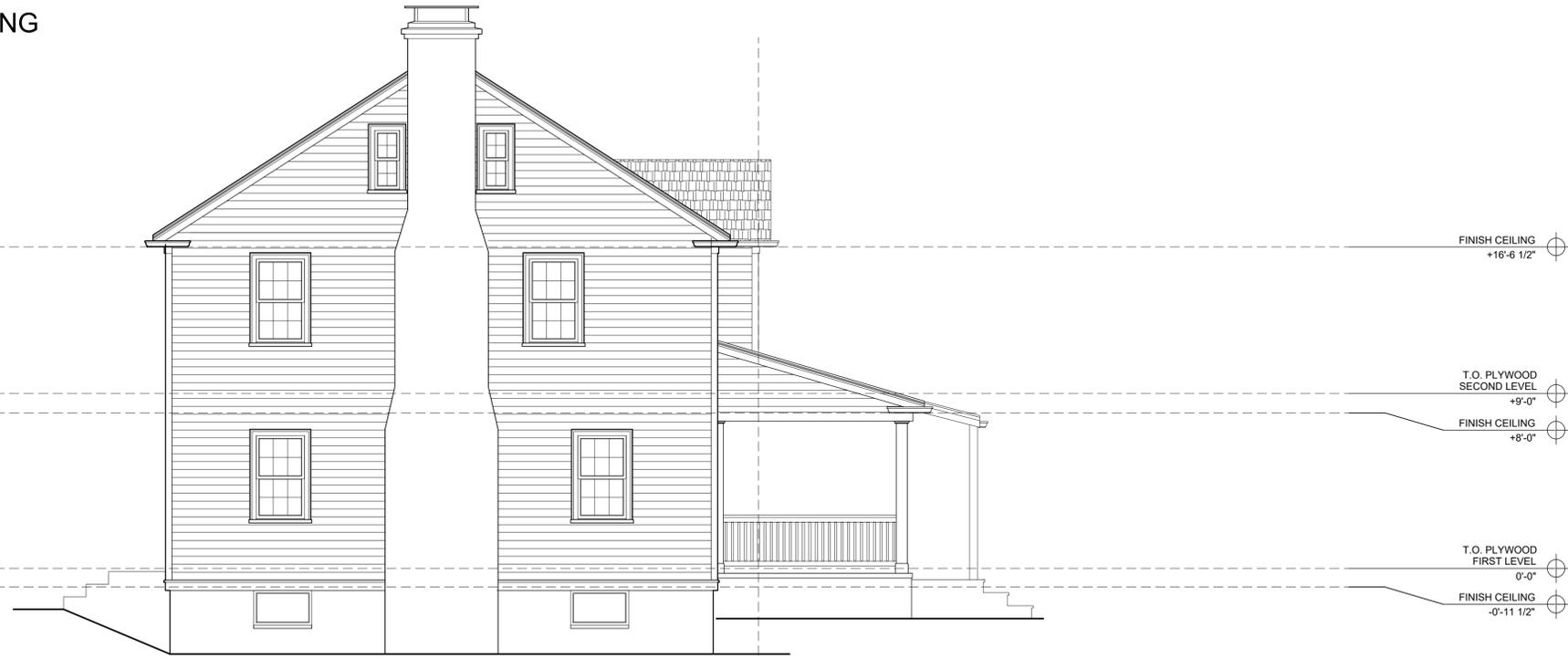
ELEVATION SOUTH

DRAWING NUMBER

A-200

REVISION NUMBER

EXISTING



FINISH CEILING
+16'-6 1/2"

T.O. PLYWOOD
SECOND LEVEL
+9'-0"

FINISH CEILING
+8'-0"

T.O. PLYWOOD
FIRST LEVEL
0'-0"

FINISH CEILING
-0'-11 1/2"

T.O. CONCRETE
CELLAR LEVEL
-8'-3"

EAST ELEVATION - EXISTING (20)
SCALE 1/4" = 1'0"

PROPOSED



FINISH CEILING
+16'-6 1/2"

T.O. BALCONY
GLASS RAILING
+12'-0"

T.O. PLYWOOD
SECOND LEVEL
+9'-0"

FINISH CEILING
+8'-0"

T.O. PLYWOOD
FIRST LEVEL
0'-0"

FINISH CEILING
-0'-11 1/2"

T.O. CONCRETE
CELLAR LEVEL
-8'-3"

EAST ELEVATION - PROPOSED (10)
SCALE 1/4" = 1'0"

