



Town of Belmont
Zoning Board of Appeals

APPLICATION FOR A SPECIAL PERMIT

Date: 2/26/23

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 147-151 Belmont st 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 Updating the first floor to be used as my business office and add 3 small condos on the second floor. Lastly to build the driveway and parking spots behind the building.

We are seeking a Special Permit for the proposed Mixed Use occupancy in the project renovation / reconstruction and a second Special Permit for exceeding the maximum allowable lot coverage. Please not the denial letter overlooked this need for a second SP. 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

Nune Khachatryan

Address

15 cottonwood rd newton, ma

Daytime Telephone Number

617-642-9087



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

February 9, 2023

Nune Khachatrian
15 Cottonwood Road
Newton, MA 02459

RE: Denial to Construct a Mixed Use of Commercial and Residential Building

Dear Ms. Khachatrian,

The Office of Community Development is in receipt of your building permit application for your proposal to construct a mixed-use building at 147-151 Belmont Street located in a Local Business III (LBIII) Zoning District.

Your application has been denied because §3.3 of the By-Law allows mixed use groups in LBIII district by a Special Permit granted by the Board of Appeals.

1. The proposed use is allowed by a Special permit granted by the Board of Appeals.

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 a Special Permit 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, Assistant Director, at (617) 993-2666 in order to begin the process.

Sincerely,

Glenn R. Clancy, P.E.
Director of Community Development

TO: BELMONT ZONING BOARD OF APPEALS 2/29 2023

SPECIAL PERMIT STATEMENT

RE: 147 -151 Belmont Street Belmont, MA

OWNER AND TENANT

Nune Khachatryan is the owner of the property at 147-151 Belmont Street in Belmont, Ma. She is also the owner of her business, **Town CPA** (www.towncpa.com), which provides tax, accounting and bookkeeping services to individuals and businesses throughout Greater Boston, including the towns of Belmont, Newton, Lexington, Watertown, Needham, Winchester, and Waltham. Nune is a licensed Certified Public Account in Massachusetts and New Hampshire. She has over 20 years of work experience. Nune earned her bachelor's degree in accounting in her native Armenia. She emigrated to the United States in 1998. Her current business location is in Waverly Square in Belmont. Her current lease is expiring, and she will be moving her business to the ground floor of the property at 147 – 151 Belmont Street.

Town CPA has a current staff of 5-6 employees with limited clients coming to her offices. Most of her consulting CPA services are provided electronically and via telephone. Typical business hours are 9-5 Monday through Friday. Trash pickup would be provided by Republic Service, serviced via the alleyway to a screened trash area in the rear of the building.

Nune has plans to renovate /re-structure the existing one-story building at 147-151 Belmont Street for her own business use and add a second floor with new residential construction of 3 small one bedroom rental units. This would be a Mixed-Use Building.

ZONING

The building at 147-151 Belmont Street is currently located in a Local Business III (LBIII) Zoning District. The permit application has been denied because article 3.3 of the By-Law allows mixed use groups in the LBIII district by a Special Permit granted by the Board of Appeals.

In addition to seeking ZBA approval via a Special Permit for the Mixed Use, we are also seeking a second Special Permit on the lot coverage. The existing lot coverage is shown to be 39.5% while the maximum allowable is 35%. After renovations and the proposed second floor addition the lot coverage would be 39.3%. Please note that the denial letter overlooked this need for a second Special Permit.

PARKING

Current grandfathered parking is shown to be 13 spaces, all located on the street. The proposed site plan shows a slight widening of the existing alley way and using the existing depressed curb cut at the street to gain access to a parking area behind the building for 7 spaces, (6 full and 1 compact space). A total of 20 parking spaces would be the proposed parking provide, while the required is 16. Maneuvering and back up space is shown to be 23 feet clear between the compact space and the 90 degree parking. Please see attached parking calculations.

DESIGN AND CONSTRUCTION

The architects for the project are Taina and Erik Rhodin of Belmont. Their company, Line Company Architects, Inc. has been active in the area for many years, with a wide range of commercial and residential projects. Please see their web page at www.linecompanyarchitects.com

The general contractor for the project is Arthur Harutyunyan of HA Construction Inc. of Newton, MA. All construction work would be performed during the regular allowed working hours approved in Belmont. Rodent control would be started 1 month prior to demolition and continue throughout the project time period, estimated as 12 months. Demolition work would be performed with advance notices to the neighborhood and performed with public safety as the priority.

The existing building has been used as small retail store at 151 Belmont Street and a restaurant at 147 Belmont Street. The building is old, structurally failing, and maintenance has been neglected for some years. The proposal is for a substantial demolition while keeping all the foundation walls and the existing demising masonry wall to the neighbor to the south. A second story would be added within the height limits allowed per zoning, however with the introduction of 3 small one bedroom units we would need to seek approval via a special permit through the ZBA. The foundation walls would be structurally strengthened to allow a new wood frame building to be added to the footprint. As mentioned the alley way would be widened to allow for access to parking in the rear of the building. The building footprint would be expanded by three feet to the rear, to allow for a new foundation wall to be installed on virgin soil and avoiding the existing masonry foundation wall.

