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BELMONT, MA

CASE NO. 18-01

2018 JAN 16 PM 3:06

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 TUESDAY, FEBRUARY 6, 2018, at 7:00 PM in the Board of Selectmen's Meeting Room, Town Hall, 455 Concord Ave., to consider the application of KEVIN HOVANESIAN for A SPECIAL PERMIT under Section 1.5.4 of the Zoning By-Law to ALTER A NONCONFORMING STRUCTURE IN ORDER TO ENLARGE A SECOND STORY DECK (deck already exists) at 32-34 UPLAND ROAD in a General Residence Zoning District.

Planning Board



Town of Belmont  
Planning Board

**APPLICATION FOR A SPECIAL PERMIT**

Date: NOV 29, 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 32-34 UPLAND RD 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

RECONSTRUCT REAR PORCHES SECOND STORY  
PORCH EXPANDED 6 FEET TOWARDS SIDE  
LOT LINE

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

Signature of Petitioner

Kevin Hovanesian

Print Name

KEVIN HOVANESIAN

Address

17 BAKER ST

BELMONT, MA 02478

Daytime Telephone Number

November 29, 2017

To: Planning Board

From: Kevin Hovanesian

Re: Special Permit Application for Expansion of Two-Story Deck

The deck was rebuilt in 2014 after it collapsed following the winter of 2013/2014.

The second floor deck and roof above was expanded to cover the first floor deck in order to prevent it from rotting in the future. Additionally, expanding the second floor deck over the first floor allowed for the deck to be built more strong than the previous deck. The decks were constructed of pressure treated wood.

1. The first floor deck was reconstructed within the footprint of the existing deck.
2. The reconstructed deck maintains the exiting dimensional regulations; the expanded second floor deck maintains all setback requirements as well.
3. The abutting houses have similar decks to that which was constructed.
4. The expanded second floor deck provides additional accessible outdoor space for the second floor unit.
5. The two-story deck blends well with the neighborhood and abutting structures.
6. The height of the roof is about 1 foot lower than the original roof in order for it to cover the entire deck.
7. Lattice will be installed at the base of the decks in order to prevent wildlife from occupying this space.

# **Zoning Compliance Check List**

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

**Property Address:** 32-34 UPLAND RD

**Surveyor Signature and Stamp:** \_\_\_\_\_

**Date:** NOV 29, 2017

<u><b>Per §4.2 of the Zoning By-Laws</b></u>							
		<b>REQUIRED</b>		<b>EXISTING</b>		<b>PROPOSED</b>	
Lot Area (sq. ft.)				3825		3825	
Lot Frontage (feet)				45		45	
Lot Area/Unit (sq. ft./d.u.)							
Lot Coverage (% of lot)		30%		37.2%		37.2%	
Open Space (% of lot)		40%		31.5%		31.5%	
Setbacks: (feet)	➤ Front	20		15.1		15.1	
	➤ Side/Side	10	10	3.5	8.8	3.5	8.8
	➤ Rear	20		21.1		21.1	
Building Height:	➤ Feet	33		25		25	
	➤ Stories	2.5		2.5		2.5	
1/2 Story (feet) (Per §1.4)	➤ Perimeter						
	➤ Area						
	➤ Length						
<u><b>Per §6D of the Zoning By-Laws</b></u>							
		<b>REQUIRED</b>		<b>EXISTING</b>		<b>PROPOSED</b>	
Front Doors:	➤ Face Street						
	➤ Setback						
Curb Cut							
HVAC:	➤ Front Yard						
	➤ Side/Rear Setbacks						

