

NOTICE OF PUBLIC HEARING BY THE  
ZONING BOARD OF APPEALS

ON APPLICATION FOR TWO SPECIAL PERMITS

Notice is hereby given that the Belmont Zoning Board of Appeals will hold a public hearing on Monday, March 8, 2021 at 7:00 PM by remote access through the Zoom app. to consider the application of Mike Meskin for Two Special Permits under §1.5 of the Zoning By-Law to construct a second story deck and a staircase at 14-16 Park Road located in General Residence (GR) Zoning district. Special Permits: 1.- §4.2 of the By-Law allows maximum lot coverage of 30%, the existing lot coverage is 34.5% and the proposed is 36.8%; 2.- section 1.5.4A of the By-Law allows expansions and alteration in the General Residence zoning district by a Special Permit granted by the Board of Appeals.

ZONING BOARD OF APPEALS



Town of Belmont  
Zoning Board of Appeals

**APPLICATION FOR A SPECIAL PERMIT**

Date: 2/8/21

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 14-16 PARK 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 \_\_\_\_\_

2nd FLOOR REAR DECK & STAIRS

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 MIKE MESKIN C/O 14-16 PARK RD LLC

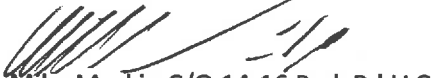
Address 103 HEMENWAY ST SUITE #B2  
BOSTON, MA, 02115

