



Town of Belmont
Zoning Board of Appeals

APPLICATION FOR A SPECIAL PERMIT

Date: January 25, 2023

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 104 Winter 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 full 2nd floor addition over existing footprint consisting of 3 bedrooms + 1 bathroom.
We are asking the board for rear setback relief

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

Thomas Kiester

Address

104 Winter St Belmont
MA 02478

Daytime Telephone Number

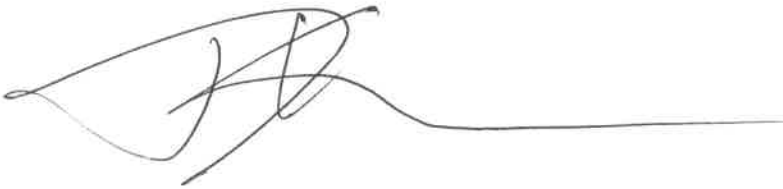
617 359 7439

To Whom it May Concern,

The Keister family located at 104 Winter Street, Belmont is requesting rear set back relief on a second story addition. We are a growing family who would like to remain in the current home but require more space. The proposed addition is a full second story above of the existing first floor which will include three bedrooms and one bathroom. We are not proposing to change the foot print of the house. The current rear set back is 28 feet 8 inches and zoning requires 40 feet. We do not believe this construction will any disruption on the neighborhood.

Thank you for your thought and consideration.

Tom Keister

A handwritten signature in black ink, appearing to be 'TK', followed by a long horizontal line extending to the right.



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

January 3, 2023

Thomas and Liane Keister
104 Winter Street
Belmont, MA 02478

RE: Denial to construct a Second Story

Dear Mr. and Mrs. Keister,

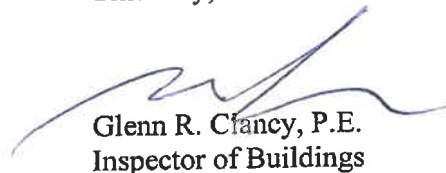
The Office of Community Development is in receipt of your building permit application for your proposal to construct a second story at 104 Winter Street located in a Single Residence A Zoning District.

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 requires a minimum rear set back of 40.0'.

1. The existing rear setback is 25.1' and the proposed rear setback is 28.8'.

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

Sincerely,



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

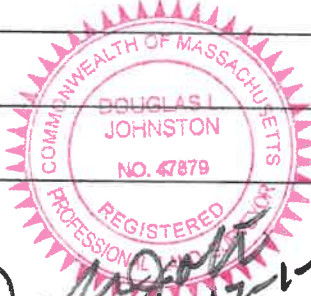
Zoning Compliance Check List

(Registered Land Surveyor)

Property Address: 104 Winter Street Zone: SRA
 Surveyor Signature and Stamp: _____ Date: _____

	REQUIRED	EXISTING	PROPOSED
Lot Area	25,000 S.F.	10,028 S.F.	10,028 S.F.
Lot Frontage	125.00'	95.50'	95.50'
Floor Area Ratio	N/A	N/A	N/A
Lot Coverage	20%	17.5%	17.5%
Open Space	50%	75.3%	75.3%
Front Setback	30'	30.2'	50.3'
Side Setback	15'	26.9'	37.4'
Side Setback	15'	12.6'	12.9'
Rear Setback	40'	25.1'	28.8'
Building Height	36'	21.9'	29.9'
Stories	2-1/2	1	2
1/2 Story Calculation See basement calc. sheets.			

NOTES:


Douglas I. Johnston
 12-1-22

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

104 Winter Street
Belmont, MA 02478

There are six segments of foundation walls. They are 7.10' tall.

SEGMENT	LENGTH	TOTAL FACE	BELOW GRADE
A	55.3'	392.63 S.F.	240.00 S.F.
B	25.2'	178.92 S.F.	98.28 S.F.
C	44.8'	318.08 S.F.	194.89 S.F.
D	8.0'	56.80 S.F.	40.16 S.F.
E	10.5'	74.55 S.F.	47.04 S.F.
F	15.2'	107.92 S.F.	63.84 S.F.
TOTALS		1,128.90 S.F.	684.21 S.F.

$684.21/1128.90=.6061$

The foundation walls are 60.61% below grade.



