

RECEIVED
TOWN CLERK
BELMONT, MA

CASE NO. 21-02

2021 JAN -8 PM 12:16 NOTICE OF PUBLIC HEARING BY THE
TOWN OF BELMONT PLANNING BOARD

ON APPLICATION FOR TWO SPECIAL PERMITS

Notice is hereby given that the Planning Board will hold a public hearing on Tuesday, January 19, 2021 at 7:00 PM by remote access through the Zoom app. to consider the application of Mr. Jon Rostler and Ms. Amy Roberts to construct a three (3) story addition at 35 Poplar Street located in General Residence (GR) Zoning District. Special Permits: 1.- §4.2 of the By-Law allows 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 (40.63% of the foundation walls are covered) and is considered a story. The proposed is a three story addition. 2.- §1.5.4A(2) allows expansion of more than 300 square feet in the General Residence district by a Special Permit granted by the Planning Board.

Note: Application submittals, meeting agenda & instructions on remote access can be found on the Town's website: <https://www.belmont-ma.gov/planning-board>

TOWN OF BELMONT PLANNING BOARD

RECEIVED
TOWN CLERK
BELMONT, MA

2021 JAN -8 PM 12: 16



Town of Belmont
Zoning Board of Appeals

APPLICATION FOR A SPECIAL PERMIT

Date: Jan. 5, 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 35 Poplar 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 new 2-story addition on top of a new basement that will include 700 SF of new living space. Based on Section 15.4A(2) of the zoning ordinance this requires a special permit.

on the ground that the same will be in harmony with the general purpose and intent of said Zoning By-Law.

Signature of Petitioner *A. Roberts*
Print Name Amy Roberts & Jon Rostay
Address 35 Poplar St
Belmont, MA 02478
Daytime Telephone Number 617-583-5118

Planning Board
Belmont, MA

December 2, 2020

Dear Planning Board,

For the past 17 years we have been living at 35 Poplar Street. Prior to that we lived one street away at 15-17 Barnard Road. We have watched Cushing Square flourish over the years and enjoy being a small part in its revival. We have not only raised our children from newborns to young adults, but have been fortunate enough to be a part of countless confirmations, bar mitzvahs, pre-prom celebrations and weddings of the neighborhood kids.

We are expanding and modernizing our home so that we can stay here for at least another 20 years and hopefully age in place. Due to the COVID pandemic, my husband's office will be closing so both he and I will be working out of the house for the foreseeable future. He will no longer be taking the Number 73 bus line into Boston and our current layout is not conducive to working from home. We also have two kids currently in the Belmont school system who are currently learning from home. While Covid-19 will hopefully ease soon, we see a permanent change in the way we use our house that will require more space.

The improvements we are proposing include making a bigger, more manageable kitchen / family room that is easier to use and allows for more in-home entertaining, enlarging the bedrooms and providing adequate storage, adding a second bathroom on the second floor and creating two, fully functional home offices. The proposed renovations will also include an upgraded, energy-efficient HVAC system, new spray foam insulation in the attic and in the planned addition and new energy-efficient windows and doors. On the exterior, we are planning on matching the existing character of the house and on repairing the front entry portico. We have worked the planning staff create an addition that meets the sideyard setbacks and presents the smallest bulk.

The exterior materials will include fiber cement clapboards with 4" to weather with painted boral trim, true divided lite Marvin windows, composite shutters to match the existing, composite decking and railings with 1" balusters on 4" centers, and vertical lattice under the deck and at the HVAC screen. We would note that while the existing aluminum siding has 8" high coursing, we opted to use the more traditional 4" coursing for the new clapboards. We are also planning to add a row of shrubs along the north lot line while keeping the rest of the existing landscaping in place.

Thank you for your consideration,

Jon Rostler and Amy Roberts

Jon Rostler and Amy Roberts
35 Poplar St.
Belmont, MA

December 2, 2020

Dear Planning Board,

Our neighborhood is characterized by two and a half story, one and two-family houses built on 6,000 S.F. to 7,000 S.F. lots. Many of these have been renovated and updated. On Poplar St., there are two houses on the same side of the street that have been added onto in the past few years and a third owner at 27 Poplar St. has begun construction.

51 Poplar St.

The house located 51 Poplar St. was added onto in 2014. The total square footage is now 2,993 S.F. with an FAR of .54



39 Poplar St.

The house located 39 Poplar St., has a total square footage of 2,232 S.F. on a lot of 6,462 S.F. with an FAR of roughly .345



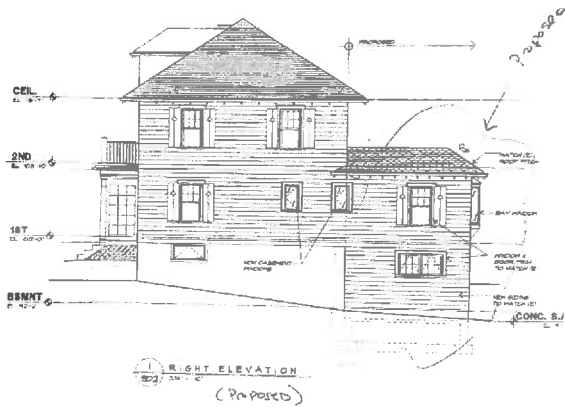
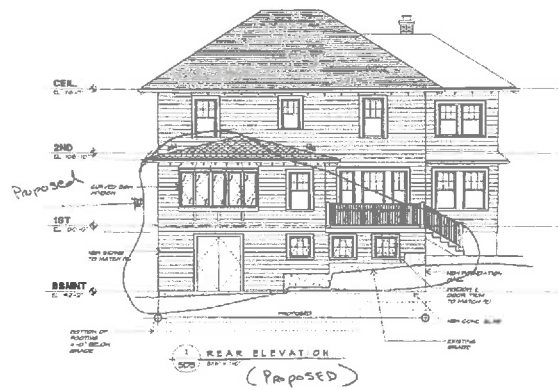
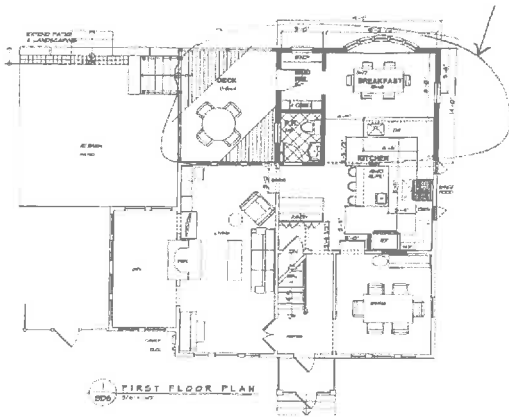
35 Poplar St.

Our house at 35 Poplar St. is very similar in design and to the houses on both side of it (presumably, they were all constructed at the same time by the same builder.) The current square footage is listed at 1878 S.F. on a lot of 6,712 S.F. with a current FAR of roughly .28. We are proposing an addition that will add 760 S.F. The proposed square footage of 2638 S.F. will have an FAR of roughly .39.



27 Poplar St.

The owners of the adjacent house at 27 Poplar St. are currently constructing a new basement / first floor addition. The current listed square footage is 1,792 S.F. on a lot of 6,320 S.F. The addition is listed as 274 S.F. so the new square footage will be 2,066 S.F. with an FAR of roughly .326



23 Poplar St.

The house at 23 Poplar St., which was also originally very similar in size and design, had a rear addition added in 2016. This addition is very similar in size to what we are proposing. The current square footage is listed as 2544 S.F. on a lot of 6,480 S.F. with an FAR of roughly .39.



