

RECEIVED
TOWN CLERK
BELMONT, MA

CASE NO. 19-24

2019 JUN 28 AM 8:30

NOTICE OF PUBLIC HEARING BY THE
BELMONT ZONING BOARD OF APPEALS

ON APPLICATION FOR 2 SPECIAL PERMITS

Notice is hereby given that the Belmont Zoning Board of Appeals will hold a public hearing on Monday July 15, 2019 at 7:00 PM in the Art Gallery, 3rd floor, Homer Municipal Building, 19 Moore St., to consider the application of Nadia Shalaby at 32 Bright Road located in a Single Residence C (SRC) Zoning District for Two Special Permits under §1.5 of the Zoning Bylaw to Construct a Deck. Special Permits 1.- § 4.2 of the Zoning By-Law allows maximum Lot Coverage of 25%, the existing Lot Coverage is 25.5% and the proposed is 29.9%. 2. Minimum required side setback is 10.0', the existing side setback is 8.9' and the proposed is 9.0'.

ZONING BOARD OF APPEALS

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BELMONT, MA

2019 JUN 28 AM 8:30



Town of Belmont
Zoning Board of Appeals

APPLICATION FOR A SPECIAL PERMIT

Date: June 11, 2019

Zoning Board of Appeals
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-Laws 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 32 Bright 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 _____
construction of a deck

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

Address

Daytime Telephone Number

Nadialy
Nadia Shalaby
32 Bright Rd
Belmont, MA 02478
617-460-2028



**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**

May 20 2019

Ms. Nadia Shalaby
32 Bright Road
Belmont, MA. 02478

RE: Denial to Construct a Deck..

Dear Ms. Shalaby:

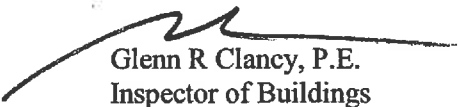
The Office of Community Development is in receipt of your building permit application to construct a deck at 32 Bright Road Belmont located in the Single Residence C (SR-C) Zoning District.

Your application has been denied because it does not comply with the current Town of Belmont Zoning By-Law. More specifically, Section 4.2.1 of the Zoning By-Law allows maximum Lot Coverage of 25% and requires a minimum side setback of 10' in the SR-C Zoning District.

1. Your existing Lot Coverage is 25.5% and the proposed is 29.9%.
2. Your existing side setback is 8.9' and your proposed is 9.0'.

You may alter your plans to conform to the current Town of Belmont Zoning By-Laws and re-submit a building application, or you may request Two (2) Special Permits from the Zoning Board of Appeals. If you choose this option, please contact the Office of Community development to schedule an appointment with Ara Yogurtian, Assistant Director, at 96170 993 2650 in order to begin the process.

Sincerely


Glenn R Clancy, P.E.
Inspector of Buildings

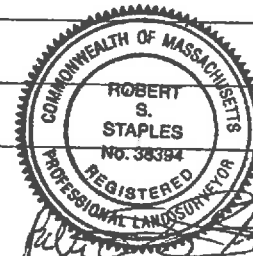
Zoning Compliance Check List (Registered Land Surveyor)

Property Address: 32 BRIGHT ROAD, BELMONT Zone: SR-C

Surveyor Signature and Stamp: *Robert S. Staples, PLS* Date: 5/30/2019

	REQUIRED	EXISTING	PROPOSED
Lot Area	9,000	7,920	-
Lot Frontage	75'	72'	-
Floor Area Ratio		0.36	0.36
Lot Coverage	max. 25%	25.5%	29.9%
Open Space	min. 50%	65.1%	60.7%
Front Setback	25'	22.7'	
Side Setback	10'	7.9'	
Side Setback	10'	8.9'	9.0' DECK
Rear Setback	30'	42.3'	33.3' DECK
Building Height	30'	20.8' HIGHEST POINT	20.8' HIGHEST POINT
Stories	max. 2 1/2	1 1/2	1 1/2
1/2 Story Calculation			

NOTES:



30 MAY 2019

June 4, 2013

Statement for Special Permit

32 Bright Rd, Belmont, MA 02478

The current footprint of the house as shown in the plot plan, has a lot of concrete around it, especially on the southern side yard, between our house and the Singleton's property. There is a concrete L-shaped patio in the back yard, which collects run off, leaves, and all kinds of debris from the wind, all of which accumulate around the house. Its size is 7'x27.5' on the backyard side to the east, and 17.9'x11.1' side yard side to the south. See photo below.



