

RECEIVED
TOWN CLERK
BELMONT, MA

CASE NO. 25-32

2025 NOV 10 AM 10:52

**NOTICE OF PUBLIC HEARING BY THE
ZONING BOARD OF APPEALS
ON APPLICATION FOR A SPECIAL PERMIT**

Notice is hereby given that the Belmont Zoning Board of Appeals will hold a public hearing on Monday, December 8, 2025 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 Gagan Mahan for one Special Permit under section 1.5 of the By-law to reconstruct roof and add dormer at 36 Selwyn Road located in a Single Residence C Zoning District. Special Permit: §4.2 of the By-Law allows a maximum lot coverage of 25%, the existing and proposed lot coverage is 26.2%.

ZONING BOARD OF APPEALS



OFFICE OF PLANNING & BUILDING
TOWN OF BELMONT

19 Moore Street
Homer Municipal Building
Belmont, Massachusetts 02478-0900

Building Division
(617) 993-2664
Planning Division
(617) 993-2666

Telephone: (617) 993-2650

October 21, 2025

Gagan Mahan
36 Selwyn Road
Belmont MA 02478

RE: Reconstructing Roof and Adding a Dormer.

Dear Gagan Mahan:

The Office of Planning and Building is in receipt of your building permit application to reconstruct the roof and add a dormer at 36 Selwyn Road located in a Single Residence C (SRC) Zoning District.

Your application has been denied because it does not comply with the current Town of Belmont Zoning By-Law. More specifically, §4.2 of the By-Law allows maximum lot coverage of 25%.

1. The existing and proposed lot coverage is 26.2%.

You may alter your plans to conform to the Zoning By-Law and resubmit for a building permit or you may request One (1) Special Permit from the Zoning Board of Appeals. If you choose this option, please contact the Office of Planning and Building at (617)-993-2650 to schedule an appointment with Ara Yogurtian, Inspector of Buildings to begin the process.

Sincerely,

Ara Yogurtian C.B.O.
Inspector of Buildings



Town of Belmont
Zoning Board of Appeals

APPLICATION FOR A SPECIAL PERMIT

Date: 10/27/2025

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 36 SCLWTH RD 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 REMOVAL OF ROOF AND ADDITION OF THIRD FLOOR (HALL SIDBY)

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>[Handwritten Signature]</u>
Print Name	<u>GIAGANI MAHIAN</u>
Address	<u>36 BELWYN ROAD</u> <u>BELMONT MA 02478</u>
Daytime Telephone Number	<u>357-9771-9252</u>

Belmont ZBA

Special Permit Narrative Statement

36 Selwyn Road

Radhika and Gagan Mahan are seeking one special permit in order to reconfigure the roofline of their home on a lot with existing non-conforming lot coverage.

This brick colonial currently has a hip roof with a front dormer and a 9:12 roof pitch. The walkup attic has limited usable space with a peak is at 7'-9" and only 22 sf with a ceiling height of 7' or greater (gross area). The ceiling height at the stair does not meet building code requirements.

The Mahans wish to reconfigure the attic space to make it more functional, to improve the ceiling height at the stair so that it meets code, and to add a fourth bedroom with an ensuite bath. In order to accomplish this, we are proposing a new roof, still at the same 9:12 pitch, only with the soffit at 1'-4" higher than the current condition. This increase, along with a proposed rear shed dormer, will increase the gross area with a ceiling height of 7' or greater to 351 sf. The proposed reconfiguration still meets the criteria for a half story. The height of the structure increases from 24'-4" existing to 25'-10" proposed, still below the allowable 30'.

The proposed attic scope meets all dimensional criteria for the structure itself. The reason for this special permit is because the current lot coverage is 26.2% and the allowable lot coverage is 25%. The proposed scope does not change the footprint or lot coverage. In fact, a large percentage of the existing lot coverage is comprised of a one-story portion of the home and a detached garage, neither of which is being altered. The footprint of the portion of the home with the attic is nowhere near the lot coverage limit.

The proposed change to the roofline is consistent with the style and scale of many homes within the neighborhood. The proposed design is in harmony with the neighborhood vernacular, in keeping with the intent of Town Meeting and the zoning bylaws, and not substantially detrimental to the neighborhood.

Thank you for your consideration on this matter.

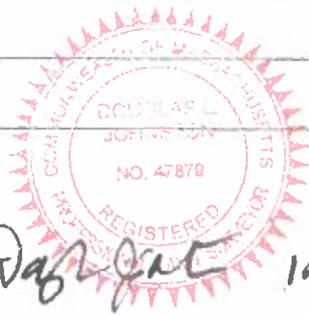
Zoning Compliance Check List (Registered Land Surveyor)

Property Address: 36 Selwyn Road Zone: SRC

Surveyor Signature and Stamp: _____ Date: _____

	REQUIRED	EXISTING	PROPOSED
Lot Area	9,000 S.F.	7,853 S.F.	7,853 S.F.
Lot Frontage	75'	63'	63'
Floor Area Ratio	N/A	N/A	N/A
Lot Coverage	25%	26.2%	26.2%
Open Space	50%	60.2%	60.2%
Front Setback	17.35'	20.2'	20.2'
Side Setback	10'	10.0'	10.0'
Side Setback	10'	10.7'	10.7'
Rear Setback	30'	44.4'	55.4'
Building Height	30'	24.3' to midpoint	25.8' to midpoint
Stories	2-1/2	2-1/2	2-1/2
1/2 Story Calculation See Calculations.			