Daytime Telephone Number 617-421-9900

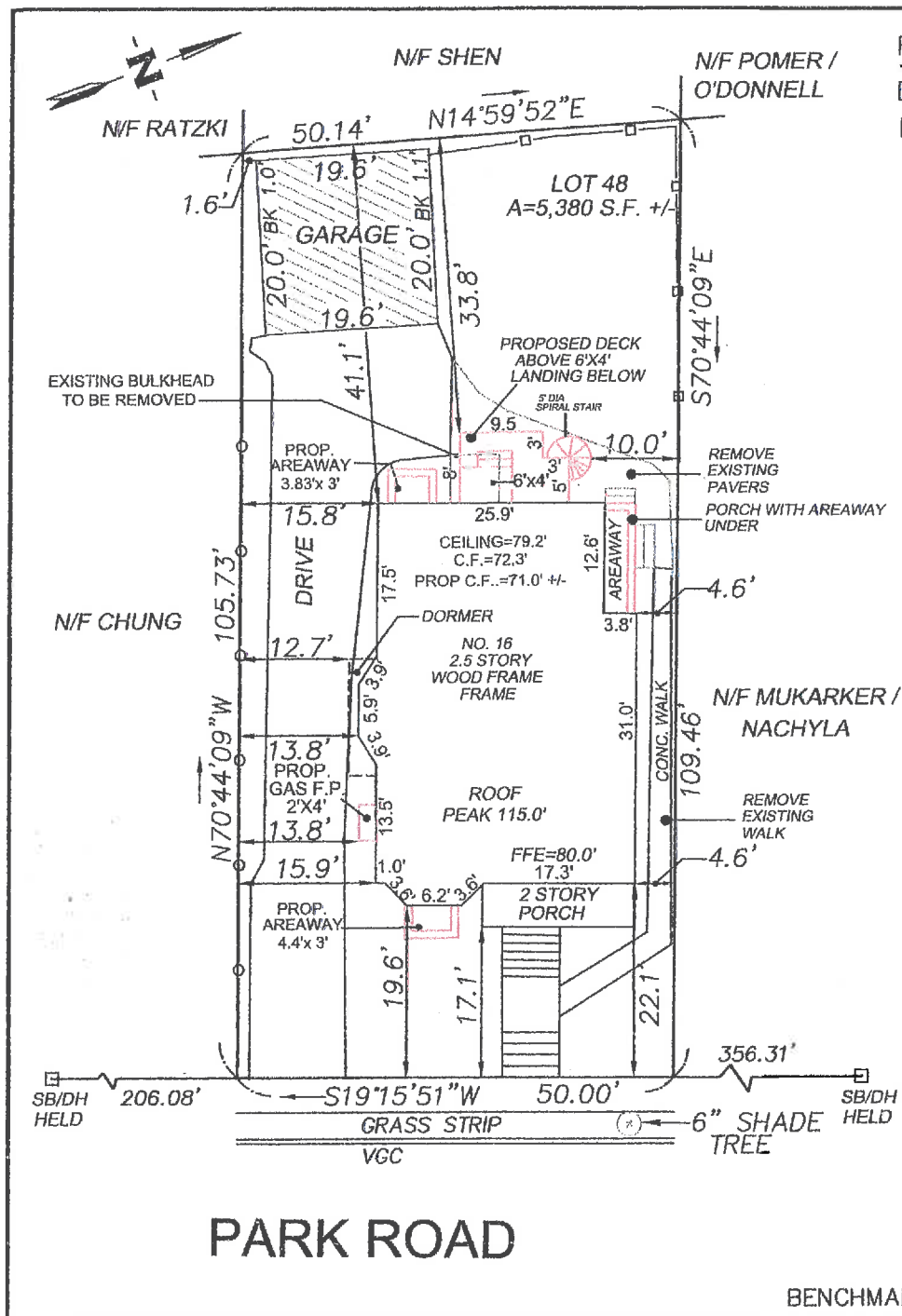
To whom it may concern,

We are the owners of 14-16 Park Rd in Belmont and as you may know, we are working on 2 condominiums for this multi-family home. We are developers who want to build and provide the best units that there is to offer to any prospective buyers. A lot of thought goes into our projects, we not only focus on the floorplans and interior finishes, but also on the exterior space as well. Not only do we want to provide excellent exterior finishes, but we want to deliver a nice space in the back of the property. It's important for us to add the deck and the back stairs because it will allow us to maximize the square footage and layout of each unit, giving each unit a good flow and fluidity. We also feel that by adding a deck for the 2<sup>nd</sup> floor, it would give a pleasant look to the home and the back exterior. We hope that you would consider our alteration of our plans.

Thank you,



Mike Meskin C/O 14-16 Park Rd LLC

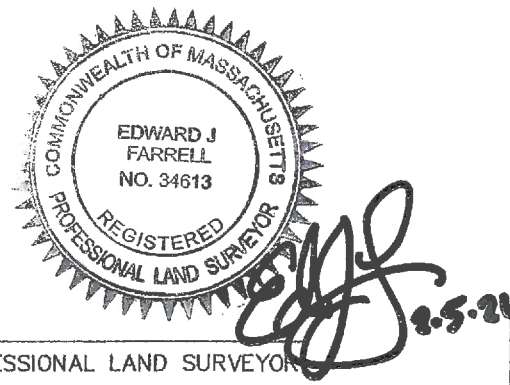


REFERENCE:  
DEED BOOK 73961 PAGE 552  
PLAN BOOK 91 PLAN 6

NEPONSET VALLEY SURVEY ASSOC., INC.  
95 WHITE STREET  
QUINCY, MA 02269  
TEL. 617-472-4867

ZONING COMPLIANCE SUMMARY			
ZONE-GENERAL RESIDENCE			
	REQUIRED	EXISTING	PROPOSED
LOT AREA	5,000 S.F.	5,380 S.F.	5,380 S.F.
LOT FRONTAGE	50'	50'	50'
F.A.R.	-	-	-
LOT COVERAGE	30%	34.5%	36.8%
OPEN SPACE	40%	42.6%	43.7%
FRONT SETBACK	20'	19.6'	19.6'
SIDE SETBACK	10'	12.7' / 4.6'	12.7' / 4.6'
REAR SETBACK	20'	41.1'	33.8'
BUILDING HEIGHT	33.0' / 2.5 STORY	32.5' / 2.5 STORY	32.5' / 2.5 STORY
STORIES	2.5 STORY	2.5 STORY	2.5 STORY

Certification is hereby made that the structure shown on this plan is not located within a Special Flood Hazard Area as delineated on the map of Belmont, Ma ZONE X  
Community Panel No: 25017C0418E  
Effective / revised Date: 6/04/10  
By the U.S. Department of Housing & Urban Development, Federal Insurance Administration.  
NO WETLANDS WITHIN 100' OF PROPERTY.



OWNER	14-16 PARK ROAD LLC
LOC. HOUSE NO.	16 PARK ROAD BELMONT, MA
LOT NO.	2-31
DATE	NOVEMBER 25, 2020 REVISED: FEBRUARY 05, 2021
SCALE	1"=20'

PROFESSIONAL LAND SURVEYOR  
BENCHMARK FRONT DOOR THRESHOLD 80.0' (ASSUMED)

