



Town of Belmont
Planning Board

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TOWN CLERK
BELMONT, MA
2023 MAR 10 AM 10:40

APPLICATION FOR A SPECIAL PERMIT

Date: 3-6-2023

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 56 Shaw 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 _____
Please see attached letter.

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

Melaneie Haratunian

Address

56 Shaw Road

Belmont

Daytime Telephone Number

56 Shaw Road – Special Permit Application

Zoning Board,

Please find enclosed our special permit application materials for 56 Shaw Road. These have been submitted on behalf of the owner Melanie Hartunian. As part of the proposed renovation the owner is seeking 2 special permits for lot coverage and side set back. The lot is already non-compliant.

The proposed addition maintains the existing side set back of 7.7'. The addition would increase the lot coverage from 28.1% to 29.3%. These changes would have very little impact on the overall neighborhood. But would greatly benefit the owner by allowing her greater use of an existing small room as well as access to the rear yard.

We appreciate your consideration and look forward to your comments.

Thank you.
Chris Delaney

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CASE NO. 23-11

2023 MAR -9 AM 11:20

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, April 3, 2023 at 7:00 PM by a hybrid public hearing at the Art Gallery on the third floor of the Homer Building, 19 Moore Street, and by remote access through the Zoom app. to consider the application of Melanie Haratunian, for TWO Special Permits under section 1.5 of the By-Law to construct a rear addition at 56 Shaw Road located in a Single Residence (SR-C) Zoning District. Special Permits: (1) §4.2 of the By-Law allows a maximum lot coverage of 25.0%, the existing lot coverage is 28.1% and the proposed lot coverage is 29.3%. (2) requires a minimum side setback of 10.0', the existing and proposed side setback is 7.7'.

ZONING BOARD OF APPEALS



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

December 13, 2022

Melanie Haratunian
56 Shaw Road
Belmont, MA 02478

RE: Denial to construct rear addition

Dear Ms. Haratunian,

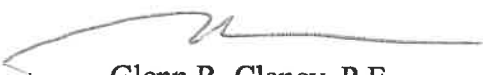
The Office of Community Development is in receipt of your building permit application for your proposal to construct a rear addition at 56 Shaw located in a Single Residence C Zoning District.

Your application has been denied because it does not comply with the current Town of Belmont Zoning By-Law. More specifically,

1. §4.2 of the By-Law allows for a maximum lot coverage of 25%. The existing lot coverage is 28.1% and the proposed lot coverage is 29.3%
2. §4.2.2 of the By-Law requires a minimum side setback of 10.0', the existing and proposed side setback is 7.7'.

You may alter your plans to conform to the current Town of Belmont Zoning By-Law and resubmit a building permit 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 Gabriel S. Distler, Staff Planner, at (617) 993-2666 in order to begin the process.

Sincerely,


Glenn R. Clancy, P.E.
Inspector of Buildings

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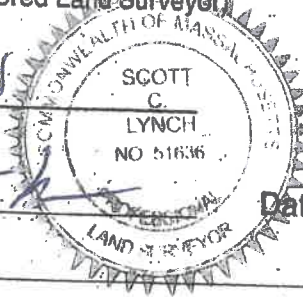
Zoning Compliance Check List

Properties Located within the SR-C Districts
(To be Completed by a Registered Land Surveyor)

Property Address: 86 Shaw Road

Surveyor Signature and Stamp: Scott Lynch

Date: 9/27/2022



Per §4.2 of the Zoning By-Law

Per §4.2 of the Zoning By-Law							
		REQUIRED		EXISTING		PROPOSED	
Lot Area (sq. ft.)		9,000		66.51		—	
Lot Frontage (feet)		75.00		69.00		—	
Lot Coverage (% of lot)		25%		28.1%		29.3%	
Open Space (% of lot)		50%		64.4%		63.2	
Setbacks: (feet)	➤ Front (a)	24.50		22.30		—	
	➤ Side/Side	10	10	7.7	8.2	7.7	—
	➤ Rear	28.91		36.5		29.9	
Building Height:	➤ Midpoint (feet)	30		14.2		—	
	➤ Ridge (feet)						
	➤ Stories	2½		1		—	
1/2 Story (feet) (Per §1.4)	➤ Perimeter (50%)						
	➤ Area (60%)						
	➤ Length (75%)						
HVAC:		Prohibited in Front Yard and Side and Rear Setbacks					

(a) Front setback is equal to the average front setbacks of the abutting properties on either side.

