



Town of Belmont
Planning Board

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2016 APR 11 PM 12:15

APPLICATION FOR A SPECIAL PERMIT

Date: 3/23/16

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 9 Westland 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 the
Construction of a new 3 Bedroom house 2 1/2 story
(2 baths + 2 half baths) to replace the existing
single story house.

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

Signature of Petitioner Esmail Mahdavi
Print Name Esmail Mahdavi
Address 80 Fairview Ave
Belmont, MA 02448
Daytime Telephone Number 617-678-9366

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

March 21, 2016

RE: 9 Westlund Road
Application for Special Permit

Gentlemen:

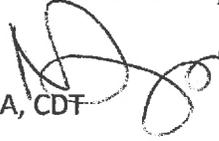
Please find attached the application for special permit and the required documentation. As we did not have the opportunity to obtain the Building Permit denial letter, (item 1 of the requirements) our understanding is that it may be issued subject to our submittal of the attached documents.

- a. The scale of the building is compatible with the structures of the neighborhood. There is a mix of two and a half and one story home. Please refer to the attached photographs.
- b. The proposed house is a typical colonial with clapboards, corner boards and gridded windows. The slope of the roof is not steep about 9 in 12. We added copper roofing over the garage and front entrance, as discussed in our meeting with the Senior Planner of the Town. The color of the siding would be either a light tan or light grey color, which is typical of the area.
- c. The height is also in accordance with the standards set by the Board and in agreement with the neighboring properties.
- d. The volumetric and geometric proportions are in human scale because they are broken down to separate smaller masses that also define the interior functions. Only three rooms define the front façade, i.e., the living room the entrance and the garage. The roofs above are also broken down the same way.
- e. The proposed building and the driveway are closely set at the same locations as the existing one. The proposed grading is almost identical with the existing with some variations that are less than 12 inches. The development is integrated into the existing terrain and the existing landscaping is maintained, including the tree at the front.
- f. The proposed driveway and the walks do not affect the privacy of the neighboring residences and parking is within the garage.
- g. Exterior lighting will only be for code compliance.
- h. The landscaping shall be according to the recommendations of the Board as expressed to us by the Senior Planner.
- i. There shall not be any separate structures besides the main house.
- j. There shall not be any objectionable items within the open space.

- k. Drainage shall be according the requirements of the Town of Belmont, General By-Laws.
- l. Street trees shall not be affected by the proposed development.
- m. Outdoor mechanical equipment shall not be within the setbacks and shall be screened with plants.

We would be pleased to address any other considerations if and when provided.

Yours respectfully,
Norman Kherlop, RA, CDT
Project Architect.



Encl:

Application for a Special Permit
Zoning Compliance check list
Comparing Proposed Plans
Certified Plot Plan
Zoning Calculations
Floor Plans
Elevations
Building Sections
Structural Drawings