We would like to build a wooden deck exactly on that footprint, without taking any land from the grass and the non-concrete grounds. This will enhance the safety (no steps from back door to wet slippery steps and concrete patio with grime), functionality, comfort, and aesthetics of the house from the back and side yards. This deck will not be visible from the street or the front yard, and will be 34' from our property line to the south.

I personally spoke with all four abutters and ten more families in the immediate vicinity and no one had any objections. They all signed accordingly (please see signature list with names and addresses).

The architectural drawings of the deck are included in the subsequent pages.



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Consent to use Architectural drawings for not not. Contributors to create and verify all dimensions on site prior to construction. If any dimensions are found to be incorrect, the user shall be responsible. All dimensions shall be verified on site prior to construction. All work is carried out in accordance with the relevant Building Regulations and all relevant American Standards.



Project number: 132 Drawing number: 5000 Revision: 1 10/25/2018

For Permit

Index of Drawings

Architectural

- A001 GENERAL NOTES, LOCUS MAP & PROJECT DATA
- A002 ARCHITECTURAL GENERAL INFORMATION
- A110 DECK PLAN
- A120 DECK REFLECTED CEILING PLAN
- A200 EXTERIOR ELEVATIONS
- A201 EXTERIOR ELEVATIONS

Structural

- S0.1 GENERAL NOTES
- S0.2 TYPICAL DETAILS
- S1.0 FOUNDATION PLAN
- S1.1 FIRST FLOOR FRAMING PLAN
- S2.1 SECTIONS

PROJECT NAME:

Shalaby Residence

PROJECT ADDRESS:

32 Bright Road Belmont, MA 02478

PROJECT NO. 132

DATE: 10/25/2018

CLIENT NAME:

Nadia Shalaby

CLIENT ADDRESS:

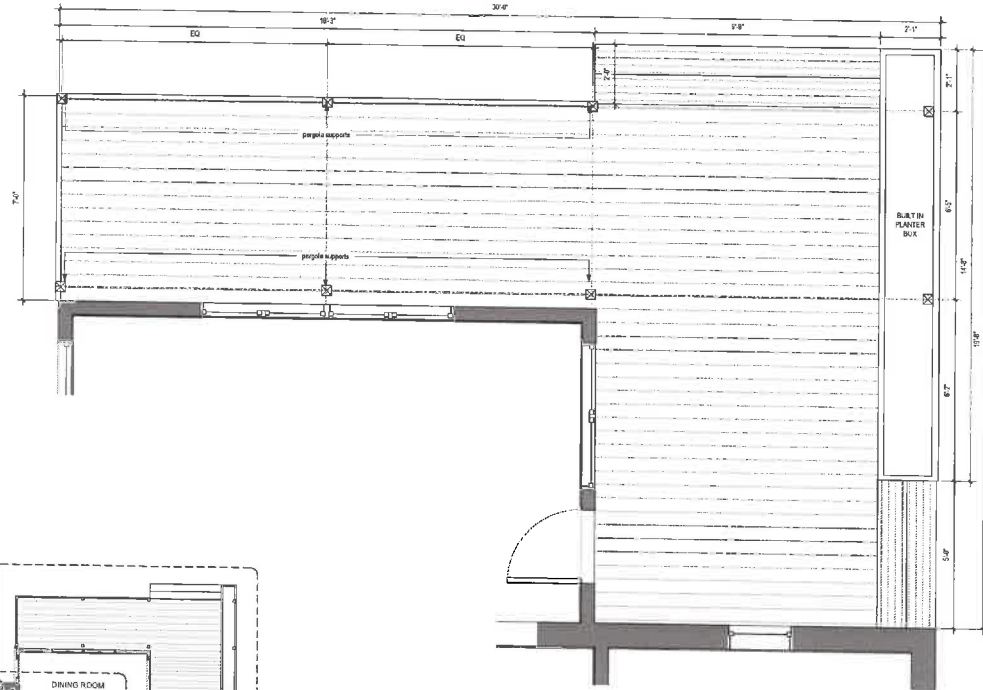
32 Bright Road Belmont, MA 02478



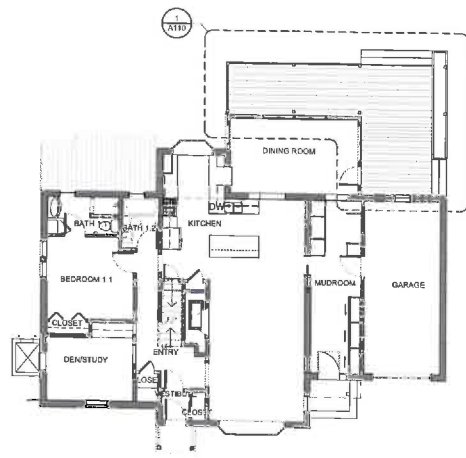
Joe The Architect, LLC
132 Shalaby Road, Belmont, MA 02478
Tel: 617.777.7777
www.joethearchitect.com

SHEET NOTES - CONSTRUCTION

- See sheet A1102 for abbreviations and typical mounting heights.
- See sheet A1102 for partition type schedule and construction.
- Use type "N" gels on fire rated partitions.
- Use counterbalance lower head (C/LCH) or equal at partitions scheduled to receive the (C/LCH). See frame plan for location of site where fixed partition used and mounting height, back to adjacent structure.
- Provide level 4 finish at all interior partitions, U/DN.
- D/C: To be responsible for top of concrete floor, slabs and provide leveling as required per industry standards and manufacturer recommendations.
- Provide flush, square type access panels in partitions as required for service of building systems.
- Dimensioning: All partition dimensions shown are to finish face U/DN. Dimensions noted as "x4" mean clear dimensions to face of frame. All horizontal dimensions are shown on plans and vertical dimensions on interior & exterior elevations where relevant. Vertical dimensions are in range of industry U/DN. See door schedule for door size, door etc and infill details.
- Align vertically all horizontally electrical and service including medicine, cables, fire alarm devices and signs, alarm group lights etc. When possible align with equipment and where in close proximity to schedule U/DN.
- See RCP for info regarding ceiling type, finish, fixture and all ceiling information.
- Provide blocking and bracing as required within existing partitions and new partitions for all cabinets, shelving, counter tops, hand accessories, and minor support hand accessories, and minor support equipment. Coordinate with shop drawings.



1 First Floor Plan - Callout 1
1/2" = 1'-0"



2 Ground Floor Plan
1/8" = 1'-0"

For Permit

NOTES:
1. The Architect is responsible for the accuracy of the information provided in this drawing. The Contractor shall be responsible for the accuracy of the information provided in this drawing. The Contractor shall be responsible for the accuracy of the information provided in this drawing. The Contractor shall be responsible for the accuracy of the information provided in this drawing.

