

RECEIVED
TOWN CLERK
BELMONT, MA

CASE NO. 23-23

2023 AUG 24 PM 12: 22

NOTICE OF PUBLIC HEARING BY THE
TOWN OF BELMONT PLANNING BOARD

ON APPLICATION FOR TWO SPECIAL PERMITS

Notice is hereby given that the Planning Board will hold a public hearing on Tuesday, October 17, 2023 at 7:00 PM by remote access through the Zoom app. to consider the application of Ara and Sossy Yogurtian, for Two Special Permits to construct an addition at 196-198 Beech Street located in a General Residence (GR) zoning district. Special Permits: 1.- §1.5.4A (2) of the By-Law allows alterations and expansions greater than 300SF in the GR district by Special Permit granted by the Planning Board. 2.- §4.2.2 of the By-Law allows 30% maximum lot coverage in the GR district, the existing lot coverage is 31.5% and the proposed is 32.2%.

Note: Application submittals, meeting agenda & instructions on remote access can be found on the Town's website: <https://www.belmont-ma.gov/planning-board>

TOWN OF BELMONT PLANNING BOARD



OFFICE OF COMMUNITY DEVELOPMENT
TOWN OF BELMONT

19 Moore Street
Homer Municipal Building
Belmont, Massachusetts 02478-0900

Telephone: (617) 993-2650 Fax: (617) 993-2651

Building Division
(617) 993-2664
Engineering Division
(617) 993-2665
Planning Division
(617) 993-2666

August 4, 2023

Ara and Sossy Yogurtian
109 White Street
Belmont, MA 02478

RE: Denial to Construct and Addition.

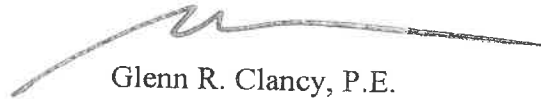
Dear Mr. and Mrs. Yogurtian,

The Office of Community Development is in receipt of your building permit application for your proposal to construct an addition at 196-198 Beech Street located in a General Residence (GR) Zoning District.

Your application has been denied because it does not comply with the current Town of Belmont Zoning By-Law. More specifically, 1.- §1.5.4A (2) of the By-Law allows alterations and expansions greater than 300SF in the GR district by Special Permit granted by the Planning Board, the proposed addition is approximately 600SF and 2.- Maximum allowed lot coverage is 30%, the existing lot coverage is 31.5% and the proposed is 32.2%.

You may alter your plans to conform to the current Town of Belmont Zoning By-Law and resubmit a building permit application, or you may request Two (2) Special Permits from the Planning Board. If you choose this option, please contact the Office of Community Development to schedule an appointment with Gabriel Distler, Staff Planner, at (617) 993-2650 in order to begin the process.

Sincerely,



Glenn R. Clancy, P.E.
Inspector of Buildings



Town of Belmont
Planning Board

APPLICATION FOR A SPECIAL PERMIT

Date: _____

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 196-198 Beech Street/~~Beach~~, 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 _____

Construction an addition.

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

Signature of Petitioner

Print Name

ARA YOCOURTIAN

Address

109 white street

Belmont, MA 02478

Daytime Telephone Number

617-388-0483

August 20, 2014

To: Members of the Belmont Town Planning Board

Date: August 23, 2023

Subject: Proposal for 196 Beech Street Apartment Unit Addition

Dear Esteemed Members of the Planning Board,

We hope this letter finds you well. We are writing to present a proposal regarding the apartment unit located at 196 Beech Street. Originally constructed as a commercial building, the property underwent conversion in 1997, transforming into a residential unit.

During this conversion, the modifications were confined to the preexisting structural layout. The space was partitioned into a bedroom, a living room, a $\frac{3}{4}$ bathroom, and a kitchen area within the passageway connecting the 3 other rooms, as clearly delineated in the accompanying plans.

It's worth noting that the original construction of the commercial building did not align with the architectural aesthetics of the surrounding residential neighborhood.

Our proposal seeks to enhance the living space by adding approximately 600 square feet to the current structure. This extension is intended to harmonize the appearance of the unit with the architectural style prevalent in the neighboring buildings.

In light of this, we kindly request the consideration of two Special Permits. The first pertains to Section 1.5.4A of the By-Law, as the planned addition exceeds 300 square feet of the existing structure. The second permit is sought to slightly increase the lot coverage, which is currently at 31.5%, slightly above the 30% limit stipulated by the By-Law. The proposed lot coverage would be 32.2%, which translates to an additional 27 square feet. This modification is primarily due to our desire to incorporate a roof over the entire front porch, a characteristic feature shared by the neighboring dwellings.

The cumulative living area of the modified structure is projected to be 2572 square feet, accounting for 63% of comparable dwellings within a 300-foot radius of the property.

We are genuinely grateful for your time and attention to our proposal. Your thoughtful consideration is highly appreciated.

Thank you and regards,

Ara and Sossy Yogurtian



200 Beech Street



201-201A Beech Street



180-182 Beech Street



199-199A Beech Street



192-194 Beech Street



174 Beech Sttreet

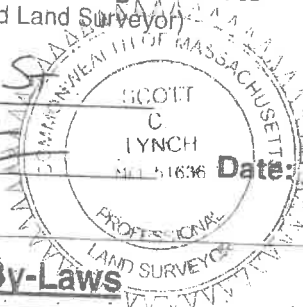
Zoning Compliance Check List

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

Property Address: 196-198 Beech St

Surveyor Signature and Stamp:

Scott C Lynch



Date:

3/29/2022

Per §4.2 of the Zoning By-Laws

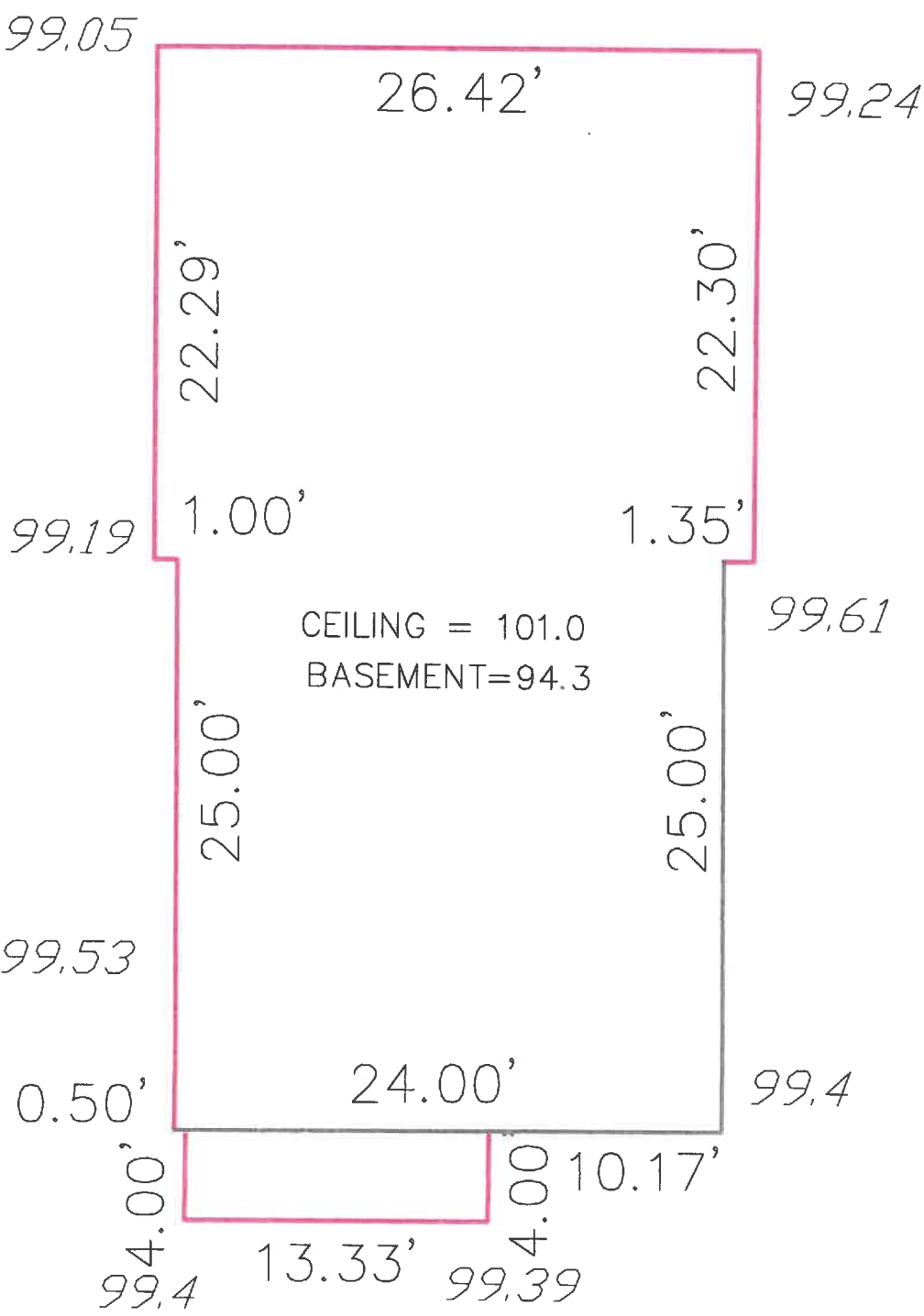
		REQUIRED		EXISTING	PROPOSED
Lot Area (sq. ft.)		7000		3857	
Lot Frontage (feet)		70		46.09	
Lot Area/Unit (sq. ft./d.u.)					
Lot Coverage (% of lot)		30%		31.5%	32.2%
Open Space (% of lot)		40%		42.6%	41.3% 41.3%
Setbacks: (feet)	➤ Front	9.85		3.5'	12.3
	➤ Side/Side	10	10	10.1' (FND) 10.0' (FND)	10.8 11.2
	➤ Rear	16.74		23.2	-
Building Height:	➤ Feet	33		26.5	26.5
	➤ Stories	2 1/2		2 1/2	2 1/2
1/2 Story (feet) (Per §1.4)	➤ Perimeter				
	➤ Area				
	➤ Length				

Per §6D of the Zoning By-Laws

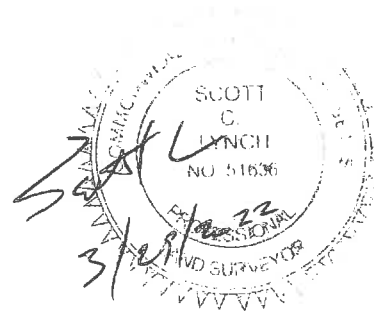
		REQUIRED		EXISTING	PROPOSED
Front Doors:	➤ Face Street				
	➤ Setback				
Curb Cut					
HVAC:	➤ Front Yard				
	➤ Side/Rear Setbacks				

