



Project Synopsis for 201 Lexington St in Belmont

05.25.2021

For the June 1st Meeting:

This is to further the discussion with the Planning Board for the future development of 201 Lexington Street.

We were surprised and gutted by the Planning Boards discussion of our “barn” proposal. In light of that discussion, we asked ARA about tearing down the existing home to create two lots, one for a single family, and one for a duplex. He thought that we should bring this to the Planning Boards attention for the June 1st meeting. Attached is a site diagram showing how the two lots and setbacks would work. The lots are within a ½ mile of a transit station, which brings 3A into play. Please let us know if you have concerns or questions with the attached.

Synopsis:

- Tear existing 1870's home down (hopefully in an ecological manner)
- Create two lots, one for a single family dwelling and one for a duplex.



A few notes from the “Barn” proposal’s meetings:

- The “Barn” project required only two Special Permits: (1) 2ND dwelling unit, (2) altering a non-conforming structure as the existing side setback is 7’-6” and required is 10’-0”. It was stated multiple times by a PB member that the project needed three special permits.
- TLA/FAR. In our opinion FAR is a better accounting of overall massing because it includes the size of the lot in the formula. Larger lot, larger TLA, larger FAR. In the graph that was shown by the Planning Board, our projects FAR fits within the newer developments and is not the largest. Just out of interest, the project is within Watertown’s requirements for FAR for a larger lot. The TLA is large, but side by side duplex projects in neighboring Watertown are clocking in at similar and higher TLAs.
- It was stated that this addition was larger than most houses in Belmont. At 2800 sf gross that may be true, but because of thick walls required for a net zero home, the actual usable area is much less and may be more in line with typical 2 ½ story Belmont homes. Is there available information where this can be confirmed?
- It was stated that “...*the proposed structure is off the charts at 5682 it would be by far in a way the largest structure in the neighborhood and it would be one of the largest structures in all of the uh the general residence district...*” On Lexington Street there are 4 churches, a school, a 42 unit condominium complex and off Lexington Street is a large apartment building and condominium complex. All of those are larger in massing and scale than our project. I have attached some neighborhood photos that were prepared for the last meeting.
- An abutter mentioned that their trees that they planted 26 years ago would be affected. This is to confirm that any owner can remove limbs and roots that are on their property from neighboring trees.
- An abutter mentioned that our “tenants” park in front of their home. We do not have “tenants,” and we hardly ever park in front of their home. Many people visiting the church, the church’s rented house and other homes across Lexington St use Laurel/ Holly Street for parking. This is to confirm that parking is allowed by anyone in front of any one else’s home.

ZONING:
GENERAL RESIDENCE "GR"
MINIMUM LOT AREA 5000 SF
MINIMUM LOT FRONTAGE 50 feet
MAXIMUM LOT COVERAGE 30%
MINIMUM OPEN SPACE 40%
GR MINIMUM SETBACK
DIMENSIONS in FEET
Dwelling front: 20 side: 10
rear: 20/.2xL>100' max bldg ht: 35
stories: 2.5

1) In the GR District, a minimum lot area of 7,000 square feet and a minimum lot frontage of 70 feet shall exist for a two-family dwelling.

2) In the GR District, the Planning Board may grant a Special Permit to modify the minimum lot area per dwelling unit and/or the minimum lot frontage requirements, pursuant to Sections 6D and 7.4 of the Zoning By-Law, provided **that the lot size and frontage of the lot on which the two-family dwelling will be constructed has a minimum lot size of 5,000 square feet and a minimum lot frontage of 50 feet.**

5. Notwithstanding the front setback requirement listed in Section 4.2.2, the front setback for the GR District shall not exceed the average of the front setbacks of the buildings on the lots contiguous thereto on either side. A vacant lot, a lot occupied by a building set back more than the required minimum, or an intersecting street shall be counted as though occupied by a building set back at that minimum.

