

Letter of Transmittal

FROM Tom Timko, Copper Beech Design
TO: Belmont Zoning Board
DATE: 10-07-22
PROJECT: 25-27 Payson Road
SUBJECT: Zoning Resubmission

To the Board of Appeals regarding the updated submission for 25-27 Payson Road.

1. ENCLOSED STAIR ISSUE

The design of 25-27 Payson has been reconfigured to incorporate a new, enclosed staircase from the second floor to rear yard.
The surveyor’s Site Plan and Zoning Checklist have been updated and new architectural drawings have been provided.

Thank You
Tom Timko
Copper Beech Design
617-308-8099
tomtimko@copperbeechdesign.com

25-27 Payson Road, Belmont

ZBA Relief Request Supporting Information

RESUBMISSION UPDATES

Project Information

PROPOSED PROJECT

The owners of 25 – 27 Payson Road are proposing to update and modernize the existing two family home. They will be living in the Upper Unit and renting out the Lower Floor unit.

The only changes to the exterior are related to egress. The existing Basement egress will be reconfigured on the driveway side for improved access. This is a BY-RIGHT change.

The secondary rear egress for the Upper Unit is also to be reconfigured by adding a small Deck and an enclosed stairway to replace the existing failing stairway. This change requires relief as the existing structure is non-conforming on the left side and the new egress will EXTEND, BUT NOT INCREASE that non-conformity.

NON-CONFORMING COMPONENTS AND RELIEF REQUESTED

The primary relief request is related to the 10.0 FT side setback.

The existing 4.5 FT left side setback non-conformity WILL NOT be made worse. However, the proposed egress Stair and Porch at the rear will be constructed along the line of the building and will be within the 10.0 FT setback requirement.

It has been determined that the requested Relief will consist of two special permits under Bylaw sections 1.4.3A and 4.2.2.

SPECIAL SITUATION

A Building Permit for the proposed changes and updates to 25-27 Payson was approved by Inspectional Services earlier this year. The zoning non-conformities were identified AFTER construction was well underway. This request for relief is being made to rectify the situation and bring the existing construction into full compliance.

RESUBMISSION NOTES

As per the Board's request, the design of the rear egress stair has been reconfigured in order to enclose it. This required relocation of the proposed stair to the driveway side of the building. The second floor deck has been retained, but is now not associated with the proposed enclosed stair.