NOTES:



Doug Johnston 10/30/25

DLJ Geomatics
276 North Street
Weymouth, MA 02191
landsurv23@gmail.com
781-812-0457

36 Selwyn Road
Belmont, MA 02478

There are nine segments of foundation walls. They are 6.75' tall.

SEGMENT	LENGTH	TOTAL FACE	BELOW GRADE
A	33.0'	231.00 S.F.	160.05 S.F.
B	24.4'	170.80 S.F.	96.62 S.F.
C	22.8'	159.60 S.F.	95.99 S.F.
D	11.0'	77.0 S.F.	50.27 S.F.
E	19.4'	135.80 S.F.	90.02 S.F.
F	32.4'	226.80 S.F.	177.23 S.F.
G	9.4'	65.80 S.F.	52.73 S.F.
TOTALS		1,066.80 S.F.	722.09 S.F.

$722.09/1,066.80 = .6769$

The foundation walls are 67.69% below grade.

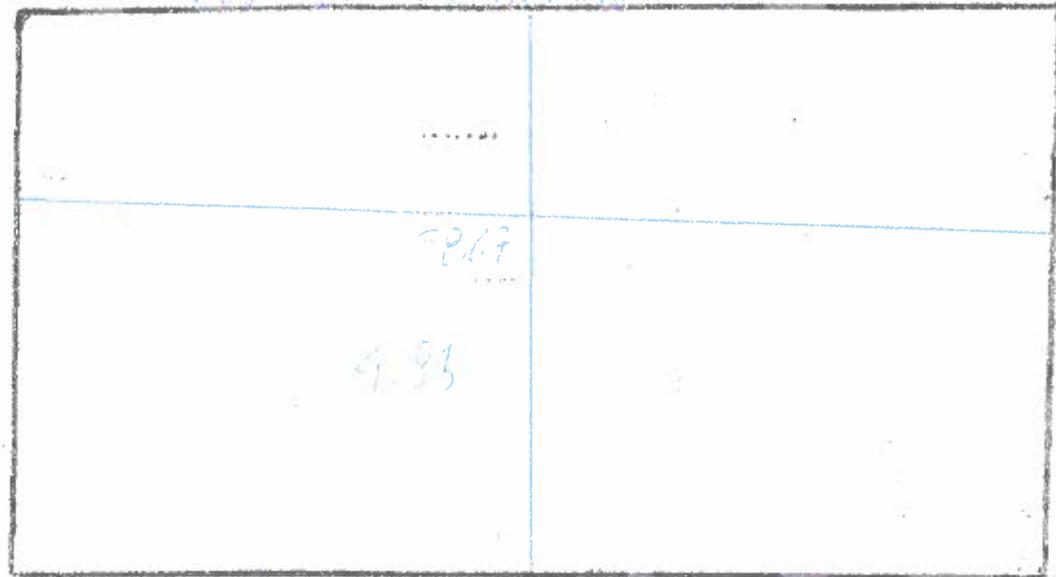
DLJ
Douglas L. Johnston, PLS
10-30-25



BEHMENT

SEG "A"

TOP OF FOUNDATION 120.51



330
120.00
120.00
7310

530
29
160.00
160.00

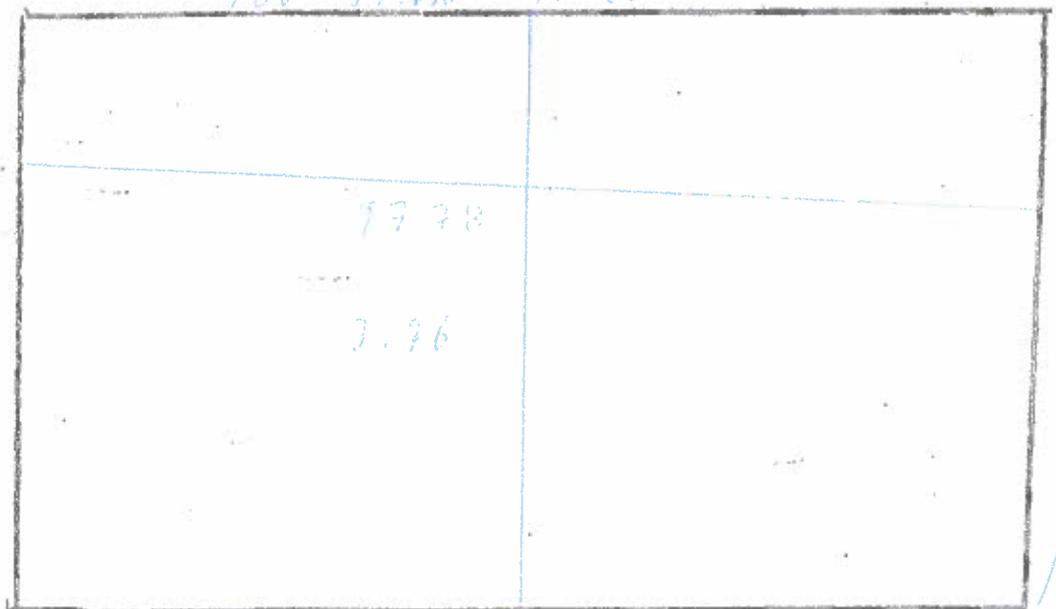
160.00
121.00

64.00
FINISH GRADE

FINISH GRADE 117.92
330

SEG "B"