Zoning Compliance Check List

(Registered Land Surveyor)



Property Address: 35 POPLAR ST _____

Zone: GR

Surveyor Signature and Stamp: _____

Date: 12/1/20

	REQUIRED	EXISTING	PROPOSED
Lot Area	5,000 s.f.	6,712 s.f.	6,712 s.f.
Lot Frontage	50.0'	66.0'	66.0'
Floor Area Ratio	-	.437	
Lot Coverage	30.0% (max.)	17.4%	22.8%
Open Space	40.0% (min.)	70.0%	65.1%
Front Setback	20.0'/15.35' (ave. setback.)	15.4'	15.4'
Side Setback	10.0'	8.2'	10.2'
Side Setback	10.0'	15.1'	15.1'
Rear Setback	20.0'	41.5'	36.4'
Building Height	33.0' (max.)	30.62'	30.62'
Stories	2 ½ stories	3 stories	3 stories
½ Story Calculation			

NOTES:

220137-bp.dwg
(2-2011)

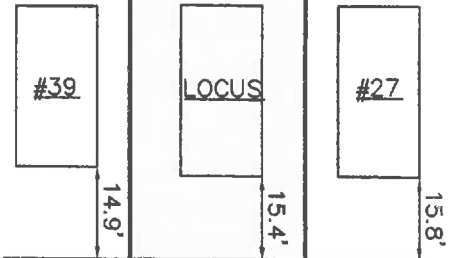
ZONING CHART

BELMONT, MASSACHUSETTS

ZONE: GR SUBMISSION: EXISTING

REGULATION	REQUIRED	EXISTING	PROPOSED
LOT AREA	5,000 s.f.	6,712±s.f.	6,712±s.f.
LOT FRONTAGE	50.0'	66.0'	66.0'
FRONT SETBACK	20.0'/15.35'**	15.4'	15.4'
SIDE SETBACK	10.0'	8.2'*	10.3'
REAR SETBACK	20.0'	41.5'	36.4'
BUILDING HEIGHT TO PEAK	33.0'/2.5stry.	30.62'/3stry.	30.60'/3stry.
BUILDING HEIGHT TO MD.-PT.		26.36'	26.18'
AVERAGE GRADE	-	132.11	132.29
LOT COVERAGE	30.0%	17.4%	22.8%
OPEN SPACE	40.0%	70.0%	65.1%

* NON CONFORMING
** AVERAGE SETBACK



AVERAGE FRONT SETBACK
NOT TO SCALE
 $14.9' + 15.8' = 30.7' / 2 = 15.35'$

CELLAR CALCULATION

T.O.C-CELLAR
 $136.35 - 129.24 = 7.11\text{ft.}$

EX.AVG.GRADE-CELLAR
 $132.11 - 129.24 = 2.87\text{ft.}$

PR.AVG. GRADE-CELLAR
 $132.13 - 129.24 = 2.89\text{FT.}$

$EX. = 2.87 / 7.113 = 0.4036$ OR 40.36%

$PR. = 2.89 / 7.113 = 0.4063$ OR 40.63%

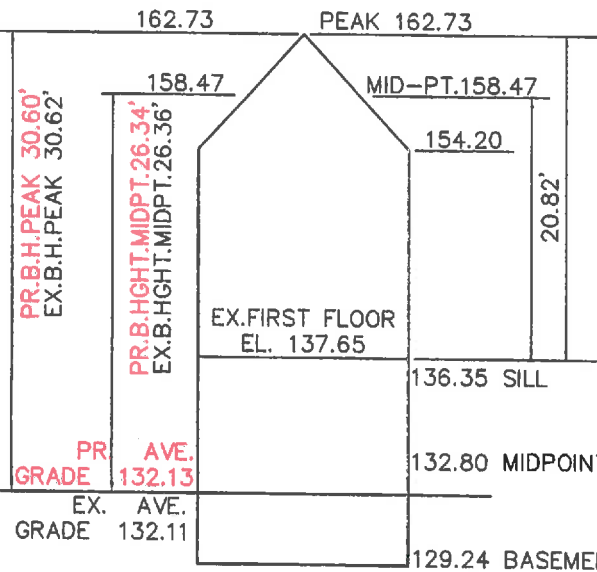
IMPERVIOUS AREA

EX. IMPERVIOUS AREA = 2151.1s.f. (25% = 537.8s.f.)

PR. IMPERVIOUS AREA = 2224.4s.f.

INCREASE OF 73.3s.f. < 537.8

NO DRAINAGE REQUIRED



PROPOSED BUILDING HEIGHT
NOT TO SCALE

AVERAGE GRADE CALC.

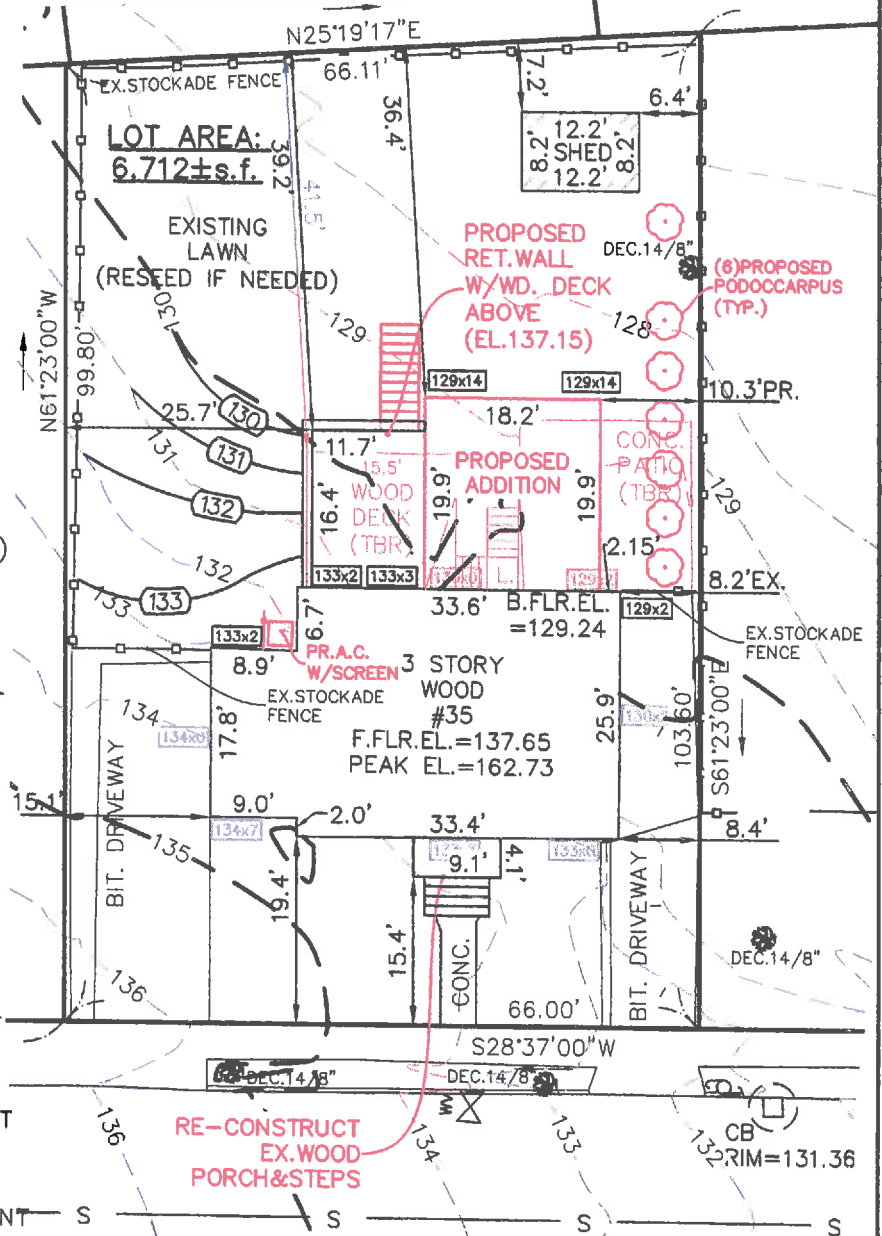
$133.0 + 133.3 + 134.7 + 134.0 + 133.2 + 133.2 + 133.3 + 133.2 + 129.14 + 129.14 + 129.2 + 130.2 = 1585.58 / 12 = 132.13$

OWNER: JON ROSTLER & AMY ROBERTS
LOC. HOUSE NO. #35 POPLAR STREET
LOT NO.

