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BELMONT, MA

CASE NO. 18-05

2018 FEB -1 PM 3:55

NOTICE OF PUBLIC HEARING BY THE  
PLANNING BOARD

ON APPLICATION FOR A SPECIAL PERMIT

Notice is hereby given that the Belmont Planning Board will hold a public hearing on THURSDAY, FEBRUARY 15, 2018, at 7:00 PM in the Board of Selectmen's Meeting Room, Town Hall, 455 Concord Ave., to consider the application of VASSILIOS FOTIS for a SPECIAL PERMIT under Section 1.5.4 of the Zoning By-Laws to ALTER A NONCONFORMING STRUCTURE (side setback: 10'-0" allowed; 6.1' existing and proposed) IN ORDER TO CONSTRUCT TWO DORMERS on top of his home at 30 MORaine STREET located in a General Residence Zoning District.

Planning Board



Town of Belmont  
Planning Board

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## APPLICATION FOR A SPECIAL PERMIT

Date: DEC 28-2017

Planning Board  
Homer Municipal Building  
19 Moore Street  
Belmont, MA 02478

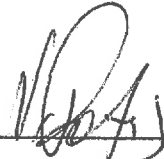
To Whom It May Concern:

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 30-32 MORaine 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 \_\_\_\_\_

ADDINg TWO DORMERS ON AN EXISTINg 2 FAMILY  
BUILDINg MAKE IT INTO A 2 1/2 STORY

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

VASSILIOS FOTIS

Address

30 MORaine ST.

BELMONT MA 02478

Daytime Telephone Number

857-204-2341

# Vassili Fotis

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30 Moraine St, Belmont MA 02478 | 8572042341 | vfotis@vfcigroup.com

## Special permit

December 26<sup>th</sup>, 2017

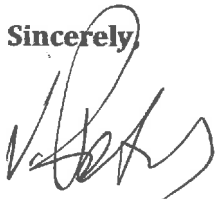
Office of Community Development, Town of Belmont

### **To Whom it May Concern:**

We are applying for a special permit to construct an addition to our existing two-family house in Belmont. We are planning to add 2 more bedrooms and 2 bathrooms to accommodate our growing family. The addition to our home will not be substantially more detrimental than the existing nonconforming structure to the neighborhood and it will be in accordance with the character of the neighborhood. Two dormers will be in line with almost every house in the area that already have one or more dormers. Our house now has an updated siding and new windows, and we are planning to match that to our new addition.

The reason we are applying for a special permit is that we don't have the set back on the east side of the house, bathrooms are on that side, stairs that we need the height on, one hallway in between and the mechanical equipment that is already there for the second a half a story floors, we ended up with very limited size rooms. After a long planning and collaboration with our architect, we decided that this is the best plan we can come up with.

Sincerely,



Vassili Fotis



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

August 4, 2017

Vassilios Fotis  
30 Moraine Street  
Belmont, MA 02478

RE: Denial to Construct 2 Dormers

Dear Mr. Fotis:

The Office of Community Development is in receipt of your building permit application for the construction of two dormers on top of your home located in a General Residence (GR) Zoning District.