SUBMIT CALCULATIONS for all of the requirements listed above on a separate piece of paper(s) to verify how they were calculated

Segment	Segment From Existing		Segment From New		Segment To		Segment		Avg		Difference	Ceiling Height:	
	Grade	Grade	Grade	Grade	New Grade	Length	Existing	Avg New	Basement Floor Elevation	7.1			
E	100.67		100.67	100.96	100.96	11.26	1135.177	1135.177	0.00	96.04			
F	100.96		100.96	100.96	100.96	2.05	206.968	206.968	0.00	103.14			
G	100.96		100.96	100.74	100.74	11.53	1162.801	1162.801	0.00	199.46			
H	100.74		100.74	100.74	100.74	0.55	55.407	55.407	0.00	1416.17			
I	100.74		100.74	100.74	100.74	3.51	353.5974	353.5974	0.00	101.03			
J	100.74		100.74	100.74	100.74	8.89	895.5786	895.5786	0.00	101.03			
K	100.74		100.74	101.14	101.14	26.66	2691.06	2691.06	0.00	101.03			
L	101.14		101.14	102.03	102.03	37.3	3789.121	3789.121	0.00	101.03			
M	102.03		102.03	100.6	100.6	41.83	4238.006	4238.006	0.00	101.03			
N	100.6		100.6	100.6	100.6	6.92	696.152	696.152	0.00	101.03			
N	100.6		100.6	100.6	100.6	11.03	1109.618	1109.618	0	70.22%			
N	100.6		100.6	100.6	100.6	37.93	3817.086	3817.086	0	% Covered using Avg Grade			
N	100.6		100.6	100.6	100.6	199.46	20150.57	20150.57	0				

% Covered using Avg Grade

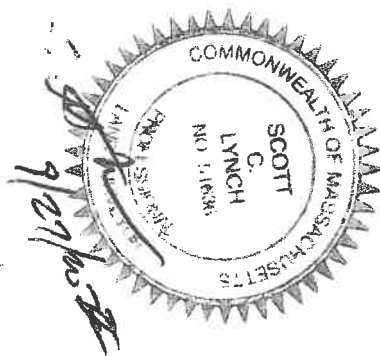
70.22%



Segment	Ceiling Elevation		Exposed		Ceiling Height	Square Footage	% Covered
	Elevation From	Elevation To	Length	Square Footage			
A	103.14	100.96	11.53	81.86	7.1	26.40	67.75%
B	103.14	100.74	0.55	3.91	7.1	1.32	66.20%
C	103.14	100.74	3.51	24.92	7.1	8.42	66.20%
D	103.14	100.74	8.89	63.12	7.1	21.34	66.20%
D	103.14	101.14	26.66	189.29	7.1	58.65	69.01%
D	103.14	102.03	37.3	264.83	7.1	58.0015	78.10%
D	103.14	102.03	41.6	295.36	7.1	75.92	74.30%
D	103.14	103.14	22.65	160.815	7.1	0	1
D	103.14	103.14	152.69	1084.10	7.1	250.06	76.93%

Ceiling Height:	7.1	<- enter
Basement Floor Elevation	96.04	<- enter
Ceiling Elevation	103.14	
Perimeter Total Length	152.69	
Total Perimeter Square Foot	1084.10	
Exposed Square Footage	250.06	
% Covered	76.93%	<- result

North South East West
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R7138
56 SHAW ROAD
9/27/2022

