



Town of Belmont
Zoning Board of Appeals

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BELMONT, MA

2022 JUN 22 PM 3:03

APPLICATION FOR A SPECIAL PERMIT

Date: _____

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 3-5 Williston Road ~~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 internal improvements without alterations to height or footprint of existing property.

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

Signature of Petitioner	<u>Lalig J. Musserian</u>
Print Name	<u>Lalig J. Musserian</u>
Address	<u>7 Greybirch Circle</u> <u>Belmont, Ma 02478</u>
Daytime Telephone Number	<u>617-319-2651</u>

December 6, 2005



OFFICE OF COMMUNITY DEVELOPMENT

Town of Belmont

Homer Municipal Building

19 Moore Street

Belmont, Massachusetts 02478-0900

Telephone: (617) 993-2650 Fax: (617) 993-2651

May 26, 2022

Lalig Musserian
7 Greybirch Circle
Belmont, MA 02478

RE: Denial to Convert Office Space to Residential

Dear Ms. Musserian:

The Office of Community Development is in receipt of your building permit application to convert an office space to a residential unit at 5-7 Williston Road, located in LBI Zoning District.

Your application has been denied because it does not comply with the current Town of Belmont Zoning By-Laws. More specifically, Section 3.3 of the Town of Belmont's Zoning By-Laws allow residential units in Local Business I (LBI) zoning district by Special Permit granted by the Board of Appeals.

To begin the Special Permit process, please contact the Office of Community Development to schedule an appointment with Ara Yogurtian, Assistant Director, at (617) 993-2650.