contractor / contractor information



revision	revision description	date
1	For Permit	08/15/2015

project title
Shahly Residence

32 Bright Road Belmont MA 02478

client information
Rada Shahly

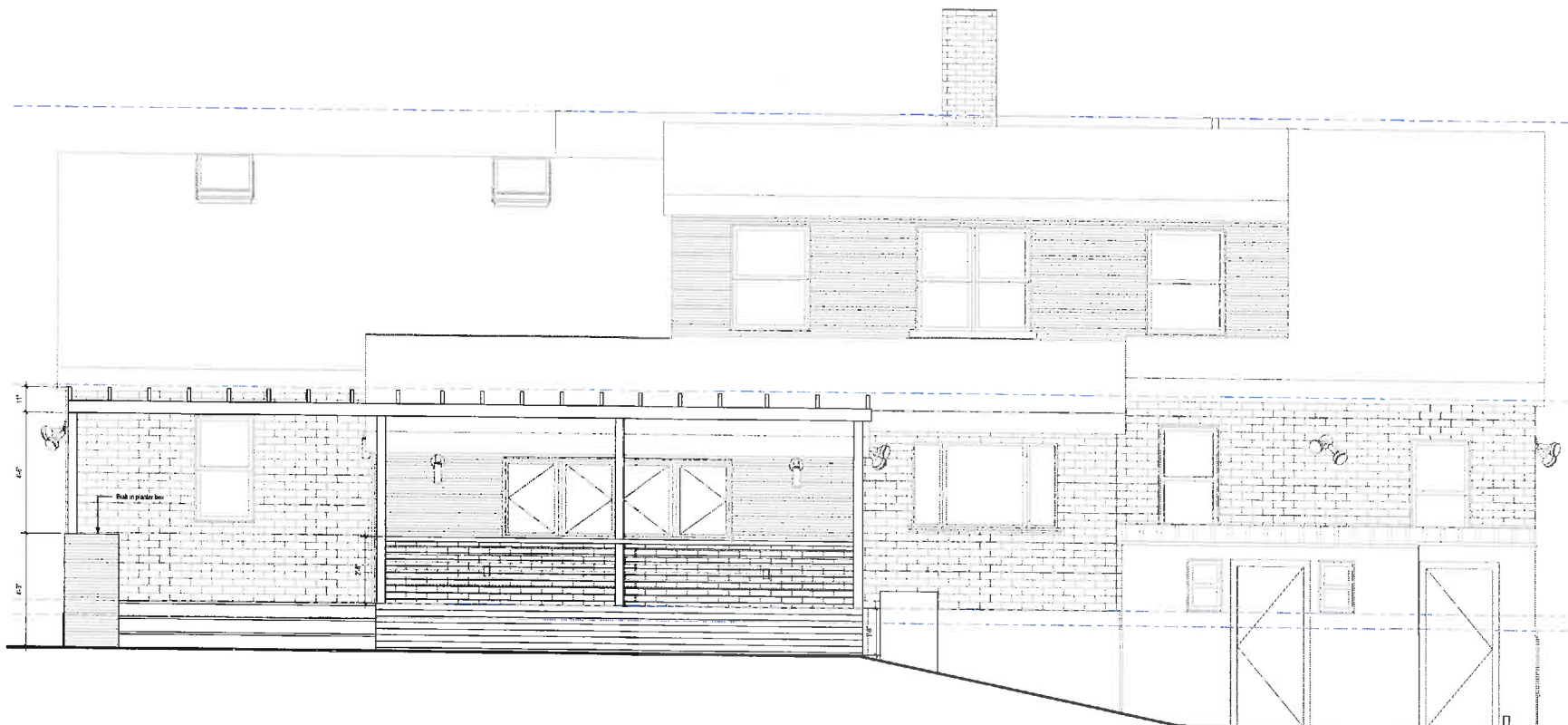
32 Bright Road Belmont MA 02478

JOE THE ARCHITECT

consulting
242 Highland Street, Suite 402
Somerville, MA 02145
P: 617-621-1044
www.joethearchitect.com

drawing title DECK PLAN

project number	drawing scale	approver
137	As Indicated	Approver
drawing number	revision	revision
A110	1	



③ South Elevation
1/2" = 1'-0"

We/I have reviewed the plan to construct a deck in the back yard of for 32 Bright Rd, Belmont,
and have no objection.

	Name	Signature	Address	Date
1.	Ann C. Verrill	Ann C. Verrill	49 Bright Rd	6/7
2.	John F. Verrilli	John F. Verrilli	49 Bright Rd	6/7
3.	Catherine Kelly	Catherine Kelly	48 Bright Rd.	6/7
4.	Mary Gouday	Mary Gouday	52 Bright Rd.	6/7
5.	Shaka Smyets	Shaka Smyets	38 Bright Rd	6/7
6.	Marin Mayall	M. Mayall	28 Bright Rd	6/7
7.	Margaret Belorian		43 Bright Rd	6/7
8.	Karren Damatian		37 Bright Rd	6/7
9.	Michael Moravski		3 Dana Rd.	6/7
10.	Sandra McMurray	Sandra McMurray	11 Taylor Rd	6/7
11.	Kaaruna Anya	Kaaruna Anya	23 Taylor Rd	6/7
12.	Nedda Hobbs	Nedda Hobbs	44 Bright Rd	6/8
13.	LINDA O'REILLY		61 BRIGHT RD	6/8
14.	PETER TILDEIN		7 TAYLOR RD	6/10