SCALE: 1" = 20'



SCALE: 1" = 20'



TOPOGRAPHIC SITE PLAN BELMONT, MASSACHUSETTS

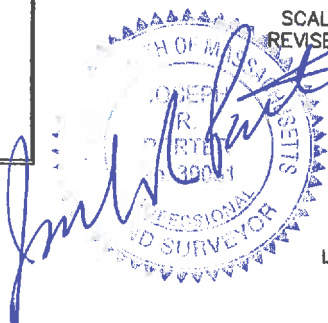
SHOWING PROPOSED CONDITIONS AT
#35 POPLAR STREET

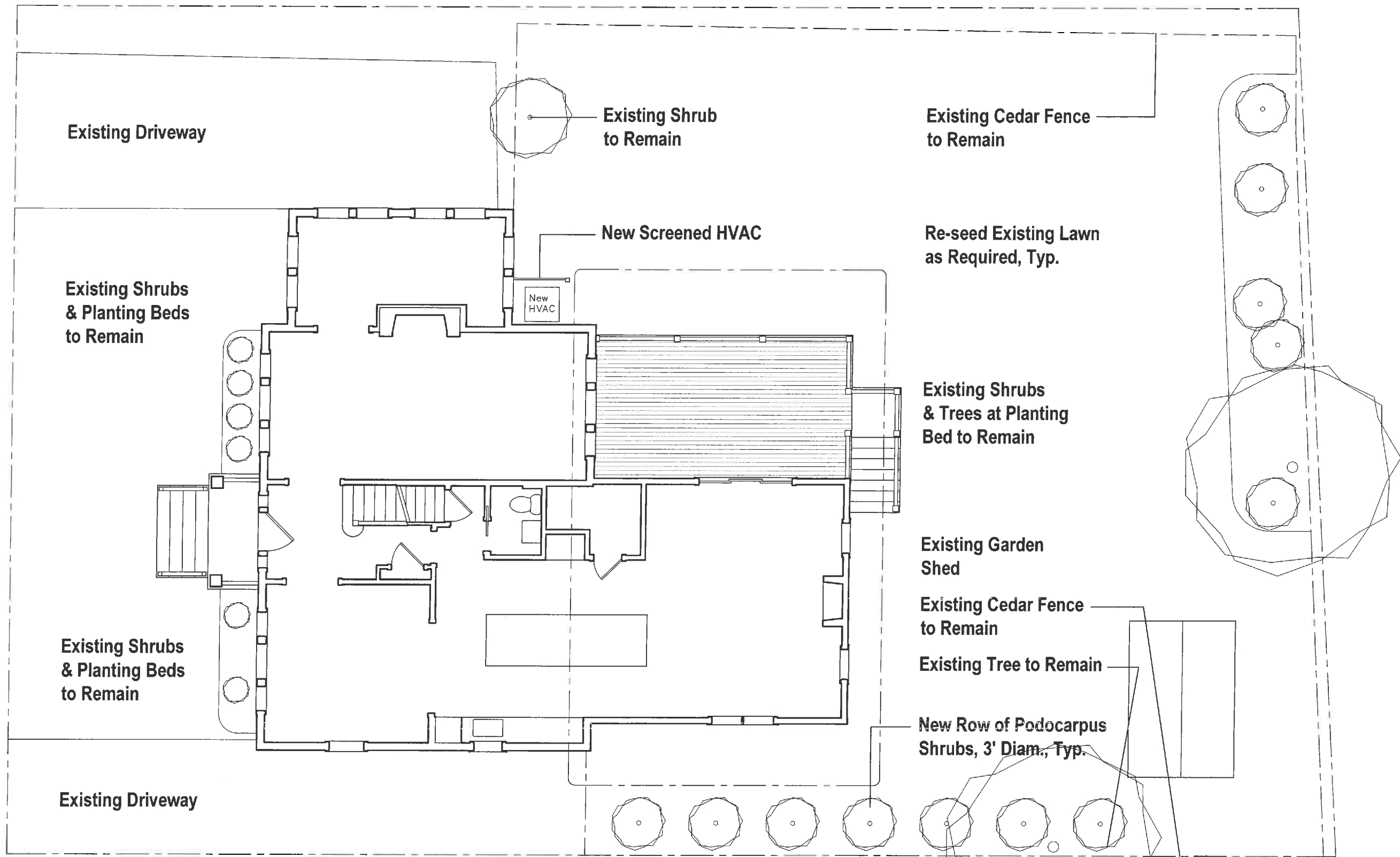
SCALE: 1/4" = 20ft. DATE: JUNE 9, 2020
REVISED: SEPTEMBER 17, 2020; DECEMBER 1, 2020

PROJECT: 220137

VTP
ASSOCIATES
INC.

LAND SURVEYORS - CIVIL ENGINEERS. 132
ADAMS STREET 2ND FLOOR SUITE 3
NEWTON, MA 02458
(617) 332-8271





John Lodge Architects
 56 Aberdeen Ave.
 Cambridge, MA 02138
 T: 617.308.3037
 E: John@JohnLodgeArchitects.com

Proposed Site & Landscaping Plan

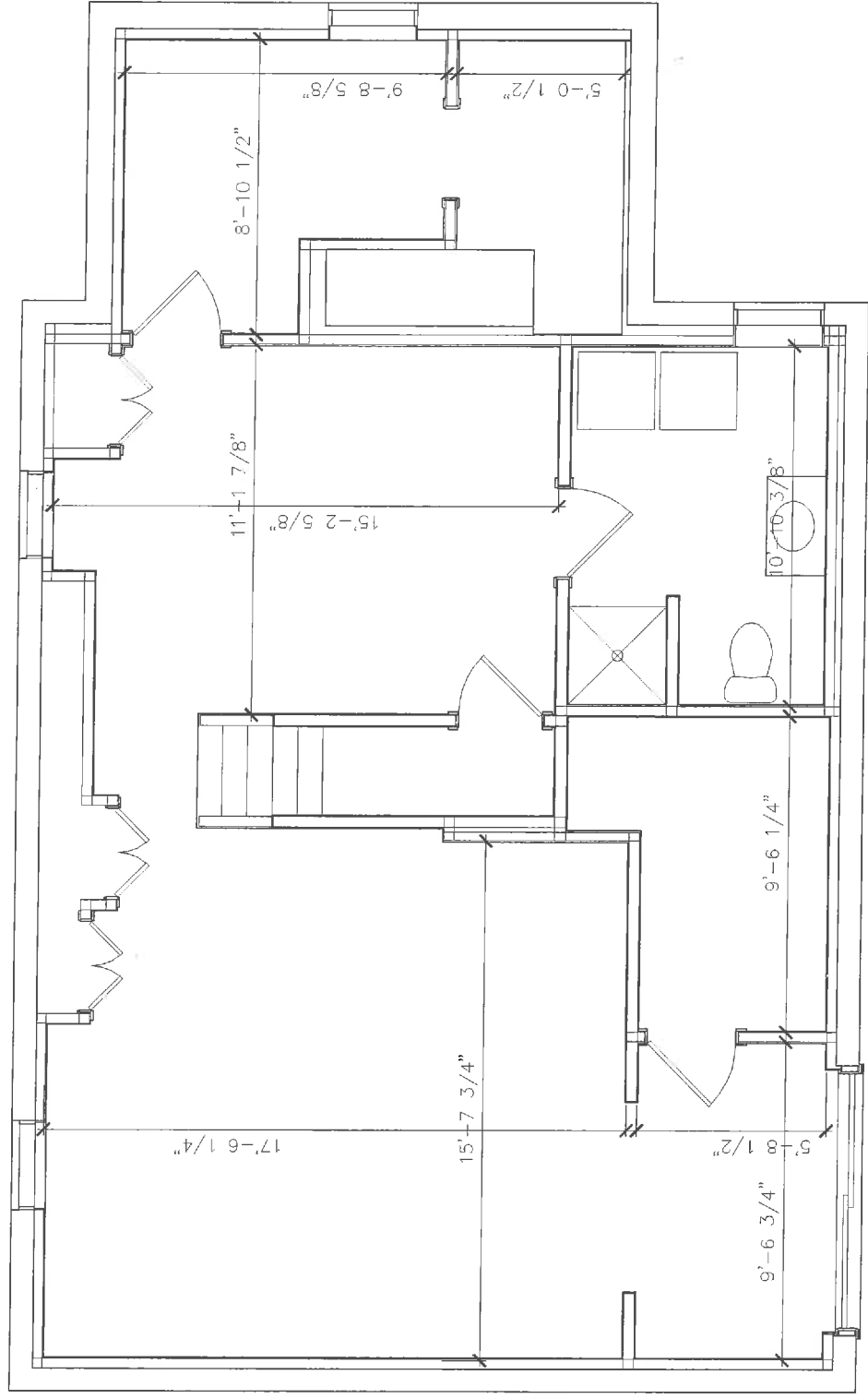
Project No.: 2001.01
 Date: 12-02-20
 Scale: 1/8" = 1'-0"