Fiber cement panels are being considered on the building facade at the commercial space and then transitioning to horizontal wood (Lunawood or equal) or cement clapboard siding (Hardie or similar). The roof element is flat, however we are introducing a vertical metal panel to the façade to visually lower the overall building height. Storefront windows on the ground floor and triple glass wood / aluminum windows on the upper residential floor. Some skylights would be on the roof and potentially solar panels.

The completed project would provide a visual improvement to the relative old and uninspiring existing structures. These existing neighborhood structures are a mix of one story commercial buildings from the 1940's intermixed with several taller 2.5 to 3 story residential buildings. We believe this project could help other property owners see the potential for a much needed added residential component to upper floors of the existing commercial buildings.

Thank you for your consideration.

Taina and Erik Rhodin

Line Company Architects, Inc.

Belmont, MA

Erik Rhodin <erikrhodin@gmail.com>

Mon, Jan 23, 11:13 AM (9
days ago)

to Ara, Arthur, Gabriel, Nune, Scott, Taina

Hello Ara,

Here are my calculations for the parking requirements at 147-151 Belmont Street, Belmont.

EXISTING BUILDING: PARKING COUNT: (GRANDFATHERED PARKING)

Cellar: 2,064 gross s.f. @ 400 s.f. / parking = 5 parking

First Floor Retail / Restaurant: 2,103 gross s.f. @ 250 s.f./ parking = 8.4 parking

TOTAL EXISTING GRANDFATHERED PARKING = 13.4 PARKING

PROPOSED RENOVATIONS / ADDITION: PARKING COUNT:

Cellar: 1,929 gross s.f. @ 400 s.f. / parking = 4.8 parking

First Floor Retail / Office: 2,091 gross s.f. / 250 s.f. / parking = 8.3 parking

Second floor Units: 3 units with 3 bedrooms total @ 1 parking / bedroom = 3 parking

TOTAL REQUIRED PARKING AT RENOVATION / ADDITION: 16 PARKING

PROVIDED PARKING:

13 Grandfathered

7 On site at rear of building

20 parking provided where 16 are required

Erik Rhodin

Architect

Line Company Architects, Inc.

70b Thomas Street

Belmont, MA 02478

Zoning Compliance Check List

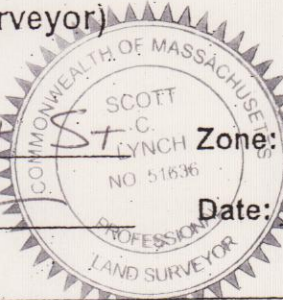
(Registered Land Surveyor)

Property Address: 147-151 Belmont St.