ZONING CHART

ZONE : GENERAL RESIDENCE	REQUIRED	EXISTING	PROPOSED	REMARKS
LOT AREA, MIN S.F.	7,000 S.F.	5,380 SF +/-	5,380 SF +/-	DOES NOT COMPLY/ NO CHANGE
LOT FRONTAGE, MIN.	50 FT	50 FT	50 FT	COMPLIES/ NO CHANGE
LOT AREA/ DWELLING UNIT, MIN.	3,500/ DU 2 DU= 7,000 SF	2/ DU= 2,690/ DU	2/ DU= 2,690/ DU	DOES NOT COMPLY/ NO CHANGE
FAR, MAX.	N/A	N/A	N/A	N/A
LOT COVERAGE, MAX. % OF LOT	30 % / 1,614 SF MAX.	35% / 1,862 SF	36% / 1,926 SF	DOES NOT COMPLY
OPEN SPACE, MIN. % OF LOT	40 % / 2,152 SF MAX.	44 % / 2,400 SF MAX.	42% / 2,299 SF MAX.	COMPLIES
MIN. FRONT YARD	20' OR EXISTING ALIGNMENT	17.1'	17.1' EXISTING	DOES NOT COMPLY/ NO CHANGE
MIN SIDE YARDS	10' LEFT	LEFT SETBACK 13.8'	LEFT SETBACK 13.8' EXISTING	COMPLIES/ NO CHANGE
	10' RIGHT	RIGHT SETBACK 4.6'	RIGHT SETBACK 4.6' EXISTING	DOES NOT COMPLY/ NO CHANGE
MIN REAR YARD	20'	41.1'	30'-10 1/2"	COMPLIES
MAX HEIGHT	33'	32'-5" +/-	32'-5" +/-	COMPLIES/ NO CHANGE
	2 1/2 STORIES			
PARKING	2 SPACES / DU= 4 SPACES	2 SPACES (DETACHED GARAGE)	2 SPACES (DETACHED GARAGE)	DOES NOT COMPLY/ NO CHANGE

FOOTNOTES

1) In the GR District, a minimum lot area of 7,000 square feet and a minimum lot frontage of 70 feet shall exist for a two-family dwelling.

5. Notwithstanding the front setback requirement listed in Section 4.2.2, the front setback for the GR District shall not exceed the average of the front setbacks of the buildings on the lots contiguous thereto on either side. A vacant lot, a lot occupied by a building set back more than the required minimum, or an intersecting street shall be counted as though occupied by a building set back at that minimum.

6. On lots having depth of less than 100 feet, dwelling setback from the rear lot line shall equal not less than 40% of lot depth in the Single Residence A and D Districts, not less than 30% of lot depth in Single Residence B and C Districts, and not less than 20% of lot depth in General Residence Districts; but in no event shall the rear setback equal less than 25 feet in Single Residence Districts or less than 16 feet in General Residence Districts.

DEFINITIONS

**Floor Area, Gross** - The sum of the horizontal areas of the several floors of all buildings on the same lot, measured from the exterior face of exterior walls, including basements and any interior parking and loading areas, but not including cellars or areas having less than six feet floor-to-ceiling height.

**Story, Half** - A space under a sloping roof where:

- the line of intersection of the rafter bottoms and the interior wall surface is not more than three feet above floor level on at least half the perimeter of the second floor,
- the potential space having headroom of five feet or more is not more than 60% as large as the second floor,
- provided that the length of any dormer does not exceed 75% of the length of the roofline of the side of the structure where the dormer is constructed, and
- for purposes of this calculation, when the height of the second floor is indeterminate, the height of the second floor (from finished floor to finished ceiling) shall be equal to 12 feet, the remaining portion of the wall shall be factored into the half-story calculation.

**Grade** - The average of the ground level adjoining the building at all exterior walls based upon the existing contour lines. Contour lines shall be illustrated on a plan and shall be established prior to any filling or earth moving/removal activities. The grade shall not be raised more than 12 inches to allow for proper drainage.

**Height, Building** - The vertical distance from the grade to:

- the highest point of the roof or parapet for flat or shed roofs;
- the midpoint between the lowest and highest points of the roof for gable, hip and gambrel roofs (upper roof pitch 4" per foot or greater); or
- the point of change in roof slope for mansard roofs (upper roof pitch under 4" per foot).

**Lot Coverage** - Percentage of total lot area covered by structures or roofed.

**Open Space** - An open area on a lot, unbuilt on, containing landscape materials, pedestrian walks, patios, recreational facilities, but excluding driveways and parking spaces.

NON-CONFORMITY

A. General Residence Zoning Districts

(1) In the General Residence Zoning District, as provided in Massachusetts General Law Chapter 40A, Section 6, preexisting non-conforming structures may be extended or altered with a Special Permit by the Zoning Board of Appeals, provided that no such extension or alteration shall be permitted unless there is a finding by the Zoning Board of Appeals that such extension or alteration shall not be substantially more detrimental to the neighborhood than the existing nonconforming structure. Notwithstanding the foregoing, dormers that comply with Section 4.2.2, Linear Requirements, shall be allowed without review by the Zoning Board of Appeals.

(2) If the Building Commissioner determines that such proposed alteration or structural change increases the gross floor area of the nonconforming structure by more than 300 square feet either as:

- a standalone application, in and of itself, or
  - when combined with the gross floor area added to the structure during the fiveyear period preceding the date of the pending application,
- then the proposed alteration or structural change shall require a Special Permit from the Planning Board pursuant to Section 6D of this Zoning By-Law.