Revisions

No.	Date
1	
2	
3	
4	
5	
6	

35 Poplar St.
 Belmont, MA

St-1



X-0

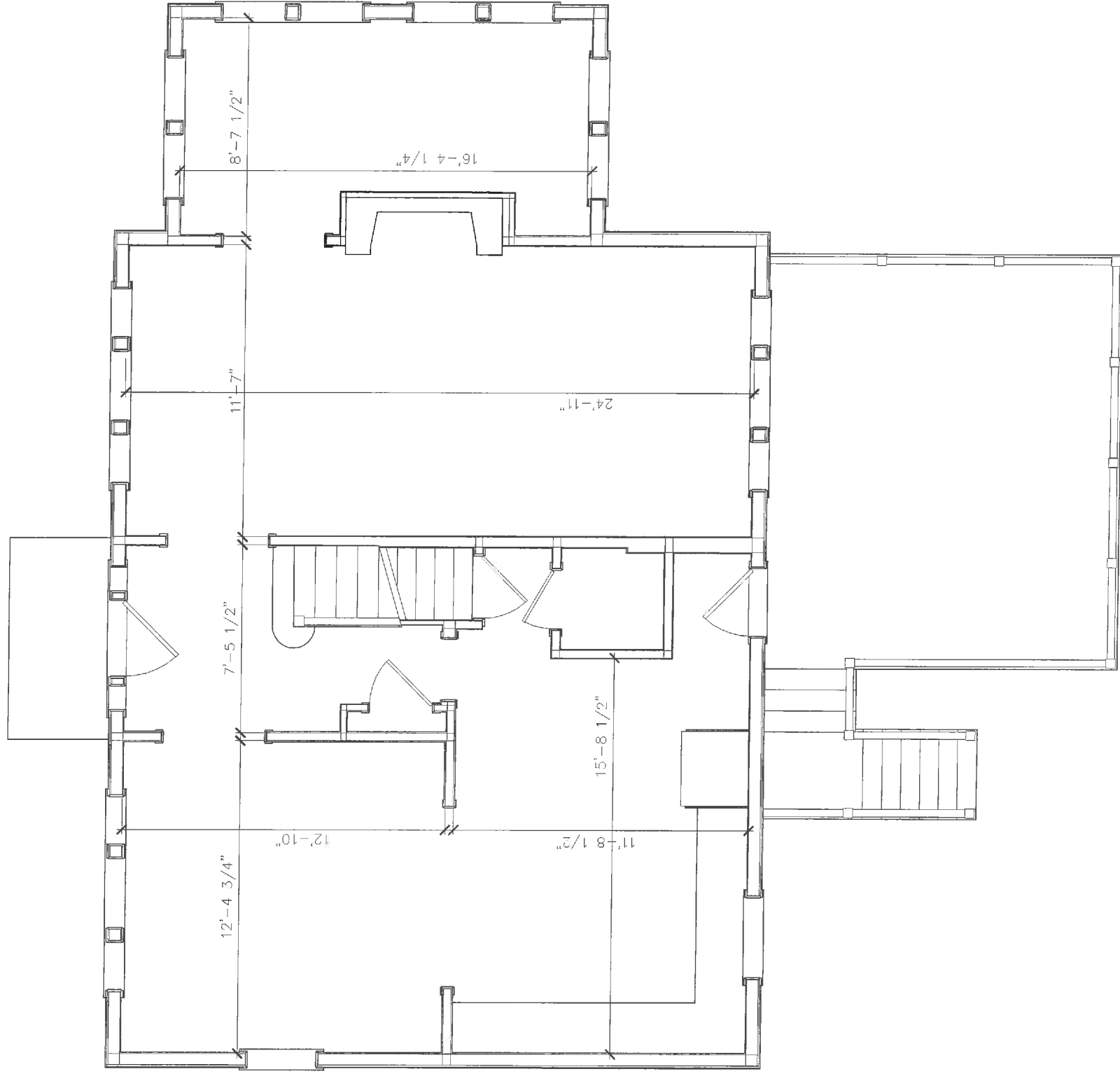
35 Poplar St.
Beimont, MA

No.	Date
1	
2	
3	
4	
5	
6	

Project No.: 2001.01
Date: 07-06-20
Scale: 3/16" = 1'-0"

**Existing Basement
Floor Plan**

John Lodge Architects
56 Aberdeen Ave.
T: 617.308.3037
E: John@JohnLodgeArchitects.com
Cambridge, MA 02138