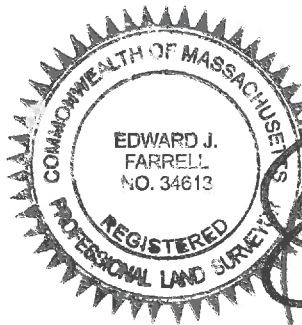
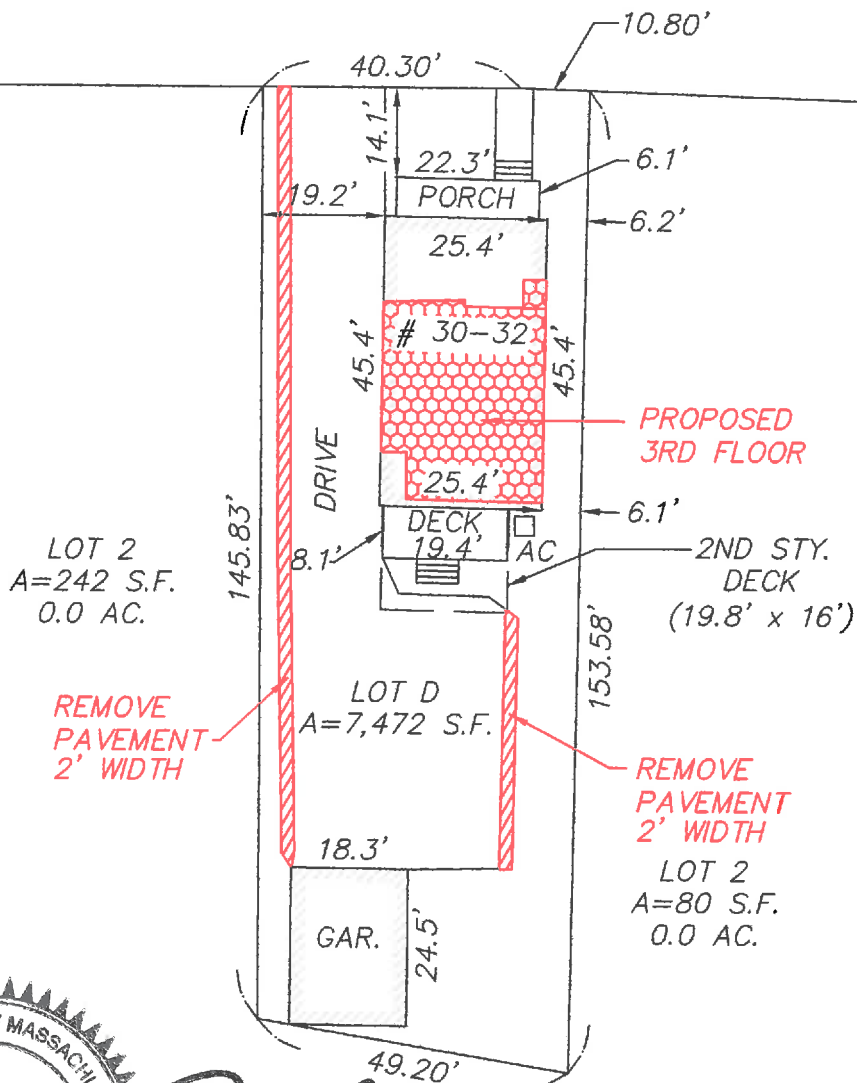
Your application has been denied because it does not comply with the Zoning By-Law. More specifically, Section 4.2.2 of the By-Law allows minimum 10.0' side setbacks; however, the existing and proposed side setback to the dormer on the east side of your home is 6.1'.

You may alter your plans to conform to the Zoning By-Law and resubmit for a building permit or you may request a Special Permit from the Planning Board. If you choose this option, please call the Office of Community Development at (617)-993-2666 to schedule an appointment with Jeffrey Wheeler, Senior Planner, in order to begin this process.

Sincerely,

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

# MORaine STREET



*[Handwritten Signature]*

OWNER: VASSILIOS FOTIS  
 LOCUS HOUSE # - 30 MORaine STREET  
 LOCUS DEED - BOOK 1149 PAGE 20  
 REGISTERED LAND SECTION  
 LOCUS PLAN - LAND COURT CASE # 2062 C

APP. # -

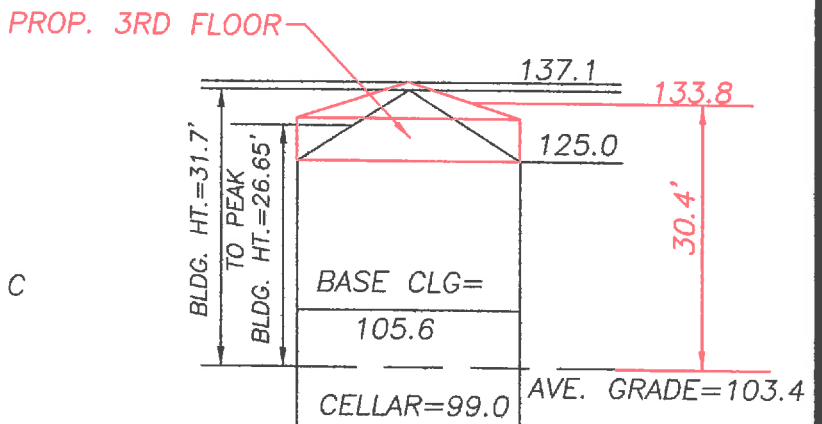
SITE DOES NOT FALL WITHIN  
 THE WETLAND ZONE.