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

R80801PP5
196-198 BEECH STREET
3/29/2022



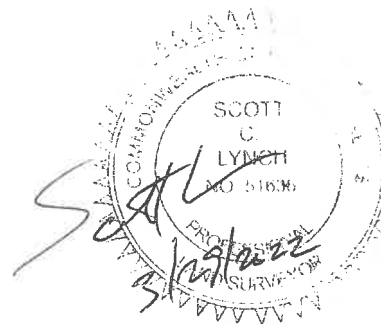
Segment	Segment From Existing Grade	Segment From New Grade	Segment To Existing Grade	Segment To New Grade	Segment Length	Avg Existing	Avg New	Difference	
AA	99.53	99.53	99.53	99.53	0.5	49.765	49.765	0.00	Ceiling Height: 6.7
BB	99.53	99.53	99.4	99.4	4	397.86	397.86	0.00	Basement Floor Elevation 94.3
CC	99.4	99.4	99.39	99.39	13.33	1324.935	1324.935	0.00	Ceiling Elevation 101
DD	99.39	99.39	99.39	99.39	4	397.56	397.56	0.00	Perimeter Total Length 155.36
EE	99.39	99.39	99.4	99.4	10.17	1010.847	1010.847	0.00	Total Perimeter Square Foot 1040.91
FF	99.4	99.4	99.61	99.61	25	2487.625	2487.625	0.00	Average Existing Grade 99.33
GG	99.61	99.61	99.61	99.61	1.35	134.4735	134.4735	0.00	New Average Grade 99.33
HH	99.61	99.61	99.24	99.24	22.3	2217.178	2217.178	0.00	Difference in Grade in feet 0.00
II	99.24	99.24	99.05	99.05	26.42	2619.411	2619.411	0.00	
JJ	99.05	99.05	99.19	99.19	22.29	2209.385	2209.385	0.00	
	99.19	99.19	99.19	99.19	1	99.19	99.19	0	% Covered using Avg Grade 75.11%
	99.19	99.19	99.53	99.53	25	2484	2484	0	
					155.36	15432.23	15432.23	0	

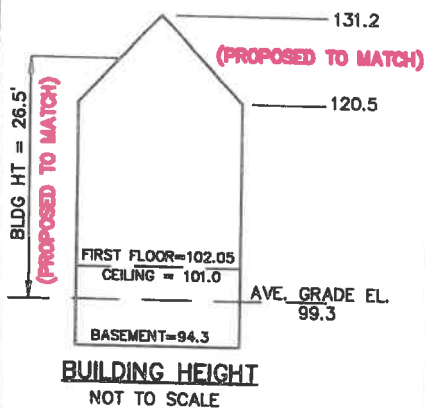


Segment	Ceiling Elevation	Elevation From	Elevation To	Ceiling Length	Ceiling Height	Square Footage	Exposed Square Footage	% Covered
A	101	99.53	99.4	24.00	6.7	160.80	36.84	77.09%
B	101	99.4	99.61	25.00	6.7	167.50	37.37	77.69%
C	101	99.61	99.61	1.35	6.7	9.05	1.88	79.25%
D	101	99.61	99.24	22.30	6.7	149.41	35.12	76.49%
E	101	99.24	99.05	26.42	6.7	177.01	49.01	72.31%
F	101	99.05	99.19	22.29	6.7	149.343	41.9052	71.94%
G	101	99.19	99.19	1.00	6.7	6.70	1.81	72.99%
H	101	99.19	99.53	25	6.7	167.5	41	75.52%
	101			147.36	6.7	987.31	244.94	75.19%

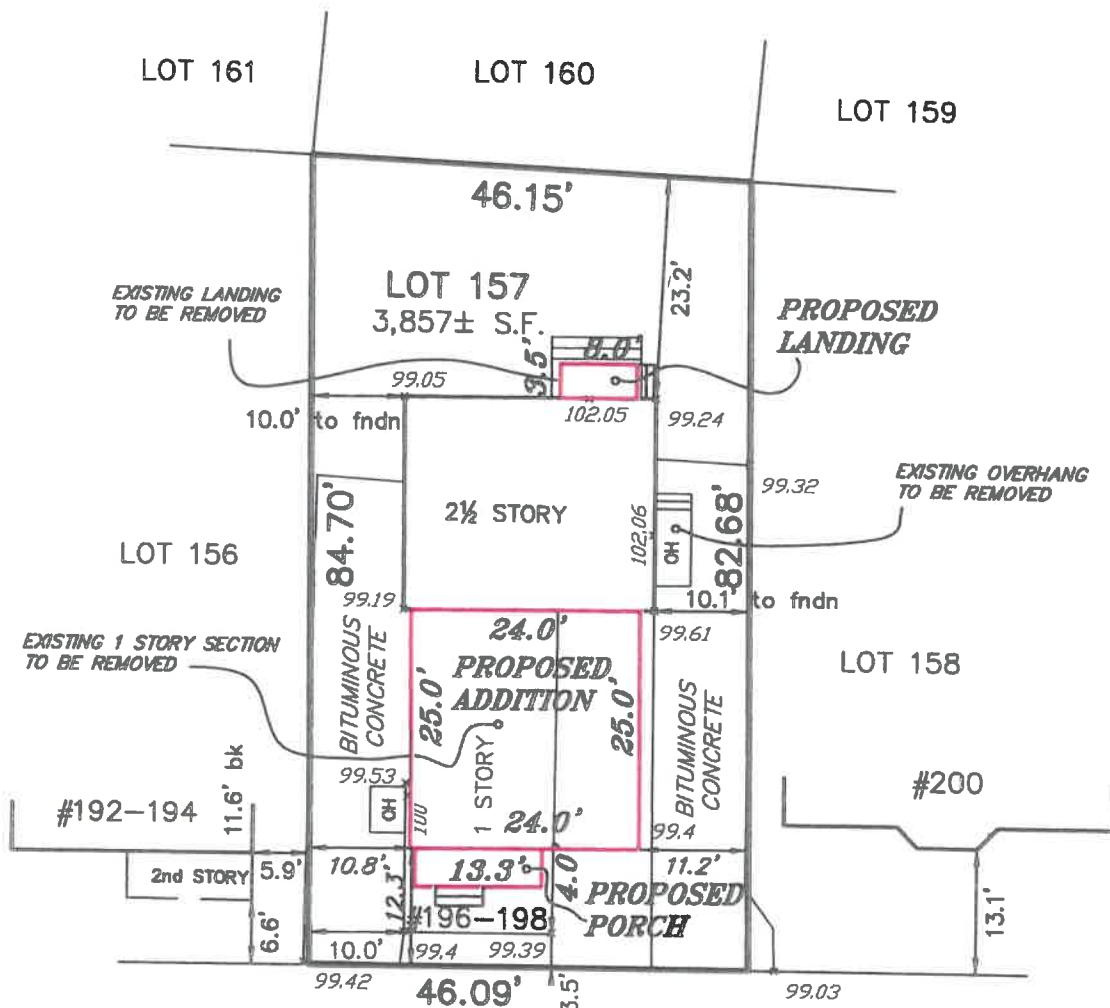
Ceiling Height:	6.7	<- enter
Basement Floor Elevation	94.3	<- enter
Ceiling Elevation	101	
Perimeter Total Length	147.36	
Total Perimeter Square Foot	987.31	
Exposed Square Footage	244.94	
% Covered	75.19%	<- result

North	South	East	West
#REF!	#REF!	#REF!	#REF!
#REF!	#REF!	#REF!	#REF!
0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00
#REF!	#REF!	#REF!	#REF!
#REF!	#REF!	#REF!	#REF!
#REF!	#REF!	#REF!	#REF!
#REF!	#REF!	#REF!	#REF!
#REF!	#REF!	#REF!	#REF!





75.19% OF BASEMENT UNDERGROUND
THEREFOR BASEMENT IS NOT A STORY



BEECH STREET

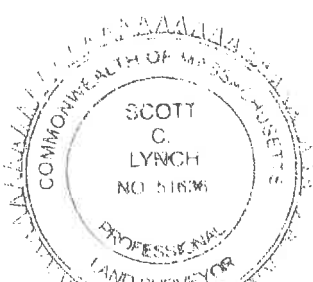
THERE ARE NO STREET TREES.

ZONING DISTRICT:	GR (GENERAL RESIDENCE)		
FRONT SETBACK:	9.85'	3.5'	12.3'
SIDE SETBACK:	10'	10.1' (FNDN)	10.8'
REAR SETBACK:	16.74'	23.2'	—
MAXIMUM LOT COVERAGE:	30%	31.5%	32.2%
MINIMUM OPEN SPACE:	40%	42.6%	41.3%
LOT FRONTAGE:	46.09'		

TOTAL LOT AREA: 3,857± S.F.

THE PROPERTY IS NOT LOCATED
WITHIN WETLANDS AS SHOWN
ON THE TOWN OF BELMONT
WETLANDS ATLAS.

OWNER: ARA & SOSSY YOGURTIAN
CERT. 221509
ASSESSORS MAP 29 - PARCEL 4



SCOTT LYNCH, PLS

DATE

PROPOSED PLOT PLAN
#196-198 BEECH STREET
IN
BELMONT, MA
(MIDDLESEX COUNTY)