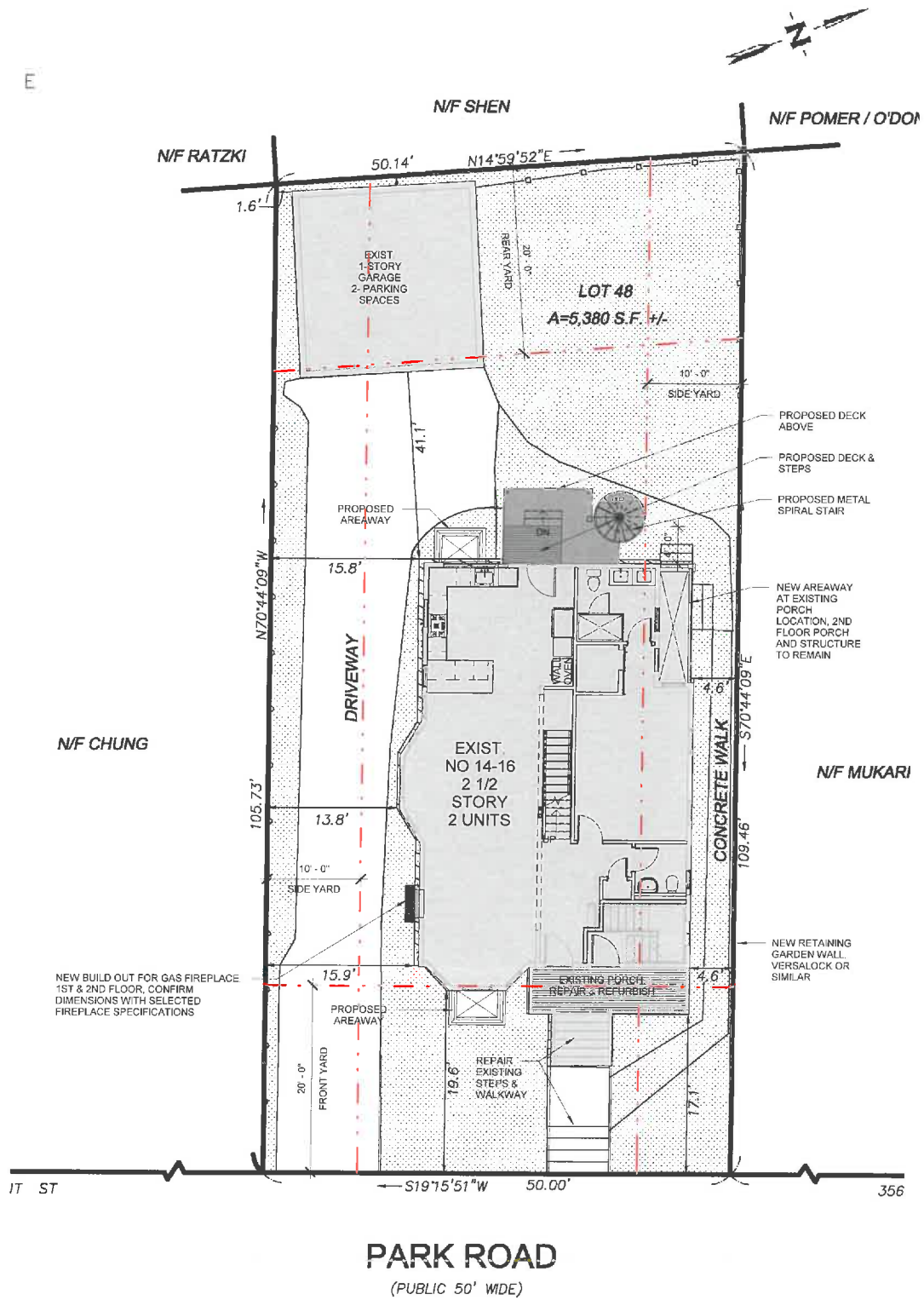
(3) On lots that do not comply with the minimum area requirements of this Zoning ByLaw (including the minimum lot area per dwelling unit), preexisting non-conforming single- and two-family structures may not be voluntarily demolished and reconstructed except in accordance with a Special Permit issued by the Planning Board under Section 6D of this Zoning By-Law.

SITE PLAN LEGEND

- EXISTING FOOTPRINT
- PROPOSED ADDITION
- LANDSCAPE
- REQUIRED SETBACKS

NOTE:

THIS PLAN IS FOR INFORMATIONAL AND ILLUSTRATIVE PURPOSES ONLY. THE PREPARER OF THIS PLAN MAKES NO CLAIM TO ITS ACCURACY. THIS PLAN SHALL NOT BE USED OR RELIED UPON IN ANY CIRCUMSTANCE. A CERTIFIED LAND SURVEYOR SHALL PROVIDE AN OFFICIAL CERTIFIED PLOT PLAN.



PROJECT NAME

14-16 Park Road  
Residences

PROJECT ADDRESS

14-16 Park Road  
Belmont, MA 02478

CLIENT

14-16 Park Road.,  
LLC.