ZONING DISTRICT= GR

	REQ.	EXIST.	PROP.
MAX. LOT COVERAGE	30%	25% *	
MIN. OPEN SPACE	40%	36%	40.5% **
FRONT SETBACK	20'	14.1'	
SIDE SETBACK	10'	6.1'	
REAR SETBACK	29.8'	66.4'	
HEIGHT	33'	26.65'	29.7'

\* HOUSE 1153 S.F. + 448 S.F. GARAGE +  
 155 S.F. REAR DECK + 132 S.F. FRONT PORCH  
 =1888 S.F./7472=25%

\*\* HOUSE 1153 S.F. + 448 S.F. GARAGE +  
 155 S.F. REAR DECK + 132 S.F. FRONT PORCH  
 + 2558 DRIVE=4446 S.F./7472=59.5% OR 40.5%



## BUILDING HEIGHT

65% OF BASEMENT UNDERGROUND  
 THEREFOR BASEMENT IS NOT A STORY

## PLOT PLAN 30 MORaine STREET BELMONT MASS.

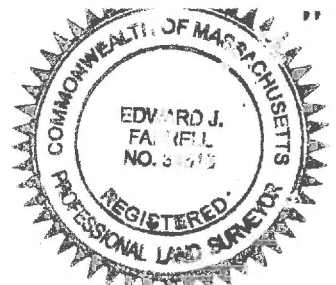
SCALE: 1" = 30' DEC. 14, 2017

Prepared By

**EDWARD J. FARRELL**  
 PROFESSIONAL LAND SURVEYOR  
 110 WINN STREET ~ SUITE 203 ~ WOBURN,  
 MA.  
 (781)-933-9012

# Zoning Compliance Check List

Properties Located within the GR Zoning Districts  
(To be Completed by a Registered Land Surveyor)



Property Address: 90-32 MORaine STREET

Surveyor Signature and Stamp: [Signature]

Date: 10-19-17

<b>Per §4.2 of the Zoning By-Law</b>				
		REQUIRED	EXISTING	PROPOSED
Lot Area (sq. ft.)		5000	7,472	NC
Lot Frontage (feet)		50'	51.10'	NC
Lot Area/Unit (sq. ft./d.u.)		3500	3730	NC
Lot Coverage (% of lot)		30%	25%	NC
Open Space (% of lot)		40%	36%	NC
Setbacks: (feet)	➤ Front <sup>(a)</sup>	20'	14.1'	NC
	➤ 2nd Front Door (25%)			
	➤ Side/Side	10'   10'	6.1'   19.2'	NC   NC
	➤ Rear	29.8'	66.4'	NC
Building Height:	➤ Feet	33'	26.87	30.4
	➤ Stories	2 1/2	2 1/2	2 1/2
1/2 Story (feet) (Per §1.4)	➤ Perimeter (50%)	92.9	33.8	89.87
	➤ Area (60%)	963.6	529.67	961.3
	➤ Length (75%)	34	45.4	33
<b>Per §6D of the Zoning By-Law</b>				
HVAC:		Prohibited in Front Yard and Side and Rear Setbacks		
Front Doors:		Both Must Face Street <sup>(b)</sup>		
		STANDARD	PROPOSED	
Curb Cut (One per 70' Frontage) <sup>(c)</sup>				

- <sup>(a)</sup> Front setback is equal to the average front setbacks of the abutting properties on either side.
- <sup>(b)</sup> The second unit's front door may be allowed to face the side yard only if the existing structure is historically or architecturally significant.
- <sup>(c)</sup> A second curb cut may be allowed where the Applicant can demonstrate that creating a second curb cut is harmonious with the surrounding neighborhood.

**SUBMIT CALCULATIONS** for all of the requirements listed above on a separate piece of paper(s) to verify how they were calculated

### 30 Moraine St. Calculations

11-16-17

**2<sup>nd</sup> Floor Perimeter**  $67.5 + 25.4 \times 2 =$  **185.8** lf

**2<sup>nd</sup> Floor Area**  $6.1 \times 22.3 + 45.4 \times 25.4 + 16 \times 19.8 =$  **1606** sq ft

**3<sup>rd</sup> Floor - 3' or greater at perimeter 50% of 2<sup>nd</sup> floor – Allowed** **92.9** lf  
 $185.8 \times .5 = 92.9$

**3<sup>rd</sup> Floor - 3' or greater at perimeter - Proposed** **89.87** lf  
 $17.58 \times 2 + 23.0 + 31.7 = 89.87$

**Area of 3<sup>rd</sup> floor above 5' - 60% of 2<sup>nd</sup> floor - Allowed** **963.6** sq ft  
 $1606 \times .6 = 963.6$