ARCHITECT

J.ROC DESIGN

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PROJECT

LOMBARDI-BOUTIN
HOUSE

87 RUTLEDGE RD
BELMONT, MA 02478

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SCALE AS NOTED

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DRAWING TITLE

ELEVATION EAST

DRAWING NUMBER

A-201

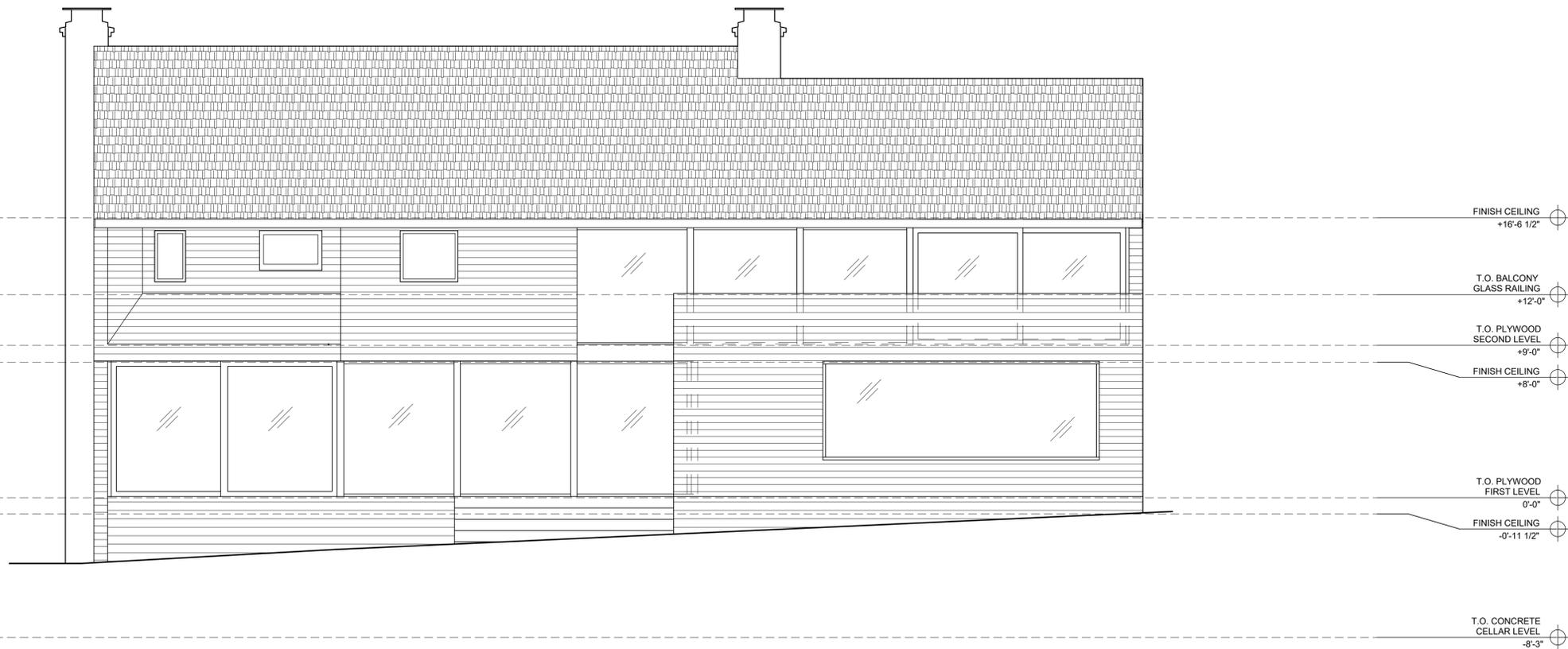
REVISION NUMBER

EXISTING



NORTH ELEVATION - EXISTING (20)
SCALE 1/4" = 1'0"

PROPOSED



NORTH ELEVATION - PROPOSED (10)
SCALE 1/4" = 1'0"

ARCHITECT

J.ROC DESIGN

535 ALBANY ST, #3C
BOSTON, MA 02118

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PROJECT

LOMBARDI-BOUTIN
HOUSE

87 RUTLEDGE RD
BELMONT, MA 02478

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SCALE AS NOTED

DRAWN BY DW

CHECKED BY JJ

DRAWING TITLE

ELEVATION NORTH

DRAWING NUMBER

A-202

REVISION NUMBER

EXISTING



WEST ELEVATION - EXISTING (20)
SCALE 1/4" = 1'0"

PROPOSED



WEST ELEVATION - PROPOSED (10)
SCALE 1/4" = 1'0"

ARCHITECT

J.ROC DESIGN

535 ALBANY ST, #3C
BOSTON, MA 02118

STAMP



PROJECT

LOMBARDI-BOUTIN
HOUSE

87 RUTLEDGE RD
BELMONT, MA 02478

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DRAWING TITLE

ELEVATION WEST

DRAWING NUMBER

A-203

REVISION NUMBER