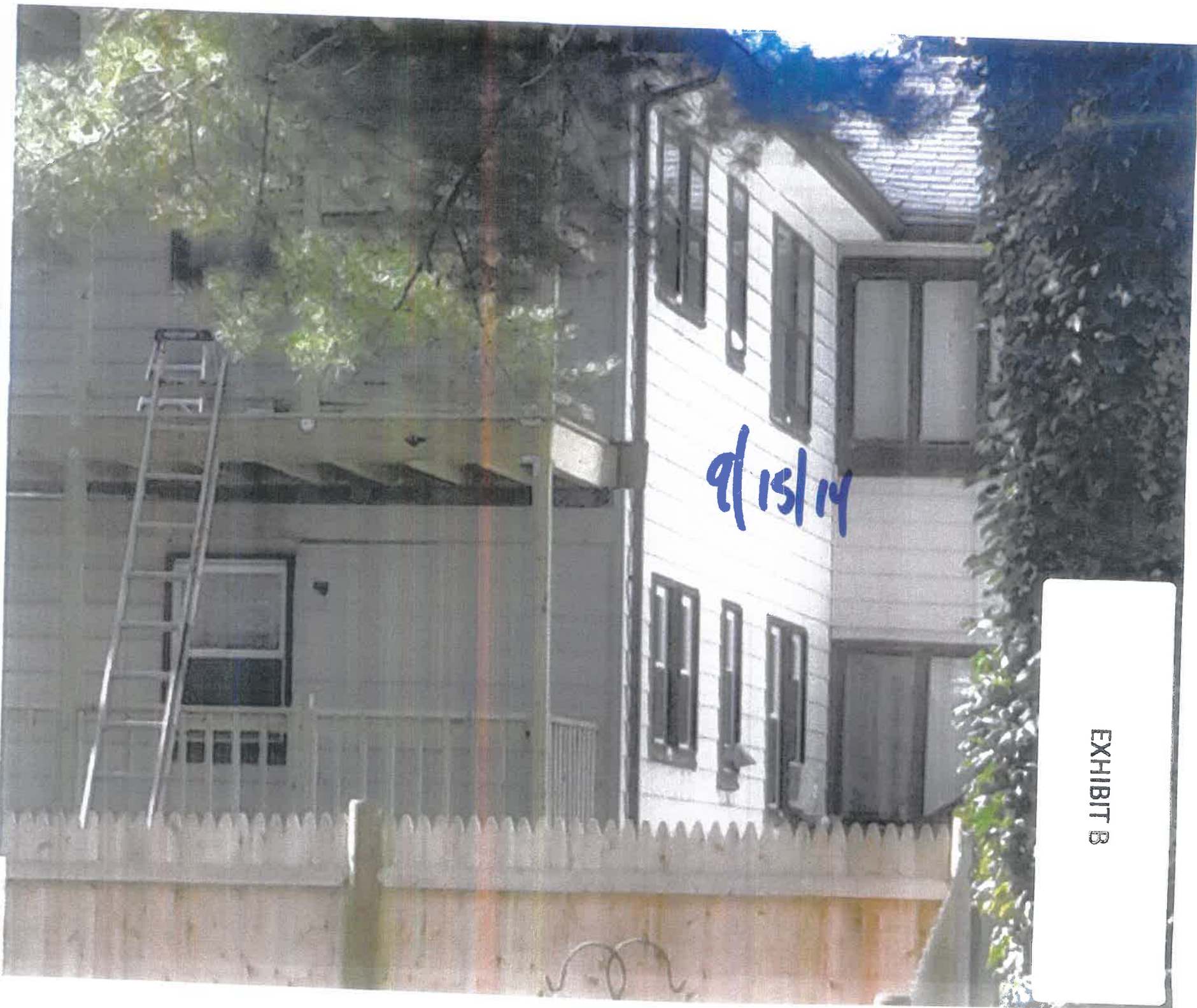
**SUBMIT CALCULATIONS** for all of the requirements listed above on a separate piece of paper(s) to verify how they were calculated