X-1

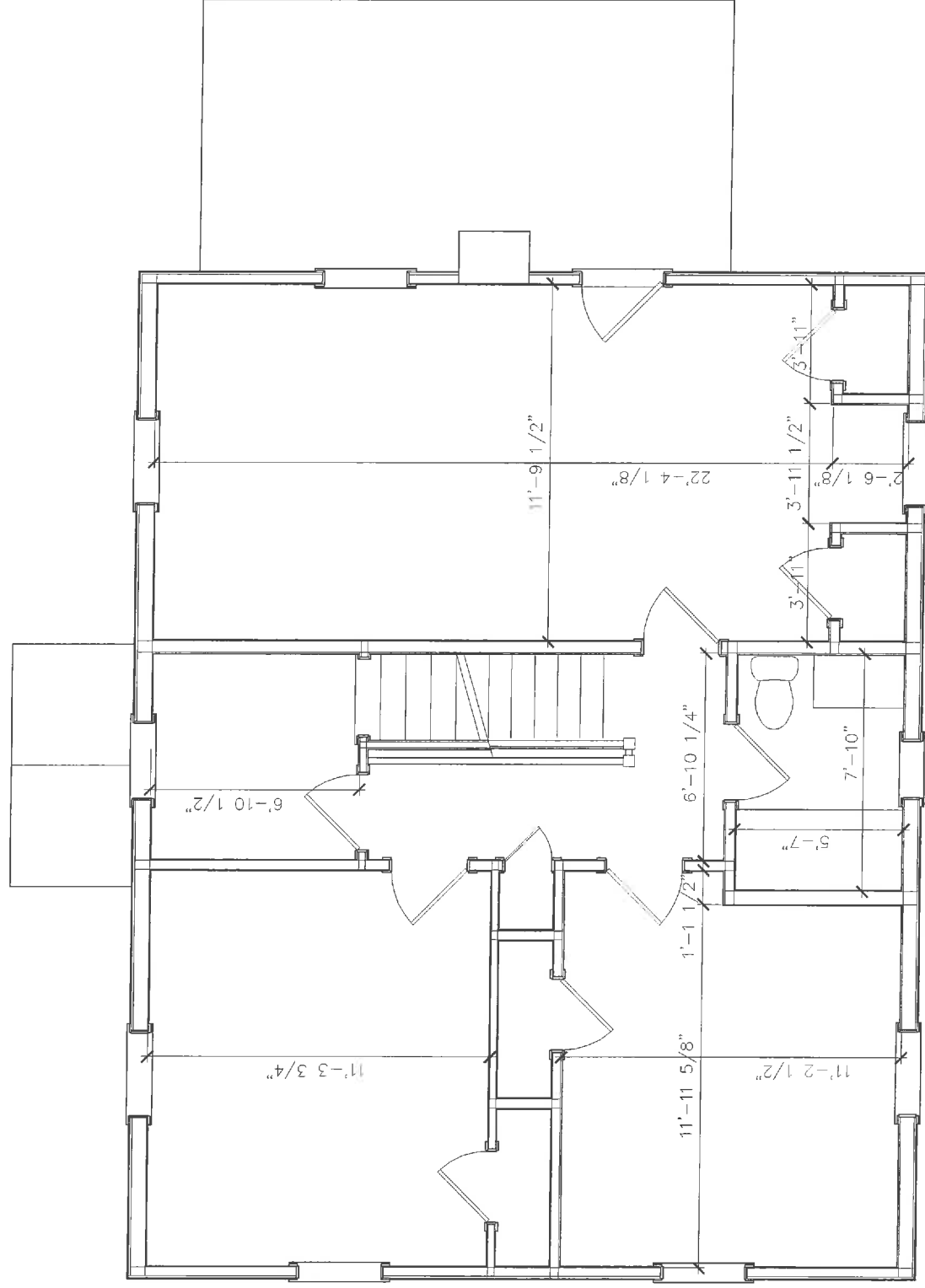
**35 Poplar St.
Belmont, MA**

Revisions	
No.	Date
1	
2	
3	
4	
5	
6	

Project No.: 2001.01
Date: 07-06-20
Scale: 3/16" = 1'-0"

**Existing First
Floor Plan**

John Lodge Architects
56 Aberdeen Ave.
Cambridge, MA 02138
T: 617.308.3037
E: John@JohnLodgeArchitects.com



X-2

**35 Poplar St.
Belmont, MA**

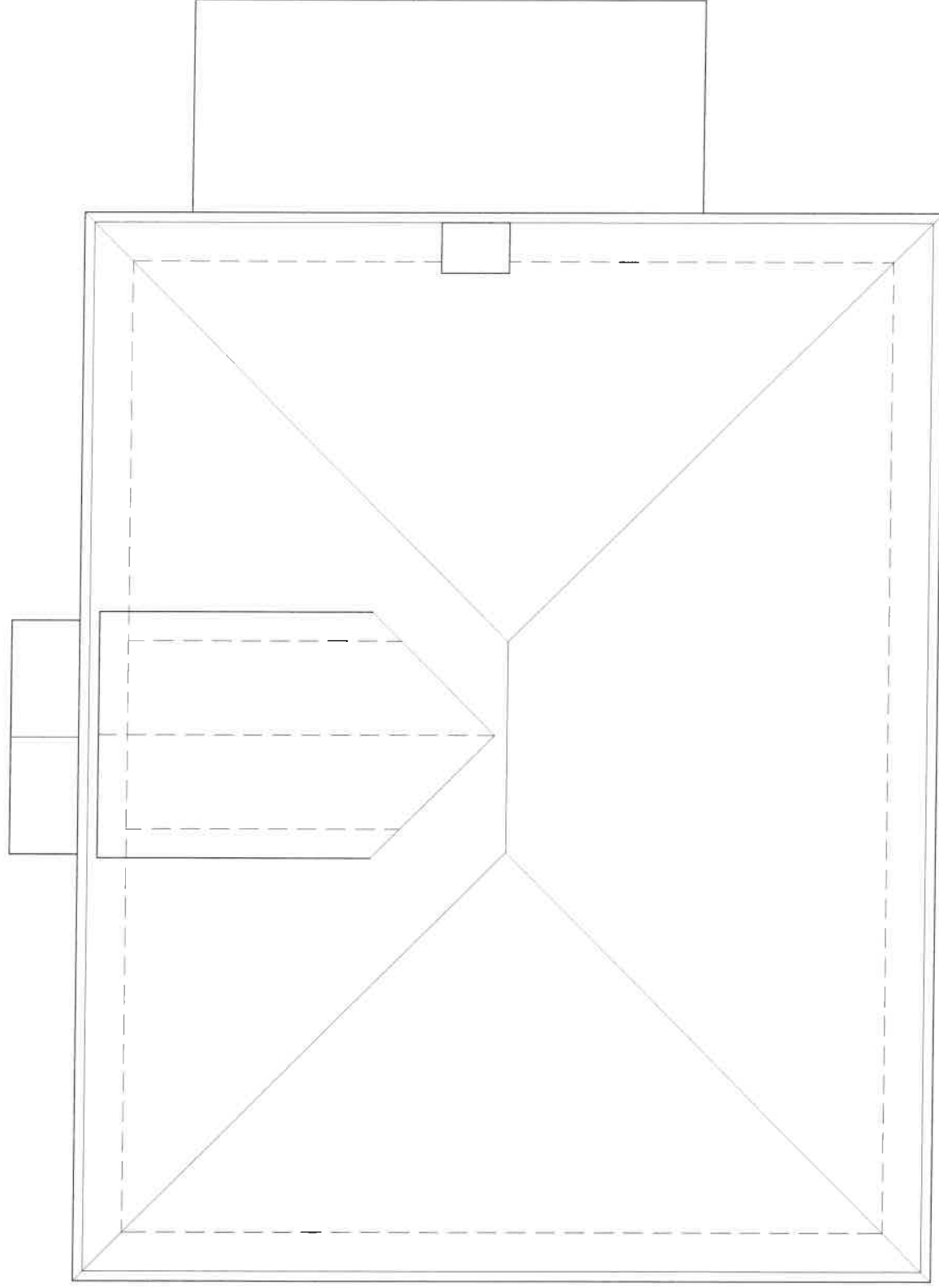
Revisions

No.	Date
1	
2	
3	
4	
5	
6	

Project No.: 2001.01
 Date: 07-06-20
 Scale: 3/16" = 1'-0"

**Existing Second
Floor Plan**

John Lodge Architects
 56 Aberdeen Ave.
 T: 617.308.3037
 E: John@JohnLodgeArchitects.com
 Cambridge, MA 02138



Revisions

No.	Date
1	
2	
3	
4	
5	
6	

Project No.: 2001.01
 Date: 07-06-20
 Scale: 3/16" = 1'-0"

**Existing Roof
Plan**



John Lodge Architects
 56 Aberdeen Ave. Cambridge, MA 02138
 T: 617.308.3037
 E: John@JohnLodgeArchitects.com

**Existing Street
 Elevation**

Project No.: 2001.01
 Date: 07-06-20
 Scale: 3/16" = 1'-0"

Revisions

No.	Date
1	
2	
3	
4	
5	
6	

**35 Poplar St.
 Belmont, MA**

X-5



John Lodge Architects
 56 Aberdeen Ave. Cambridge, MA 02138
 T: 617.308.3037
 E: John@JohnLodgeArchitects.com

Existing West Elevation

Project No.: 2001.01
 Date: 07-06-20
 Scale: 3/16" = 1'-0"

Revisions

No.	Date
1	
2	
3	
4	
5	
6	

**35 Poplar St.
 Belmont, MA**

X-6



John Lodge Architects
 55 Aberdeen Ave.
 Cambridge, MA 02138
 T: 617.308.3037
 E: John@JohnLodgeArchitects.com

**Existing North
 Elevation**

Project No.: 2001.01
 Date: 07-06-20
 Scale: 3/16" = 1'-0"

Revisions

No.	Date
1	
2	
3	
4	
5	
6	

**35 Poplar St.
 Belmont, MA**

X-7



John Lodge Architects
 56 Aberdeen Ave.
 Cambridge, MA 02138
 T: 617.308.3037
 E: John@JohnLodgeArchitects.com