ARCHITECT



17 IVALOO STREET SUITE 400  
SOMERVILLE, MA 02143  
TELEPHONE 617-591-8582

CONSULTANTS:

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REGISTRATION



Project number 20037  
Date 10/27/2020  
Drawn by TC  
Checked by JSK  
Scale As indicated

REVISIONS

No.	Description	Date

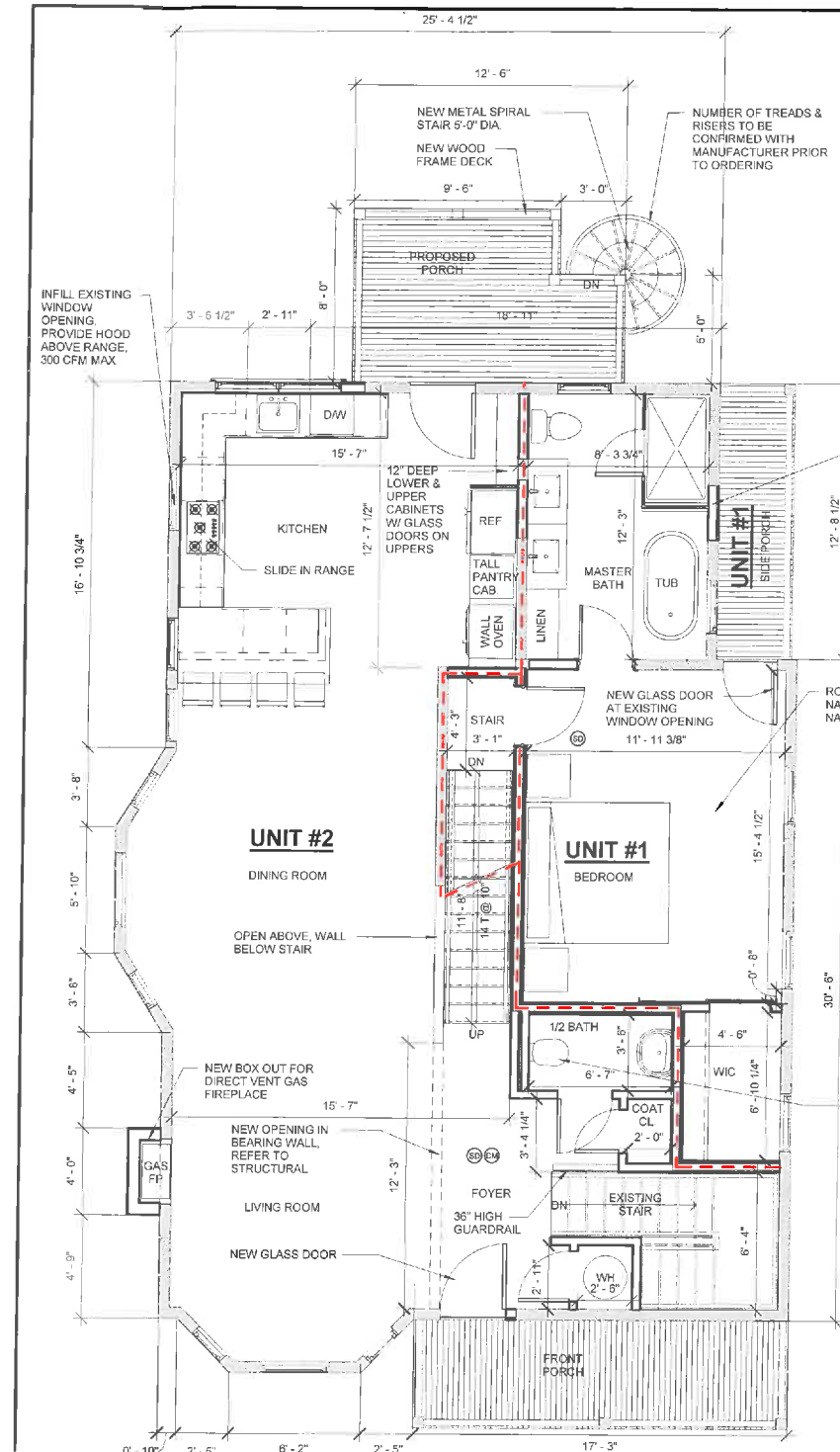
ARCHITECTURAL  
SITE PLAN

A-020

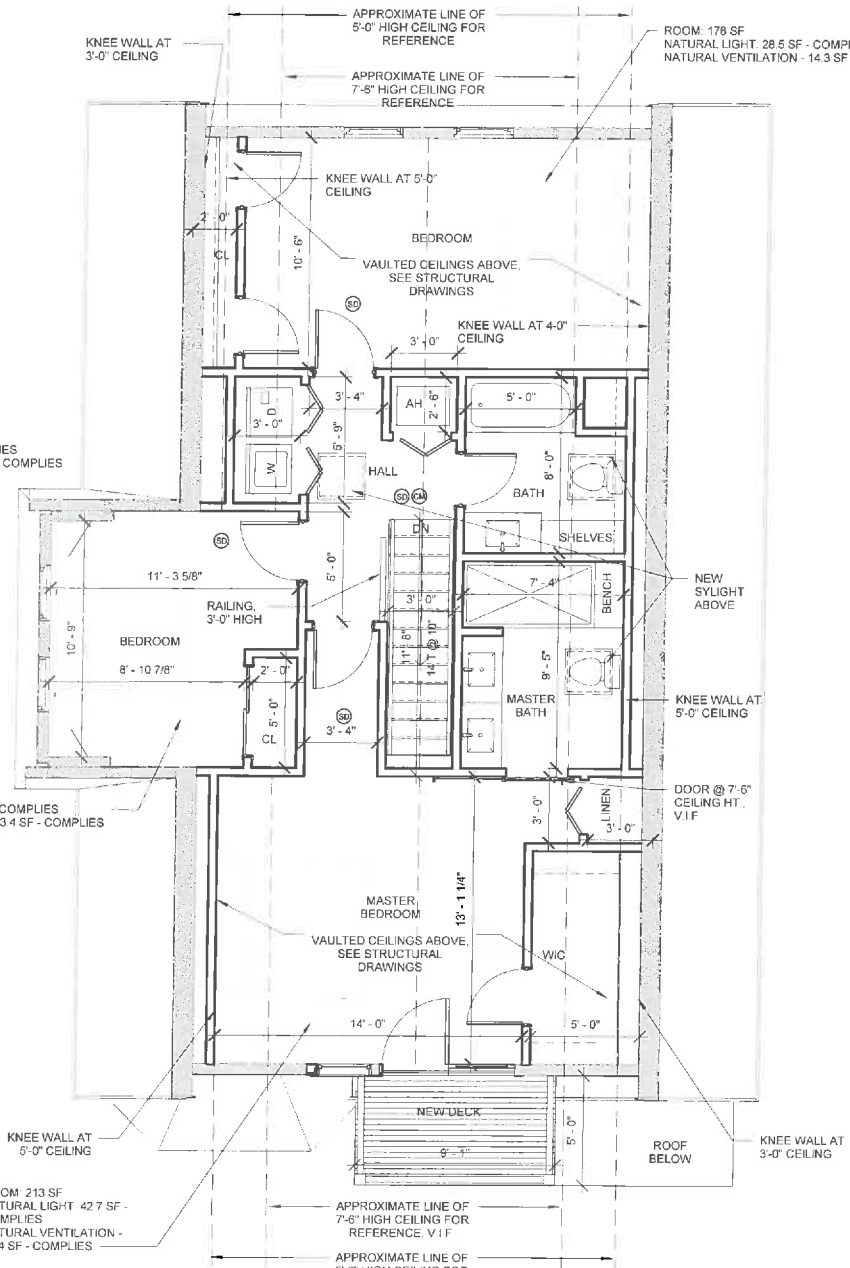
14-16 Park Road Residences

1 SITE PLAN  
1/8" = 1'-0"

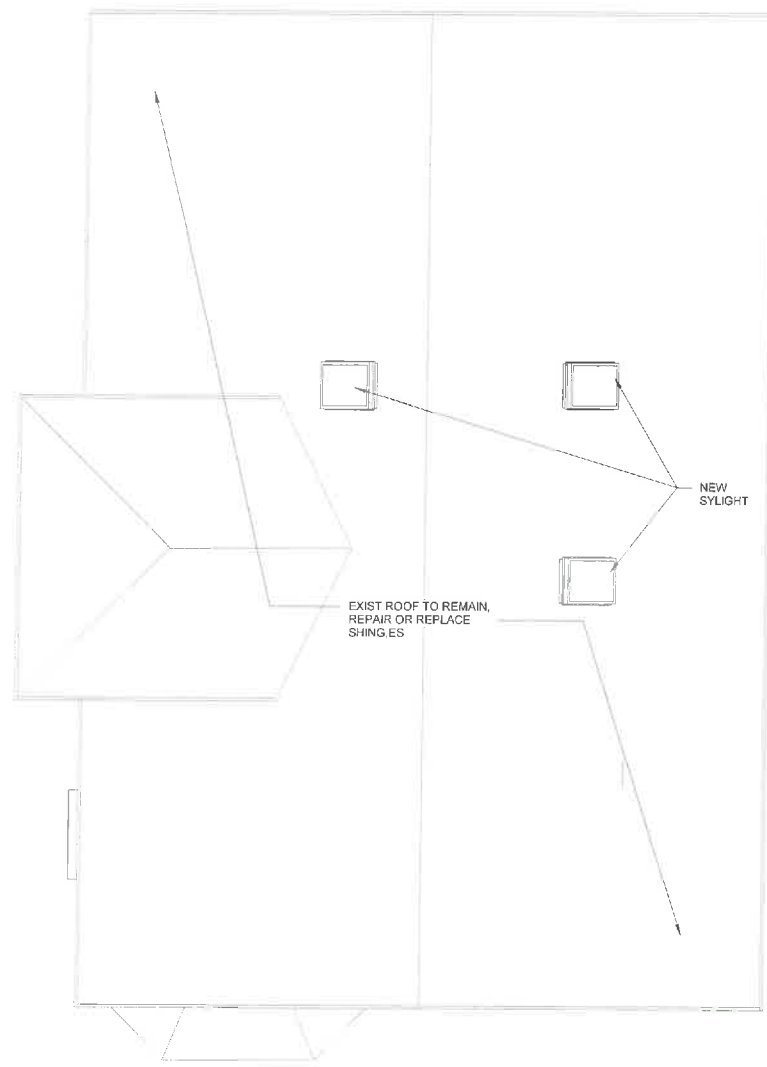




1 2ND FLOOR  
1/4" = 1'-0"



2 3RD FLOOR  
1/4" = 1'-0"



3 ROOF PLAN  
1/4" = 1'-0"

### LEGEND

- NEW WALL
- EXISTING WALL TO REMAIN
- WALL TYPE
- EXHAUST VENT
- FLOOR DRAIN
- SMOKE DETECTOR
- CO DETECTOR

### GENERAL FLOOR PLAN NOTES

1. FINAL KITCHEN LAYOUT TO BE DETERMINED BY OWNER
