

REFERENCE.

SUBJECT TO EASEMENTS AND/OR
RESTRICTIONS AS SHOWN AND/OR RECORDED.
BELMONT ASSESSORS MAP 28 PARCELS 37 & 38
WATERBURY ASSESSORS GIS ID 5210/2P
PLAN DATED 21 OCT. 1905 BOOK 3197 END MSRD.
PLAN 540 OF 2010 MSRD.
DEED BOOK 68740 PAGE 184 MSRD.

NOTE:

BUILDING LOCATION AND OFFSETS SHOWN ARE SPECIFICALLY
FOR ZONING DETERMINATION ONLY AND NOT TO BE USED TO
ESTABLISH PROPERTY LINES.

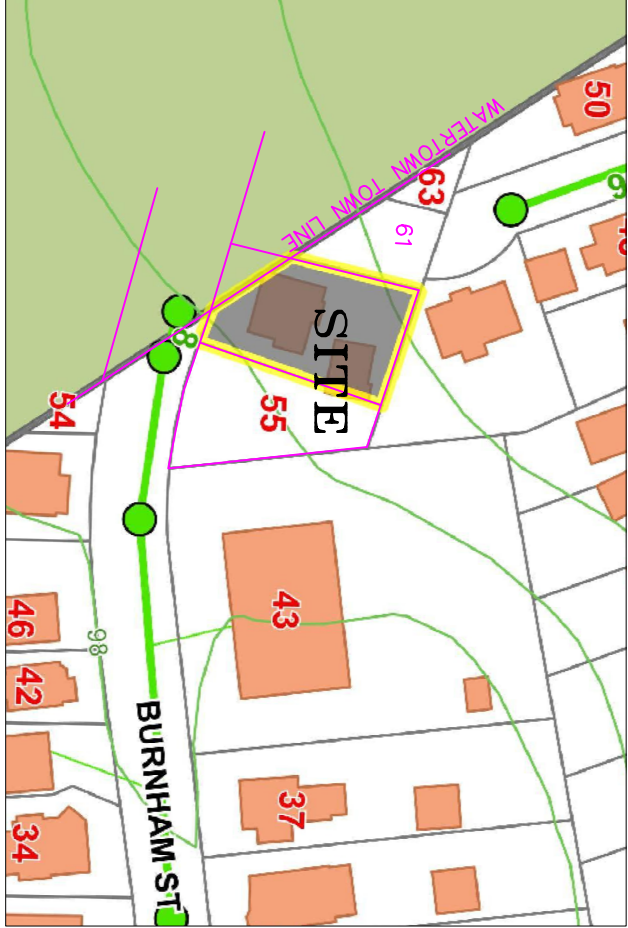
CERTIFICATION:

PLAN WAS COMPILED FROM EXISTING PLANS IN ACCORDANCE
WITH THE TECHNICAL STANDARDS FOR FOUNDATION
INSPECTIONS AS ADOPTED BY THE MASSACHUSETTS
ASSOCIATION OF LAND SURVEYORS AND CIVIL ENGINEERS.
A. THE BUILDING CONFORMS TO THE DIMENSIONAL
REQUIREMENTS OF THE ZONING PLANS ADOPTED BY THE TOWN
OF BELMONT AS SHOWN ON MAP 28 PARCELS 37 & 38.
B. THE BUILDING IS NOT IN THE 100 YEAR FLOOD PLAN.
FEMA MAP #260170044A DATED 4 JUNE 2010.