**Area of 3<sup>rd</sup> floor above 5' - Proposed** **961.3** sq ft

$13 \times .5 = 6.5$     $25.4 \times .5 = 12.7$     $12.5 - 3 = 9.7$

$11.4 \times 6.5 = 74.1$   
 $12.7 \times 6.5 = 82.5$   
 $23.0 \times 12.7 = 292.1$   
 $31.7 \times 12.7 = 402.6$   
 $10.0 \times 9.7 = 97.0$   
 $1.0 \times 13.0 = 13.0$   


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**961.3**

**Ridge Length Existing** **45.4'** lf

**Ridge at dormers - less than .75% of existing - Allowed** **34.05** lf  
 $45.4 \times .75 = 34.05$

**Ridge at dormers - Proposed** **33** lf  
 $10.0 + 23.0 = 33$

**Half story roof height calculation Proposed** **30.4** Average height

	Roof areas	Average height elev.	Subtotal
Main dormers	694.69	x 135.09 =	93854.67
Gable roof	319.22	x 131.34 =	41926.35
Sitting area	97.0	x 135.34 =	13127.98
Low slope at sitting	30.0	x 127.13 =	3813.90
Stair headroom	12.25	x 128.44 =	1573.39
$25.4 \times 45.4 =$	1153.16 sq ft		<u>154287.29</u>