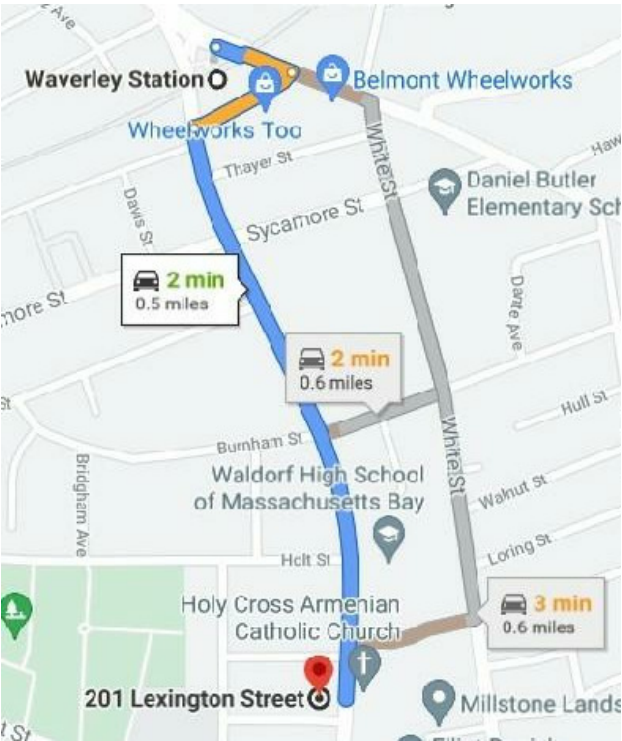
6. On lots having depth of less than 100 feet, dwelling setback from the rear lot line shall equal ... not less than 20% of lot depth in General Residence Districts; but in no event shall the rear setback equal less than... 16 feet in General Residence Districts.

6D.6 Single-Family Dwellings as an Alternative to a Two-Family Dwelling
Note: §6D.7 was adopted under Article 7 at the 2015 Annual Town Meeting.
In order to achieve the purposes of the General Residence Zoning Districts Zoning By-Laws [amended April 2014] of controlling density and preserving the character of the associated neighborhoods, as an alternative to the construction of a two-family dwelling on a lot that is equal to or **greater than 8,000 square feet** and that has lot frontage equal to or **greater than 90 feet**, the Planning Board may grant a Special Permit for the construction of two single-family dwellings.
6D.6.1 Standards for Single-Family Dwelling Alternative
Notwithstanding the 'Dimensional Regulations' contained within Section 4.2 of this Zoning By-Law, each of the lots and the proposed dwellings shall meet the following standards:
1. Each lot:
a. Shall be at least 4,000 square feet and have at least 45 feet of lot frontage; and 6D - 3
b. Comply with Sections 4.3.1, 'Lot Width', and 4.3.10, 'Lot Shape', of this Zoning By-Law.
2. Each dwelling:
a. The open space shall not be less than 45%;
b. The length of the dwelling shall not exceed its width multiplied by 1.6 times;
c. The height shall not exceed 32 feet;
d. Each dwelling shall comply with the 'Performance Standards' listed in Section 6D.4.

An Act Enabling Partnerships for Growth
Section 18 of chapter 358 of the Acts of 2020 adds a new section 3A to the Zoning Act (Chapter 40A of the General Laws) applicable to MBTA communities. The purpose of section 3A is to encourage MBTA communities to adopt zoning districts where multifamily zoning is permitted as of right, and that meet other requirements set forth in the statute.
...
What is an MBTA community?
The Zoning Act was amended to add the following definition of "MBTA Community": a city or town that is: (i) one of the 51 cities and towns as defined in section 1 of chapter 161A; (ii) one of the 14 cities and towns as defined in said section 1 of said chapter 161A; (iii) other served communities as defined in said section 1 of said chapter 161A; or (iv) a municipality that has been added to the Massachusetts Bay Transportation Authority under section 6 of chapter 161A or in accordance with any special law relative to the area constituting the authority.
What does the new section 3A of Chapter 40A require of MBTA communities?
New section 3A of the Zoning Act provides that each MBTA community "shall have a zoning ordinance or by-law that provides for at least 1 district of reasonable size in which multi-family housing is permitted as of right." The statute further provides "that such multi-family housing shall be without age restrictions and shall be suitable for families with children," and that each such district "shall: **(i) have a minimum gross density of 15 units per acre, subject to any further limitations imposed by section 40 of chapter 131 and title 5 of the state environmental code established pursuant to section 13 of chapter 21A; and (ii) be located not more than 0.5 miles from a commuter rail station, subway station, ferry terminal or bus station, if applicable.**"
What happens if an MBTA Community does not comply?
If an MBTA community does not comply with section 3A, it will not be eligible for funds from the following grant programs: (i) the Housing Choice Initiative as described by the governor in a message to the general court dated December 11, 2017; (ii) the Local Capital Projects Fund established in section 2EEEE of chapter 29; or (iii) the MassWorks infrastructure program established in section 63 of chapter 23A.