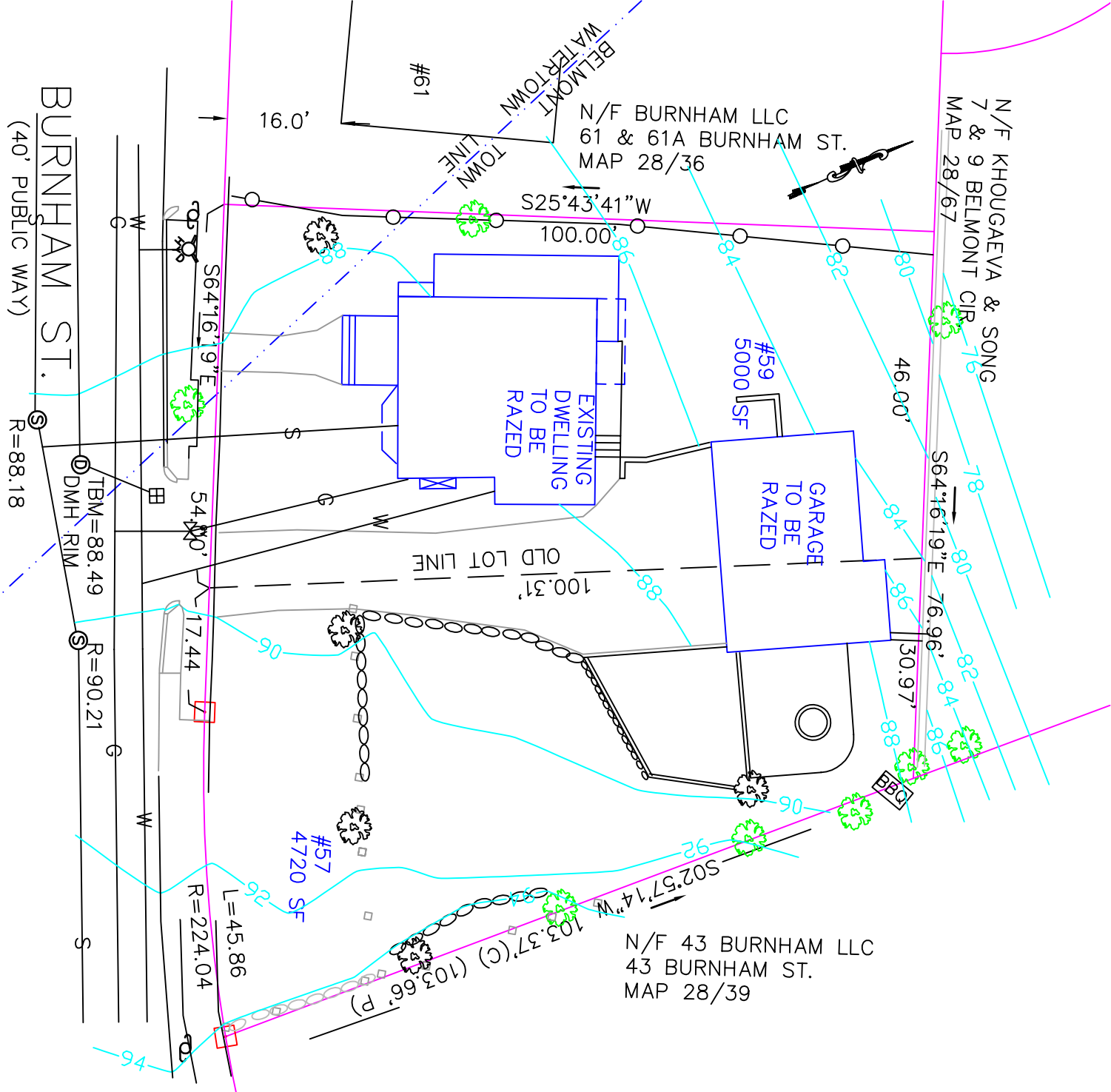
EXISTING 2 FAMILY DWELLING
57-59 BURNHAM ST.
APPLICANT: 57-59 BURNHAM ST., LLC
LOCATION: 57-59 BURNHAM ST., BELMONT, MA

LEFT
FRONT YARD SETBACK
EXIST. DWELLING #61 BURNHAM ST.
(16 + 20)/2= 18.0 FT
COVERAGE
30% OF 4600 SF = 1380 SF
PRO. HOUSE = 1000 SF OR 21.7%
DRIVEWAY AREA = 463 SF OR 10.1%
OPEN SPACE = 86.2%
RIGHT
FRONT YARD SETBACK
EXIST. DWELLING #61 BURNHAM ST.
(16 + 20)/2= 18.0 FT
COVERAGE
30% OF 5120 SF = 1536 SF
PRO. HOUSE = 1000 SF OR 19.5%
DRIVEWAY AREA = 546 SF OR 10.7%
OPEN SPACE = 69.8%