2. ALL INTERIOR FINISHES TO BE DETERMINED BY OWNER
3. UNLESS OTHERWISE NOTED ALL NEW EXTERIOR WALLS ARE TYPE "5"
4. UNLESS OTHERWISE NOTED ALL EXISTING EXTERIOR WALLS ARE TYPE "6"
5. UNLESS OTHERWISE NOTED ALL INTERIOR WALL SHALL BE TYPE "1"
6. SEE A-910 FOR PARTITION TYPES
7. MOISTURE RESISTANT GWB BOARD TO BE USED IN ALL BATHROOMS AND KITCHENS
8. SEE A-900 FOR DOOR & WINDOW DETAILS
9. ALL INTERIOR DIMENSIONS ARE FROM FACE OF GWB TO FACE GWB
10. ALL EXTERIOR DIMENSIONS ARE FROM EXTERIOR FACE OF PLYWOOD SHEATHING TYP. U.N.O
11. SEE STRUCTURAL DRAWINGS FOR ADDITIONAL NOTES
13. ELECTRICAL OUTLETS ON OPPOSITE SIDE OF WALL SHOULD BE INSTALLED AT LEAST 2'-0" FROM EACH OTHER
13. CONTRACTOR TO VERIFY EXISTING CONDITIONS IN THE FIELD PRIOR TO DEMOLITION & CONSTRUCTION
14. CONTRACTOR TO COORDINATE DESIGN BUILD DRAWINGS OF MECHANICAL, ELECTRICAL, PLUMBING, & FIRE PROTECTION PRIOR TO CONSTRUCTION
15. REFER TO SHEETS A-520 AND A-630 FOR ROOF DETAILS.

PROJECT NAME  
**14-16 Park Road Residences**

PROJECT ADDRESS  
**14-16 Park Road  
Belmont, MA 02478**

CLIENT  
**14-16 Park Road., LLC.**

ARCHITECT  
**DESIGN  
KHALSA**

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**SECOND &  
THIRD FLOOR  
PLAN/ ROOF  
PLAN**

**A-101**

14-16 Park Road Residences



2 SOUTH ELEVATION  
1/4" = 1'-0"



1 NORTH ELEVATION  
1/4" = 1'-0"

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REGISTRATION



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Drawn by J.C.  
Checked by JSK  
Scale 1/4" = 1'-0"