Zoning and Dimensional Compliance Information

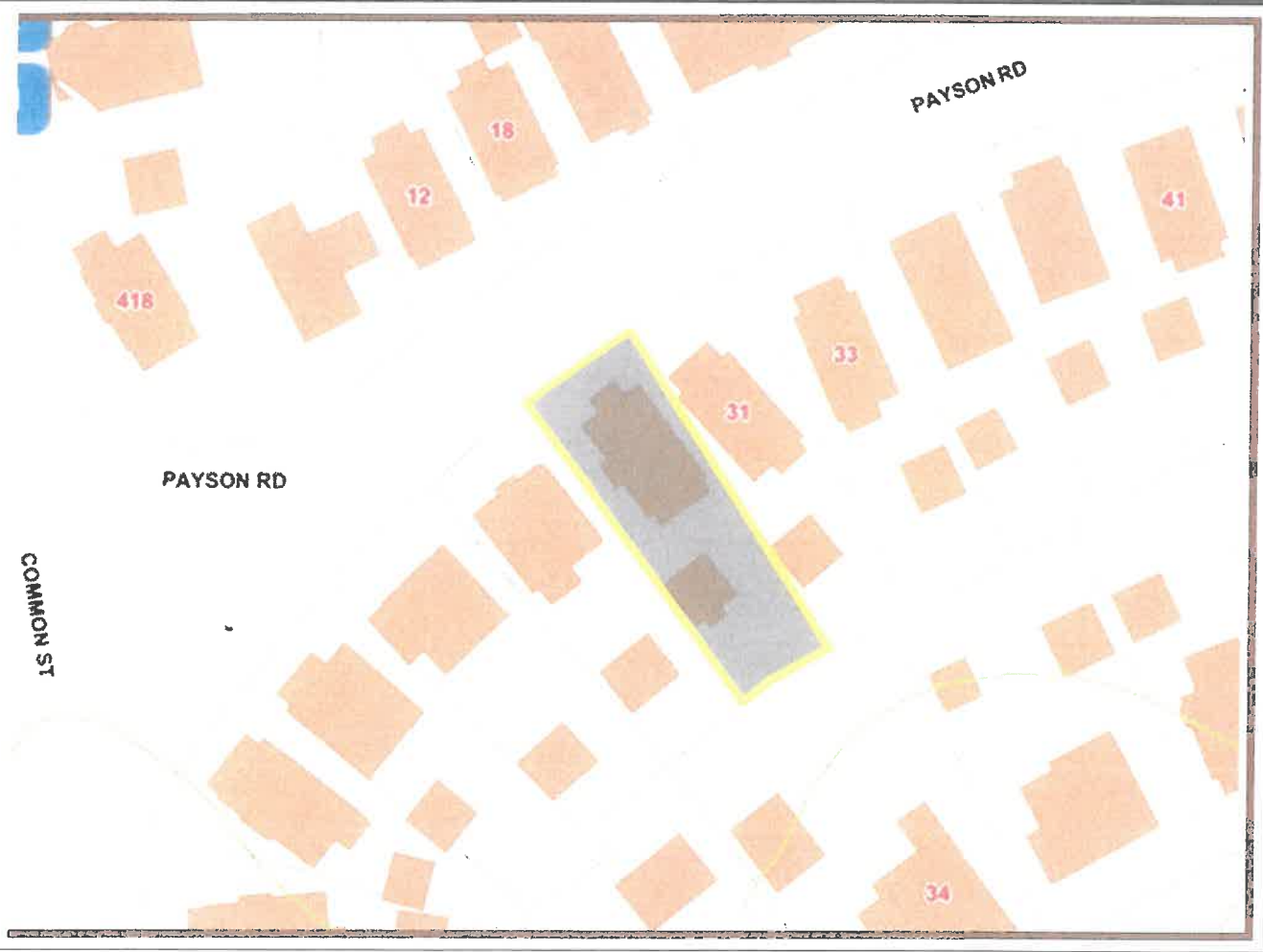
District GR	Required	Existing / Proposed	New Construction Compliance Status
Dimensional Requirements			
Lot Size	5,000 SF	8,217 SF	CONFORMS
Minimum Frontage	50.0 LF	52.8 LF	CONFORMS
Minimum Front Yard Depth	20.0 FT	17.5 FT (existing) (NO CHANGE PROPOSED)	EXISTING NON-CONFORMING
Minimum Side Yard – LEFT	10.0 FT	4.5 FT (existing) (NO CHANGE PROPOSED)	EXISTING NON-CONFORMING
Minimum Side Yard – RIGHT	10.0 LF	14.2 FT (existing) 13.7 FT (proposed)	CONFORMS
Lot Coverage	30.0 %	22.6 (existing) 24.3 (proposed)	CONFORMS
Open Space	40.0 %	62.1 (existing) 60.5 (proposed)	CONFORMS
Height	33.0 FT 2.5 ST	28.5 FT (existing) APPROX. (NO CHANGE PROPOSED)	CONFORMS

Property Overview

PROPERTY HISTORY AND OVERVIEW – EXISTING STRUCTURE

	EXISTING STRUCTURE	PROPOSED CHANGES
Property Class	Two-Family	NO CHANGE
Zoning	GR	NO CHANGE
Land Area	8,217 SF	NO CHANGE
Year Built	1923	NO CHANGE
Number of Stories	2.5	NO CHANGE
Rooms/Bedrooms	12 / 5	10 / 6
Full Baths/Half Baths	3 / 0	5 / 1

Property Context and Abutters



Criteria for Relief

RELIEVES A HARDSHIP

The relief request for 25-27 Payson Road results from the constraints due to left side setback. The goal of the proposed changes is to allow the owners to update their property and transform it into a viable, contemporary living space that would be fall into the typical range of size and features for the neighborhood.

AN IMPROVEMENT TO THE NEIGHBORHOOD – NOT A DETRIMENT

The fundamental guideline for the granting of relief requested is that the proposed change is not detrimental to the neighborhood. The owners have been very careful to minimize the changes they are making to the existing structure. They are updating and modernizing a property that has not been touched in years and the proposed will work will be a benefit to the neighborhood. The updates and finishes will all be in keeping with the traditional features of the existing home and complementary to the styles in the neighborhood.