SCALE: 1" = 20' DATE: 3/29/2022



ROBER SURVEY
1072 MASSACHUSETTS AVENUE
ARLINGTON, MA 02476
(781) 648-5533
DWG. NO. 80801PP5.DWG

196-198 BEECH STREET
ADDITION AND RENOVATIONS

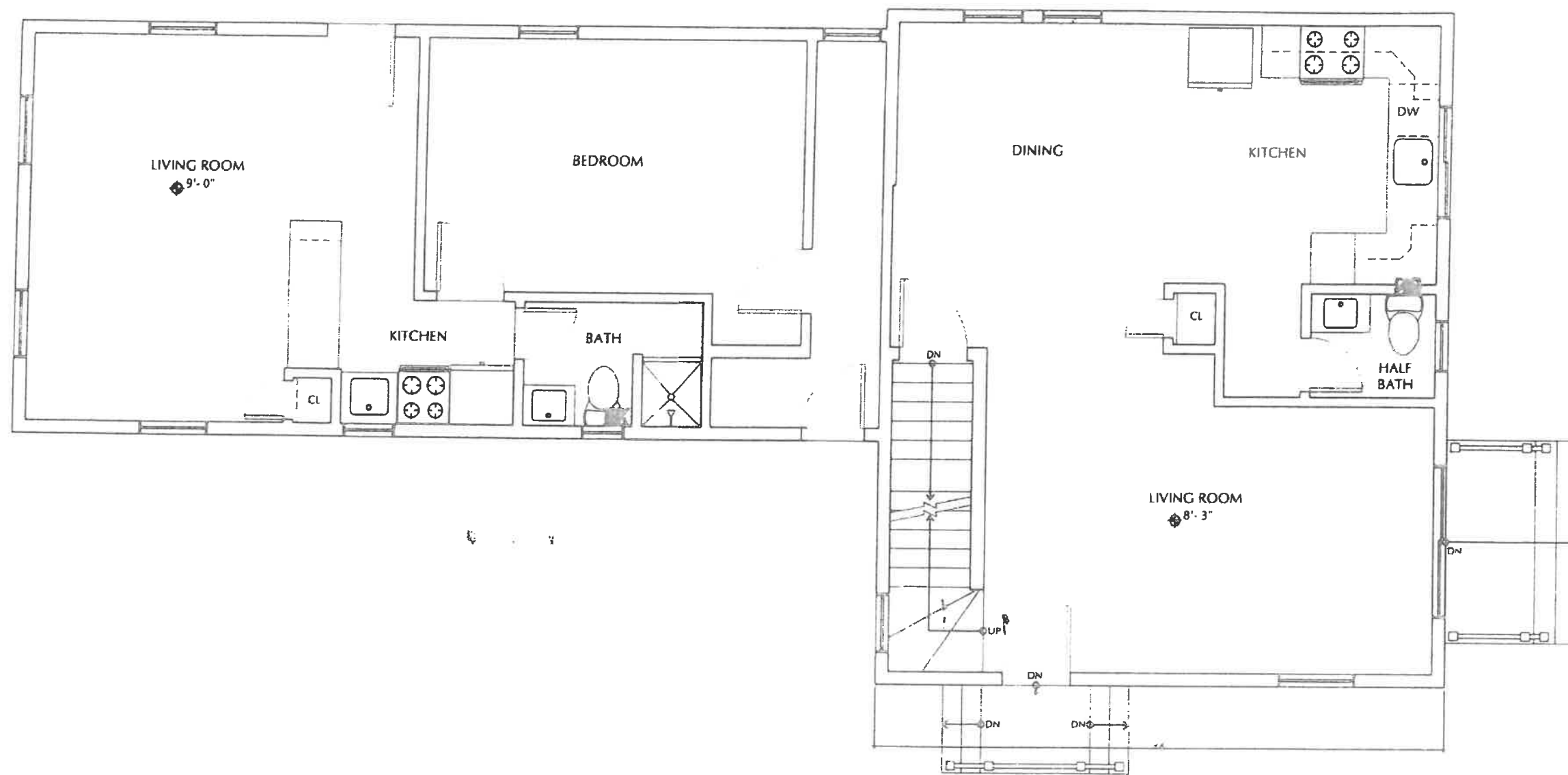


196-198 BEECH STREET, BELMONT MA
PROPOSED ADDITION AND RENOVATIONS

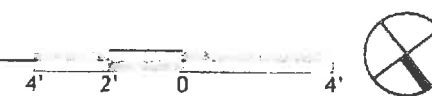
DATE: 8/3/2023

SCALE: 3/16" = 1-0'

COVER SHEET



1 EXISTING FIRST FLOOR PLAN

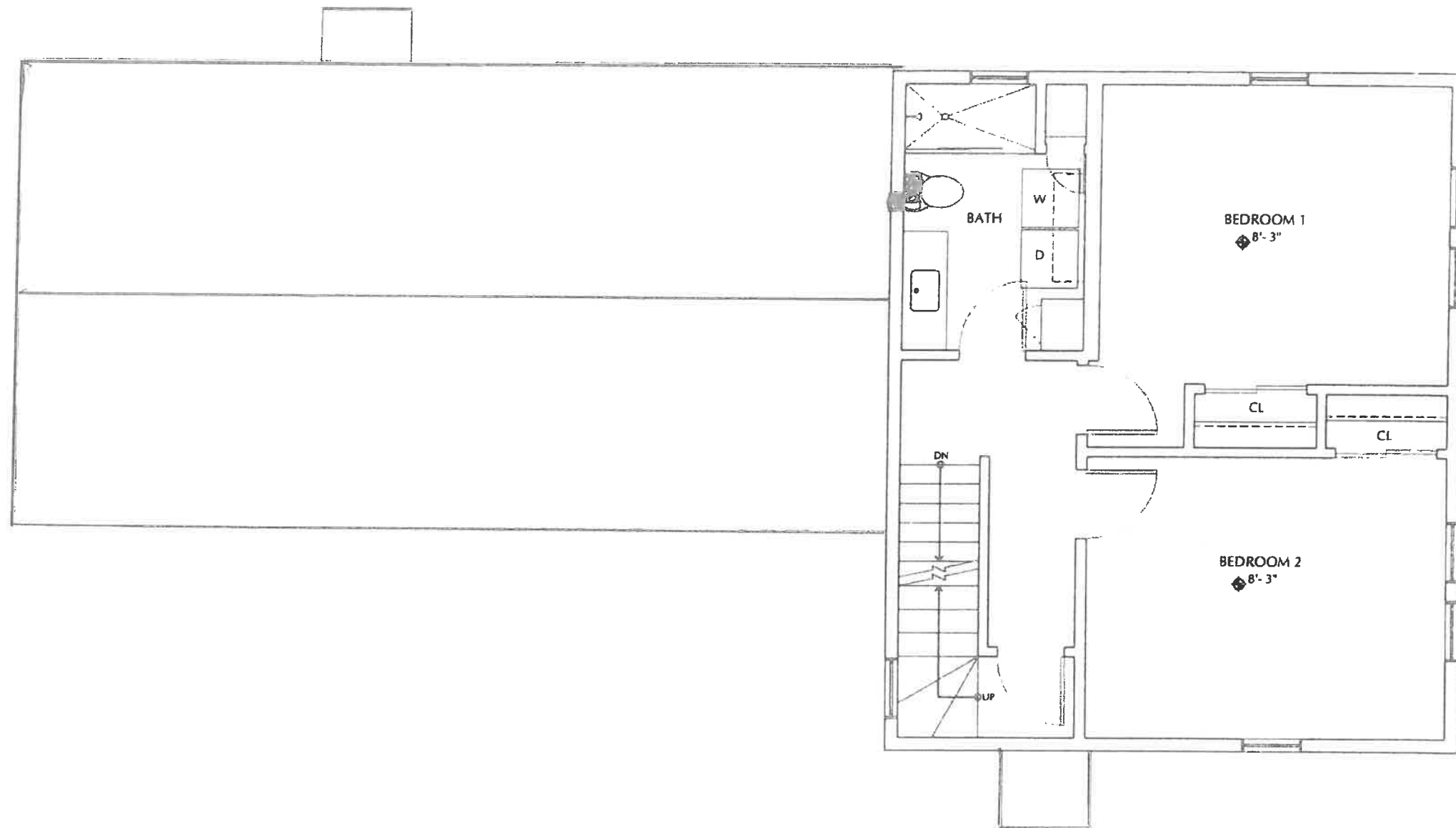


196-198 BEECH STREET, BELMONT MA
PROPOSED ADDITION AND RENOVATIONS

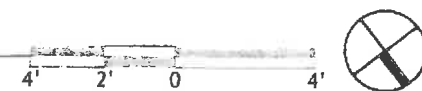
DATE: 7/19/2023

SCALE: 3/16" = 1'-0"

EX-01



1 EXISTING SECOND FLOOR PLAN

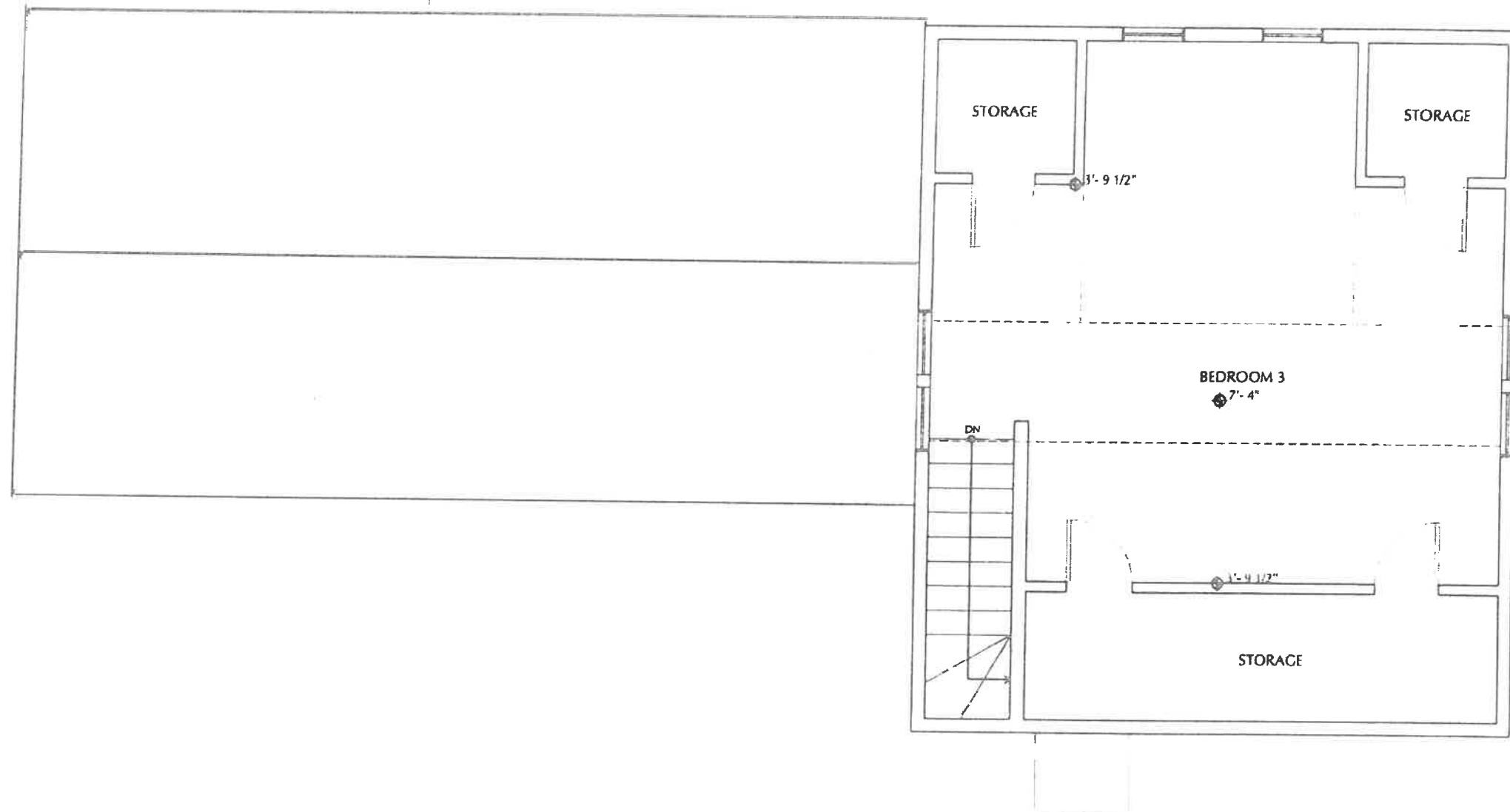


196-198 BEECH STREET, BELMONT MA
PROPOSED ADDITION AND RENOVATIONS

DATE: 7/19/2023

SCALE: 3/16" = 1-0'