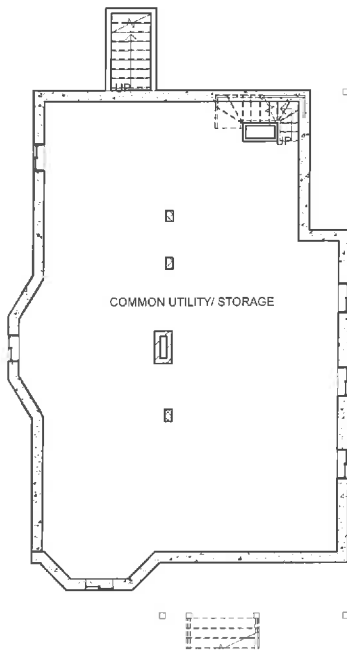
REVISIONS

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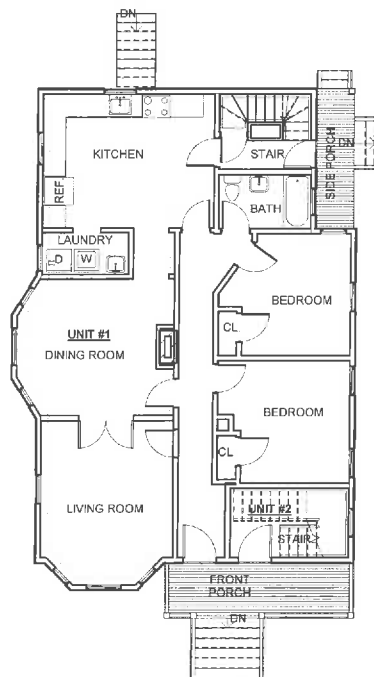
FRONT & REAR  
ELEVATIONS

A-300

14-16 Park Road Residences



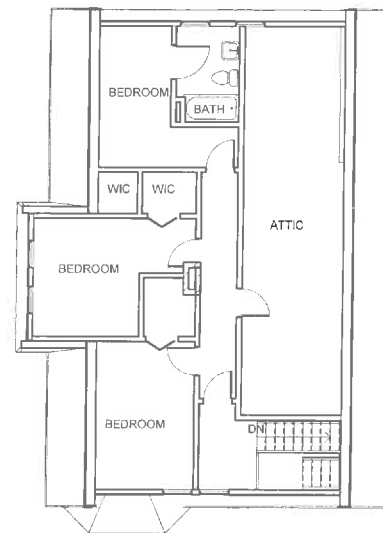
1 EXISTING - BASEMENT  
1/8" = 1'-0"



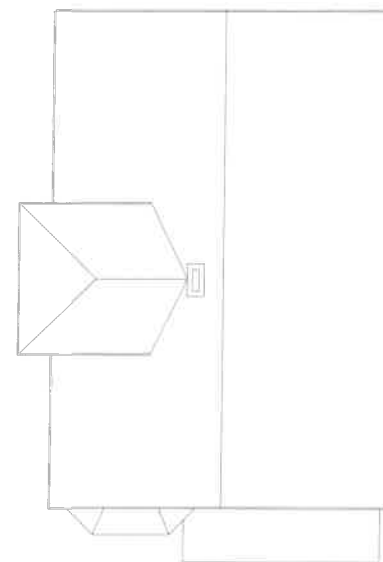
2 EXISTING - 1ST FLOOR  
1/8" = 1'-0"



3 EXISTING - 2ND FLOOR  
1/8" = 1'-0"



4 EXISTING - 3RD FLOOR  
1/8" = 1'-0"



5 EXISTING - ROOF PLAN  
1/8" = 1'-0"

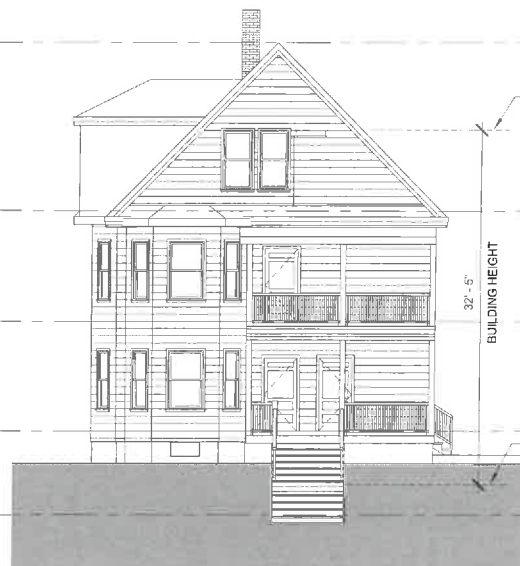
T.O. RIDGE  
35' - 5"

3RD FLOOR  
20' - 0 3/4"

2ND FLOOR  
9' - 11 1/2"

1ST FLOOR  
0' - 0"

BASEMENT  
-7' - 8"



7 EXISTING - NORTH ELEVATION  
1/8" = 1'-0"

MID-POINT OF GABLE

BUILDING HEIGHT  
32' - 5"

APPROX AVERAGE GRADE  
SURROUNDING BUILDING



8 EXISTING - WEST ELEVATION  
1/8" = 1'-0"

T.O. RIDGE  
35' - 5"

3RD FLOOR  
20' - 0 3/4"

2ND FLOOR  
9' - 11 1/2"

1ST FLOOR  
0' - 0"

BASEMENT  
-7' - 8"



9 EXISTING - SOUTH ELEVATION  
1/8" = 1'-0"



6 EXISTING - EAST ELEVATION  
1/8" = 1'-0"

PROJECT NAME

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EXISTING  
CONDITIONS

EX-100

14-16 Park Road Residences