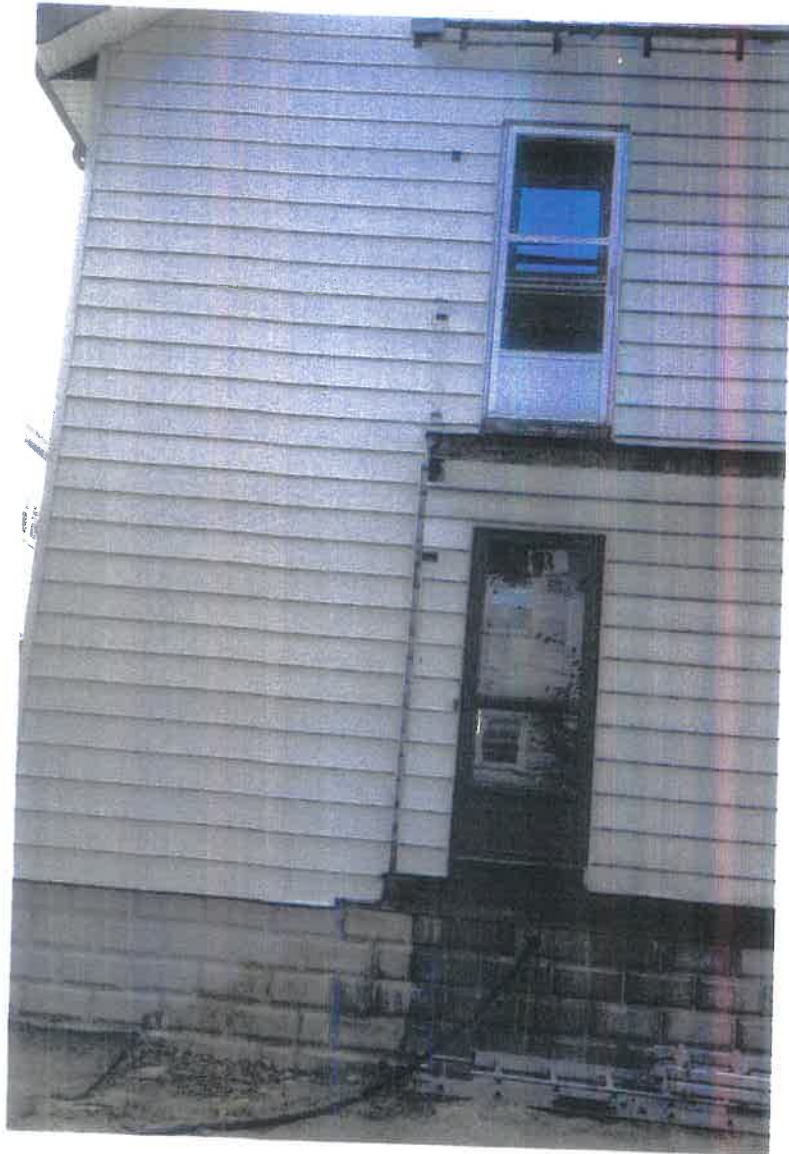






9/15/14

EXHIBIT B



32-34 Upland





32 34 Upland

Deck

- Temp stans
- prove dimensions or PIP etc.