EX-02



1 EXISTING ATTIC FLOOR PLAN

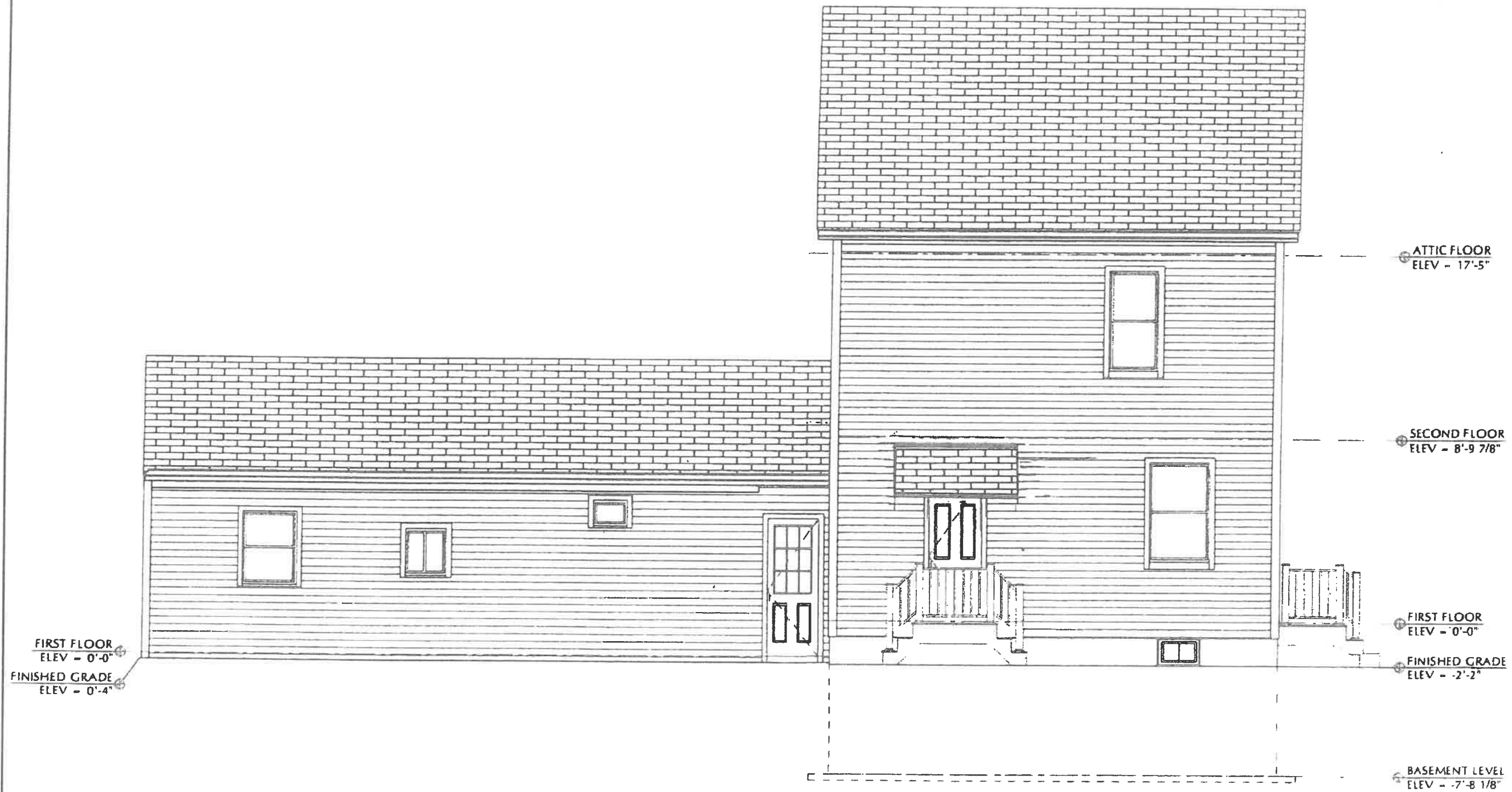


196-198 BEECH STREET, BELMONT MA
PROPOSED ADDITION AND RENOVATIONS

DATE: 7/19/2023

SCALE: 3/16" = 1-0'

EX-03



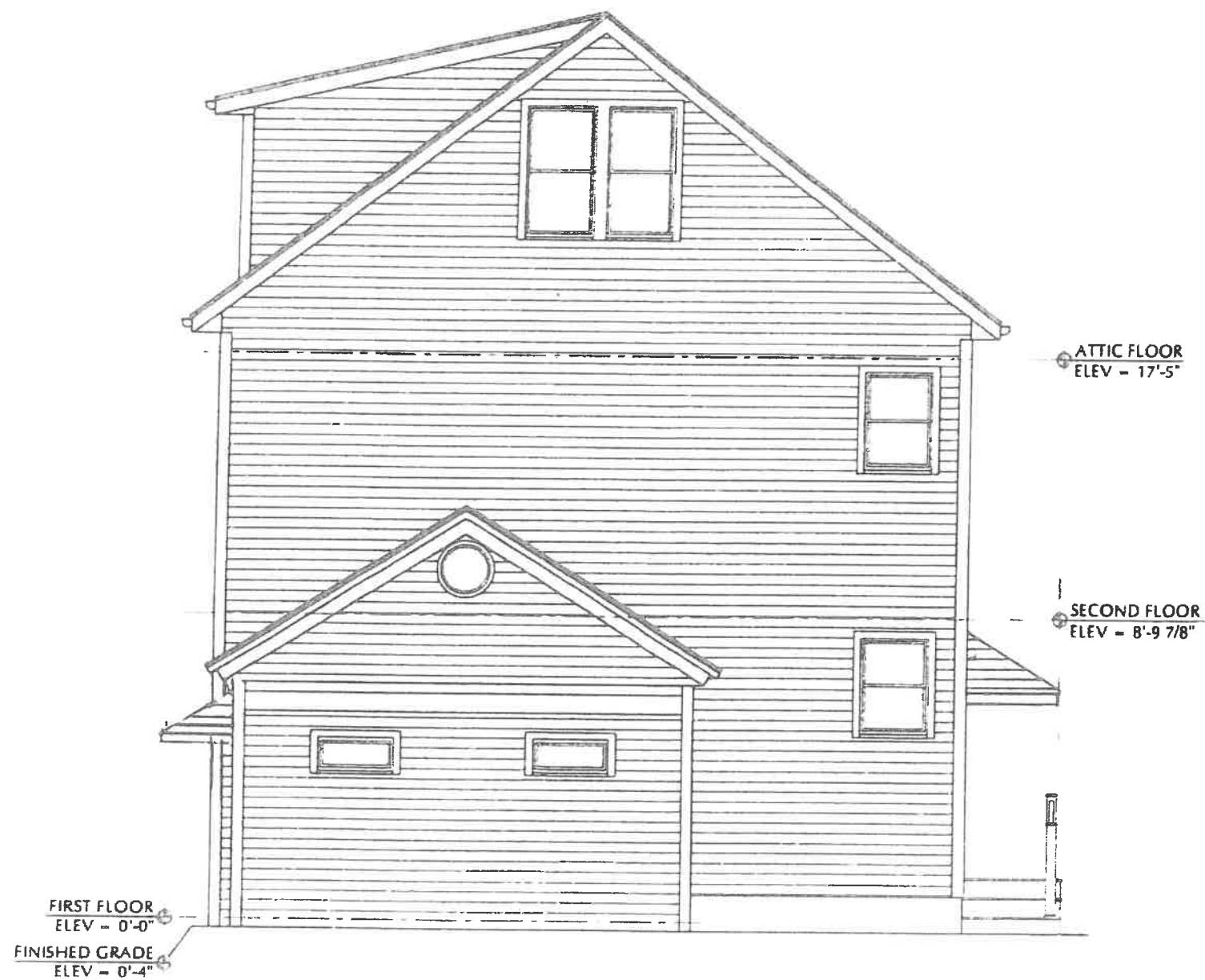
1 EXISTING NORTH (SIDE) ELEVATION

196-198 BEECH STREET, BELMONT MA
PROPOSED ADDITION AND RENOVATIONS

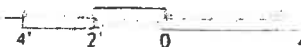
DATE: 7/19/2023

SCALE: 3/16" = 1-0'

EX-04



1 EXISTING EAST (FRONT) ELEVATION



196-198 BEECH STREET, BELMONT MA
PROPOSED ADDITION AND RENOVATIONS

DATE: 7/19/2023

SCALE: 3/16" = 1'-0'

EX-05



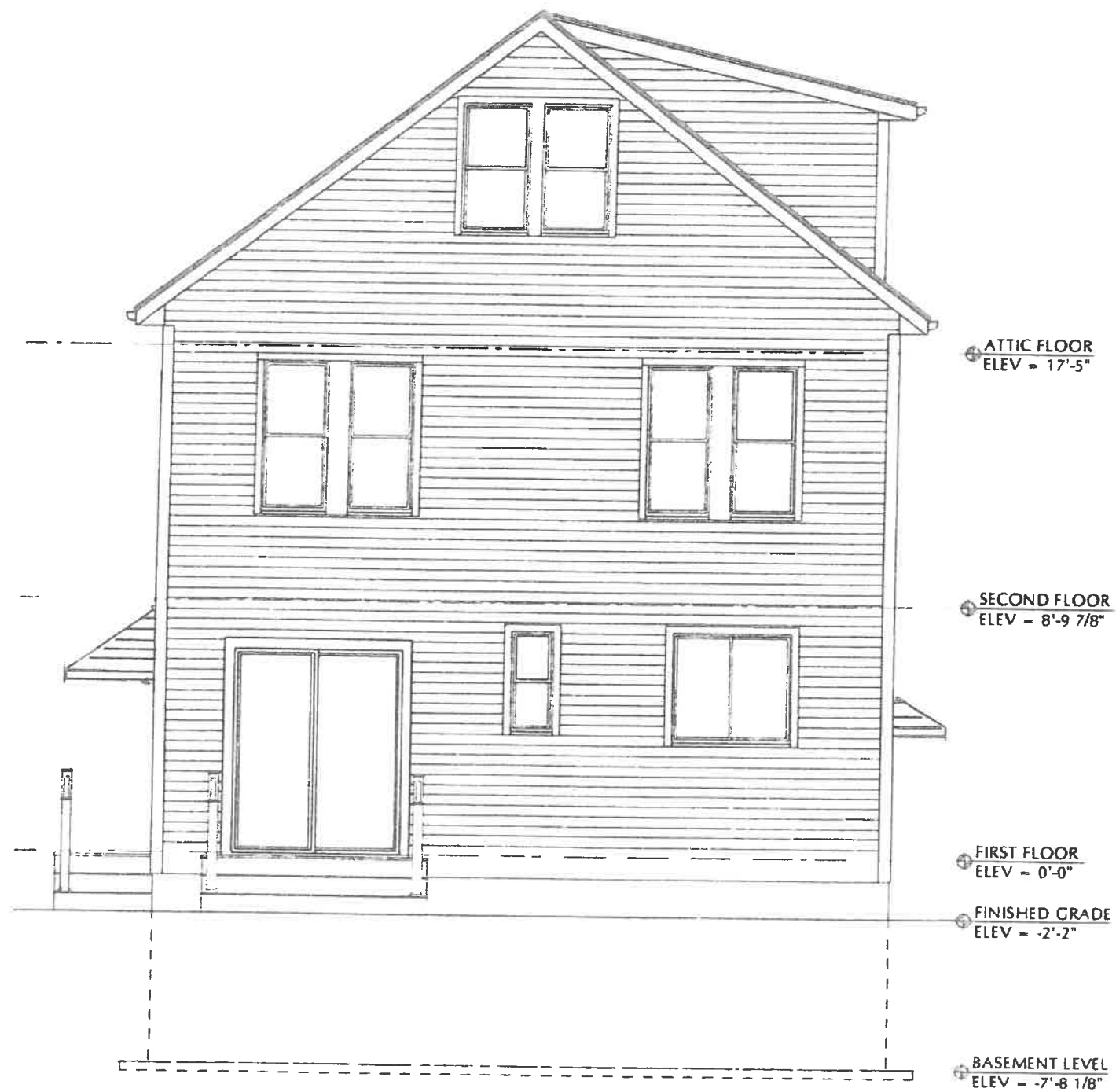
1 EXISTING SOUTH (SIDE) ELEVATION

196-198 BEECH STREET, BELMONT MA
PROPOSED ADDITION AND RENOVATIONS

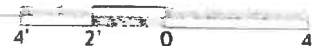
DATE: 7/19/2023

SCALE: 3/16" = 1-0'