#7
n/f
PETER G. TILDEN
AND LINDA M. TILDEN
BK 25025 PG 210
(1994)

#11
n/f
ROBERT R. McMURRAY
REVOCABLE LIVING TRUST
BK 63452 PG 255
(2014)

MASSACHUSETTS STATE PLANE
COORDINATE SYSTEM
EPOCH 2010

NAD'83

LEGEND:

ASPH	ASPHALT
BK	BACK
BRK	BRICK
CLF	CHAIN LINK FENCE
CONC	CONCRETE
DH	DRILL HOLE
EOP	EDGE OF PAVEMENT
(F)	FOUND
PROP	PROPOSED
SB	STONE BOUND
STY	STORY
VFN	VINYL FENCE
WFN	WOOD FENCE

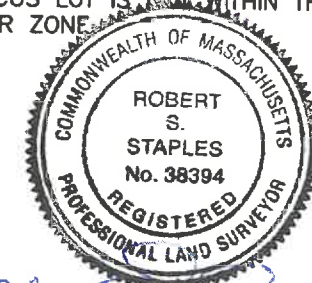
	SETBACKS			LOT COVERAGE	OPEN SPACE
	FRONT	SIDE	REAR		
REQUIRED	min.25'	min.10'	min.30'	max.25%	min.50%
EXISTING	22.7'	7.9'	42.3'	25.5%	65.1%
PROPOSED	22.7'	9.0'	33.3'	29.9%	60.7%

REFERENCES:

MIDDLESEX COUNTY
REGISTRY OF DEEDS
BK 71364 PG 270 (2018) DEED
BK 6112 PG 323 (1937) PLAN
BK 2002 PG 1355 (2002) PLAN
BK 1937 PG 505 (1937) PLAN

NOTES:

1. FIELD SURVEY PERFORMED: OCT. 25 AND NOV. 07, 2018.
2. ASSESSORS REF.: MAP 21, LOT 52
3. ZONE: SINGLE RESIDENCE C
4. LOCUS PROPERTY IS IN ZONE X (AREA OF MINIMAL FLOODING) PER FIRM COMMUNITY PANEL NO. 25017C0418E, EFFECTIVE ON 06/04/2010)
5. LOCUS LOT IS NOT WITHIN THE WETLANDS OR WETLAND BUFFER ZONE.



Robert S. Staples 13 MAY 2019
PROFESSIONAL LAND SURVEYOR DATE

32 BRIGHT ROAD

PROPOSED DECK
IN BELMONT, MASSACHUSETTS
MIDDLESEX COUNTY

PREPARED FOR:
NADIA SHALABY

PREPARED BY:

DGT Associates
Surveying &
Engineering

617.275.0541 www.DGTassociates.com

803 SUMMER STREET, 1ST FLOOR, BOSTON, MA 02127

RESEARCH:
R. CONWAY

FIELD:
R. CONWAY

CALCULATION:
A. LALLY

DRAFTING:
A. LALLY

CHECK:
R. STAPLES, PLS

DATE:
01-MAY-2019

JOB NO.
S1450.01

CRD FILE
S1450-ALL.CRD

BRIGHT (PUBLIC) ROAD

SCALE: 1" = 20'

AL	EXST LOT COVRG	05/13/19	1
BY:	DESCRIPTION:	DATE:	REV: 0
DRAWING NO.:	S1450-01PL1.DWG		

OWNER: NADIA SHALABY
LOC. HOUSE NO.: 32
LOT NO.: 52
APP. NO.: N/A
DATE: NOV. 7, 2018
SCALE: 1 INCH = 20 FEET