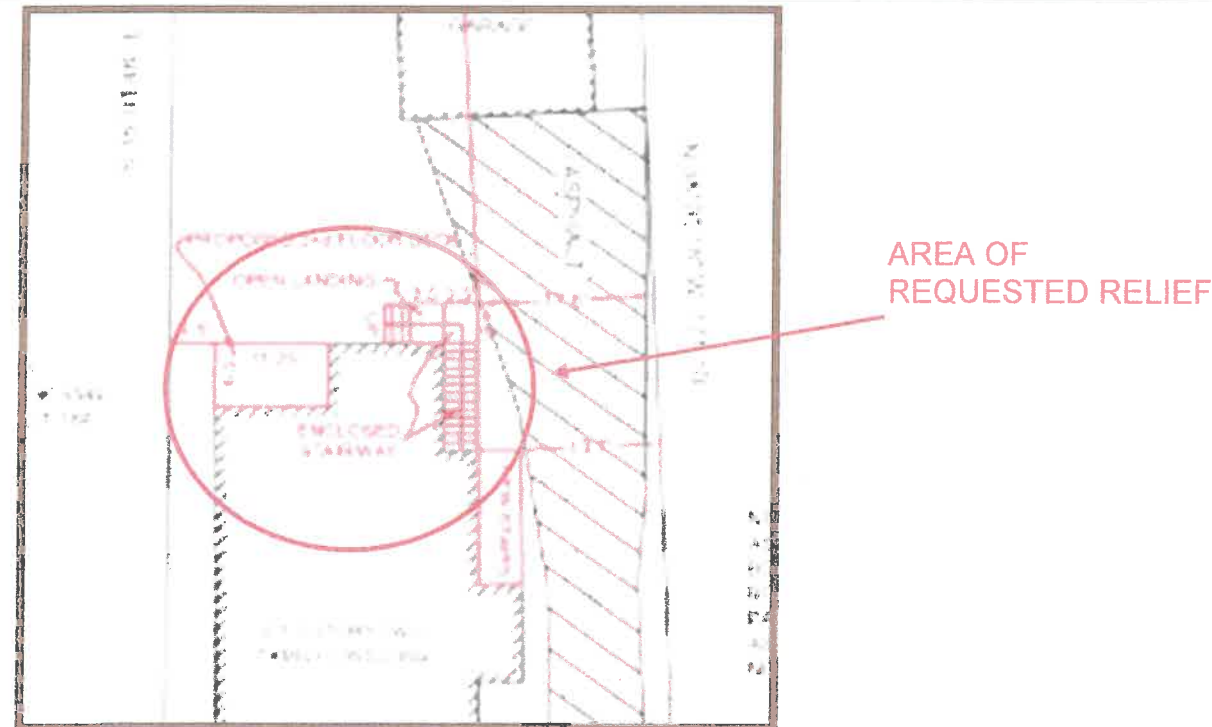
The proposed relief WILL NOT be visible from the street. It is fully behind the existing building and visible ONLY to the abutter on the left side.

Frankly, we believe that the overall project is actually be an aesthetic improvement to the neighborhood. The updates and modernizations will take a property last updated roughly 40 years ago and bring it to a point where it is fresh and current. We also think that the very restrained intervention that we are undertaking is much more measured and respectful than many of the recent/current teardown/new home projects in the Coolidge Square area and in the Town at large.

IMPACT ON ABUTTERS

The only homeowner abutter that will be affected in any measurable manner is the contiguous neighbor on the left side at 31 Payson Road. Their view will be different in the sense that the old, poorly maintained rear of 25-27 will be updated with the addition of a small porch and stairway that faces away from them. We believe that this will be a minimal impact on the view and a positive improvement aesthetically.

Proposed Site Plan – Excerpted and Enlarged View



Existing Conditions Photos



Existing Elevation – Before Construction – Front Left



Existing Elevation – Before Construction – Front Right

Aerial View of Property – Right Side



Aerial View of Property – Left Side



Street Context – House to Right



Street Context – House to Left



Abutter Views – House to Left



APPROXIMATE
LOCATION OF NEW
ENCLOSED STAIR

APPROXIMATE
PROPOSED NEW
DECK WITH PORCH
BELOW

Zoning Compliance Check List
(Registered Land Surveyor)