EX-06



1 EXISTING WEST (REAR) ELEVATION

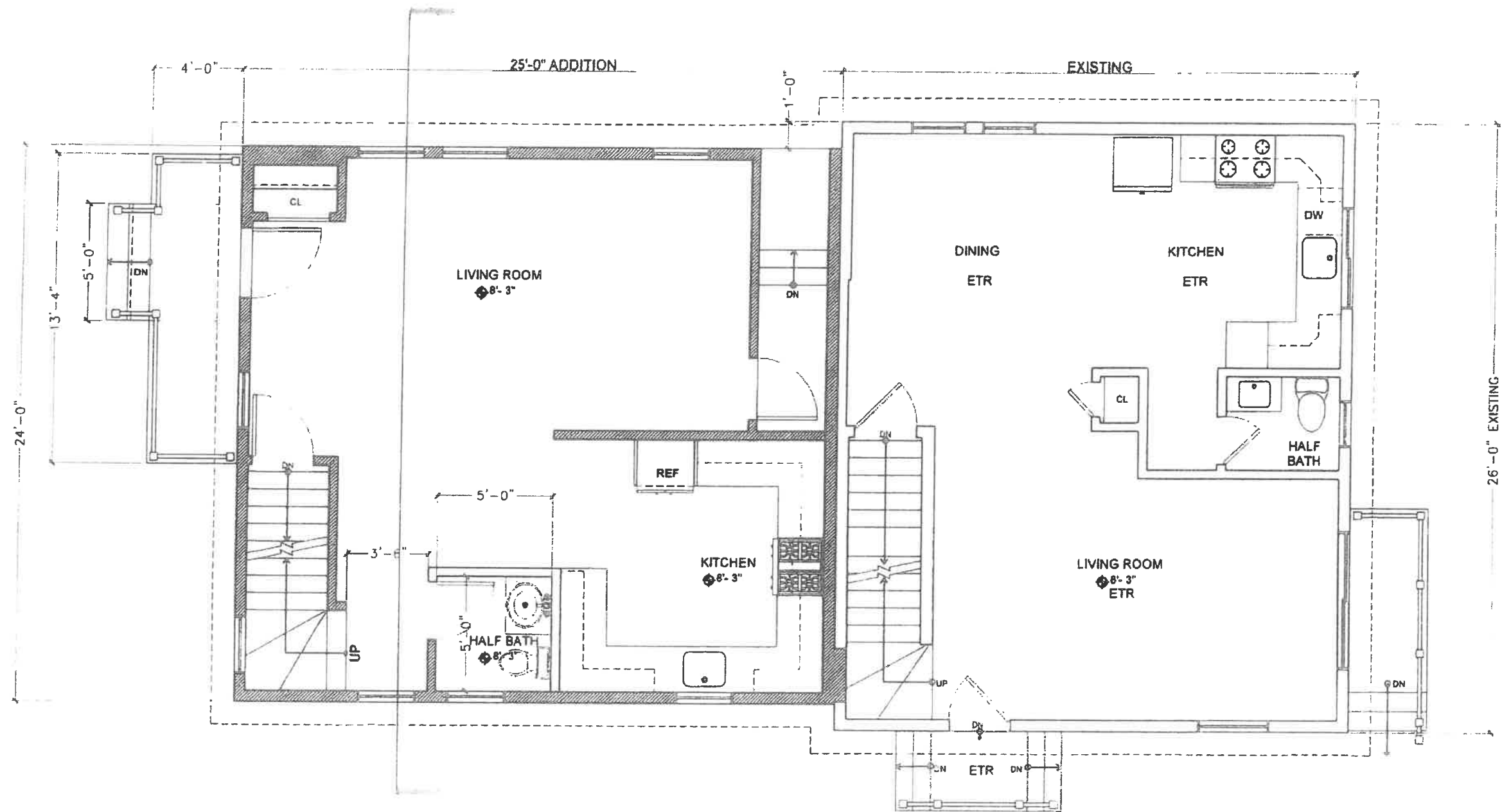


196-198 BEECH STREET, BELMONT MA
PROPOSED ADDITION AND RENOVATIONS

DATE: 7/19/2023

SCALE: 3/16" = 1'-0"

EX-07



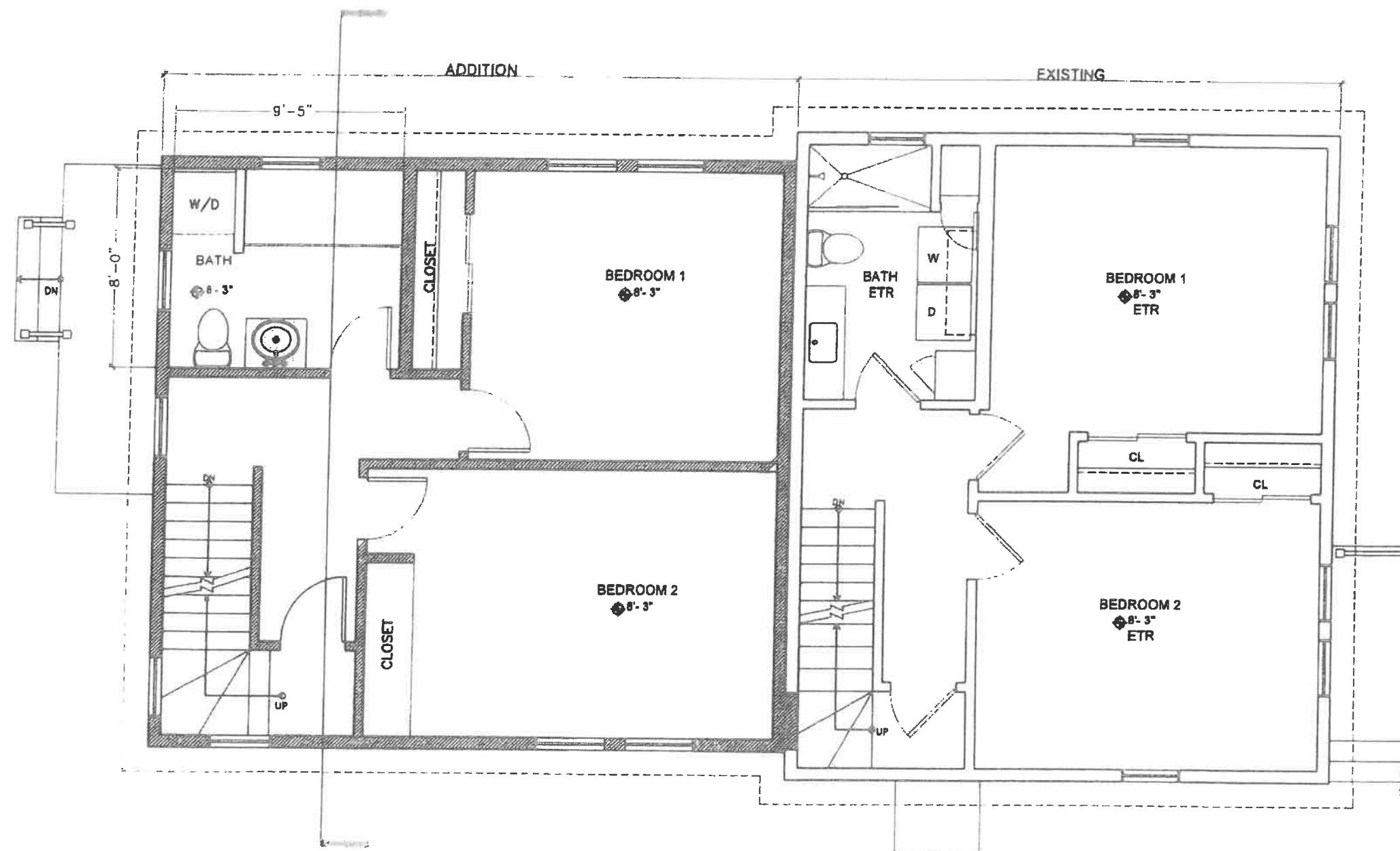
1 PROPOSED FIRST FLOOR PLAN

196-198 BEECH STREET, BELMONT MA
PROPOSED ADDITION AND RENOVATIONS

DATE: 7/19/2023

SCALE: 3/16" = 1'-0'