$1153.16 = 133.795$

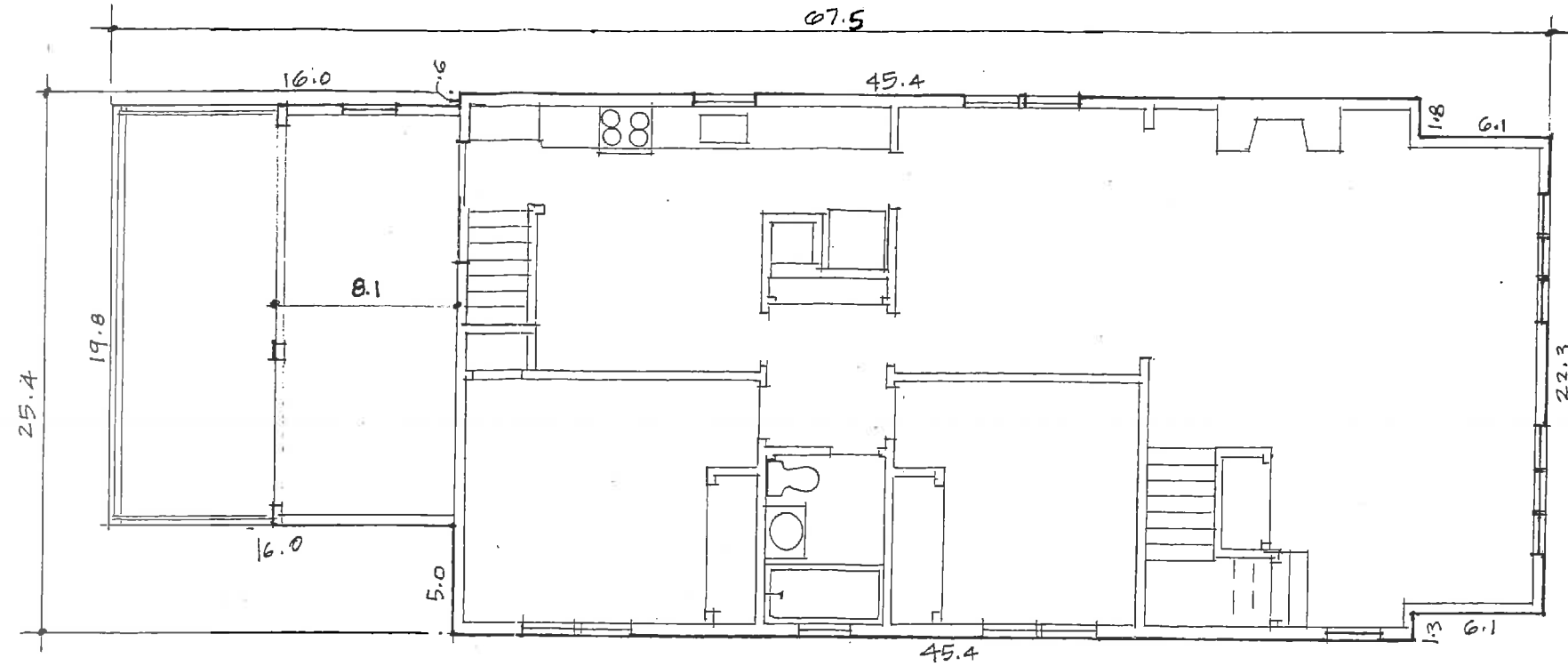
Say **133.8**

Minus **-103.4** Average Grade

**30.4**

## 2ND FLOOR

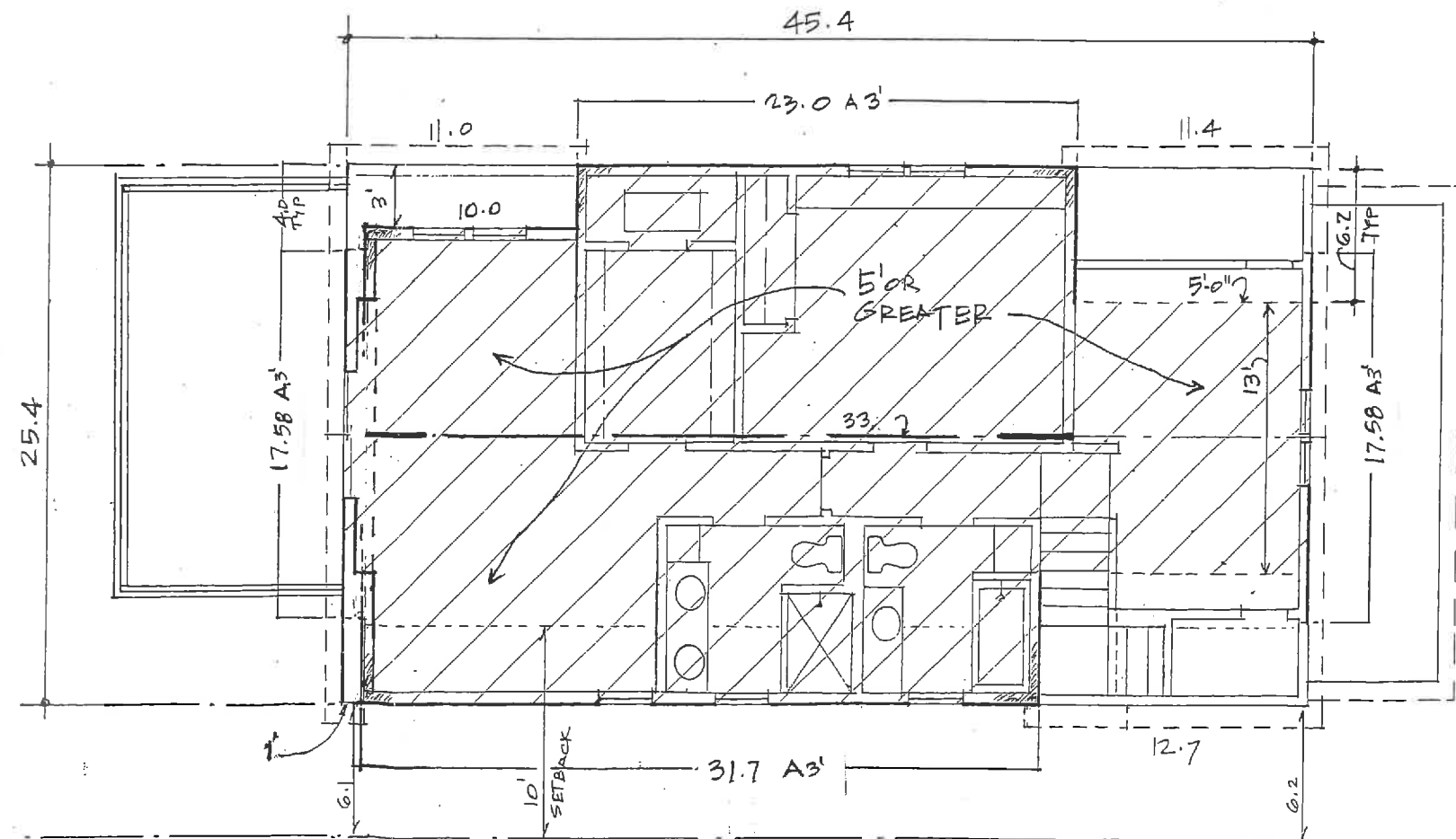
2ND FLOOR PERIMETER 185.8  
 2ND FLOOR AREA 1606 sq ft



## 2ND FLOOR

## 3RD FLOOR

3' OR GREATER AT PERIMETER - ALLOWED 92.9  
 3' OR GREATER AT PERIMETER - PROPOSED 89.87  
 AREA OVER 5' - ALLOWED 963.6  
 AREA OVER 5' - PROPOSED 961.3  
 RIDGE LENGTH 45.4'  
 RIDGE AT DORMERS - ALLOWED 34'  
 RIDGE AT DORMERS - PROPOSED 33'