Property Address: 25-27 PAYSON ROAD Zone: GR

Surveyor Signature and Stamp:  Date: OCT. 6, 2022

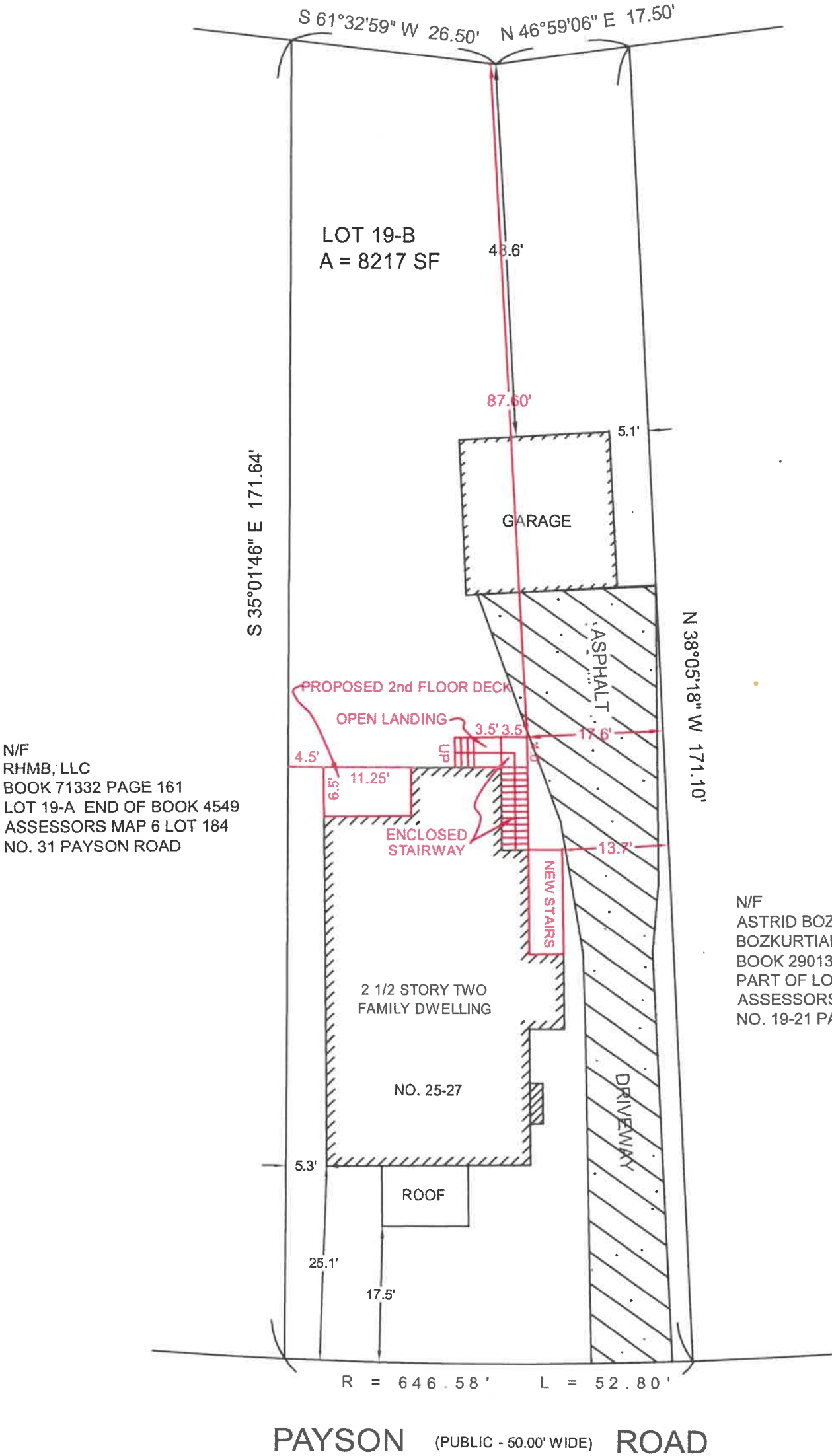


	REQUIRED	EXISTING	PROPOSED
Lot Area	5000 SF	8217 SF	8217 SF
Lot Frontage	50 ft	52.80'	52.80'
Floor Area Ratio	N/A	N/A	N/A
Lot Coverage	30%	22.6%	24.3%
Open Space	40%	62.1%	60.5%
Front Setback	20 ft	17.5'	17.5'
Side Setback	10 ft	4.5 ft	4.5 ft
Side Setback	10 ft	14.2'	13.7'
Rear Setback	20 ft	91.5'	87.6'
Building Height	No change to existing		
Stories	No change to existing		
½ Story Calculation	No change to existing		

