

EXISTING 2 FAMILY DWELLING
57-59 BURNHAM ST.

APPLICANT: 57-59 BURNHAM ST., LLC
LOCATION: 57-59 BURNHAM ST., BELMONT, MA

RIGHT YARD SETBACK
EXIST DWELLING #61 BURNHAM ST.
(16 + 20)/2 = 18.0 FT
COVERAGE
50% OF 5120 SF = 1536 SF
PRO HOUSE
DRIVEWAY AREA = 549 SF OR 10.7%
OPEN SPACE = 69.8%

PLOT PLAN

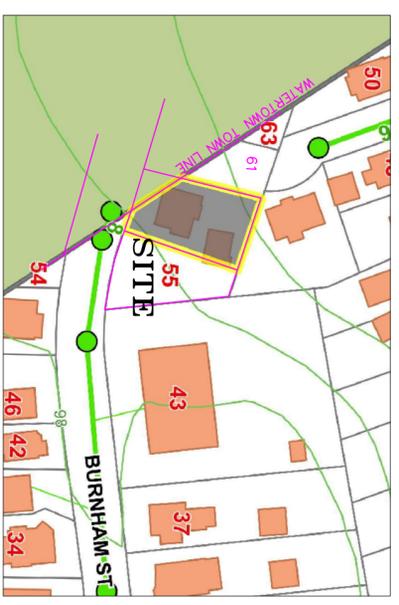
57 BURNHAM ST. BELMONT, MA

REFERENCE:
SUBJECT TO EASEMENTS AND/OR RESTRICTIONS AS SHOWN AND/OR RECORDED. BELMONT ASSESSORS MAP 28 PARCELS 37 & 38 WATEROWN ASSESSORS GIS ID 521/9/2P PLAN DATED 23 OCT 1905 BOOK 3197 END MSRD PLAN 340 OF 2010 MSRD. DEED BOOK 68740 PAGE 184 MSRD.

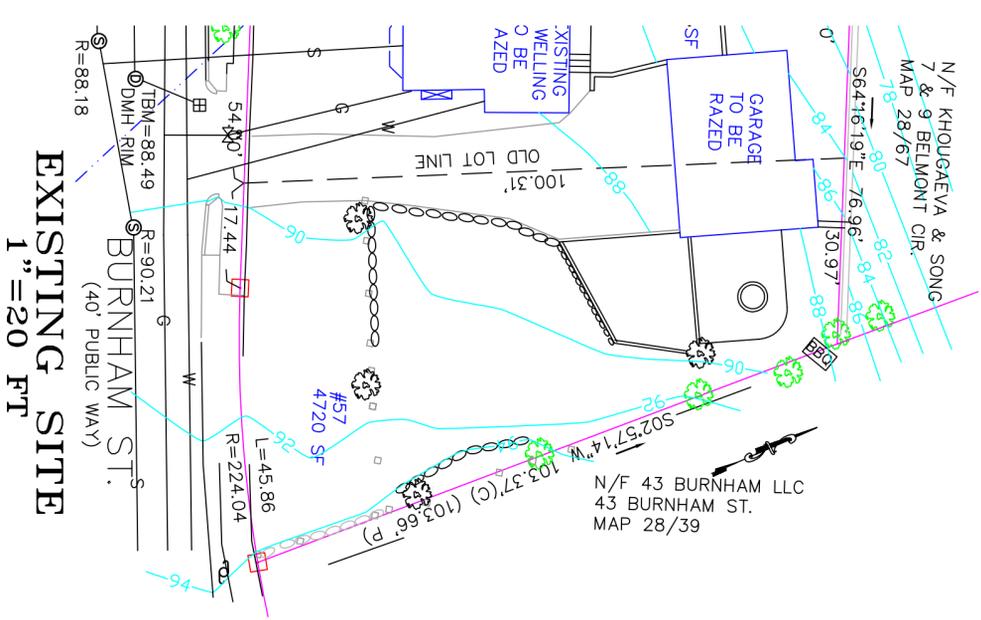
NOTE:
BUILDING LOCATION AND OFFSETS SHOWN ARE SPECIFICALLY FOR ZONING DETERMINATION ONLY AND NOT TO BE USED TO ESTABLISH PROPERTY LINES.