MATH FOR PROJECT:
LOT "A"
SINGLE FAMILY
4,000 SF LOT
45'-0" REQUIRED FOR LOT FRONTAGE
HEIGHT 32'-0" MAX
L=< 1.5W = 29.581.5=44.37 (40.5 SHOWN)
4000 SF SINGLE FAMILY LOT
4000 x .3= **1,200 SF LOT COVERAGE**
4,000 x .45= **1,800 SF OPEN SPACE**
1,800-1,200 SF= **600 SF DRIVEWAY ALLOWABLE**

MATH FOR PROJECT:
LOT "B"
SIDE BY SIDE DUPLEX
5,000 SF LOT REQ'D (5,589 SF LOT)
50'-0" REQUIRED FOR LOT FRONTAGE
(70'-7" SHOWN)
HEIGHT 35'-0" MAX (GR)
L=< 1.5W = 39.5x1.5=59.25 (42.42 SHOWN)
5,589 x .3= **1,676.7 SF LOT COVERAGE**
5,589 x .45= **2,515 SF OPEN SPACE**
2,515-1,676.7 SF= **838 SF DRIVEWAY ALLOWABLE**



MATH FOR LOT AS PERTAINS TO 3A
15 UNITS PER ACRE=
15/43560=X/9589= 3.3 UNITS (3)