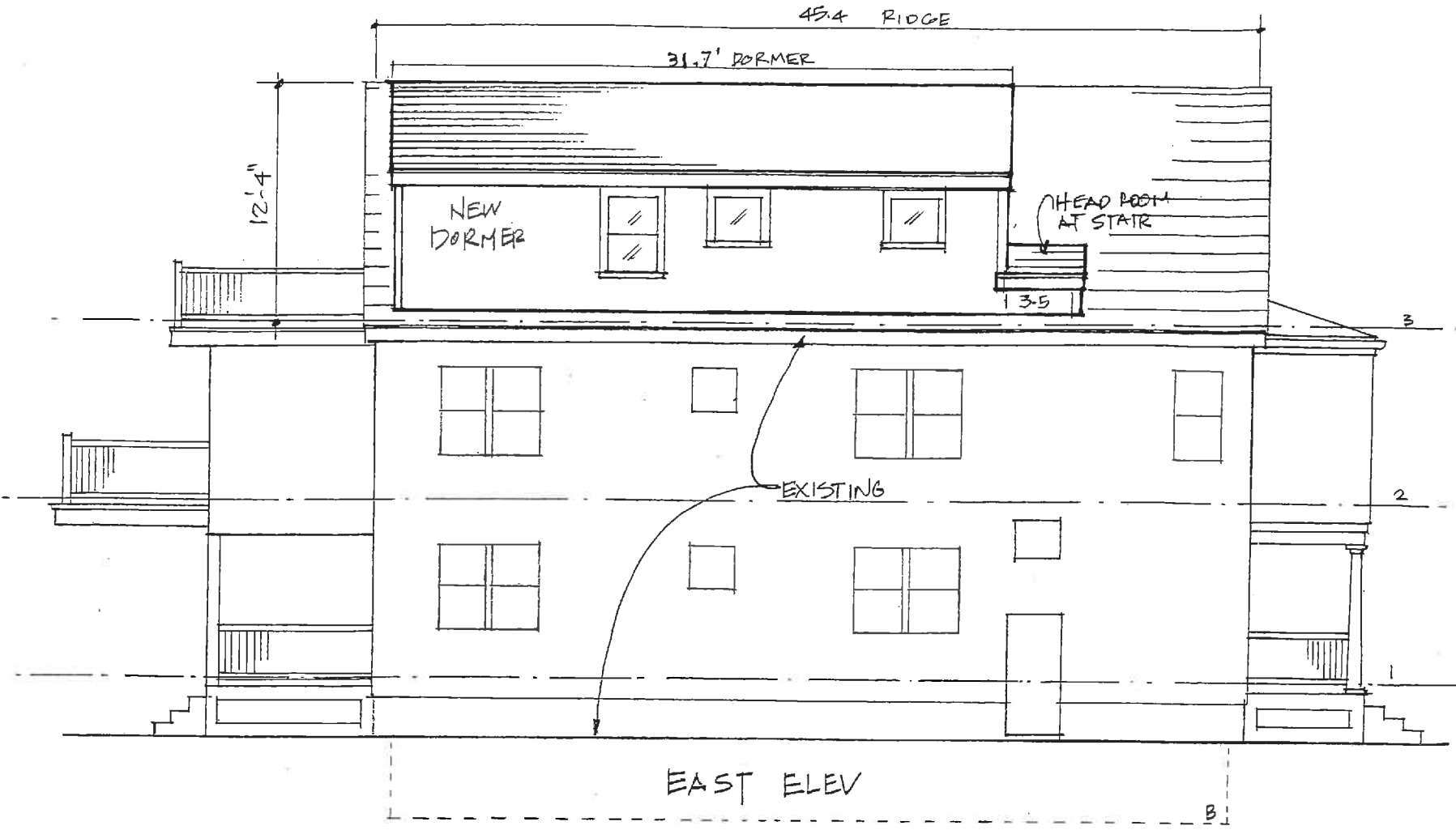


## 3RD FLOOR

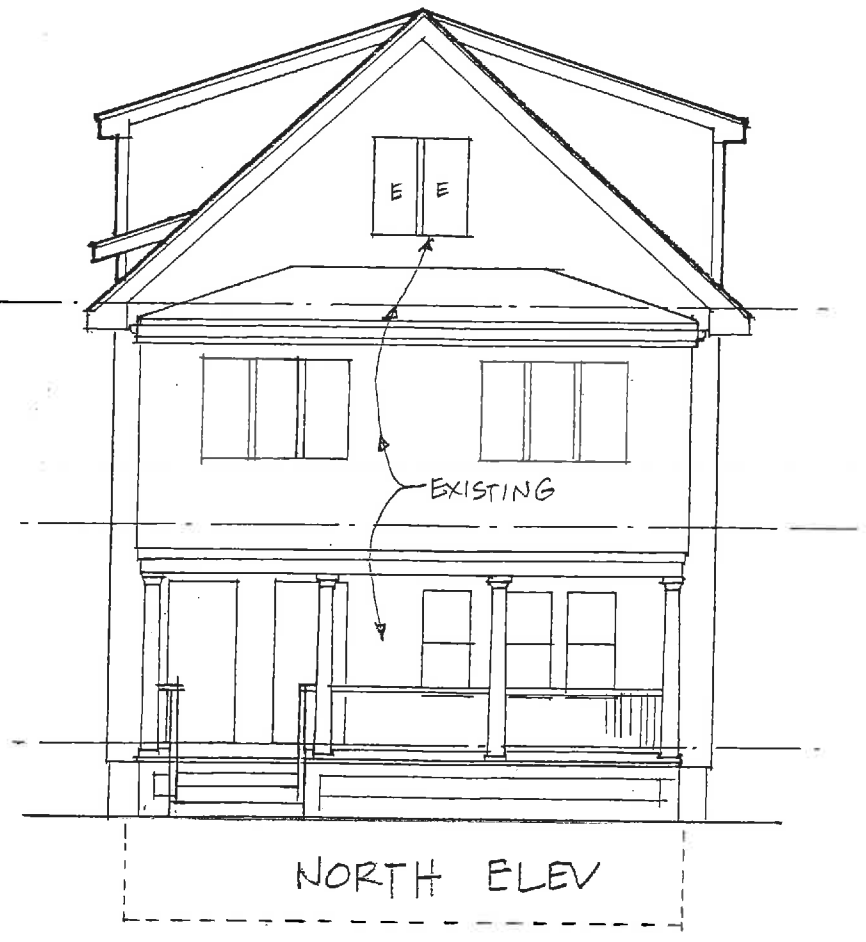
