

Belmont Center Zoning List of Parcels

#	Street	Owner	Current Zoning	Height	MBTA Overlay	3A Height	Center Overlay	Overlay Height	Diff.	% ▲	Lot Size	C Bldg Area	R Bldg Area	FAR
2	Leonard	M&T Bank	LB-1	28'-32'	MXDZ4	49'-55'	FB3	37'-48'	+16	50.0%	13,885	16,464	--	1.186
15-25	Leonard	First Leonard Realty LLC	LB-1	28'-32'	MXDZ4	49'-55'	FB3	37'-48'	+16	50.0%	8,308	5,652	--	0.680
30-42	Leonard	Proter Dunster Inc.	LB-1	28'-32'	--	--	FB2	37'-48'	+16	50.0%	11,279	8,108	--	0.719
31-37	Leonard	31-37 Leonard St LLC	LB-1	28'-32'	MXDZ4	49'-55'	FB3	37'-48'	+16	50.0%	4,333	3,718	--	0.858
39-43	Leonard	39-43 Leonard St LLC	LB-1	28'-32'	MXDZ4	49'-55'	FB3	37'-48'	+16	50.0%	8,704	6,708	--	0.771
46-48	Leonard	46-48 Leonard St LLC	LB-1	28'-32'	--	--	FB3	37'-48'	+16	50.0%	2,226	1,940	--	0.872
49-63	Leonard	Kevin C. Foley TRS	LB-1	28'-32'	--	--	FB3	37'-48'	+16	50.0%	30,264	17,092	--	0.565
50	Leonard	50 Leonard St LLC	LB-1	28'-32'	--	--	FB2	37'-48'	+16	50.0%	8,419	11,710	--	1.391
60-62	Leonard	Belmont Turnpike Realty LLC	LB-1	28'-32'	--	--	FB2	37'-48'	+16	50.0%	8,000	6,621	--	0.828
66	Leonard	Various	LB-1	28'-32'	--	--	FB2	37'-48'	+16	50.0%	--	7,843	--	UNK
68	Leonard	Sunnycrest Inc	LB-1	28'-32'	--	--	FB2	37'-48'	+16	50.0%	7,219	16,788	--	2.326
72	Leonard	New-Bar LLC	LB-1	28'-32'	--	--	FB2	37'-48'	+16	50.0%	9,804	2,341	--	0.239
73-89	Leonard	Kevin C. Foley TRS	LB-1	28'-32'	--	--	FB3	37'-48'	+16	50.0%	58,784	59,510	--	1.012
80	Leonard	Kevin C. Foley TRS	LB-1	28'-32'	--	--	FB2	37'-48'	+16	50.0%	5,858	794	--	0.136
99	Leonard	Town of Belmont	LB-1	28'-32'	--	--	FB1	37'	+5	15.6%	21,099	4,416	--	0.209
115	Leonard	New England Telephone Co.	LB-1	28'-32'	MOZ2	36'	FB1	37'	+5	15.6%	27,676	8,190	--	0.296
365	Concord	Carstairs Realty LLC	GR	33'	--	--	FB5	65'-76'	+44	130.3%	14,951	1,232	--	0.082
375	Concord	375 Concord Ave LLC	LB-1	28'-32'	--	--	FB5	65'-76'	+45	137.5%	39,037	17,000	--	0.435
385	Concord	385 Concord Ave LLC	LB-1	28'-32'	--	--	FB5	65'-76'	+45	137.5%	33,176	21,724	--	0.655
395	Concord	Natl. Assn. of Armenian Studies	LB-1	28'-32'	--	--	FB5	65'-76'	+45	137.5%	13,833	15,486	--	1.119
392	Concord	First Armenian Church	SR-C	30'	--	--	FB5	65'-76'	+46	153.3%	13,163	-	3,434	0.261
396	Concord	First Church in Belmont	SR-C	30'	--	--	FB5	65'-76'	+46	153.3%	7,000	-	2,590	0.000