CERTIFICATION:
PLAN WAS TOOKEN FROM EXISTING PLANS IN ACCORDANCE WITH THE TECHNICAL STANDARDS FOR FOUNDATION INSPECTIONS AS Laid out BY THE MASSACHUSETTS ASSOCIATION OF LAND SURVEYORS AND CIVIL ENGINEERS. THE BUILDING COMPARES TO THE EXISTING THE TOWN OF BELMONT'S 14707'S STANDARDS. THE BUILDING IS NOT IN THE 100 YEAR FLOOD PLAIN. FEMA MAP #2501700414F DATED 4 JUNE 2010.

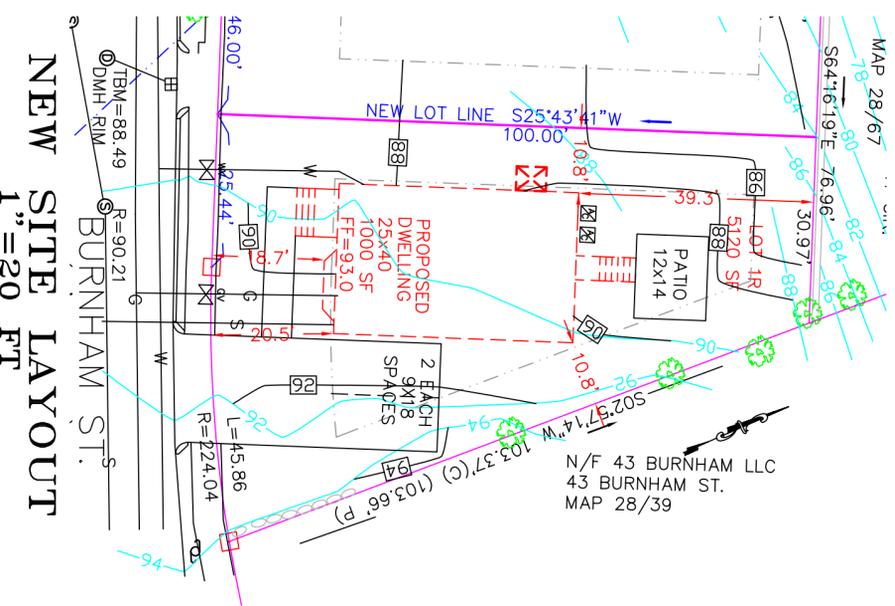
ZONING DISTRICT: GR	PROPOSED
57 & 59	57-59 BURNHAM ST.
LOT REQUIREMENTS	57
1. AREA (SF/DU) (2 FAMILY)	9720
2. WIDTH (FT) (REAR BLDG LINE)	46
3. DEPTH (FT)	117.3
4. FRONTAGE (FT)	18.0 (AVE)
5. FRONT SETBACK (BURNHAM) (FT)	23.5
6. SIDE SETBACK (FEET)	10.8
7. REAR SETBACK (FEET)	39
8. LOT DEPTH (100+; 20%)	N/D
9. OPEN SPACE	30.2%+
10. HEIGHT (FEET) MAX.	28
	2.5
REQUIRED EXISTING	57
3500	5120
45	46
70	71.3
18.0 (AVE)	20.5
10	10.8
20	39
20	N/D
30%	30.2%+
40%	69%
32	28
2.5	2.5



LOCUS PLAN
1" = 100 FT



EXISTING SITE
1" = 20 FT



NEW SITE LAYOUT
1" = 20 FT



Bernard H. Hamill



DATE: 19 JAN. 2023

PREPARED FOR:
57-59 BURNHAM STREET LLC
166 CIRCLE DR.
WALTHAM, MA

PREPARED BY:
H-STAR ENGINEERING, INC.
200 GREENVILLE ROAD
NEW IPSWICH, NH 03071
(978) 973-3078
EMAIL: HSTAR@ATT.NET