**Existing Street
 Elevation**

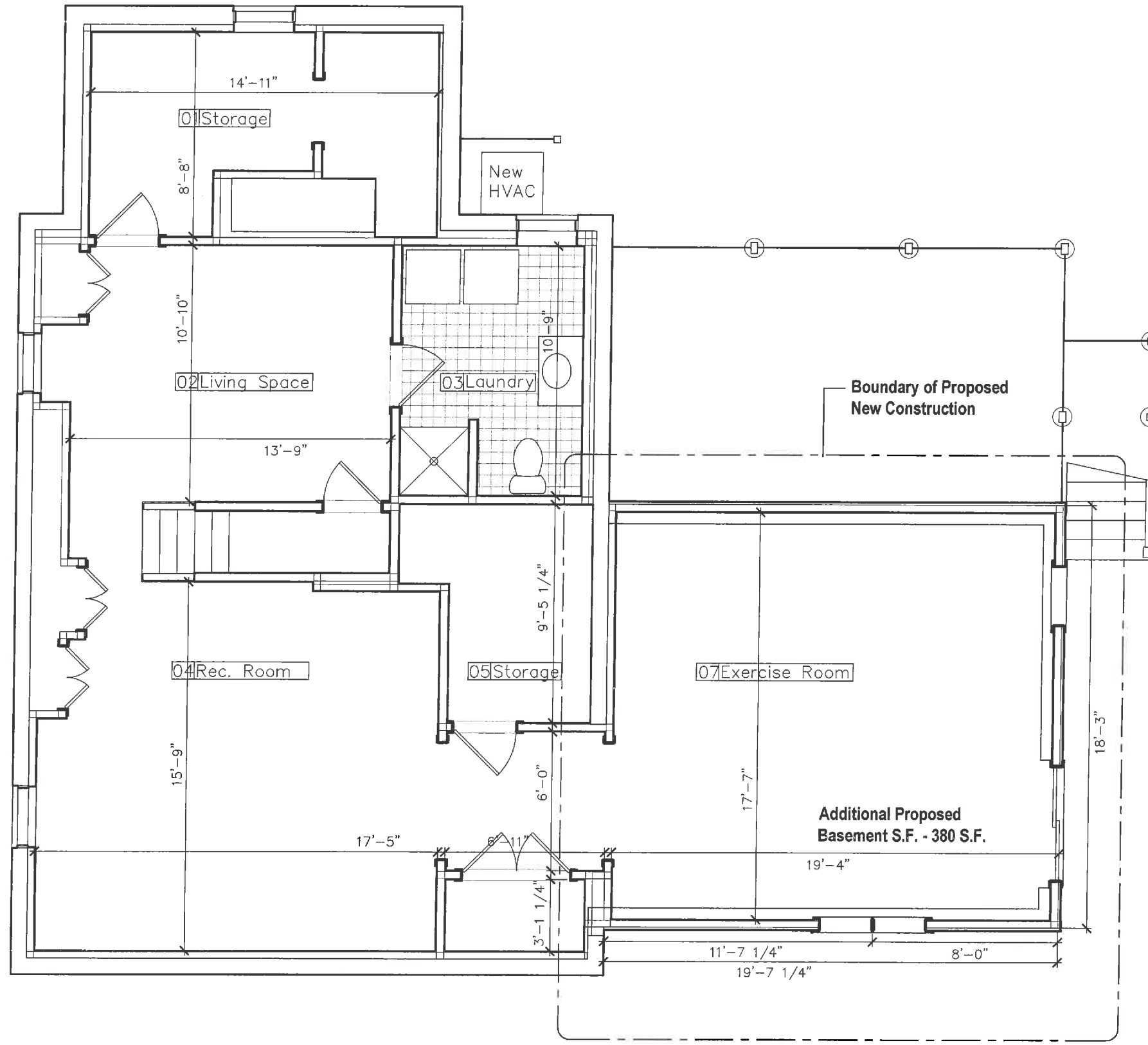
Project No.: 2001.01
 Date: 07-06-20
 Scale: 3/16" = 1'-0"

Revisions

No.	Date
1	
2	
3	
4	
5	
6	

**35 Poplar St.
 Belmont, MA**

X-8



John Lodge Architects
 66 Aberdeen Ave.
 Cambridge, MA 02138
 T: 617.308.3037
 E: John@JohnLodgeArchitects.com

**Proposed Basement
 Floor Plan**

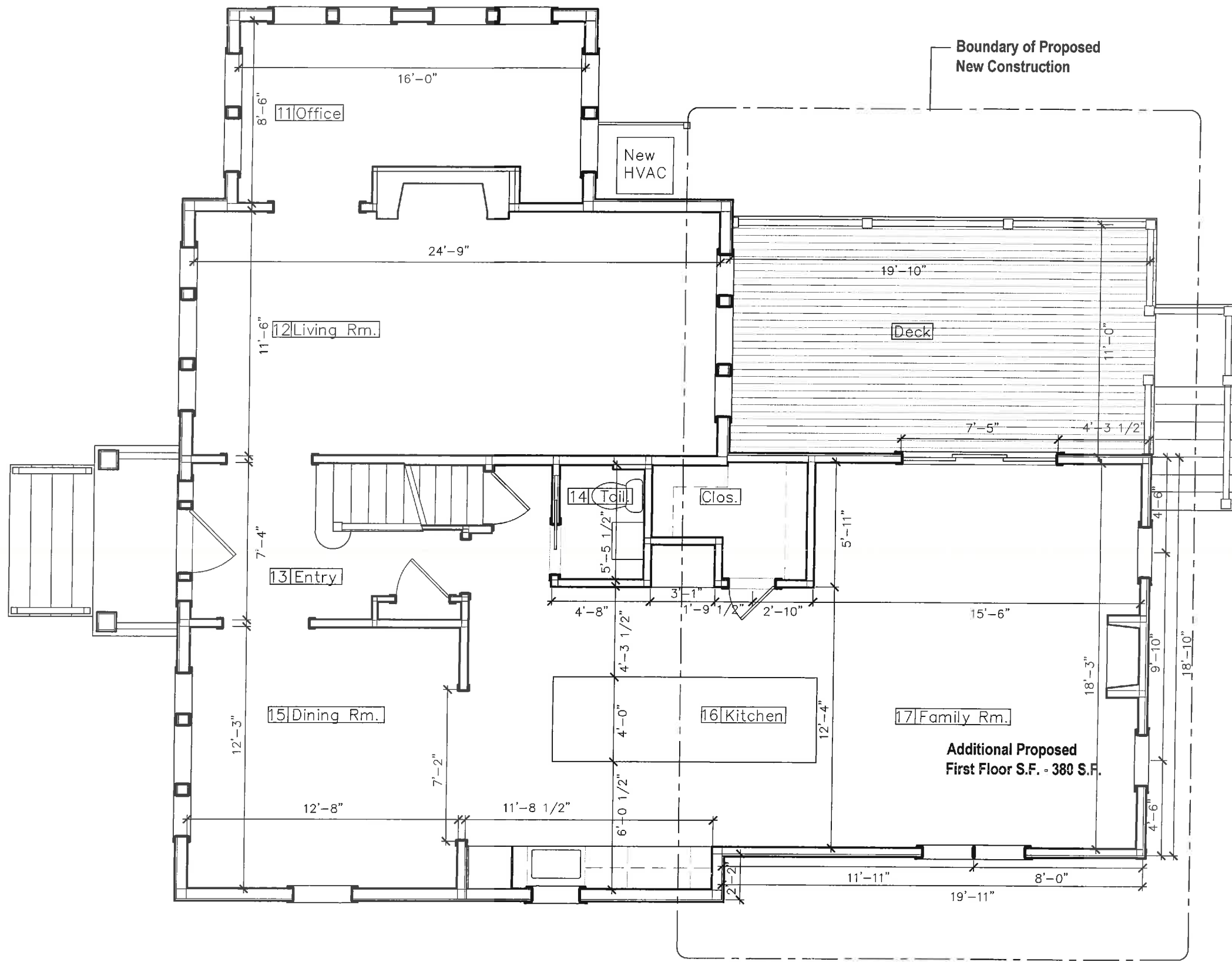
Project No.: 2001.01
 Date: 12-02-20
 Scale: 3/16" = 1'-0"

Revisions

No.	Date
1	
2	
3	
4	
5	
6	

35 Poplar St.
 Belmont, MA

A-0



John Lodge Architects
 56 Aberdeen Ave.
 Cambridge, MA 02138
 T: 617.308.3037
 E: John@JohnLodgeArchitects.com