CA DESIGN STUDIO LLC
ARCHITECTURE
PLANNING DESIGN
CHRISTINEARTHUR@GMAIL.COM

OWNER
ARTHUR-KLEIN
201 LEXINGTON ST
BELMONT MA
02478

DATE: 05242021

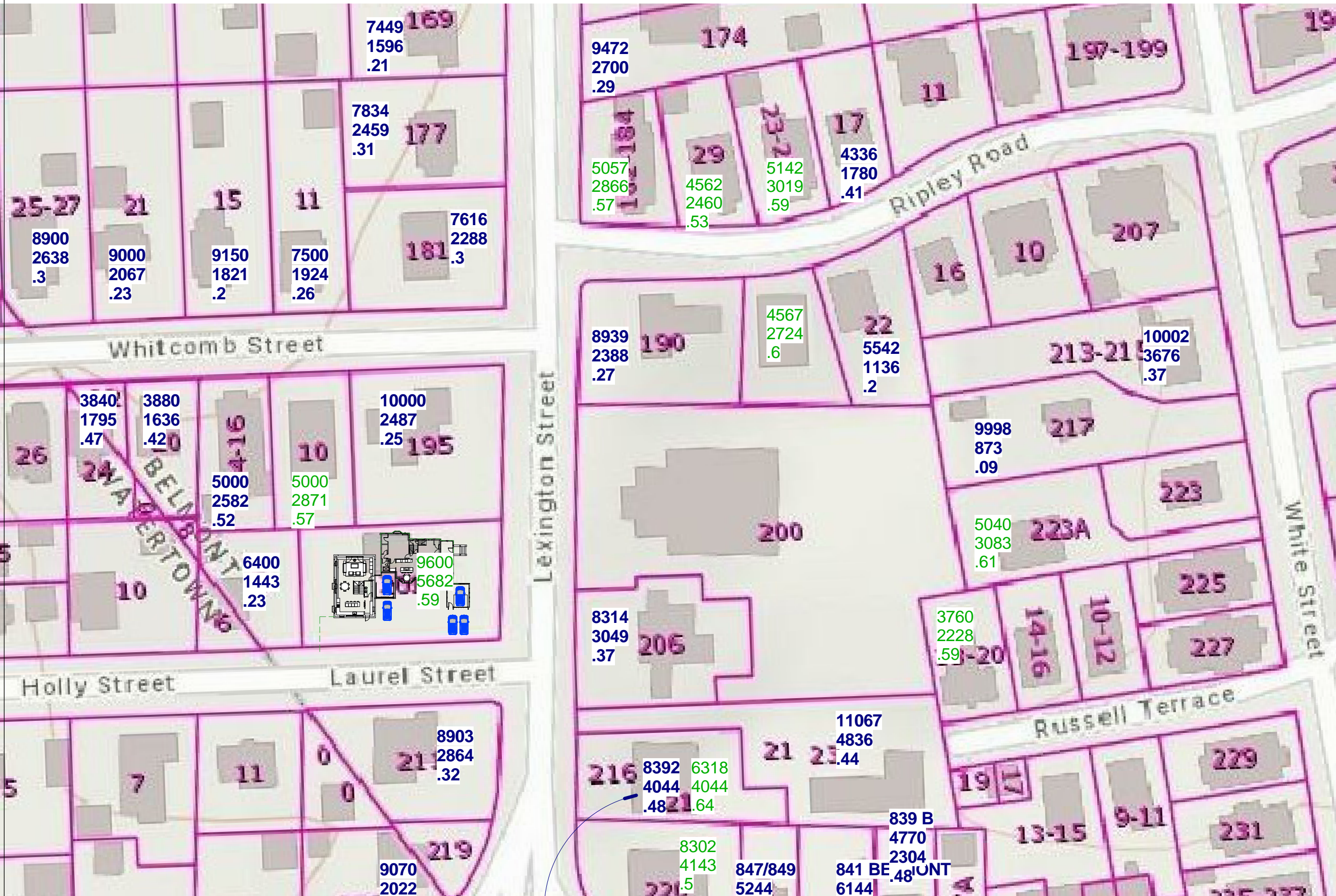
SPECIAL PERMIT

TITLE

GENERAL
INFORMATION

DWG NO

A0



1 MAP OF NEIGHBORHOOD
1/64" = 1'-0"

correct lot coverage?- diff from mass
interactive maps



CA DESIGN STUDIO LLC

ARCHITECTURE
PLANNING DESIGN

CHRISTINEARTHUR@GMAIL.COM

OWNER

ARTHUR-KLEIN
201 LEXINGTON ST
BELMONT MA
02478

DATE: 04/20/21

SPECIAL PERMIT

TITLE

SURROUNDING
NEIGHBORHOOD
TLA AND
FAR

DWG NO

A14



219



211



201 LEXINGTON ST



195



181



ARMENIAN CATHOLIC CHURCH



206 LEXINGTON



214/216



21/23 RUSSEL



11 HOLLY ST 7 HOLLY ST



21 KNOWLES ST



10 HOLLY ST



6 LAUREL ST



SITE



1 NEIGHBORHOOD PHOTOS
1" = 100'-0"



CA DESIGN STUDIO LLC

ARCHITECTURE
PLANNING DESIGN

CHRISTINEARTHUR@GMAIL.COM

OWNER

ARTHUR-KLEIN
201 LEXINGTON ST
BELMONT MA
02478

DATE: 04/20/21

SPECIAL PERMIT

TITLE

NEIGHBORHOOD
PHOTOS

DWG NO

A15



214/216 LEXINGTON STREET



27/29 RIPLEY ROAD



8/ 10 HOLT STREET



21/23 RUSSELL TERRACE



223A WHITE STREET



193/195 WHITE STREET



CA DESIGN STUDIO LLC

ARCHITECTURE
PLANNING DESIGN

CHRISTINEARTHUR@GMAIL.COM

OWNER

ARTHUR-KLEIN
201 LEXINGTON ST
BELMONT MA
02478

DATE: 04/08/21

SPECIAL PERMIT

TITLE

NEIGHBORHOOD
DEVELOPMENT
PROTOTYPES

DWG NO

A16

1 NEIGHBORHOOD DEVELOPMENT
PROTOTYPES
1" = 100'-0"



8/10 JONATHAN STREET



239-245 WHITE STREET



90-98 LEXINGTON STREET (5 UNITS)



