



Town of Belmont  
Planning Board

## APPLICATION FOR DESIGN AND SITE PLAN REVIEW

Date: 4/18/16

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

To Whom It May Concern:

Pursuant to the provisions of Section 6D, Single and Two-family Dwellings in the General Residence Zoning Districts, of the Town of Belmont Zoning By-Law, I/We the undersigned, being owner(s) of certain parcel of land (with the buildings thereon) situated on 55 Concord Avenue Street/Road, hereby make application to your Board for **DESIGN AND SITE PLAN REVIEW** 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 \_\_\_\_\_

New construction single family

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

Petitioner(s) are further to comply with the requirements of Section 6D.4 of said Zoning By-Law.

Signature of Petitioner

Michael Lohin

Print Name

Michael Lohin

Address

45 White Oak Road

Wellesley, MA 02481

Daytime Telephone Number

617-721-8533



**TO:** Town of Belmont  
Planning Board

**RE:** STATEMENT – 55 Concord Avenue – Proposed Single Family

**APPLICANT:** Creating Homes LLC, Michael Lohin as manager

**ZONING:** GR, General Residence Zone

**LOT SIZE:** 5,327 Square Feet

**LOT COVERAGE:** 27.5% Proposed | 30% Maximum Coverage Required

**OPEN SPACE:** 66.7% Proposed | 40% Minimum Required

**FRONTAGE:** 50 Feet

**TLA:** 2,494 Square Feet

**PARKING:** 1 Garage and 1 Driveway Parking

Dear Planning Board Members:

Creating Homes has proposed to build a single family property at 55 Concord Avenue. Currently, the house that sits at this address is in such disrepair that it was condemned by the Town of Belmont’s Health Department. The exterior is an extreme eyesore but even worse is the interior. This property was a hoarder situation and it will remain filled with the previous owners’ personal property until we can demo the structure. As it sits, it is a fire hazard so I’ve been working as diligent as possible to obtain the necessary permits to raze the structure and alleviate the hazard.

We always design our projects to fit in and enhance the neighborhood. In this particular case, both my architect and I met with the Planning Division prior to designing. Originally we intended to build a multi-family but decided against that after our discussion and learning of the board’s strong desire to keep singles as singles. A lot of design direction was provided which we incorporated along with design elements from newer developments in the GR zone that have received approvals by the board.

We build with high quality materials which enhances the design and provides longevity to our properties. To provide an idea of the exterior materials that will be installed, we will use fiber cement siding with a style



combination of clapboard and shingles, Azek trim with detail, grids in windows, front porch with IPE Decking, aggregate concrete front entry walkways, and finish it off with tasteful landscaping.

The proposal includes a curb cut to install a driveway. The current property does not have a driveway. In order to justify a neighborhood parking improvement you must look at the parking situation of the previous owners as well as the parking situation of prospective buyers. The previous owners only had one car. The proposed driveway is 12 feet wide. So, by installing a driveway, it will remove one street parking spot but it will also remove the need to park one car on the street. Any potential buyers of a new construction home in the Town of Belmont will likely have two cars. By providing both a garage and a driveway parking spot we will be eliminating any potential need to park a second car on the street, thus improving the street parking on Concord Avenue.

The immediate neighborhood has a combination of single family and multi-family houses. The most common style of house is colonial which is the style of our proposed home. The majority of the houses are aged and in need of updating. However there are several multi-family properties that were built in the last ten years and two single family properties that were built within the last year. We used the two single family properties, 17 Hamilton Road and 34 Merrill Avenue, as designs to immitate for our proposed design. In addition to these, we also incorporated a lot of detail from a current single family development in the GR zone, 13 Birch Street. 13 Birch was presented to us by Planning Division as a plan and design to strongly consider given that it just recently went through the Design and Site Planning review and approval process. All three of these properties have similar lots so we designed our proposal to match with their size and specs which is further detailed in this report.



**SCALE of BUILDING:** The proposed new home will have a similar scale to the properties within its surrounding neighborhood. The width, length, and height of the building conform to zoning requirements and fit to the scale of the neighborhood.

**DESIGN of BUILDING and PROPORTIONS:** The proposed new home is a colonial style and the design was influenced by the characteristics of properties within the neighborhood. The intent was to create a handsome property that blends in to the neighborhood. Being that it is located on a well-traveled road, attention to detail was paramount such as offsetting the garage, front entrance porch, large corner and trim boards, evenly spaced and aligned windows while using high end materials will ensure that it will be both aesthetically pleasing and long lasting.

**HEIGHT:** The height of the proposed new home will be a 2 ½ story home below the GR zone’s maximum allowable height of 33 feet.

**BUILDING and DRIVEWAY SITING:** The house faces south on Concord Avenue with a proposed set back of 14-6” to match the abutting property. The current property does not have a driveway so the proposed plans entail a curb cut to the east side of the property. The garage was set back to provide front dimension and to provide enough footage for a vehicle to park in the driveway. A front aggregate concrete walkway will connect the sidewalk and the driveway to the front stairs.

**LIGHTING, CIRCULATION and SCREENING:** Walkways will remain intact and safe for pedestrians to walk on. The curb will need to be cut but the new surface will match up with the neighborhood driveways. Natural shrubs and privacy fencing will be installed to provide screening. Currently, the property has a chain link fence which will be removed and a new privacy fence will be installed along the east, west, and north lot lines to match up to the fencing in the neighborhood. Exterior lighting is being proposed on the garage entry to illuminate the driveway, front entry to illuminate the entry stairs and porch, a motion flood light on the east side, and rear deck lighting.

**RELATION of STRUCTURE and SPACES:** The existing separation between homes in the immediate neighborhood and the proposed new home offers the same level of separation, mass, and scale as the existing neighborhood.

**DRAINAGE and MECHANICAL EQUIPMENT:** A storm water infiltration unit will be installed on the lot to collect the property’s water runoff. The water runoff will be diverted to a below grade drywell in the rear of the lot. The water will be disbursed below grade within the lot thus controlling the runoff onto abutters and city property. Exterior mechanical equipment will consist of two air conditioning condenser units. These units will be installed on the exterior northwest corner of the building and shrubs will be planted in front of the units.



## DESIGN AND SITE PLAN REVIEW

**Location:** The proposed new home will not have substantial impact on the existing water service, sewer system, and storm water drainage system. And the proposed curb cut will improve the parking on Concord Avenue. By cutting the curb for a driveway, one parking spot will be removed from the street but it will provide two parking spots on the lot for the new owners thus keeping an additional car off the road and providing a net positive additional spot than if the curb were not cut.

**Access:** Pedestrian access is to remain unchanged but vehicular access is to be improved as there is currently no vehicular access.

The proposed home was designed to improve the neighborhood. A lot of thought and work has gone into the design and how to best improve the street and neighborhood. We feel that we have addressed this in the proposal and the finished home will be an asset to Concord Avenue and the Town of Belmont.

Thank you for your time and consideration.

Sincerely,

Michael Lohin  
*as manager of Creating Homes*