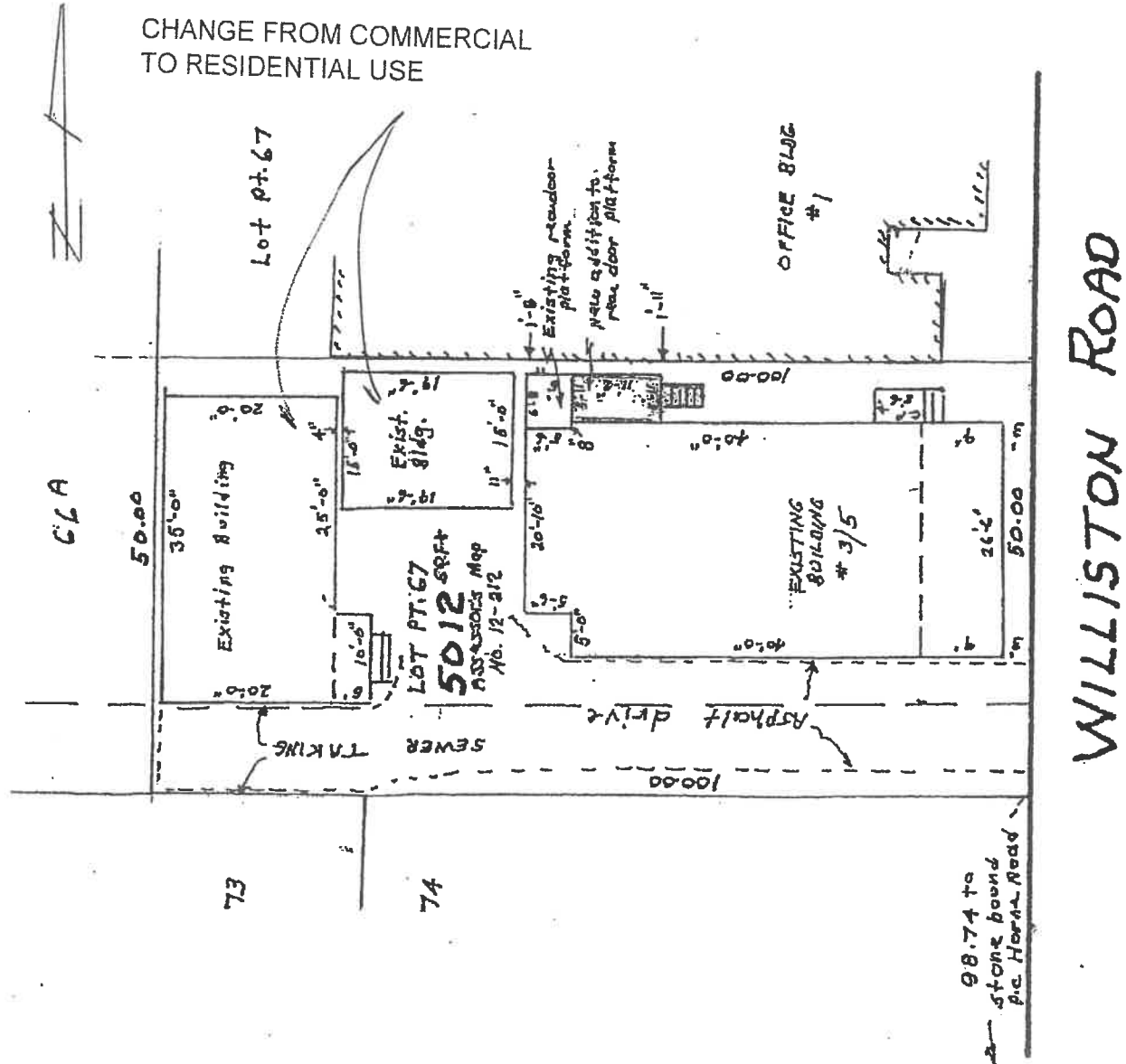
Sincerely,

Glenn R. Clancy, P.E.
Building Commissioner

IMPROVEMENTS AT 5-7
WILLISTON ROAD BELMONT,
MA-MIXED USE

4/5/22

NORDESIGN & BUILD LLC ARCHITECTS
21 HOUGH ROAD BELMONT MA 02478 617-283-5299



SITE PLAN 1"=20' ZONING DISTRICT LB-1

IMPROVEMENTS AT 5-7 WILLISTON
ROAD BELMONT, MA-MIXED USE

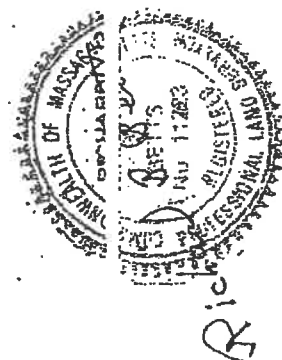
NORDESIGN & BUILD LLC ARCHITECTS
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ZONING
INFORMATION