10 UNITS
19 BURNHAM STREET



11 UNITS
43 BURNHAM STREET



15 BRIDGHAM STREET, WATERTOWN



100 LEXINGTON STREET (42 UNITS)



63/65 HOLT STREET, WATERTOWN



CA DESIGN STUDIO LLC

ARCHITECTURE
PLANNING DESIGN

CHRISTINEARTHUR@GMAIL.COM

OWNER

ARTHUR-KLEIN
201 LEXINGTON ST
BELMONT MA
02478

DATE: 04/20/21

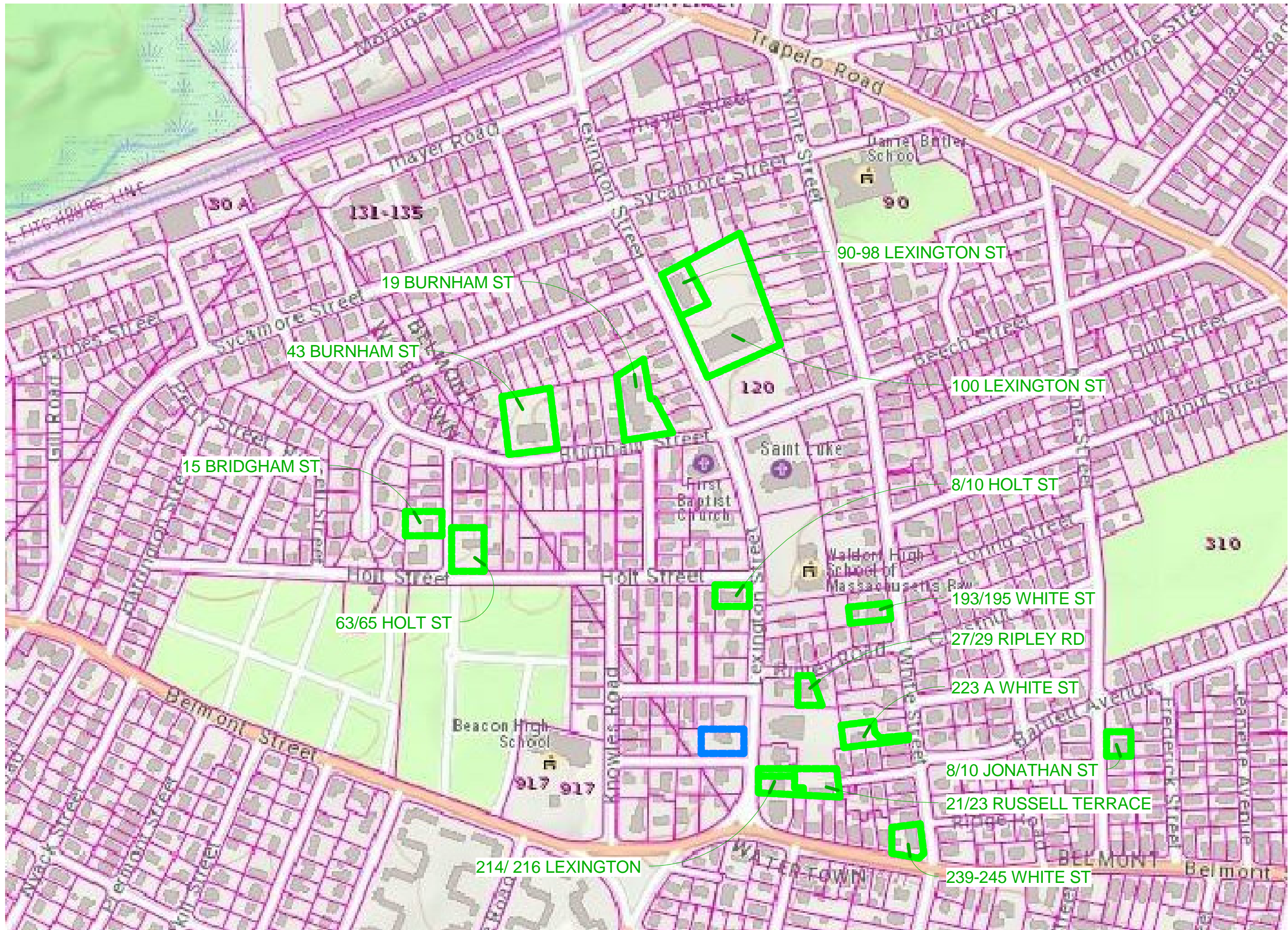
SPECIAL PERMIT

TITLE

NEIGHBORHOOD
DEVELOPMENT
PROTOTYPES

DWG NO

A17



CA DESIGN STUDIO LLC

ARCHITECTURE
PLANNING DESIGN

CHRISTINEARTHUR@GMAIL.COM

OWNER

ARTHUR-KLEIN
201 LEXINGTON ST
BELMONT MA
02478

DATE: 04/20/21

SPECIAL PERMIT

TITLE

MAP
SHOWING
PROTOTYPE
LOCATIONS

DWG NO

A18