REV. 11.16.17



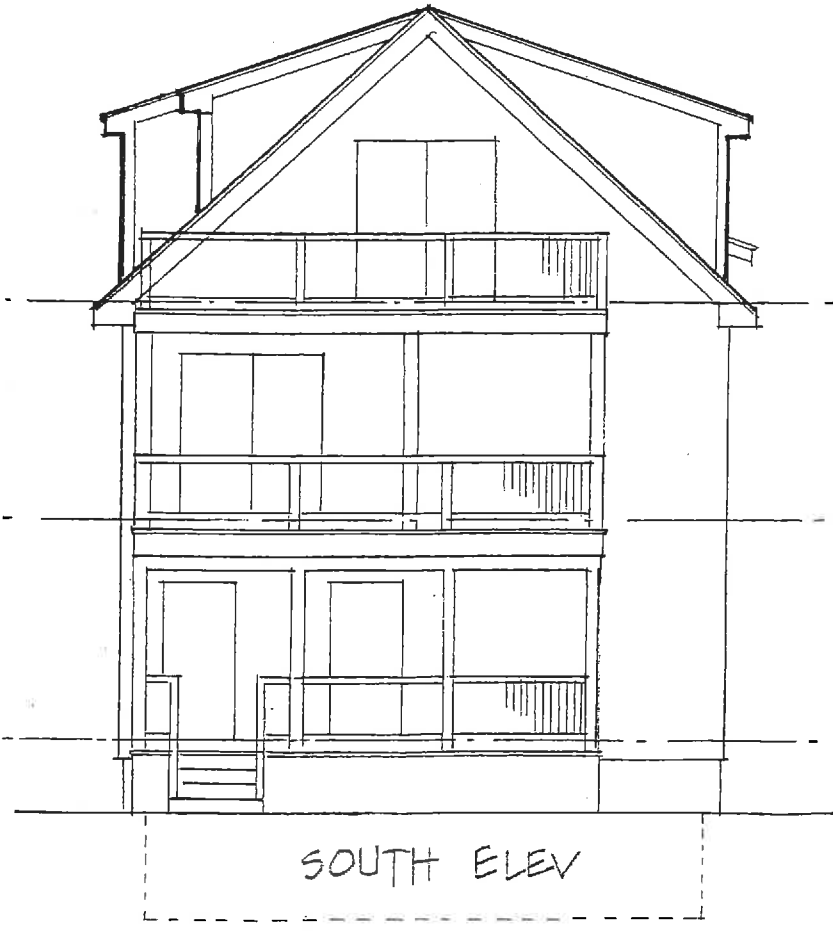




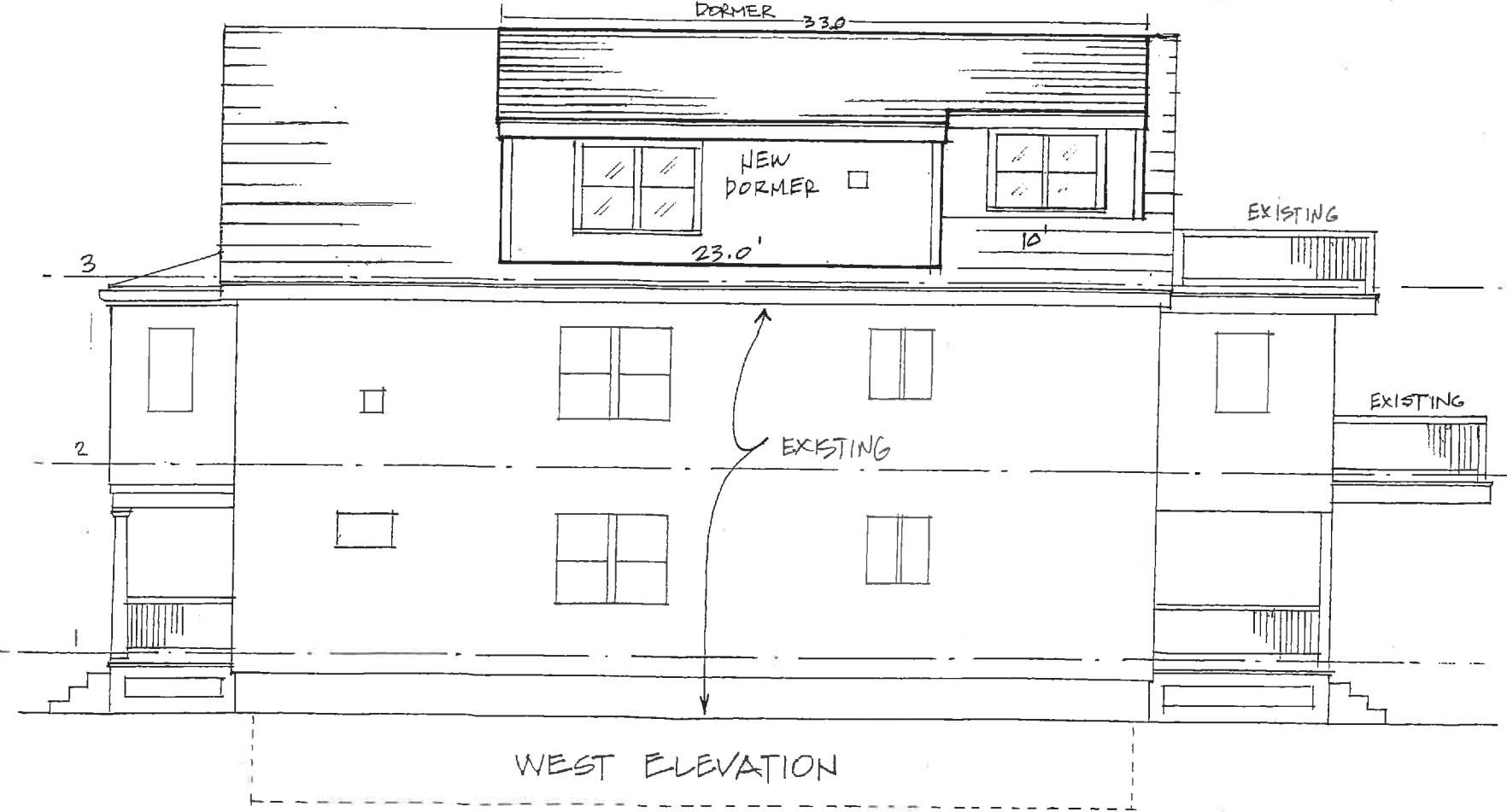
EAST ELEV



NORTH ELEV



SOUTH ELEV



WEST ELEVATION

REV. 11-16-17