Proposed First Floor Plan

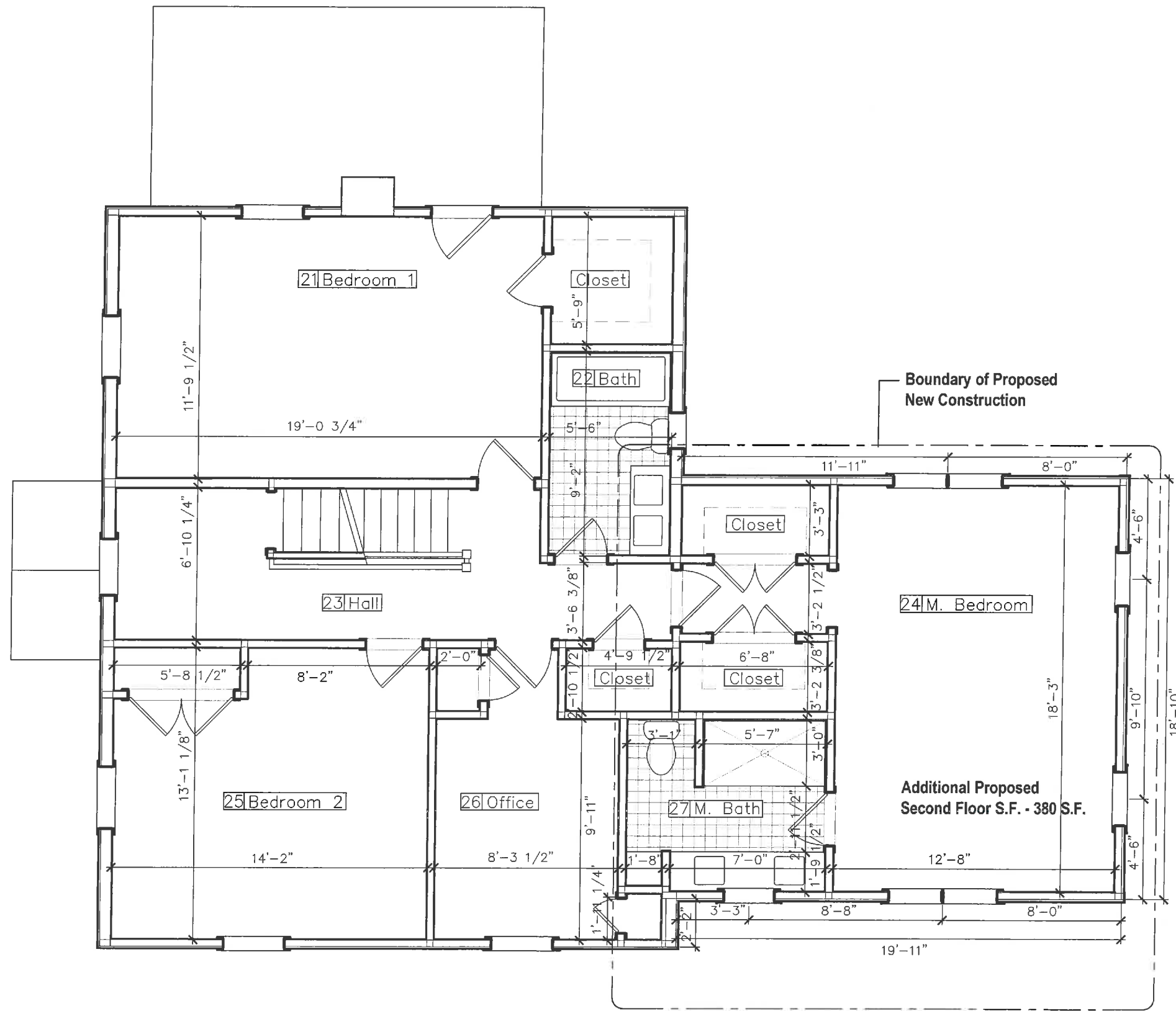
Project No.: 2001.01
 Date: 12-02-20
 Scale: 3/16" = 1'-0"

Revisions

No.	Date
1	
2	
3	
4	
5	
6	

35 Poplar St.
 Belmont, MA

A-1



John Lodge Architects
 66 Aberdeen Ave.
 Cambridge, MA 02138
 T: 617.308.3037
 E: John@JohnLodgeArchitects.com

Proposed Second Floor Plan

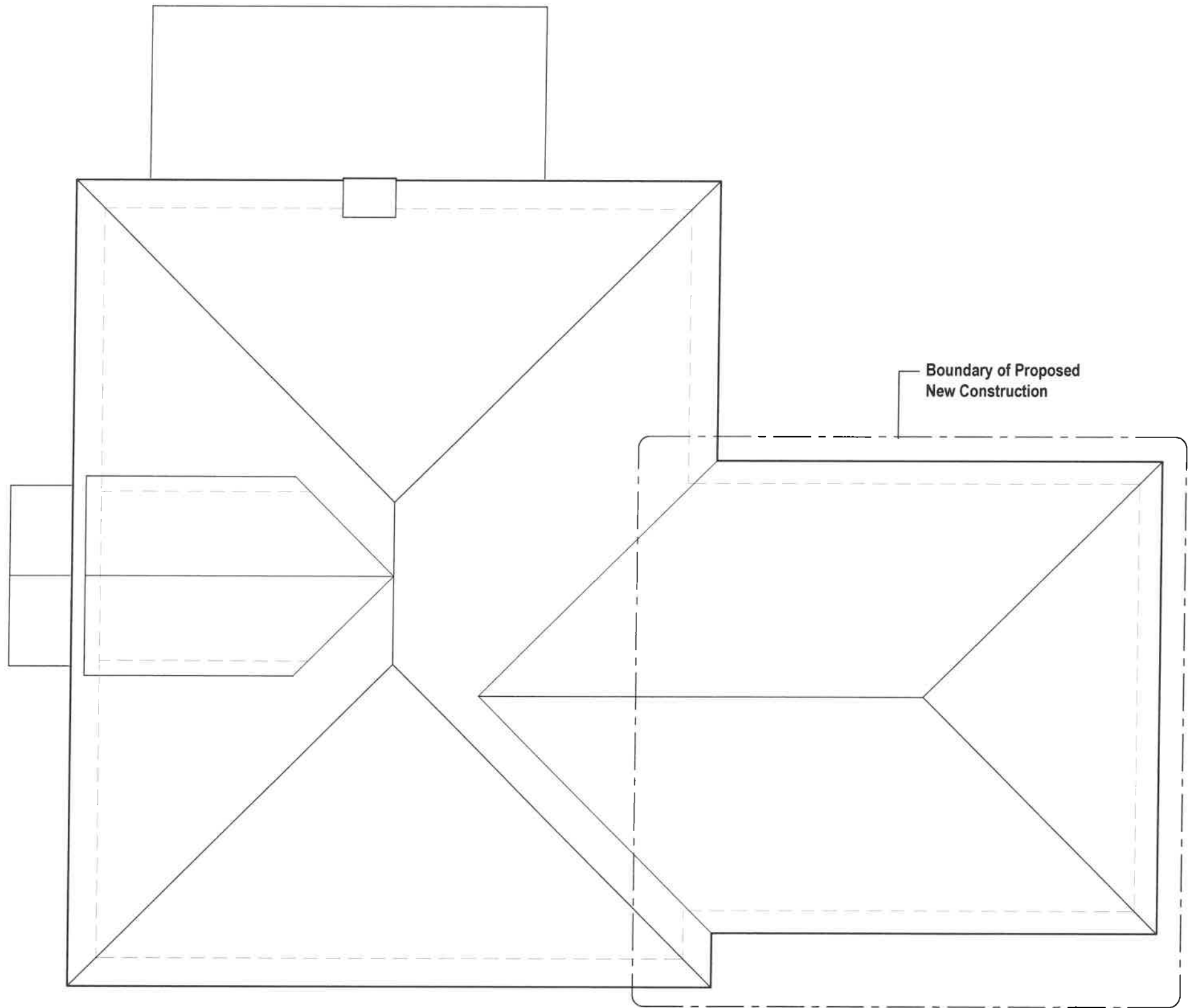
Project No.: 2001.01
 Date: 12-02-20
 Scale: 3/16" = 1'-0"