A-01



1 PROPOSED SECOND FLOOR PLAN

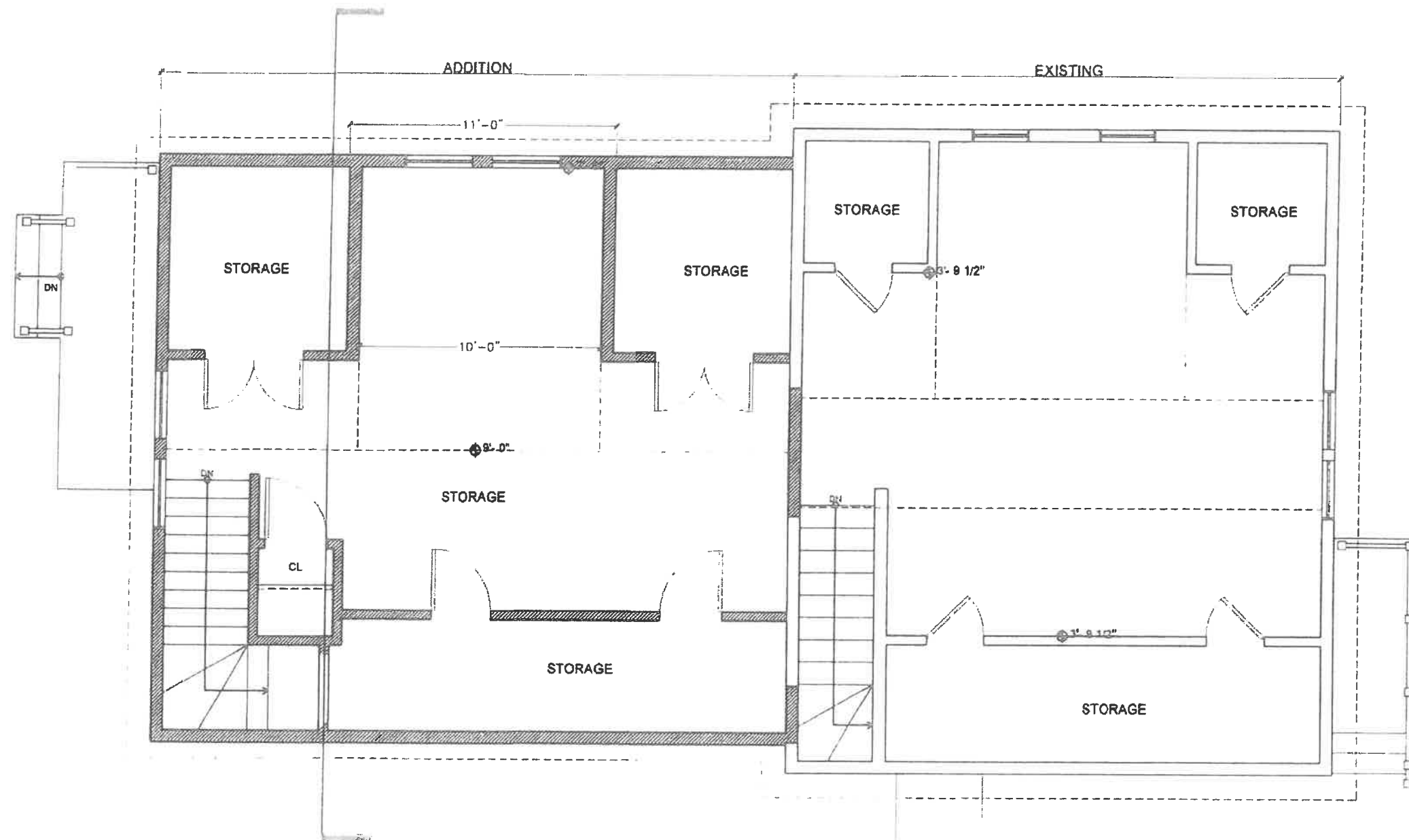


196-198 BEECH STREET, BELMONT MA
PROPOSED ADDITION AND RENOVATIONS

DATE: 7/19/2023

SCALE: 3/16" = 1'-0'

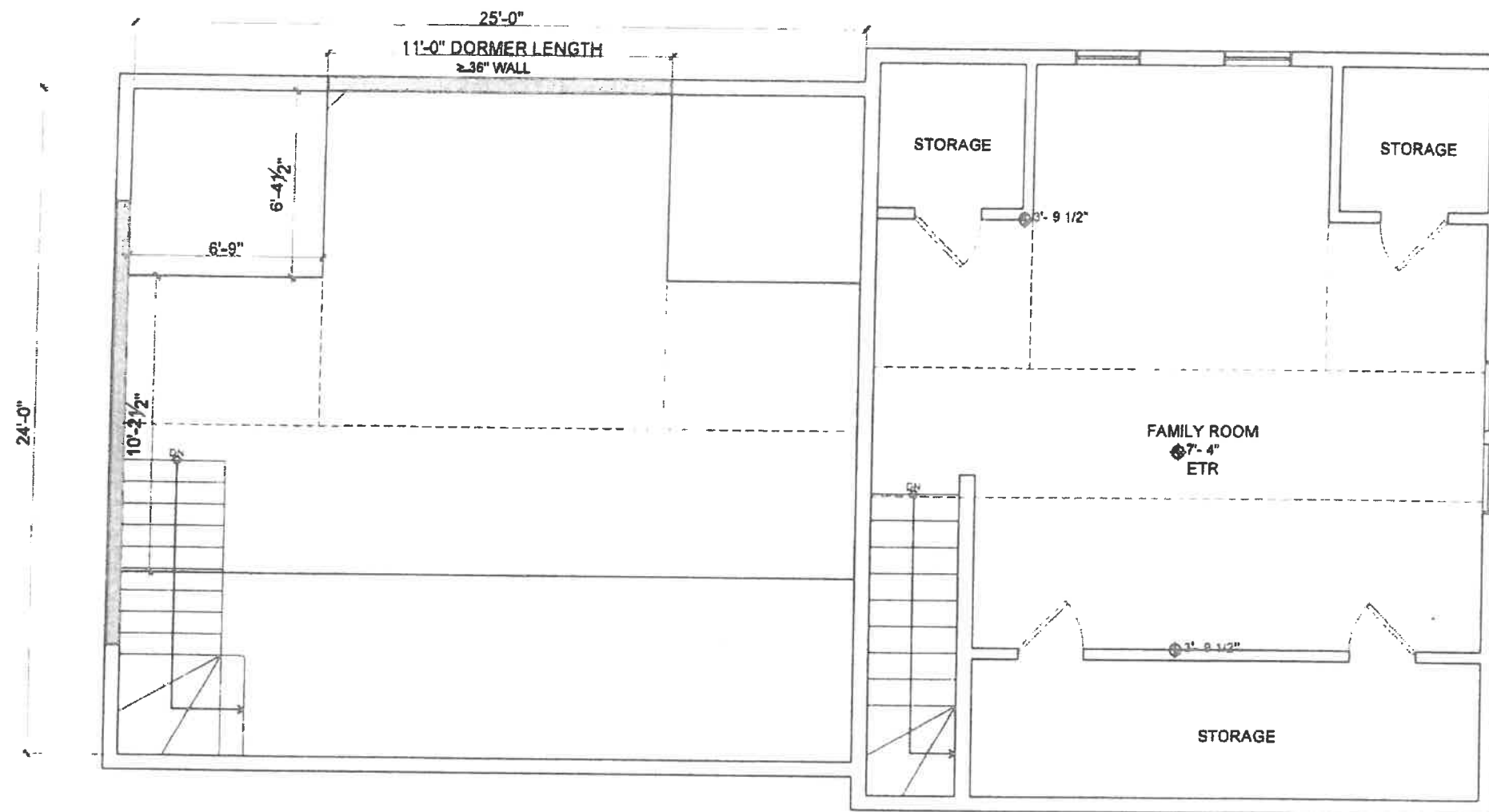
A-02



1 PROPOSED ATTIC FLOOR PLAN



196-198 BEECH STREET, BELMONT MA	DATE: 7/19/2023		
PROPOSED ADDITION AND RENOVATIONS	SCALE: 3/16" = 1-0'		A-03



1 ATTIC FLOOR PLAN - 2 1/2 STORY CALCULATION

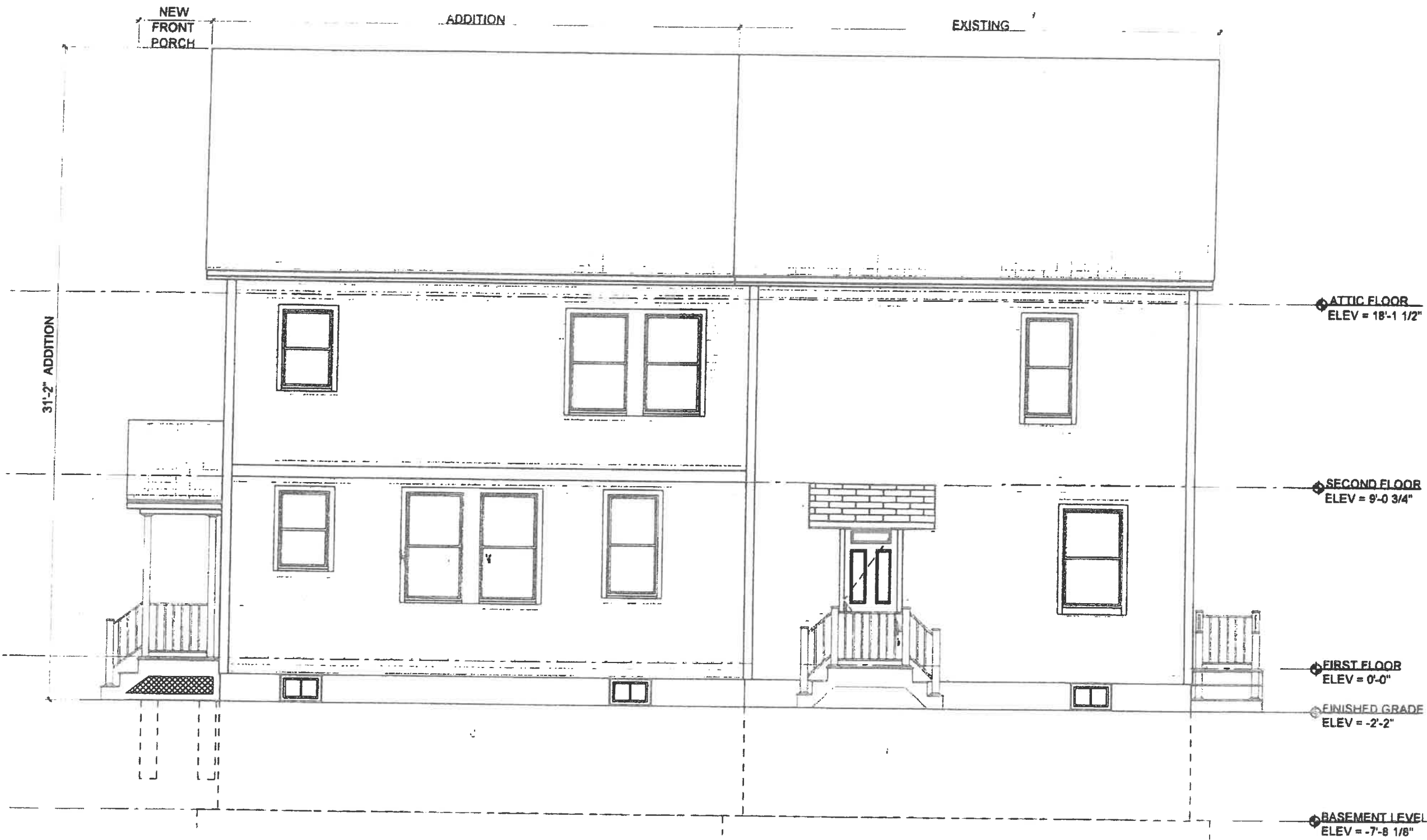


196-198 BEECH STREET, BELMONT MA
PROPOSED ADDITION AND RENOVATIONS

DATE: 7/19/2023

SCALE: 3/16" = 1'-0"

