

Ara Yogurtian
Sossy Yogurtian
109 White Street, Belmont, Massachusetts 02478

October 11, 2023

Planning Board
Town of Belmont
Homer Municipal Building
19 Moore Street
Belmont, Massachusetts 02478

Re: Application for Special Permits
196-198 Beech Street General Residence District
Hearing date: October 17, 2023

Dear Members of the Planning Board:

As you are aware, on or about August 23, 2023 we have submitted an Application for granting of two (2) Special Permits relating to proposed construction of an additional six hundred (600) square feet of space to the current two (2) family structure at 196-198 Beech Street ("Property").

Specifically, the Application for Special Permits seeks relief under Town of Belmont Zoning By-Law §1.5.4(A) (alterations beyond three hundred [300] square feet) and exceeding maximum lot coverage of 31.5% (proposed 32%).

Presently, the Application for Special Permits is scheduled to be heard before this Board on October 17, 2023. Given Ara Yogurtian's position with the Town as the Chief Enforcement Officer and work with the Planning Board, we will not make the presentation before the Board on October 17, 2023. The presentation will be made exclusively by Clifford Rober, LSP. Further, we have retained counsel, namely, Steven K. Parnagian, Esquire who will be present at the hearing and available to answer any questions the Board may have that are not addressed by Mr. Rober.

As always, thank you for your consideration.

Sincerely,



Ara Yogurtian

Sossy Yogurtian

196-198 Beech Street, construction schedule;

1. Demolition, excavation, footings and foundations	7 weeks
2. Framing, siding, roofing and exterior envelope	8 weeks
3. Utilities	3 weeks
4. Rough electric, plumbing and heating	6 weeks
5. Insulation, boarding, plater and paint	7 weeks
6. Finish carpentry, flooring, fixtures, etc.	8 weeks
7. Driveways, hardscape, landscape and cleanup	4 weeks
8. Allow for weather conditions and unforeseen delays	3 weeks

Estimated total duration of construction	46 weeks
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