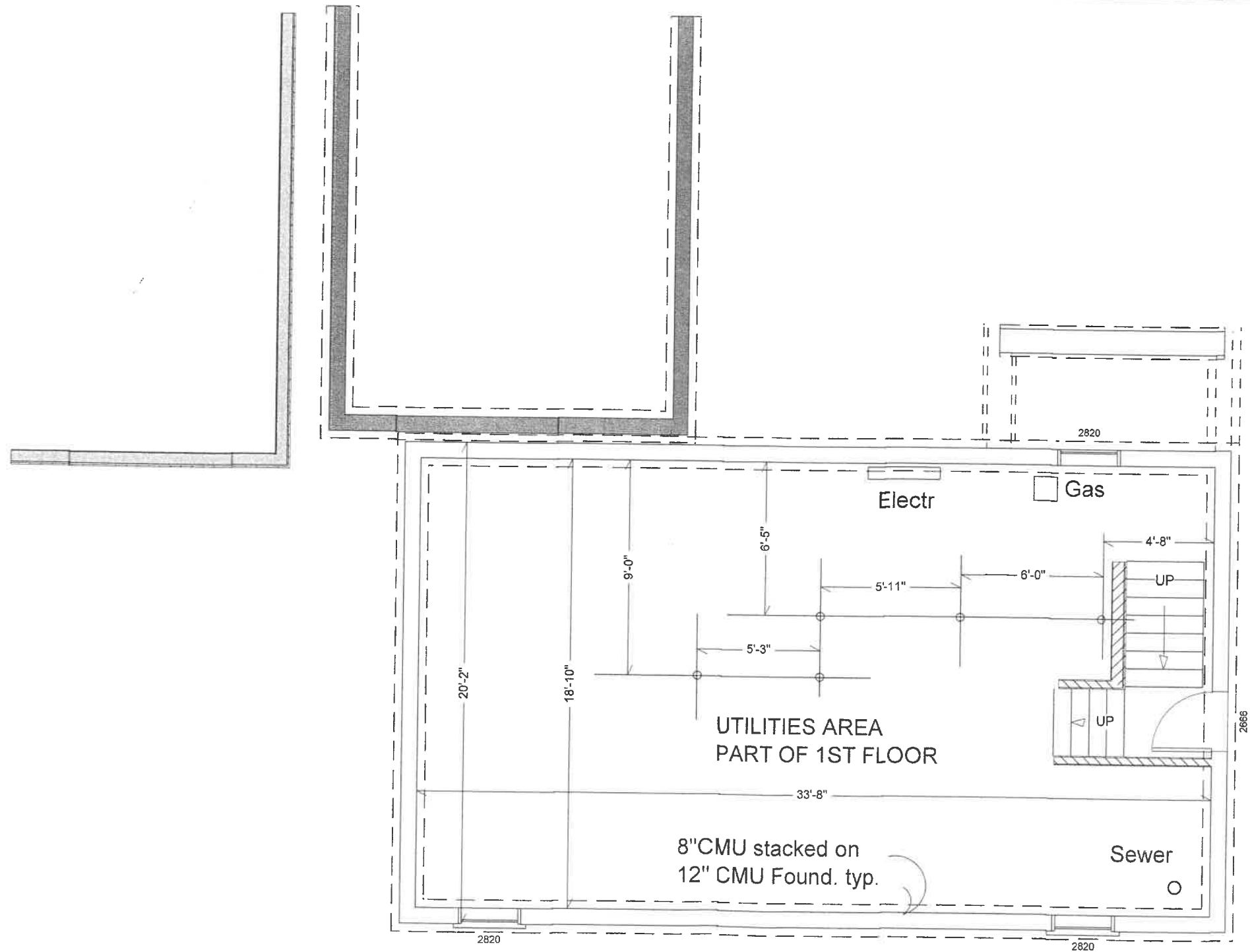
4/5/22

C-1

NOTE:
LOT COVERAGE N/A
OPEN SPACE N/A
LOT IS NOT IN A WETLAND
AS SHOWN ON TOWN OF
BELMONT WETLAND MAP



	REQUIRED	EXISTING & PROPOSED
FRONTAGE	20'	50'
LOT AREA	—	5012 SF
LOT AREA PER DWELLING	—	351 - 3445 SF
FAR	1.25%	1.11%
LOT COVERAGE	—	51.69%
OPEN SPACE	—	0
FRONT SETBACK	5 / 9	3
SIDE SETBACK	6 / 0	2 / 10
REAR SETBACK	6 / 0	2
BLDG. HEIGHT	28	28
STORIES	2	2 1/2
SPRINKLERS	THE BUILDINGS ON THE LOT ARE LESS THAN 7500SF IN TOTAL. THEREFORE AUTOMATIC FIRE SUPPRESSION SYSTEM WITH SPRINKLER MAY NOT BE REQUIRED.	
EXPPOSED FOUNDATION	#3-5 RESIDENTIAL COMMERCIAL 2 1/2 STORY BUILDING HAS A BASEMENT THAT EXCEEDS THE 40% BASEMENT EXPOSURE. BUT NO WORK OR ALTERATIONS ARE PROPOSED FOR THIS STRUCTURE. THE OTHER TWO UNITS ARE 2 STORY, THE SMALLER ONE HAS NO BASEMENT BUT THE LARGER ONE #7 HAS A BASEMENT THAT HAS ABOUT 41% EXPOSED BASEMENT IN AVERAGE.. THE FOOTPRINT & THE AREA OF THESE TWO BUILDINGS IS NOT BEING CHANGED.	