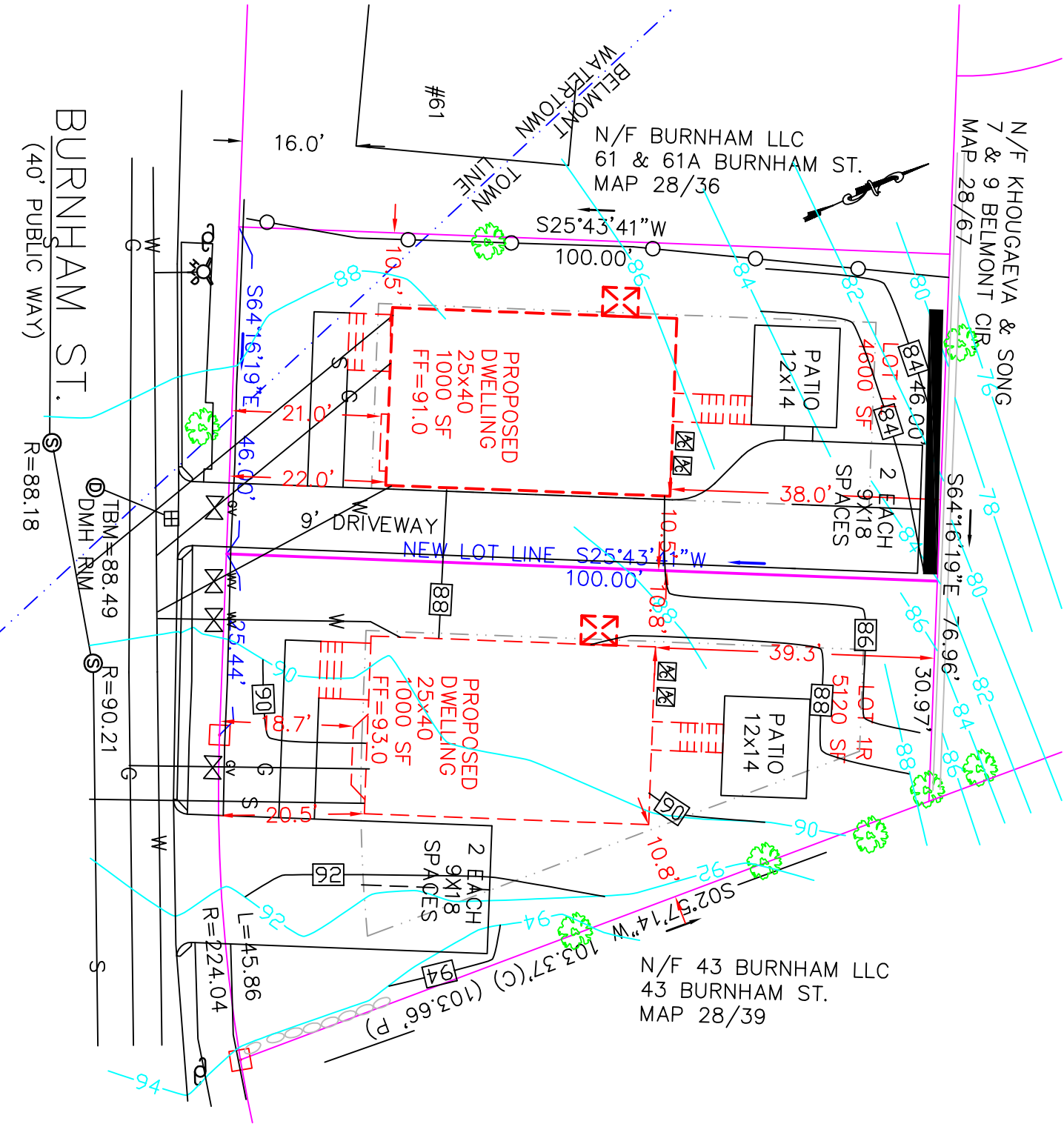
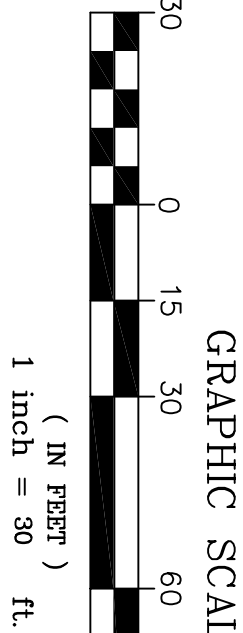
ZONING DISTRICT: GR			
ZONING DIMENSIONS			
LOT REQUIREMENTS	REQUIRED	EXISTING	PROPOSED
1. AREA (SF/DU) (2 FAMILY)	3500	9720	---
2. AREA (SF) (1 FAMILY)	4000	---	5120
3. WIDTH (FT) (REAR BLDG LINE)	45	---	46
3. DEPTH (FT)	---	---	46
4. FRONTAGE (FT)	70	117.3	46
5. FRONT SETBACK (BURNHAM) (FT)	18.0 (AVE)	23.5	22.0
6. SIDE SETBACK (FEET)	10	5	10.5
7. REAR SETBACK (FEET)	20	N/D	38
7. LOT DEPTH (100' + 20%)	20'	N/D	38
8. COVERAGE	30%	N/D	30.2%+
8. OPEN SPACE	40%	N/D	68%
9. HEIGHT (FEET) MAX.	32	N/D	28
10. STORIES	2.5	2.5	2.5



LOCUS PLAN
1"=100 FT



EXISTING SITE
1"=20 FT



NEW SITE LAYOUT
1"=20 FT

PLOT PLAN
57-59 BURNHAM ST.
BELMONT, MA



Bernard H. Hamill

DATE: 19 JAN. 2023

PREPARED FOR:

57-59 BURNHAM STREET LLC
166 CIRCLE DR.
WALTHAM, MA

PREPARED BY:

H-STAR ENGINEERING, INC.
200 GREENVILLE ROAD
NEW IPSWICH, NH 03071
(978) 973-3078
EMAIL: HSTAR@ATT.NET