TOP OF FOUNDATION 120.51



214
120.00
120.00
172.00

44
796
76.60

112
2.32

51.47%
FINISH GRADE

FINISH GRADE 117.92
7.49

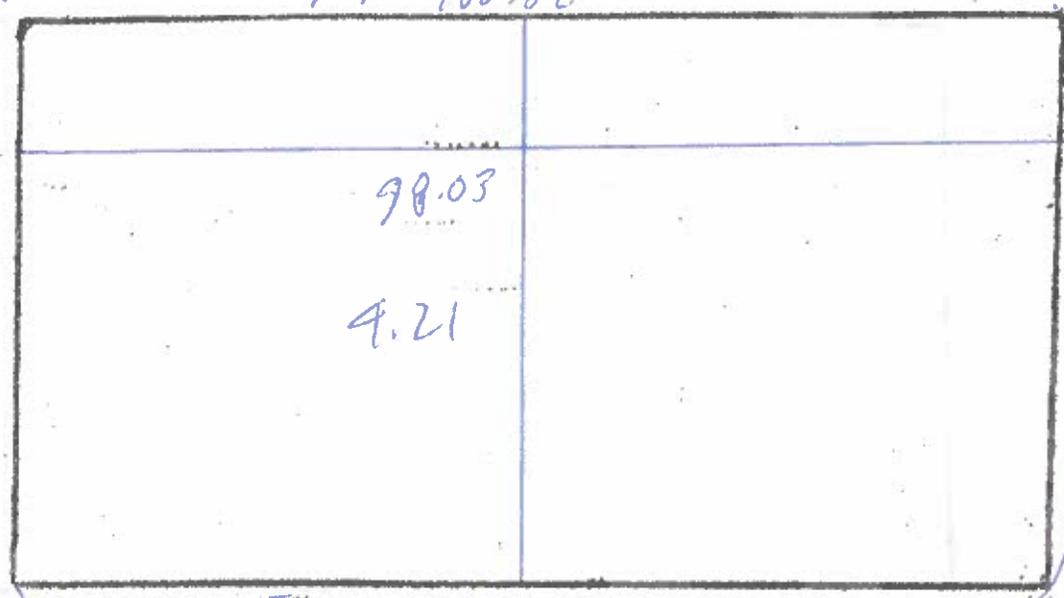
BELMONT

22.8
x 7.0
159.60

TOTAL
PRICE OF
WALL

TOP 150.82

SEG "C"



22.8
x 4.21
95.99

97.22
BELOW
GRADE

75.99
35.60 = .6014

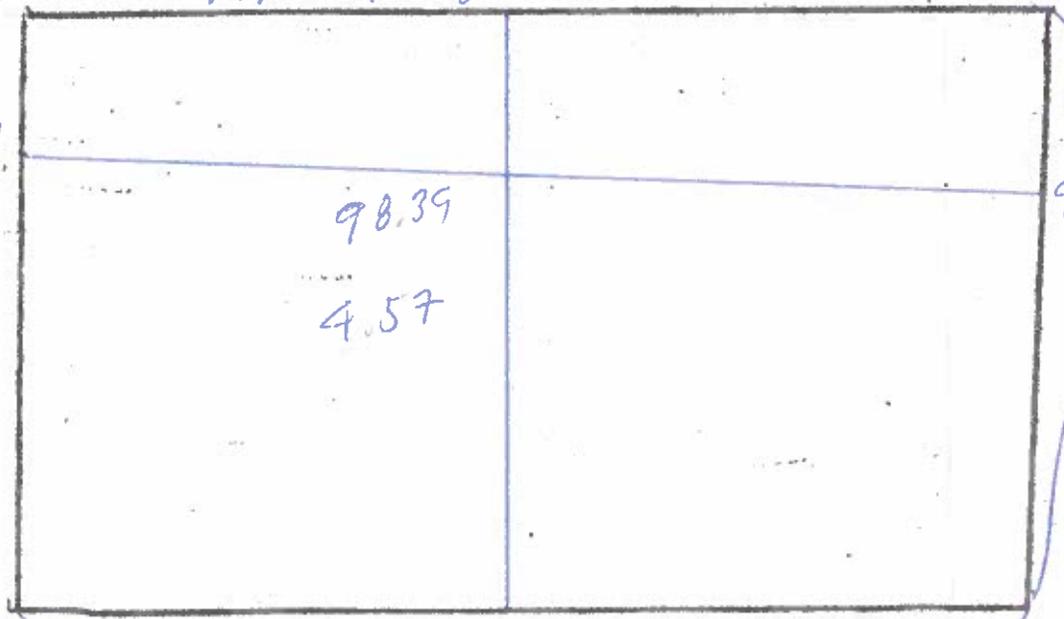
50.14%
BELOW GRADE

11.0
x 7.0
77.0

TOTAL
PRICE OF
WALL

TOP 150.82

SEG "D"