A-03.1

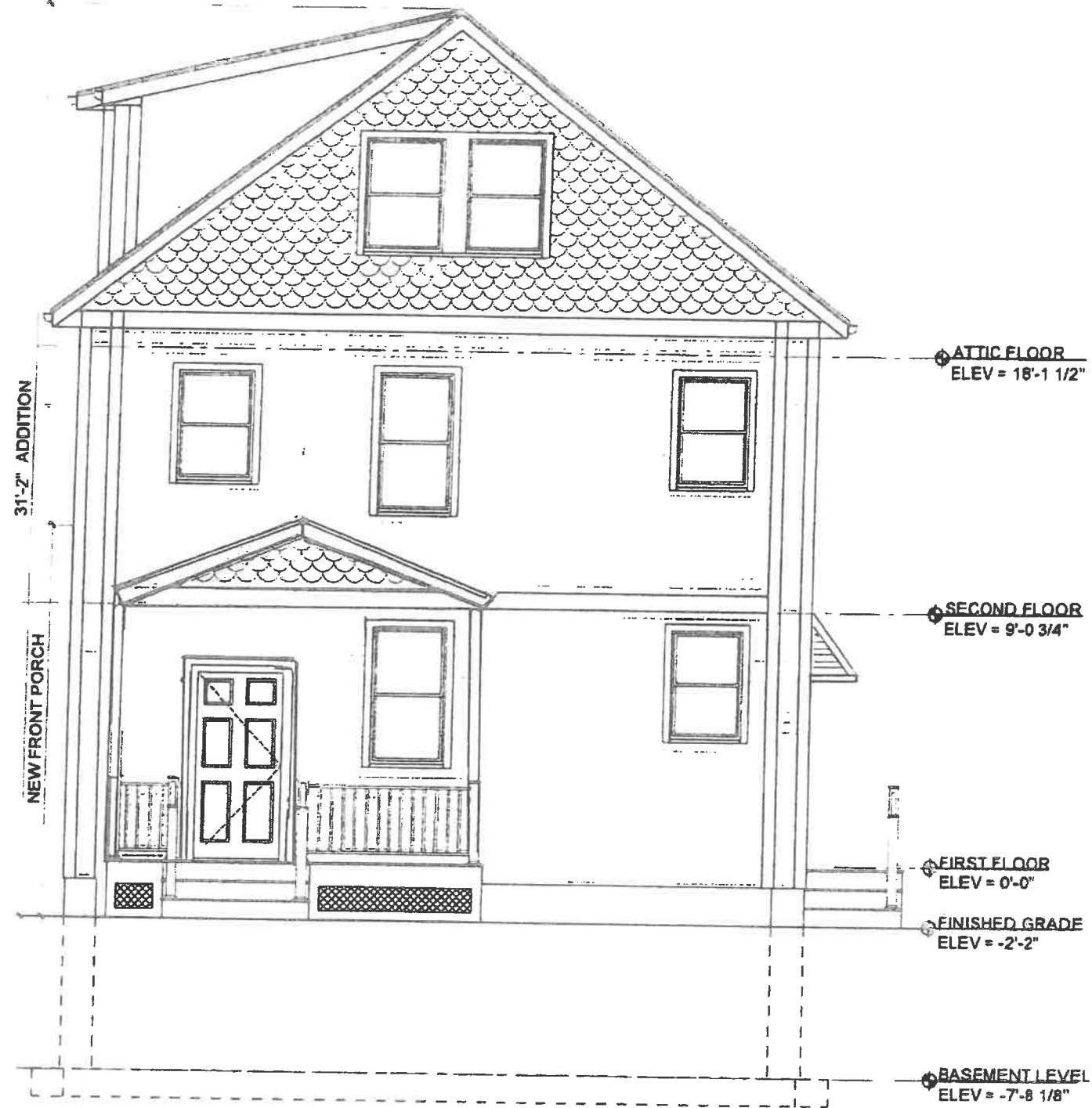


1 PROPOSED NORTH (SIDE) ELEVATION

196-198 BEECH STREET, BELMONT MA
PROPOSED ADDITION AND RENOVATIONS

DATE: 7/19/2023
SCALE: 3/16" = 1'-0"

A-04



1 PROPOSED EAST (FRONT) ELEVATION



196-198 BEECH STREET, BELMONT MA
PROPOSED ADDITION AND RENOVATIONS

DATE: 7/19/2023

SCALE: 3/16" = 1'-0'

A-05



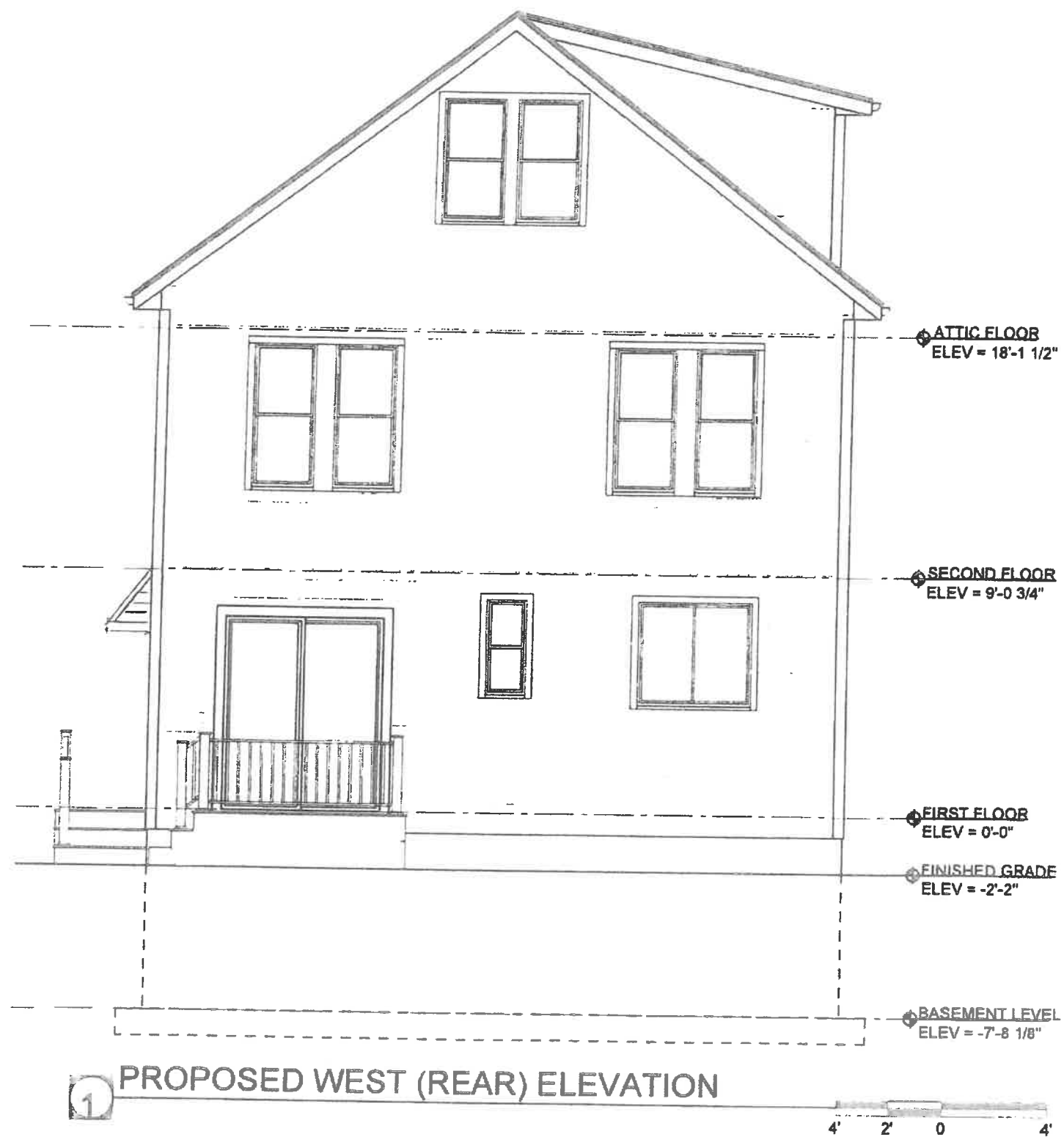
1 PROPOSED SOUTH (SIDE) ELEVATION

196-198 BEECH STREET, BELMONT MA
PROPOSED ADDITION AND RENOVATIONS

DATE: 7/19/2023

SCALE: 3/16" = 1-0'

A-06

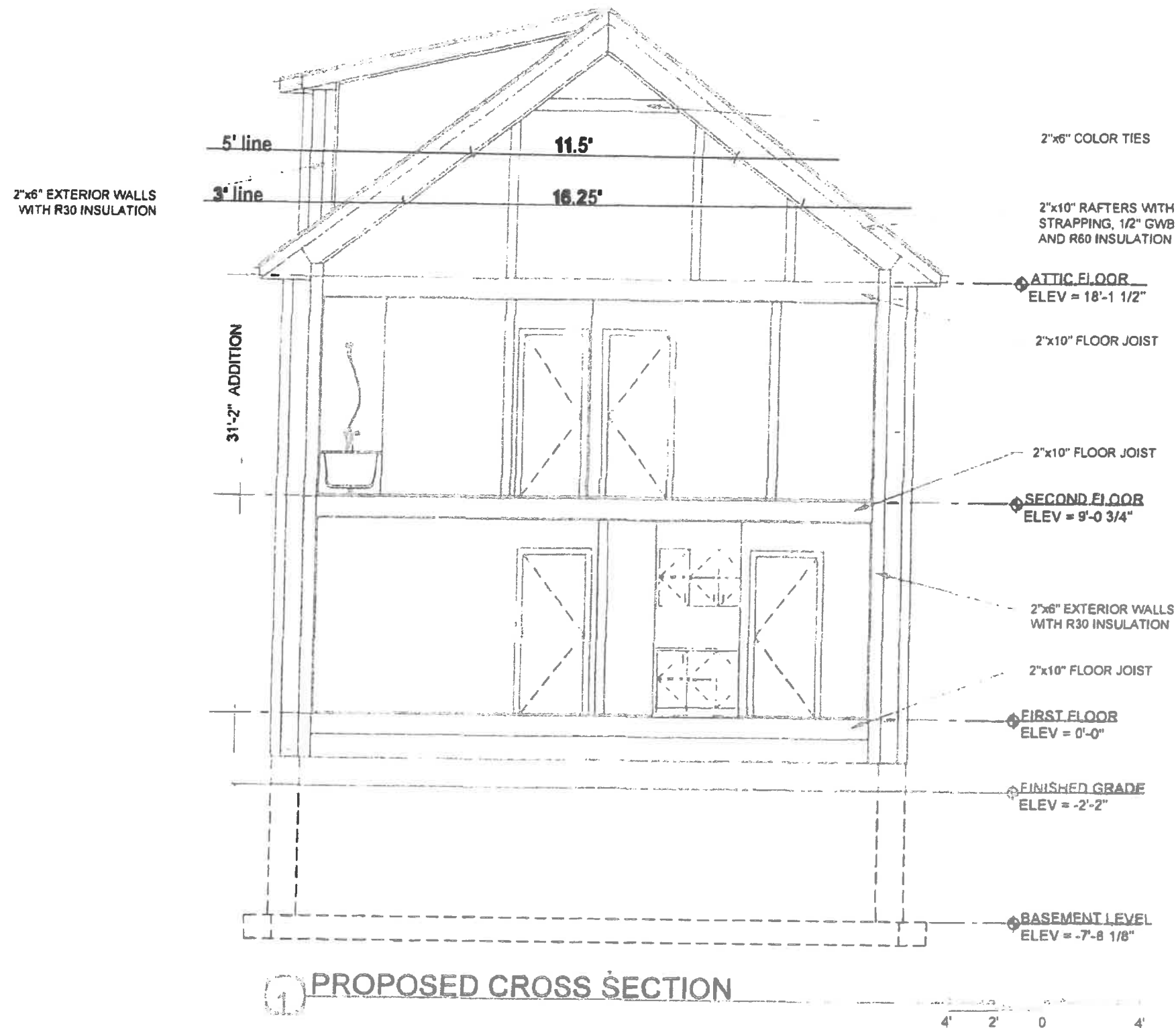


196-198 BEECH STREET, BELMONT MA
PROPOSED ADDITION AND RENOVATIONS

DATE: 7/19/2023

SCALE: 3/16" = 1'-0"