405	Concord	Bull Realty LLC 405 Concord Realty Trust	LB-1	28'-32'	--	--	FB5	65'-76'	+44	137.5%	24,927	10,419	--	0.418
415	Concord	Jane I. Stanichuck Trust	LB-1	28'-32'	MXDZ4	49'-55'	FB5	65'-76'	+44	137.5%	2,729	2,787	--	1.021
434	Concord	Town of Belmont	LB-1	28'-32'	--	--	FB2	37'-48'	+16	50.0%	8,185	-	--	0.000
436	Concord	Town of Belmont	LB-1	28'-32'	--	--	FB2	37'-48'	+16	50.0%	3,535	-	--	0.000
438	Concord	Town of Belmont	LB-1	28'-32'	--	--	FB2	37'-48'	+16	50.0%	2,690	-	--	0.000
440	Concord	Town of Belmont	LB-1	28'-32'	--	--	FB2	37'-48'	+16	50.0%	2,739	-	--	0.000
450	Concord	Town of Belmont	LB-1	28'-32'	--	--	FB2	37'-48'	+16	50.0%	12,112	8,766	--	0.724
7	Channing	Retail Site Processing Inc.	LB-1	28'-32'	MXDZ4	49'-55'	FB2	37'-48'	+16	50.0%	15,624	2,040	--	0.131
16-18	Channing	16-18 Channing Rd LLC	LB-1	28'-32'	MXDZ4	49'-55'	FB3	37'-48'	+16	50.0%	6,110	-	2,640	0.000
34-36	Channing	Kevin C. Foley TRS and Richard G. Mintz	GR	33'	MOZ2	36'	FB4	65'	+32	97.0%	9,080	-	2,034	0.000
38-40	Channing	Sharon E. Spaulding	GR	33'	MOZ2	36'	FB4	65'	+32	97.0%	--	-	2,295	UNK
10	Clafin	Town of Belmont	PL	n/a	--	--	FB4	65'	+65	--	56,264	-	-	0.000
5-7	Clafin	5-7 Clafin Realty Trust	LB-1	28'-32'	MXDZ4	49'-55'	FB3	37'-48'	+16	50.0%	6,807	-	2,831	0.000
9-11	Clafin	Marcia T. Trenholm JT	LB-1	28'-32'	MXDZ4	49'-55'	FB3	37'-48'	+16	50.0%	6,210	-	2,656	0.000
9-11	Alexander	Carolyn Melita TR	LB-1	28'-32'	--	--	FB1	37'	+5	15.6%	7,538	4,539	4,557	0.602
21	Alexander*	84 Leonard St LLC	LB-1	28'-32'	--	--	FB1	37'	+5	15.6%	5,616	-	9,001	0.000
41	Alexander	Commonwealth of Massachusetts	SR-C	30'	--	--	FB1	37'	+7	23.3%	7,000	1,584	--	0.226
51	Alexander	Beaudoin Guillaume Living Trust	SR-C	30'	MOZ1A	36'-42'	FB1	37'	+7	23.3%	6,052	-	2,208	0.000
55	Alexander	Eric Chan TE	SR-C	30'	MOZ1A	36'-42'	FB1	37'	+7	23.3%	5,897	-	2,056	0.000
63	Alexander	Janet H. MacDonald TE	SR-C	30'	MOZ1A	36'-42'	FB1	37'	+7	23.3%	5,500	-	1,470	0.000
67	Alexander	Paul W. Richell III JT	SR-C	30'	MOZ1A	36'-42'	FB1	37'	+7	23.3%	6,300	-	1,869	0.000
28-30	Cross	Josephine Paratore	GR	33'	--	--	FB1	37'	+4	12.1%	5,704	-	2,812	0.000
24-26	Cross	Elenna Rose Dugudji	GR	33'	--	--	FB1	37'	+4	12.1%	5,325	-	2,250	0.000
20-22	Cross	RPZ Realty Series LLC	GR	33'	--	--	FB1	37'	+4	12.1%	5,040	-	2,258	0.000

* 21 Alexander is also 88-90 Leonard Street