11.0
x 4.57
50.27

98.83
BELOW
GRADE

7.27
7.00 = .6529

65.29%
BELOW GRADE

B.F. WASH

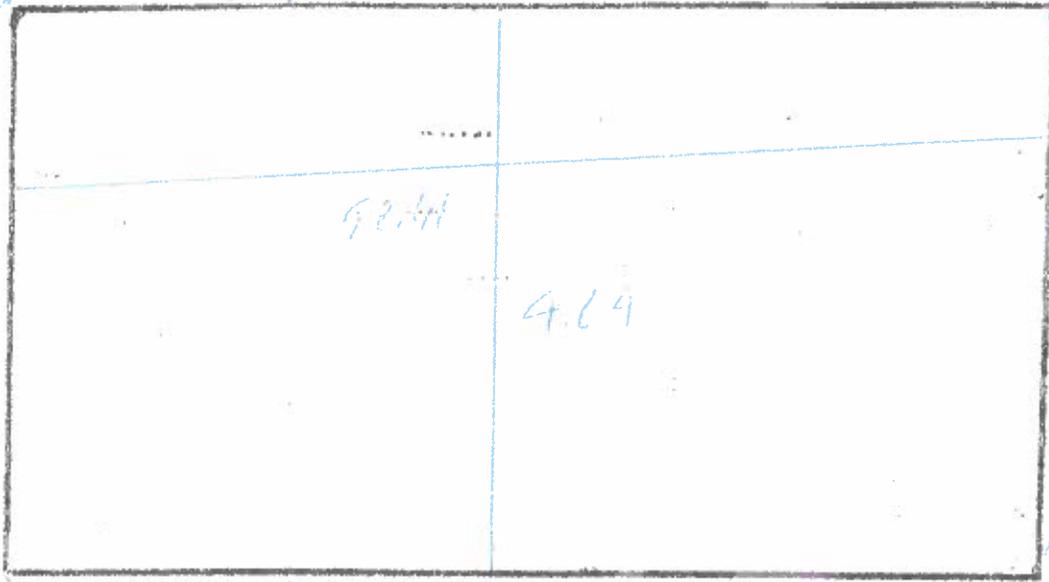
154
270

13530

TOTAL
PART OF
WALL

TOP = 100.82

SEC F



59.94
100 - BELOW
1414 GRADE

93.02

93.02
50.93

1119

FLANK = 92.82

17.4

66.69%
BELOW grade

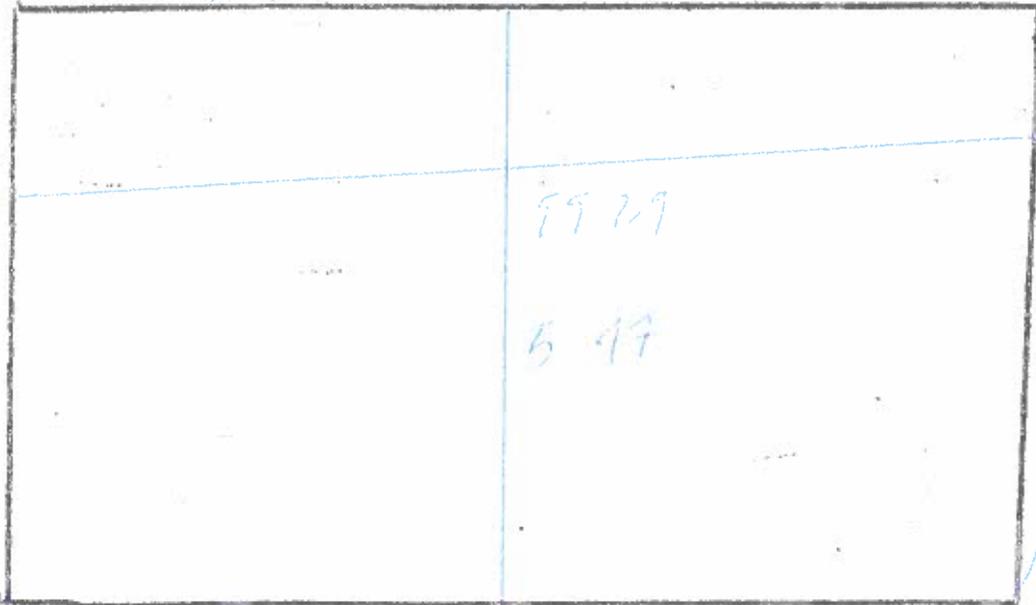
32.4
170

26.5

TOTAL
PART OF
WALL

TOP = 730.82

SEC F



31.6
1.647

77.23

TOTAL
PART OF
WALL

77.23
22.90

79.14

FLANK = 92.82

32.4

79.14%
BELOW grade

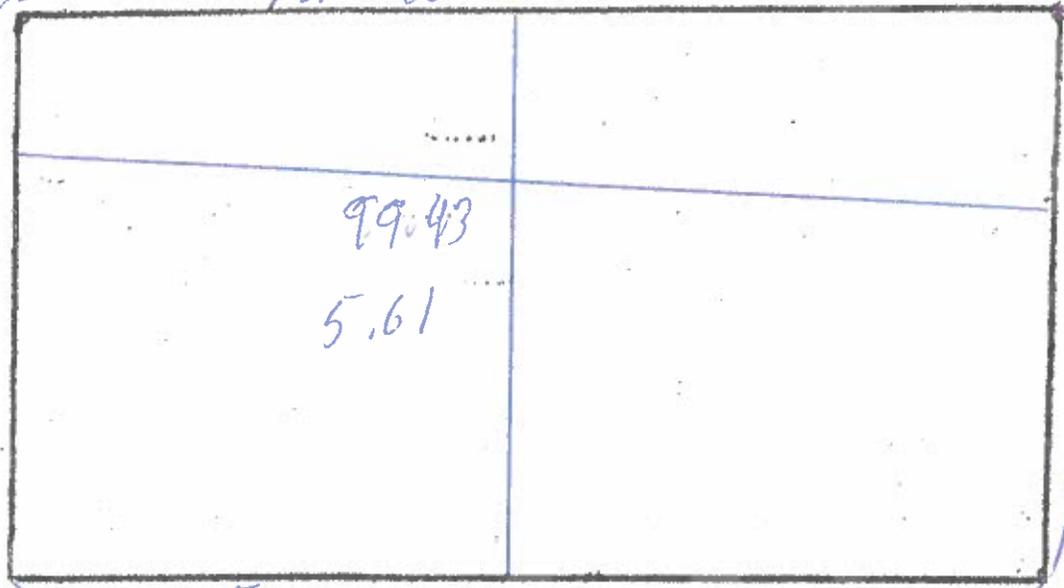
BELMONT

SEG "G"