BELMONT

SEG "A"

$$\begin{array}{r} 55.3 \\ \times 7.1 \\ \hline 392.63 \end{array}$$

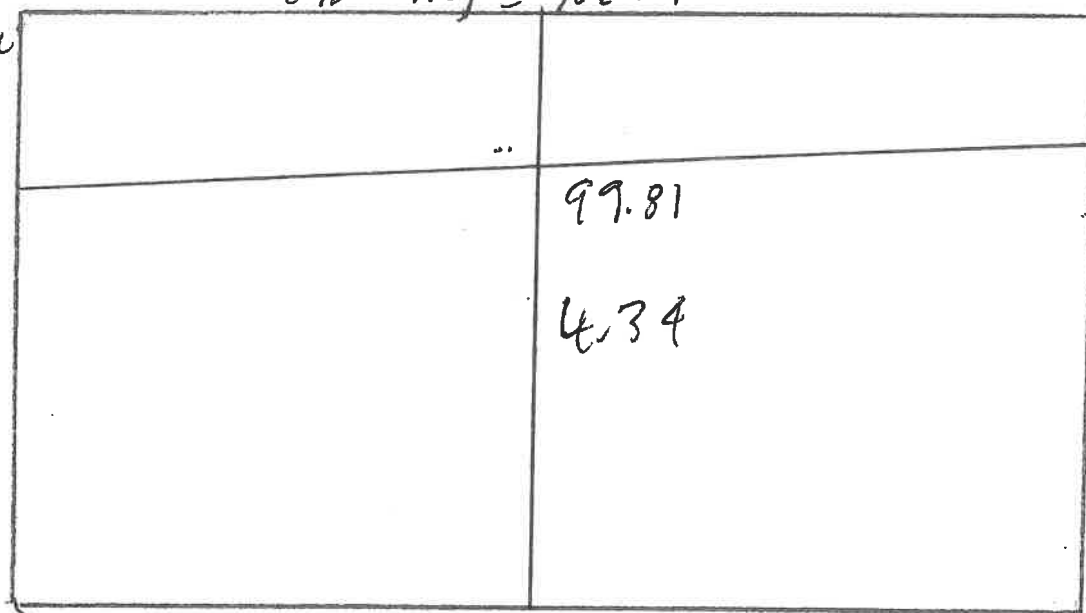
99.69

$$\begin{array}{r} 55.3 \\ \times 9.34 \\ \hline 240.00 \end{array}$$

$$\frac{240.00}{392.63} = .6113$$

61.13%
BELOW grade

CEILING = 102.47



FLOOR = 95.47

55.3

SEG "B"

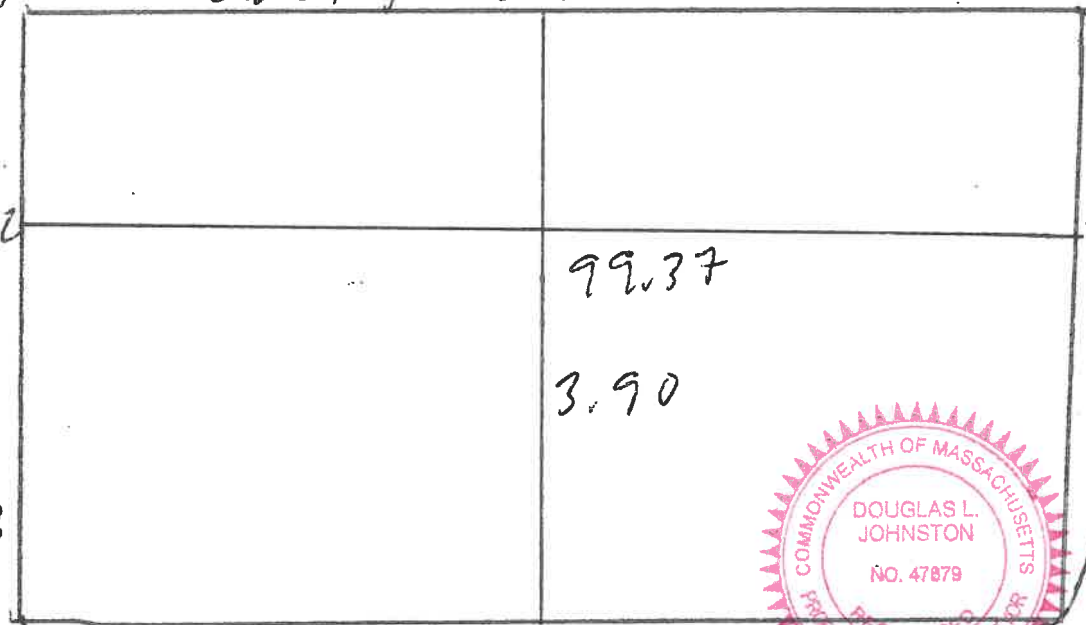
$$\begin{array}{r} 25.2 \\ \times 7.1 \\ \hline 178.92 \end{array}$$