NOTES:

N/F
ROY J. EPSTEIN TRUSTEE OF THE
ROY J. EPSTEIN MARITAL TRUST &
JOANNA EPSTEIN, TRUSTEE OF THE
JOANNA EPSTEIN MARITAL TRUST
BOOK 74529 PAGE 207
LOT 25 - END OF BOOK 3326
ASSESSORS MAP 6 LOT 229
NO. 34 CUSHING AVENUE

- NOTES:
- 1.) This plan was prepared from an instrument survey
 - 2.) Deed Reference: Book 79339 Page 83
 - 3.) Plan Reference: End of Book 4549
 - 4.) Zoning District: General Residence
 - 5.) This property is not located within wetlands as shown on the Town of Belmont wetlands map.
 - 6.) The subject property is located in Zone X, area of minimal flood hazard as shown on the Flood Insurance Rate Map for Communiy No. 250182, dated 6/4/2010.



N/F
RHMB, LLC
BOOK 71332 PAGE 161
LOT 19-A END OF BOOK 4549
ASSESSORS MAP 6 LOT 184
NO. 31 PAYSON ROAD

N/F
ASTRID BOZKURTIAN, TRUSTEE OF THE
BOZKURTIAN FAMILY LIVING TRUST
BOOK 29013 PAGE 99
PART OF LOT 20 - END OF BOOK 4023
ASSESSORS MAP 6 LOT 182
NO. 19-21 PAYSON ROAD



PREPARED BY:
D & A Survey Associates, Inc,
P.O. Box 621
Medford, MA 02155
781-324-9566

ZONING DISTRICT:

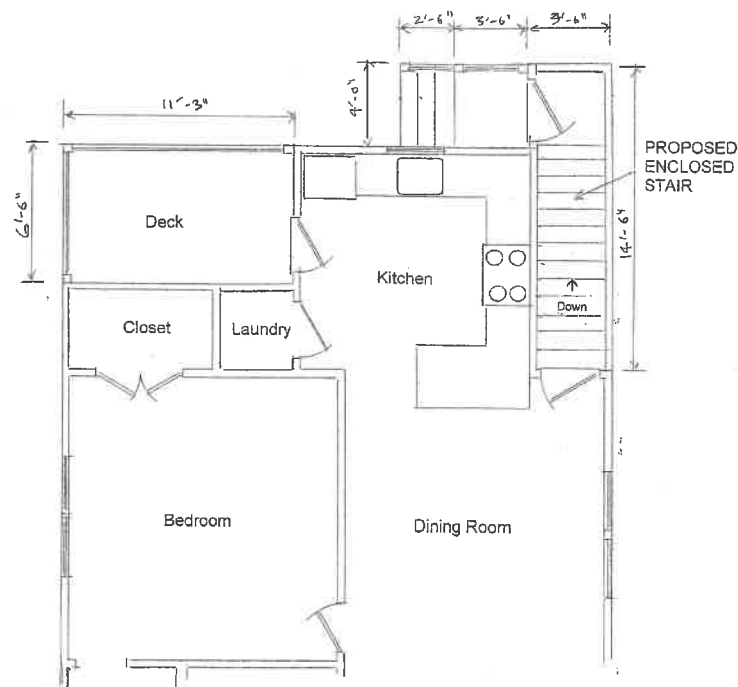
FRONT SETBACK
SIDE SETBACK (L)
SIDE SETBACK (R)
REAR SETBACK
MAX LOT COVERAGE
MIN OPEN SPACE
MIN LOT FRONTAGE
LOT AREA