Zone: LB III

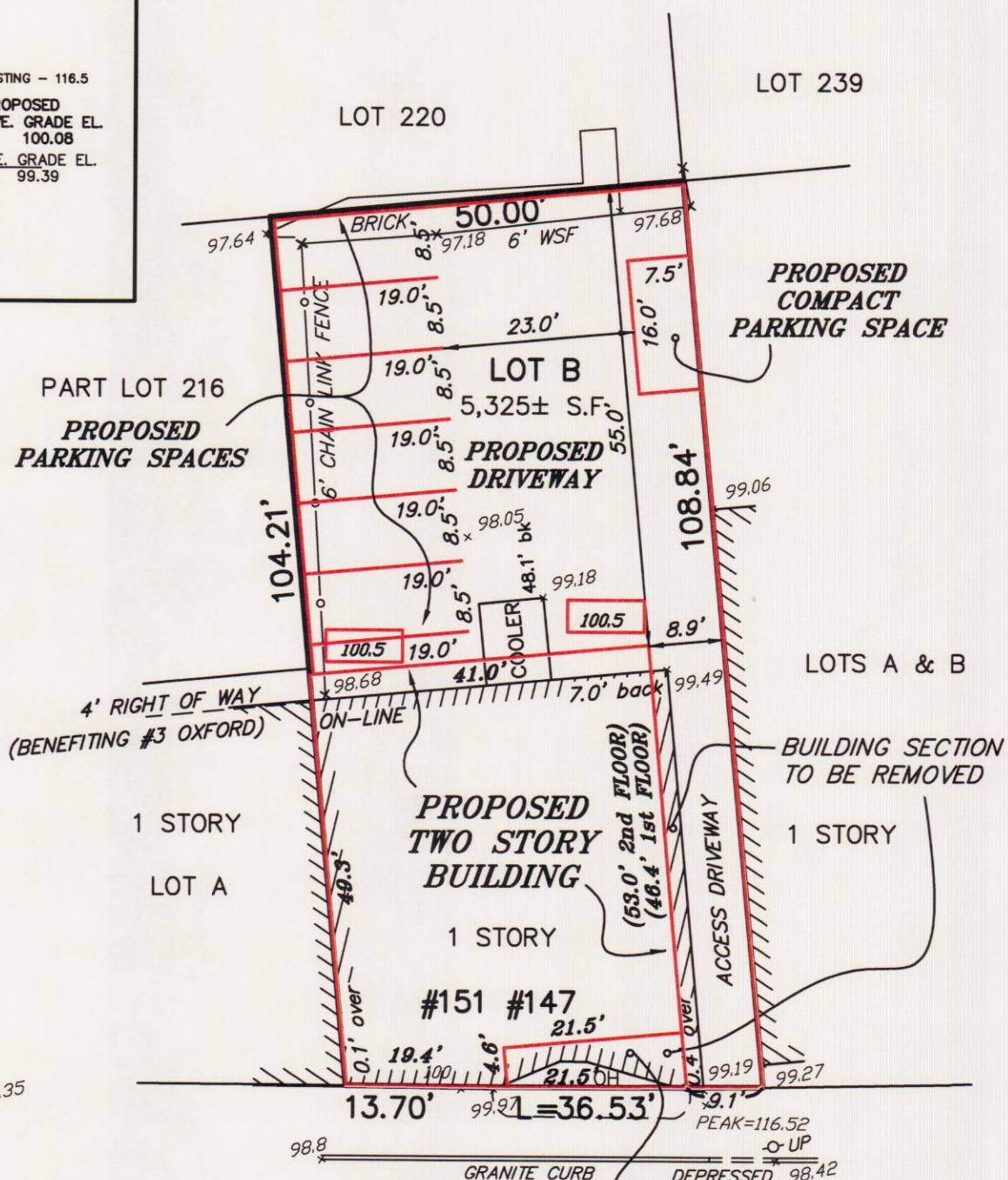
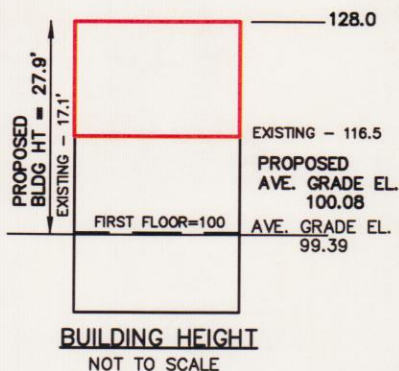
Surveyor Signature and Stamp: Scott C. Lynch

Date: 8/12/2022



	REQUIRED	EXISTING	PROPOSED
Lot Area	—	5325	
Lot Frontage	20	50.24	
Floor Area Ratio	1.05		
Lot Coverage	35%	39.5%	39.3%
Open Space	—	60.4%	0%
Front Setback	10	0.1' over	—
Side Setback	0	0	—
Side Setback	0	7.0'	8.9'
Rear Setback	20	48.1'	55.0'
Building Height	28	17.1 17.1	27.9'
Stories	2	1	2
½ Story Calculation			

NOTES:



100.5 - PROPOSED ELEVATION

THE PROPERTY IS NOT LOCATED
WITHIN WETLANDS AS SHOWN
ON THE TOWN OF BELMONT
WETLANDS ATLAS.

BELMONT (^{CURB} *STREET*)

**PROPOSED
SECOND
STORY ONLY**

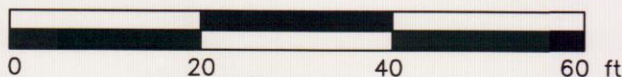
ZONING DISTRICT:	LB III	(LOCAL BUSINESS III)	
	REQ.	EXISTING	PROP.
FRONT SETBACK:	10'	0.1' OVER	—
SIDE SETBACK:	0'	0.0'	—
REAR SETBACK:	20'	48.1'	55.0'
MAXIMUM LOT COVERAGE:	35%	39.5%	39.3%
MINIMUM OPEN SPACE:	—	60.4%	0%
LOT FRONTAGE:	20.00'	50.24'	

OWNER: NUNE KHACHATRIAN
80458/503
ASSESSORS MAP 1 – PARCEL 38G

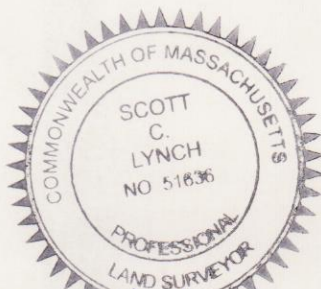
TOTAL LOT AREA: 5,325± S.F.

PROPOSED PLOT PLAN
#147-151 BELMONT STREET
IN
BELMONT, MA
(MIDDLESEX COUNTY)

SCALE: 1" = 20' DATE: 8/12/2022



ROBER SURVEY
1072 MASSACHUSETTS AVENUE
ARLINGTON, MA 02476
(781) 648-5533
DWG. NO. 5123PP3.DWG



SCOTT LYNCH, PLS

DATE _____