9.4
17.0

65.80
TOTAL
FACE OF
WALL

TOP = 100.82



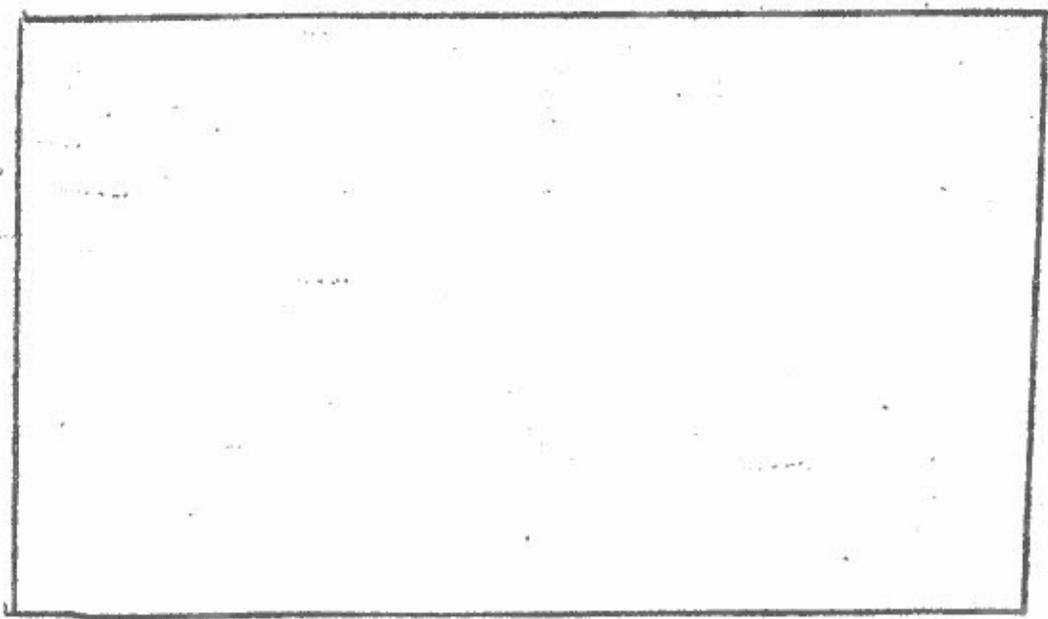
99.61
9.4
15.61

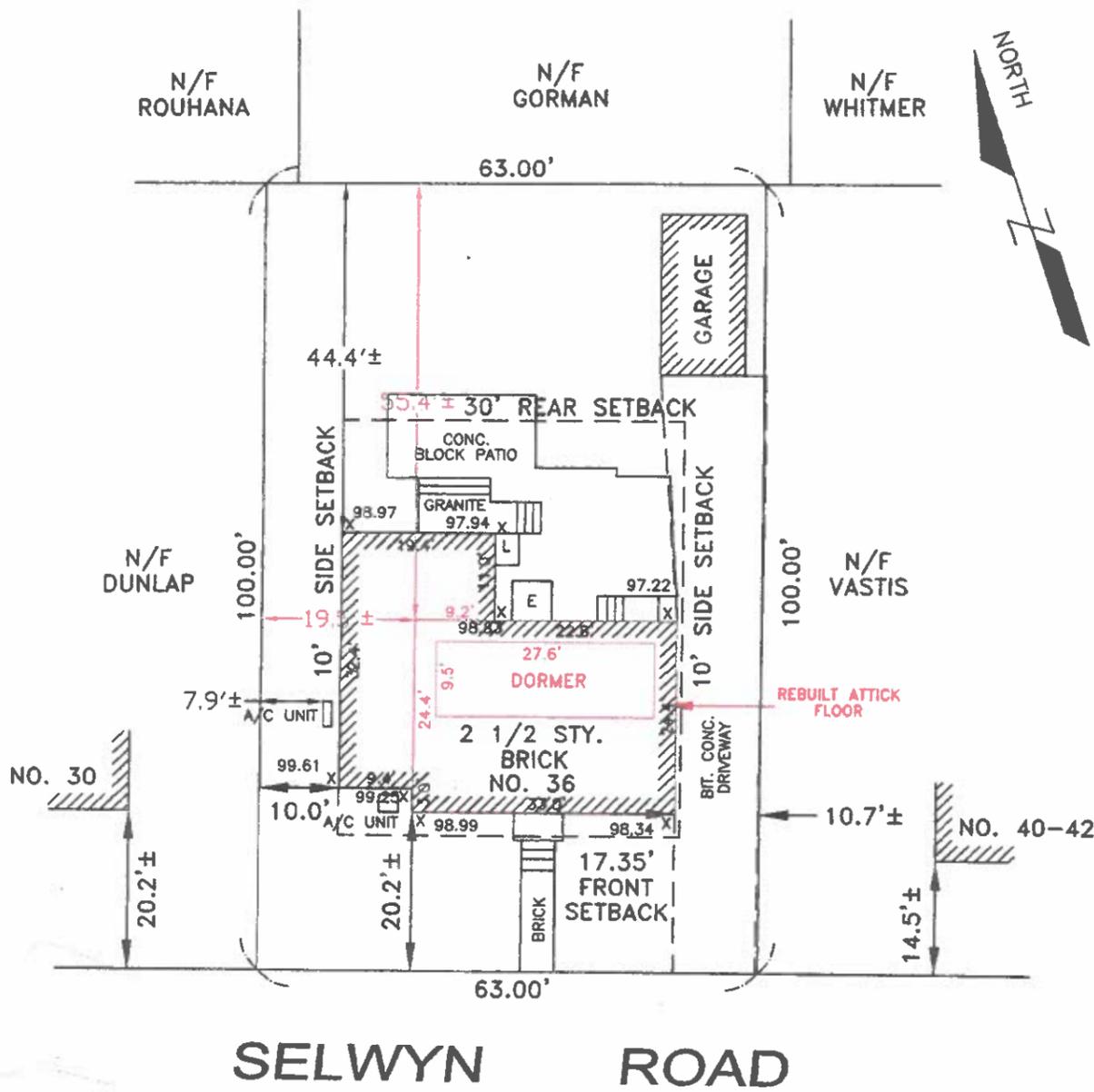
52.73
BELOW
GRADE

52.73

65.80
= .8014

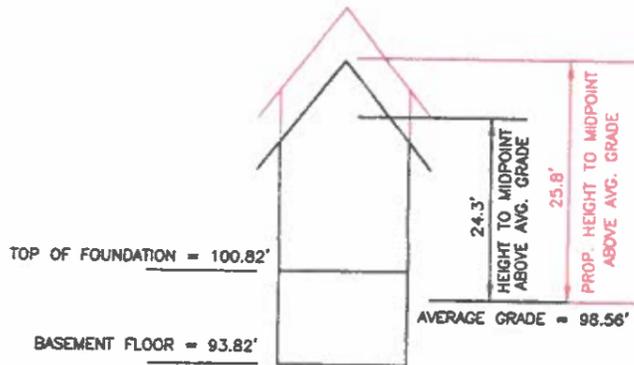
80.14%
BELOW GRADE





SELWYN ROAD

LOT AREA = 6,300 S.F.±
 EXISTING BUILDING = 1,428 S.F.±
 EXISTING GARAGE = 220 S.F.±
 EXISTING PAVEMENT = 860 S.F.±
 PROPOSED NET ADDITION = 0 S.F.±
 EXISTING LOT COVERAGE = 26.2%
 PROPOSED LOT COVERAGE = 26.2%
 EXISTING OPEN SPACE = 60.2%
 PROPOSED OPEN SPACE = 60.2%



NOTES

1. SEE DEED RECORDED IN MIDDLESEX COUNTY REGISTRY OF DEEDS IN DEED BOOK 78710, PAGE 130.
2. SEE PLAN RECORDED IN MIDDLESEX COUNTY REGISTRY OF DEEDS IN PLAN BOOK 320, PLAN 10.
3. SUBJECT PARCEL IS LOCATED IN ZONE SRC.
4. SUBJECT PARCEL IS LOCATED IN FLOOD ZONE X AS SHOWN ON PANEL 25017C0418E WITH AN EFFECTIVE DATE OF JUNE 4, 2010.
5. NO PUBLIC SHADE TREE IS LOCATED WITHIN THE LIMITS OF THE PROPERTY FRONTAGE OF THE SUBJECT PROPERTY.
6. FRONT SETBACK; $20.2 + 14.5 = 34.7$; $34.7 / 2 = 17.35$;
FRONT SETBACK = 17.35'.



(IN FEET)
1 inch = 20 ft.

CERTIFIED PLOT PLAN