LIVING AREA
757 sq ft



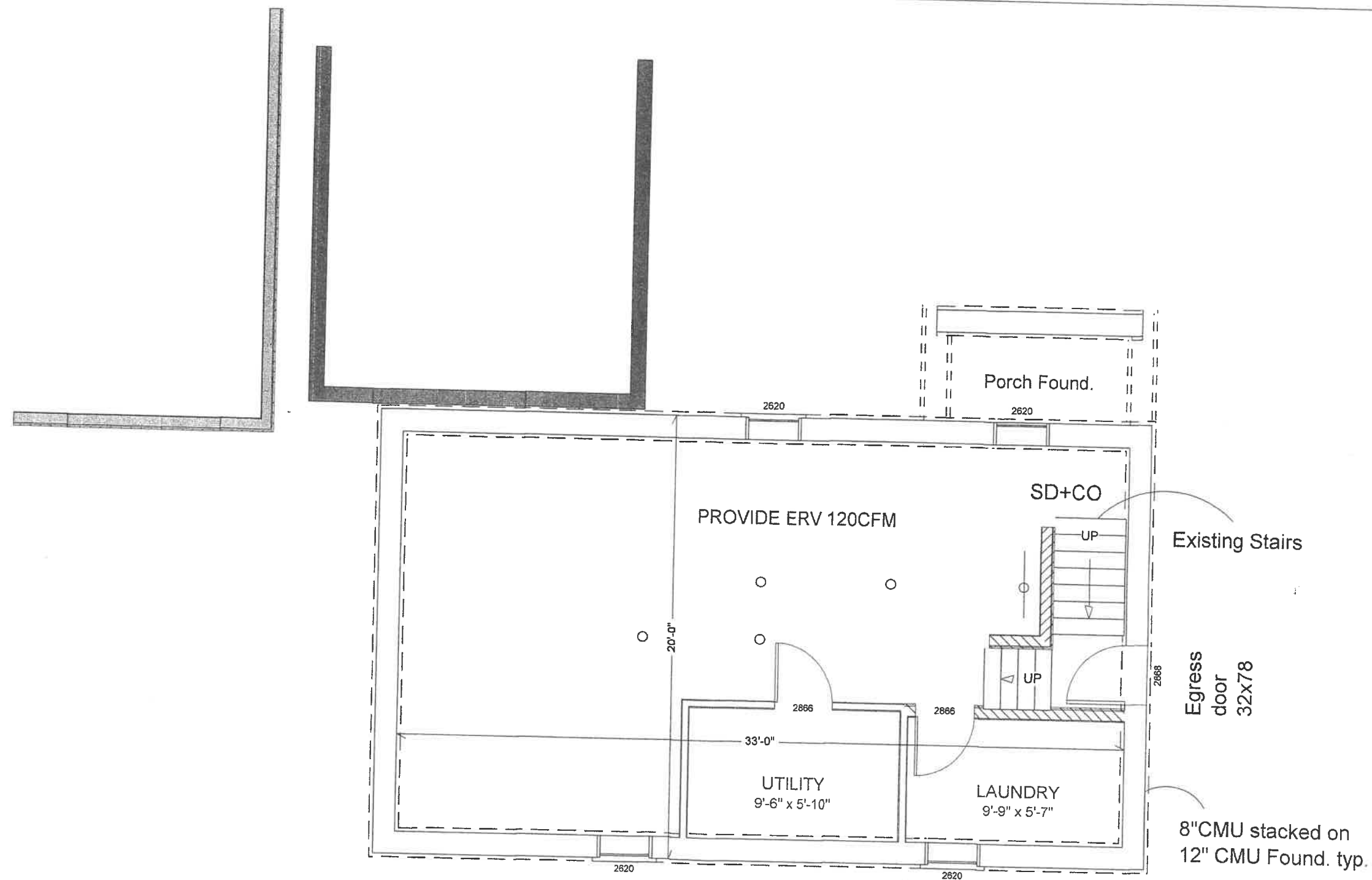
IMPROVEMENTS AT 5-7 WILLISTON
ROAD BELMONT MA, MIXED USE

NORDESIGN & BUILD LLC ARCHITECTS
21 HOUGH ROAD BELMONT MA 02478 617-283-5299

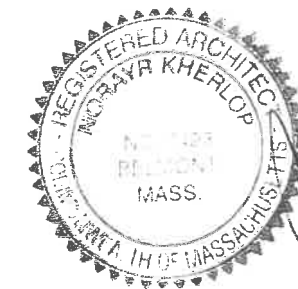
EXISTING BASEMENT
PLAN 3/16"=1'-0"

4/5/22

A1



LIVING AREA
751 sq ft
PART OF 1ST FLOOR



IMPROVEMENTS AT 5-7 WILLISTON
ROAD BELMONT MA, MIXED USE

NORDESIGN & BUILD LLC ARCHITECTS
21 HOUGH ROAD BELMONT MA 02478 617-283-5299

PROPOSED BASEMENT
PLAN 3/16"=1'-0"

12/11/20

A4