GENERAL RESIDENCE

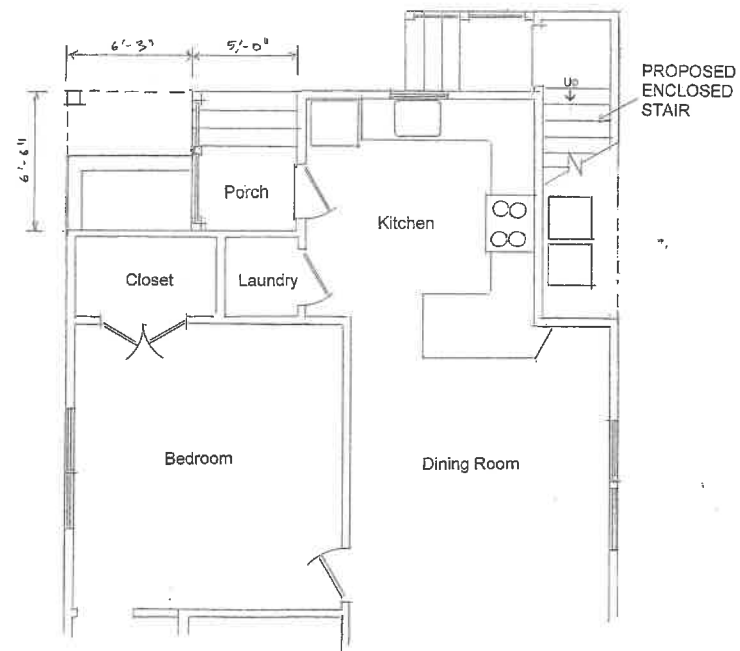
REQ.	EXIST.	PROP.
20'	17.5'	17.5'
10'	4.5'	4.5'
10'	14.2'	13.7'
20'	91.5'	87.4'
30%	22.6%	24.3%
40%	62.1%	60.5%
50'	52.80'	52.80'
5000SF	8217SF	8217F

CERTIFIED PLOT PLAN

Owner: Amir R Anbardar & Atena Yousefi
25-27 Payson Road
Assessors: Map 6 Lot 183
Application No:
Date: July 6, 2022 - Rev. Oct. 6,2022
Scale: 1" = 20'



Proposed Egress Changes
Second Floor Rear



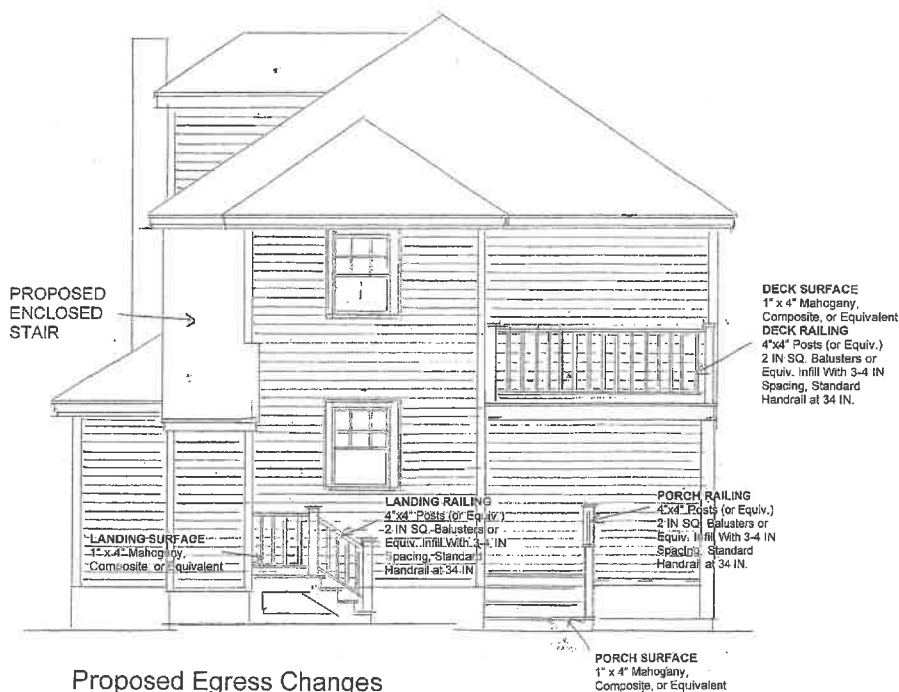
Proposed Egress Changes
First Floor - Rear



Proposed Egress Changes
Right Elevation



Proposed Egress Changes
Left Elevation



Proposed Egress Changes
Rear Elevation

Scale 1/4" = 1'-0"

Proposed Changes
Rear Porch and Egress

Created	10-05-22
Revision Date	Description
1. 10-05-22	ZBA REVISIONS
2.	
3.	
4.	

UPDATE FOR
ZONING BOARD

Copper Beech Design
66 Woodchester Drive Weston MA 02463
617-308-8099
info@copperbeechdesign.com
www.copperbeechdesign.com



Payson
Residence
Renovations
25-27 Payson Road
Belmont, MA 02478