$\frac{1}{4}'' = 1\text{ft.}$

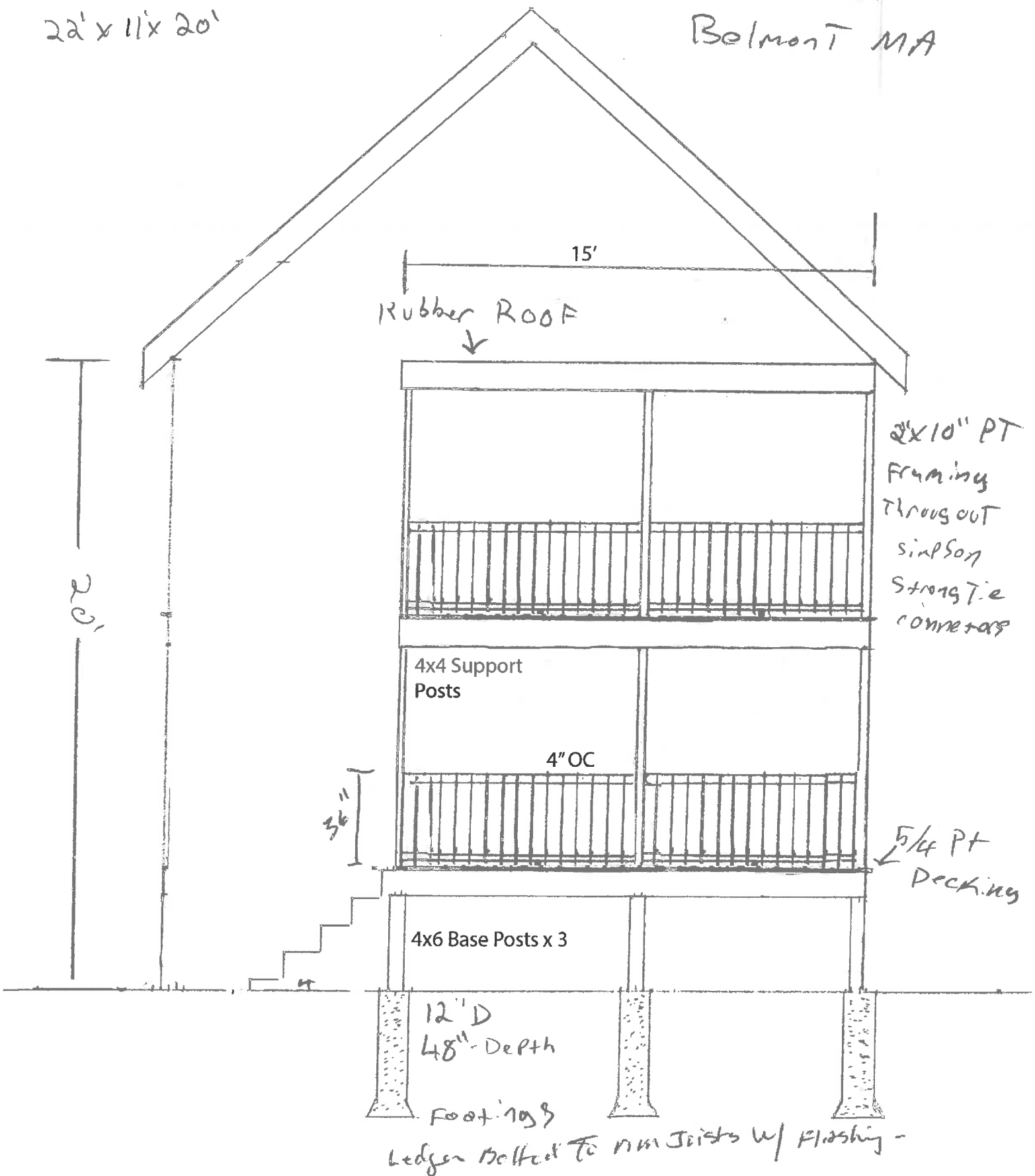
Deck Dimensions

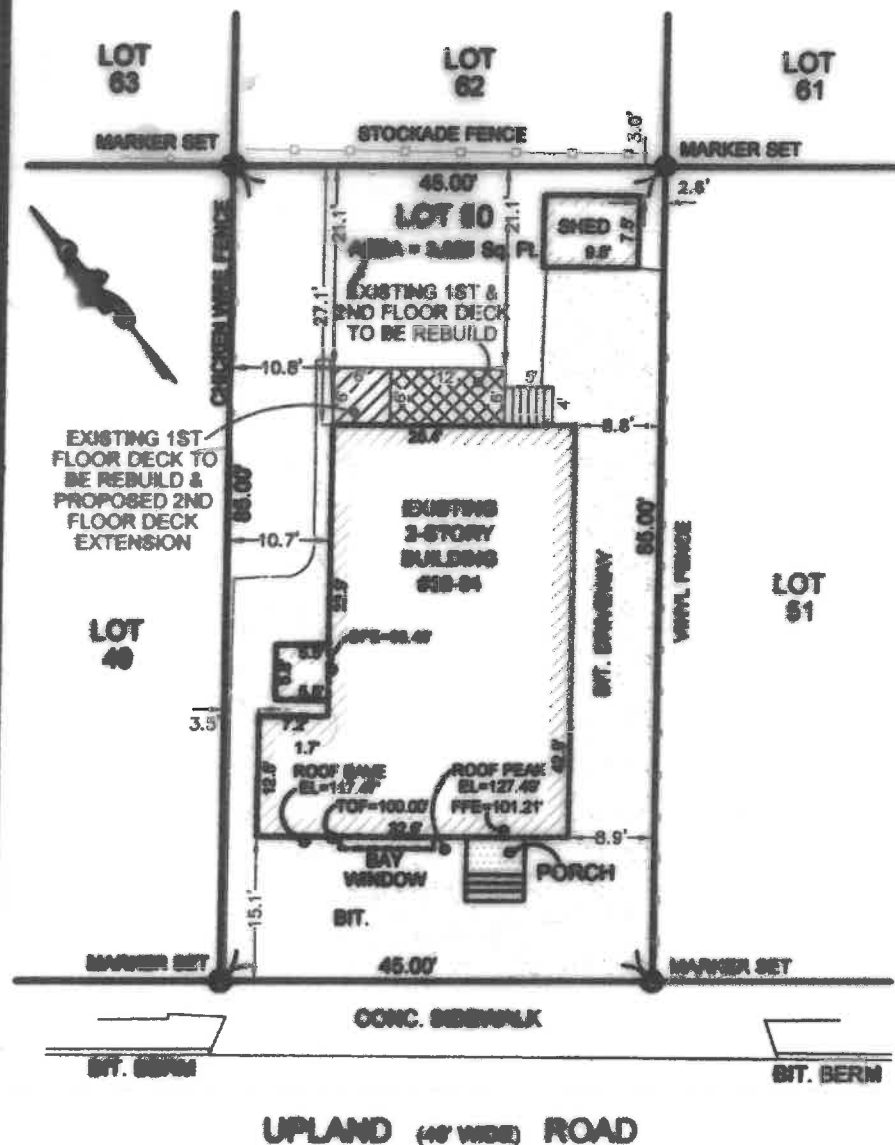
22' x 11' x 20'

32-34

Upland RD.

Belmont MA





### ZONING REQUIREMENT TABLE

	Setbacks			Lot Coverage	Open Space	Building Height	Stories
	Front	Side	Rear				
Required	min. 20'	min. 10'	min. 20'	max. 30%	min. 40%	max. 33'	max. 2.5
Existing	15.1'	3.5' ; 8.8'	27.1'	37.2%	31.5%	25.0'	2
Proposed	25.9'	10.7' ; 10.1'	21.1'	37.2%	31.5%	30.0'	2.5

### NOTES:

- \* Assessors Ref.: Map 26, Lot 50
- \* Deed Ref.: Book 28675, Page 018
- \* Plan Ref.: Plan Book 189, Plan 23  
Plan No. 846 of 2003  
Plan No. 388 of 1986  
Plan No. 509 of 2014
- \* Zone: General Resident
- \* Existing decks shown according to records of Assessors Department.
- \* Property is outside of flood zone based on Flood Insurance Rate Map for the town of Belmont #25017C 0418E, effective date June 4, 2010.
- \* Locus lot is not within the wetlands or wetland buffer zone.
- \* No public shade trees are located within the limits of the property frontage of the subject property.
- \* Distances shown were measured from building clapboard
- \* Elevations based on assumed datum.

**Proposed Deck**  
32-34 Upland Road  
Belmont, MA 02478

Owner: Kevin Hovanesian  
House No. 32-34  
Lot No. 50  
App. No. n/a  
Date September 1, 2014  
Scale 1 inch = 20 feet



*Patrick Rosegrave*



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