IN
BELMONT, MA

SCALE: 1" = 20' OCTOBER 30, 2025

DLJ GEOMATICS
 PROFESSIONAL LAND SURVEYING
 276 NORTH STREET
 WEYMOUTH, MA 02191
 (781) 812-0457
 36 SELWYN RD BELMONT.dwg



Douglas L. Johnston
PROFESSIONAL LAND SURVEYOR

10-30-25
DATE

PROGRESS

10/29/25

MILLER DESIGN LLC
 80 CLARK STREET
 BELMONT, MA 02478

Architect
 MILLER DESIGN LLC
 80 Clark Street
 Belmont, MA 02478
 617-893-3157

ENERGY AUDIT:
 COMPLIANCE DETERMINED BY MASSACHUSETTS STRETCH ENERGY CODE (IECC 2021 W/ MASS AMENDMENTS SECTION M1101). PROPERTY FALLS UNDER CLIMATE ZONE 5A.
 PRESCRIPTIVE OPTION FOR RESIDENTIAL ADDITION (401.3):

1. RENOVATION TO COMPLY WITH ENERGY STAR QUALIFIED HOMES THERMAL BYPASS INSPECTION CHECKLIST. INSULATION VALUES AS FOLLOWS: R80 ROOF R-VALUE, R30 FLOOR R-VALUE, R20+5 WALL R-VALUE, R15/9 BASEMENT / CRAWL SPACE WALL R-VALUE.
2. RENOVATION TO COMPLY WITH ENERGY STAR PROGRAM REQUIREMENTS FOR RESIDENTIAL WINDOWS, DOORS, AND SKYLIGHTS - VERSION 5.0. ALL NEW WINDOW GLAZING TO BE .30 U-FACTOR AND SKYLIGHTS TO BE .55 U-FACTOR.
3. HEATING / COOLING DUCTS TO BE SEALED AND TESTED TO MEET REQUIREMENTS OF 401.3.