Revisions

No.	Date
1	
2	
3	
4	
5	
6	

35 Poplar St.
 Belmont, MA

A-2



A-3

**35 Poplar St.
Belmont, MA**

Revisions	
No.	Date
1	
2	
3	
4	
5	
6	

Project No.: 2001.01
Date: 12-02-20
Scale: 3/16" = 1'-0"

**Proposed Roof
Plan**

John Lodge Architects
56 Aberdeen Ave. Cambridge, MA 02138
T: 617 308 3037
E: John@JohnLodgeArchitects.com

Roof Ridge
24'-2"

Attic
18'-0"

2nd Flr.
9'-4"

1st Flr.
0'-0"

Basement
-8'-5"



John Lodge Architects
 56 Aberdeen Ave.
 Cambridge, MA 02138
 T: 617.308.3037
 E: John@JohnLodgeArchitects.com

**Proposed Street
Elevation**

Project No.: 2001.01
 Date: 12-02-20
 Scale: 3/16" = 1'-0"

Revisions

No.	Date
1	
2	
3	
4	
5	
6	

**35 Poplar St.
Belmont, MA**

A-4

Roof Ridge
24'-2"

Ridge @ Proposed Addition
20'-3"

Attic
18'-0"

2nd Flr.
9'-4"

1st Flr.
0'-0"

Basement
-8'-5"



John Lodge Architects
 66 Aberdeen Ave.
 Cambridge, MA 02138
 T: 617.308.3037
 E: John@JohnLodgeArchitects.com

**Proposed West
Elevation**

Project No.: 2001.01
 Date: 12-02-20
 Scale: 3/16" = 1'-0"

Revisions

No.	Date
1	
2	
3	
4	
5	
6	

35 Poplar St.
 Belmont, MA

A-5

Roof Ridge
24'-2"

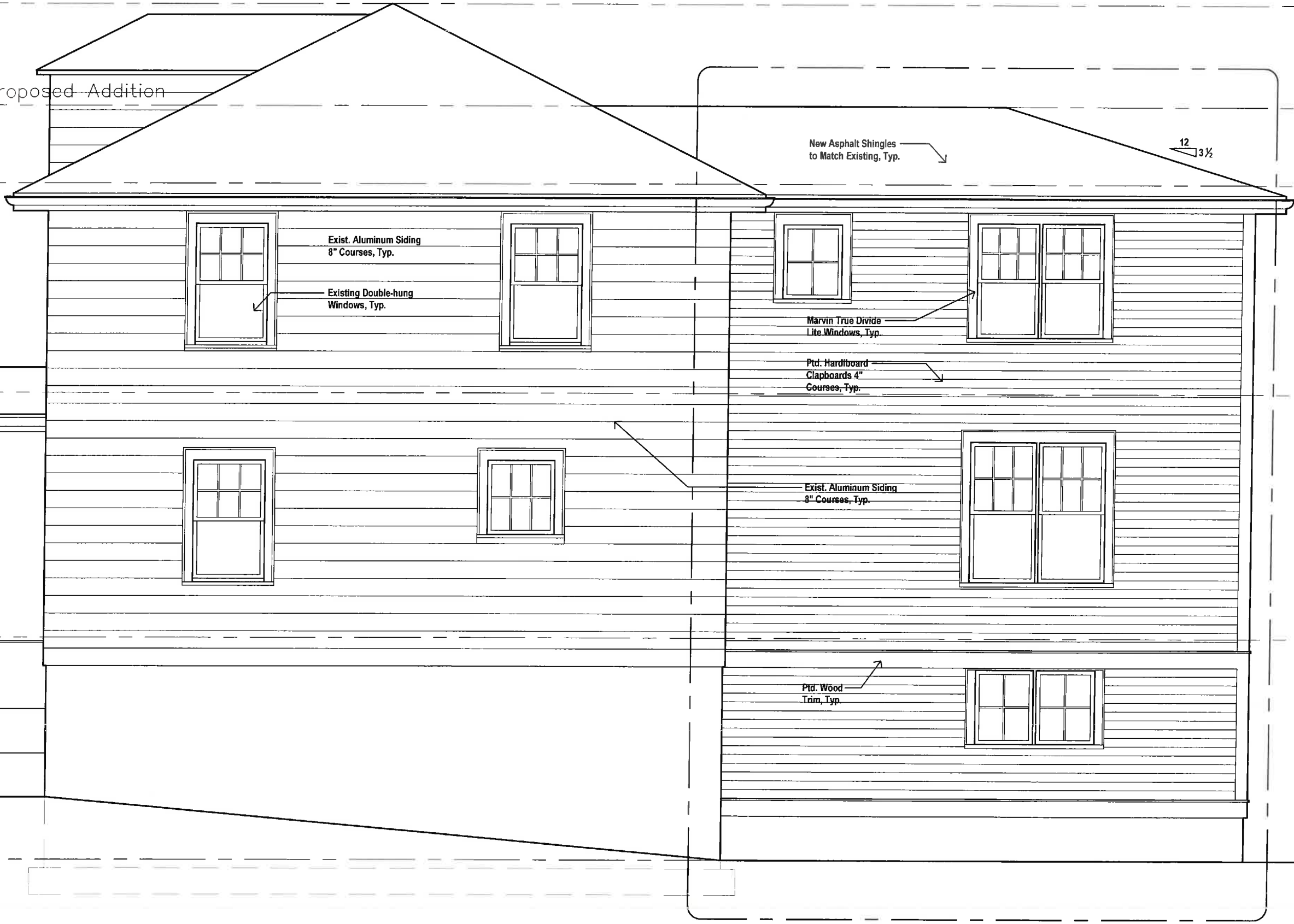
Ridge @ Proposed Addition
20'-3"

Attic
18'-0"

2nd Flr.
9'-4"

1st Flr.
0'-0"

Basement
-8'-5"



Exist. Aluminum Siding
8" Courses, Typ.

Existing Double-hung
Windows, Typ.

New Asphalt Shingles
to Match Existing, Typ.

12
3 1/2

Marvin True Divide
Lite Windows, Typ.

Ptd. Hardboard
Clapboards 4"
Courses, Typ.

Exist. Aluminum Siding
8" Courses, Typ.

Ptd. Wood
Trim, Typ.

John Lodge Architects
56 Aberdeen Ave.
Cambridge, MA 02138
T: 617.308.3037
E: John@JohnLodgeArchitects.com

**Proposed North
Elevation**

Project No.: 2001.01
Date: 12-02-20
Scale: 3/16" = 1'-0"

Revisions	
No.	Date
1	
2	
3	
4	
5	
6	

**35 Poplar St.
Belmont, MA**

A-6

Roof Ridge
24'-2"

Ridge @ Proposed Addition
20'-3"

Attic
18'-0"

2nd Flr.
9'-4"

1st Flr.
0'-0"

Basement
-8'-5"

3 1/2 12

New Asphalt Shingles
to Match Existing, Typ.

Marvin True Divide
Lite Windows, Typ.

Ptd. Hardboard
Clapboards 4"
Courses, Typ.

Exist. Aluminum Siding
8" Courses, Typ.
Marvin Sliding
Door

New Deck with Vertical
Lattice Below

Ptd. Wood
Trim, Typ.

Vertical Lattice
HVAC Screening

Exist. Aluminum Siding
8" Courses, Typ.

Existing Double-hung
Windows, Typ.

John Lodge Architects
56 Aberdeen Ave. Cambridge, MA 02138
T: 617.308.3037
E: John@JohnLodgeArchitects.com

**Proposed South
Elevation**

Project No.: 2001.01
Date: 12-02-20
Scale: 3/16" = 1'-0"

No.	Date
1	
2	
3	
4	
5	
6	

**35 Poplar St.
Belmont, MA**

A-7