A-07



HALF STORY CALCULATIONS

5' headroom calculation

Second floor area = $(22.5 \times 26) + (24 \times 25) = 1185 \text{ SF}$
 Area over 5' = $(11.5' \times 45.5) + (7' \times 10') + (8.25' \times 10') = 675.75 \text{ SF}$
 $675.75 / 1185 = 0.57$
 $(0.57 \times 100) / 100 = 57\% < 60\% \text{ allowed passes}$

3' parameter calculation

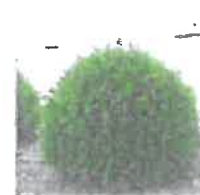
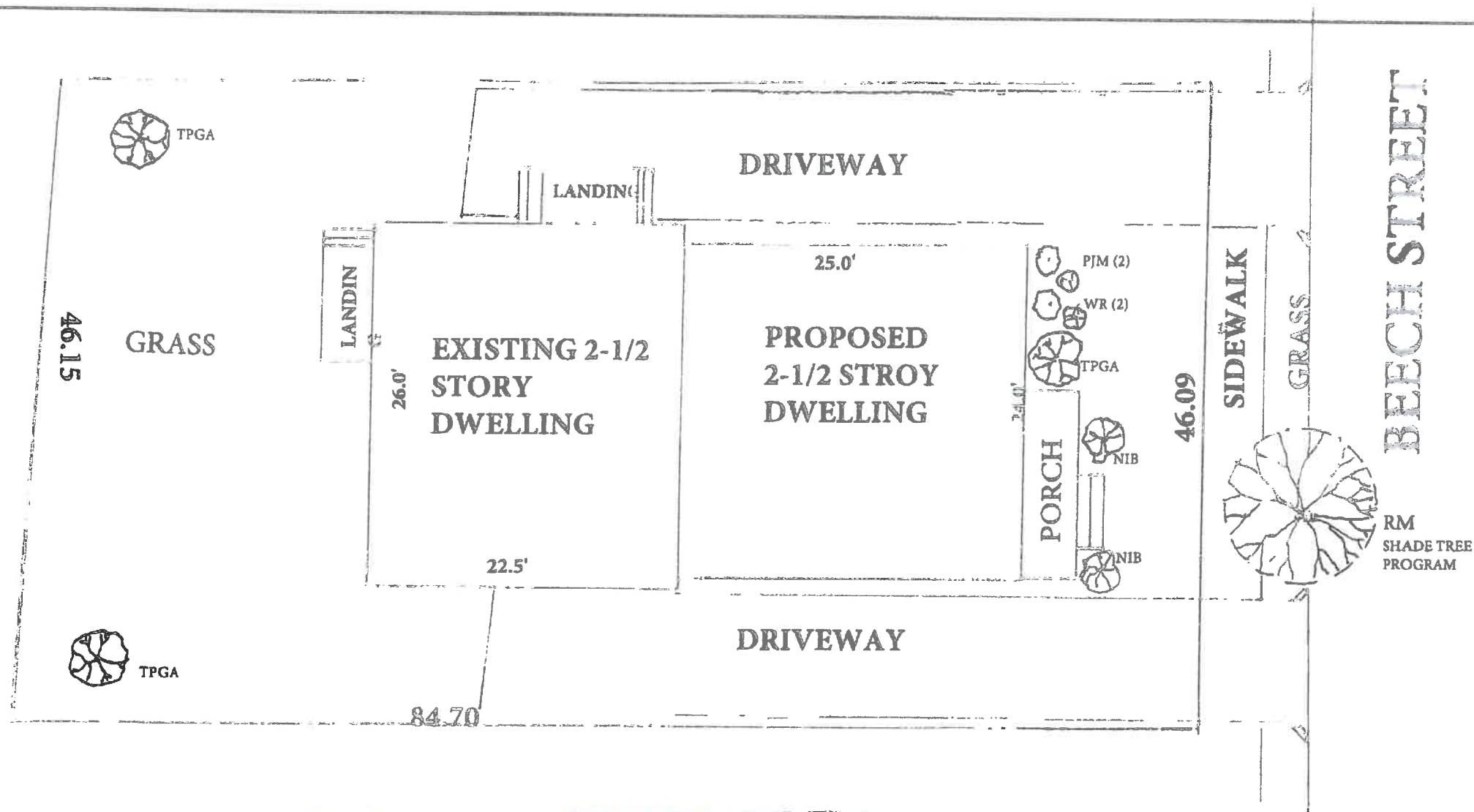
2nd floor parameter = $24' + 25' + 1' + 22.5' + 26' + 22.5' + 1' + 25' = 147'$
 allowed: $147 / 2 = 73.5'$
 Proposed = $16.5 + 16.5 + 11 + 11 = 55'$
 $55' < 73.5' \text{ passes}$

196-198 BEECH STREET, BELMONT MA
 PROPOSED ADDITION AND RENOVATIONS

DATE: 7/19/2023

SCALE: 3/16" = 1'-0"

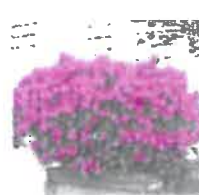
A-08



Newgen
Independence



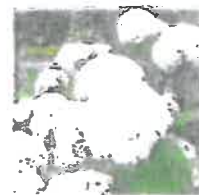
Thuja polar
gold arborvitae



PJM Rhododendron



Red Sunset Maple
Shrub



White Hydrangea

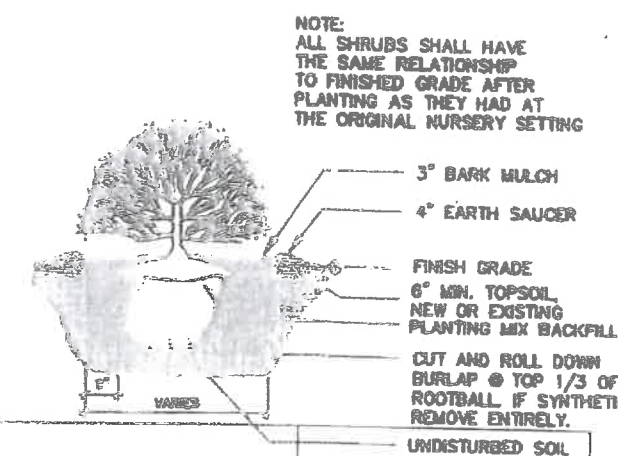
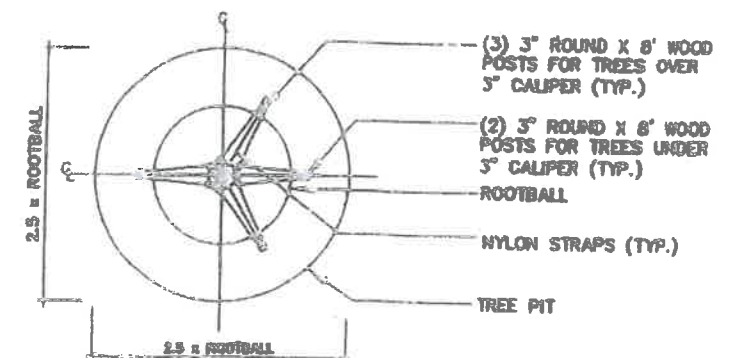
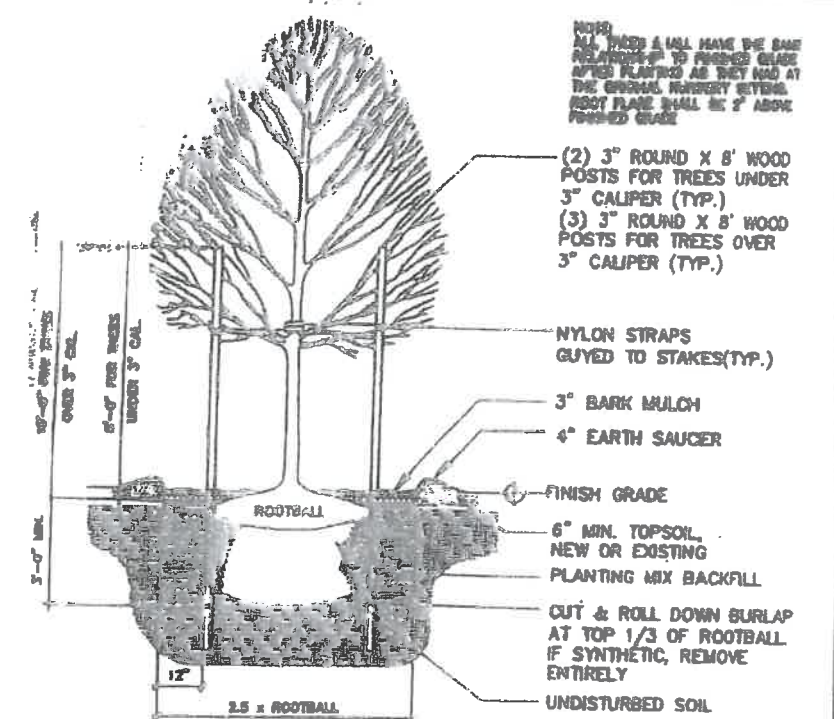
196-198 BEECH STREET, BELMONT MA
PROPOSED ADDITION AND RENOVATIONS

DATE: 7/19/2023

SCALE: 3/16" = 1'-0'

1 TREE PLANTING

N.T.S



SHRUB PLANTING

L-1

N.T.S

30 Harris	1000
68 Davis	1059
34 Harris	1080
195 Beech	1135
51 Davis	1137
210 Beech	1230
33 Harris	1296
214 Beech	1395
23 Harris	1508
197 Beech	1514
80 Davis	1572
79 Davis	1704
199-199A Beech	1820
201-201A Beech	1872
27-29 Irving	1896
32-34 Francis	1948
63-65 Hawthorne	1950
28-30 Francis	1952
196-198 Beech	1974
43 Davis	2098
59-61 Davis	2124
18 Irving	2130
72-74 Davis	2139
206-208 Beech	2208
53-51 Leslie	2208
33-31 Leslie	2250
63-65 Davis	2300
76-78 Davis	2323
36-38 Francis	2332
183-185 Beech	2340
207-209 Beech	2340
211-213 Beech	2340
55-57 Davis	2340
45 Davis	2363
60-62 Davis	2392
200 Beech	2396
79-81 Hawthorne	2422
215-217 Beech	2430
223-225 Beech	2460
48-50 Davis	2463
10-12 Creeley	2520
20 Irving	2535
84-86 Hawthorne	2550
174 Beech	2572
196-198 Beech PROP	2572

168 Beech	2757
172 Beech	2757
203-205 Beech	2760
37-35 Leslie	2760
192-194 Beech	2765
202-204 Beech	2822
24-26 Francis	2851
179-181 Beech	2876
219-221 Beech	2879
187-189 Beech	2904
41-39 Leslie	2929
67-69 Davis	2950
49-47 Leslie	3018
45-43 Leslie	3030
83-85 Hawthorne	3038
26 Harris	3146
180-182 Beech	3279
40-42 Francis	3328
164 Beech	3501
171-173 Beech	3516
175-177 Beech	3662
71-79 Davis	2576
75-77 Davis	2576
56 Davis	2617
17-19 Harris	2625
64-66 Davis	2688

196-198 Beech Street

Neighborhood TLA

Chart Title