$$\begin{array}{r} 25.2 \\ \times 3.9 \\ \hline 98.28 \end{array}$$

$$\frac{98.28}{178.92} = .5513$$

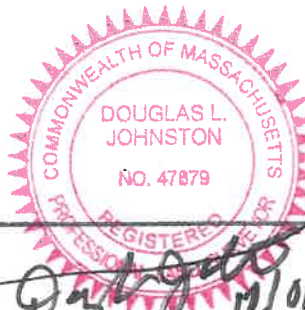
55.13%
BELOW grade

CEILING = 102.47



FLOOR = 95.47

25.2



12/01/22

10-1 WINTHROP
BELMONT

SEG "C"

$$\begin{array}{r} 94.3 \\ \times 7.1 \\ \hline 318.08 \end{array}$$

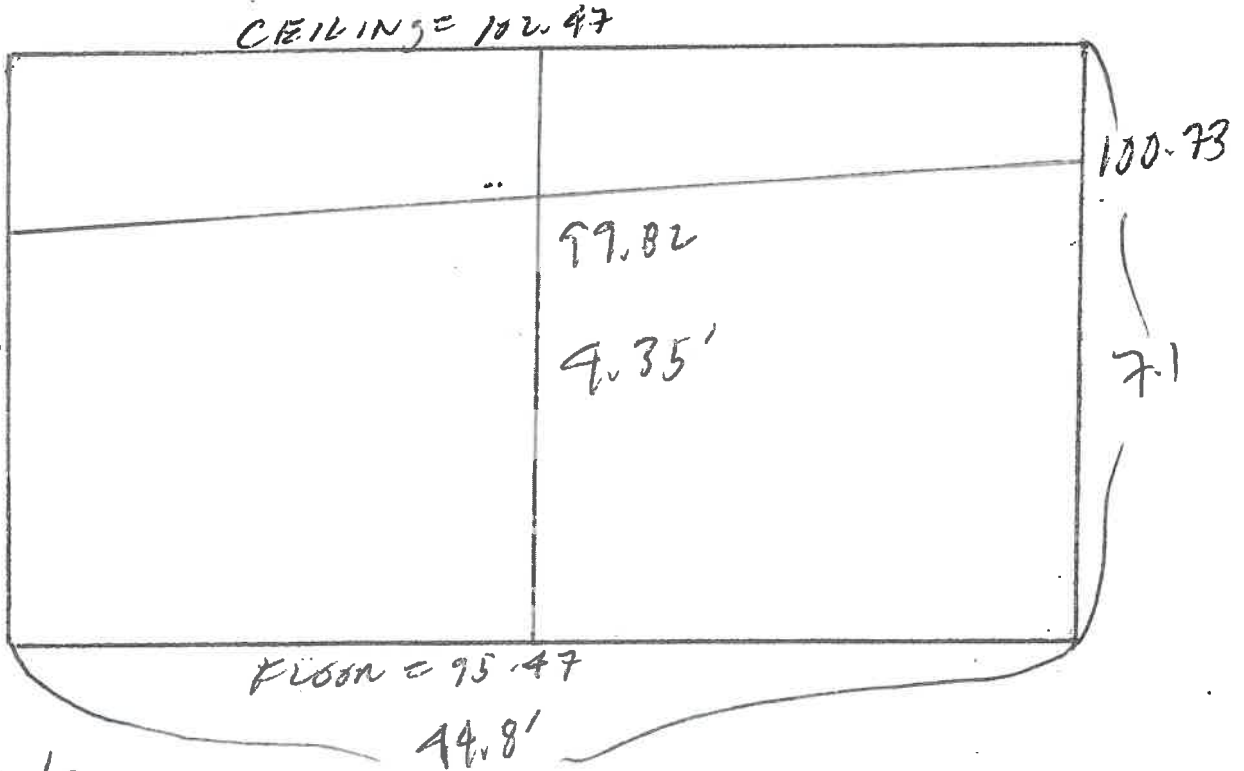
TOTAL
FACE

$$\begin{array}{r} 44.8 \\ \times 4.35 \\ \hline 194.88 \end{array}$$

BELOW
GRADE

$$\frac{194.88}{318.08} = .6127$$

61.27%
BELOW grade



SEG "D"

$$\begin{array}{r} 8.0 \\ \times 7.1 \\ \hline 56.8 \end{array}$$

TOTAL
FACE
OF
WALL

$$\begin{array}{r} 8.0 \\ \times 5.02 \\ \hline 40.16 \end{array}$$

BELOW
GRADE

$$\frac{40.16}{56.8} = .7070$$

70.70%
BELOW grade