PROJECT INFORMATION:

BELMONT ZONING SR-C:
 REQUIRED:
 MAX 25% LOT COVERAGE
 MIN 50% OPEN SPACE
 FRONT YARD SETBACK: 25'-0" OR AVERAGE
 REAR YARD SETBACK: 30'-0"
 SIDE YARD SETBACK: 10'-0"
 MAX HEIGHT: 2 1/2 STORIES,
 30' TO MIDPOINT AND 34' TO RIDGE

DRAWING LIST

- A1 COVER SHEET
- A2 EXISTING FIRST FLOOR PLAN
- A3 EXISTING SECOND FLOOR PLAN
- A4 EXISTING ATTIC PLAN
- A5 EXISTING EXTERIOR ELEVATIONS
- A6 NEW ATTIC PLAN
- A7 NEW EXTERIOR ELEVATIONS

LIGHTING LEGEND

- RECESSED LED CANTILEVER - AS SELECTED BY OWNER
- CEILING MOUNTED PENDANT - AS SELECTED BY OWNER
- CEILING MOUNTED DOWN LIGHT - AS SELECTED BY OWNER
- ▲ WALL MOUNTED SCONCES AS SELECTED BY OWNER
- ✱ CEILING FAN WITH INTEGRAL LIGHT - AS SELECTED BY OWNER
- S.D. SMOKE DETECTOR - NOTE ALL NEW AND EXISTING SMOGERS TO BE HARDWIRED PER CODE
- S/CO HARDWIRED SMOKE / CARBON MONOXIDE DETECTOR
- ▲ DATA CONNECTION
- ▲ TELEPHONE / DATA CONNECTION
- Ⓟ ELECTRIC OUTLET (PRECISE LOCATIONS ONLY - ALL OUTLETS AS REQUIRED BY CODE ARE NOT SHOWN ON PLANS)

SYMBOL LEGEND

- WALL TO BE DEMOLISHED
- EXISTING WALL TO REMAIN
- NEW WALL
- ◊ INTERIOR ELEVATION
- ② SECTION
- ⑤ DOOR TAG
- Ⓑ WINDOW TAG



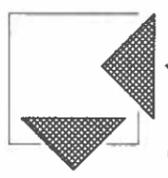
MAHAN RESIDENCE
 38 SELWYN ROAD
 BELMONT, MA 02478

COVER SHEET

Sheet Number:

A1

M12BR
DESIGN LLC
 80 CLARK STREET
 BELMONT, MA 02478



Architect:
 Miller Design LLC
 80 Clark Street
 Belmont, MA 02478
 617-883-3157

Date: Issued for:

- 3/3/25 SCHEMATIC DESIGN
- 4/24/25 DESIGN DEVELOPME
- 5/13/25 CONSTRUCTION DOC
- 6/27/25 REVISIONS
- 10/29/25 PROGRESS

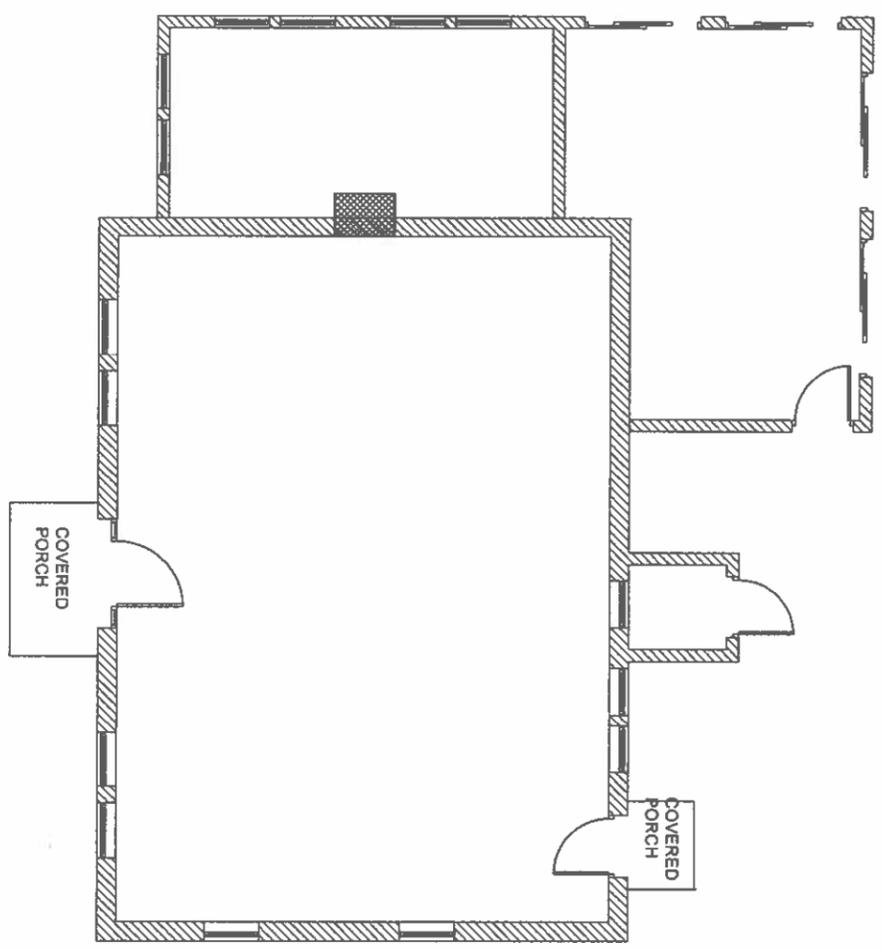


MAHAN RESIDENCE
 36 SELWYN ROAD
 BELMONT, MA 02478

EXISTING FIRST
 FLOOR PLAN

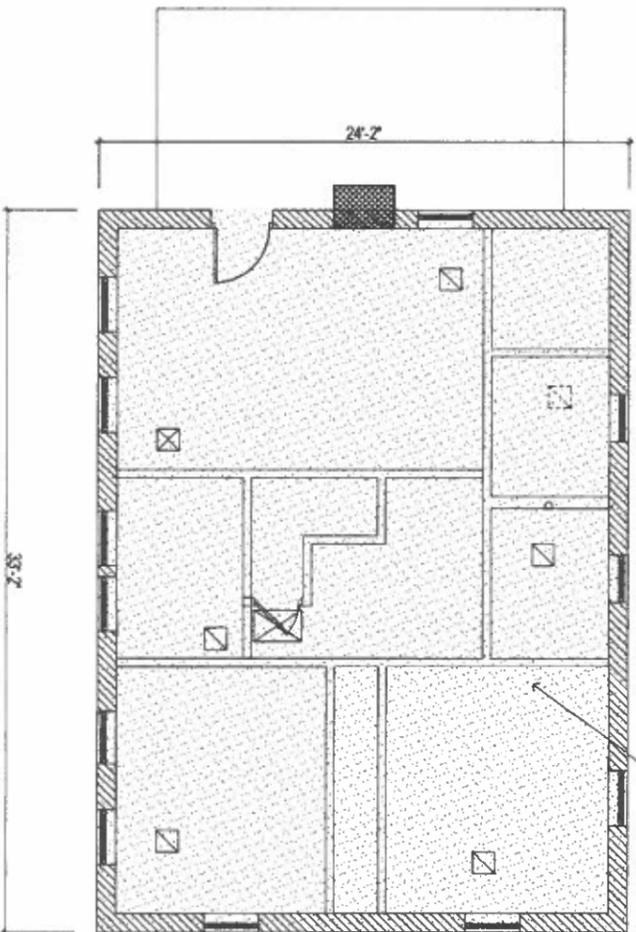
Sheet
 Number:

A2



M12SR
DESIGN LLC
 80 CLARK STREET
 BELMONT, MA 02478

802 sq ft
 TONE INDICATES EXTENT OF EXISTING GROSS FLOOR AREA.



MAHAN RESIDENCE
 36 SELWYN ROAD
 BELMONT, MA 02478



Architect
 Miller Design LLC
 80 Clark Street
 Belmont MA 02478
 617-895-3137

Date: Issued for:

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 5/13/25 CONSTRUCTION DOC
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 10/29/25 PROGRESS

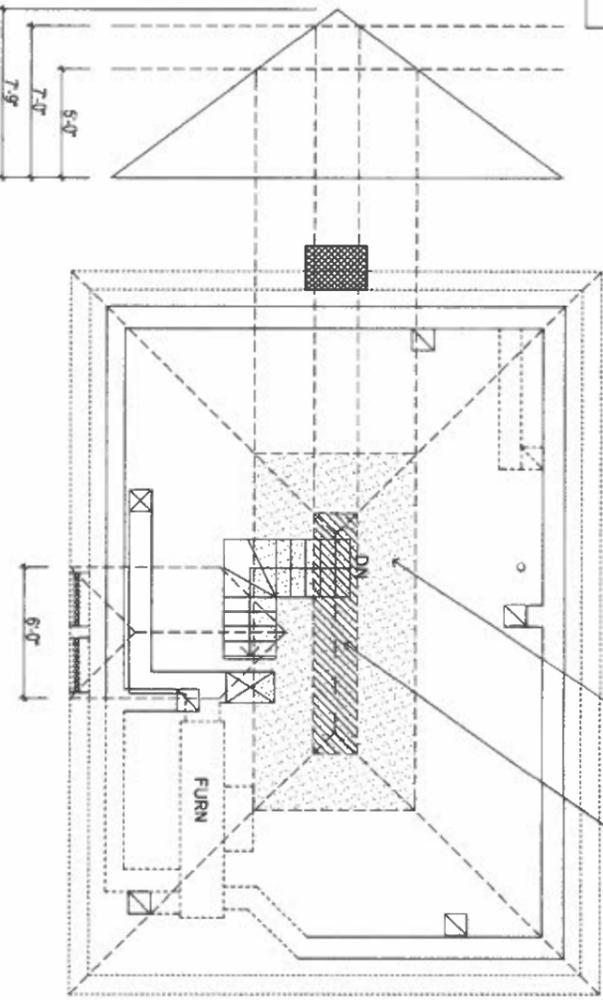
Sheet
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A3

EXISTING SECOND
 FLOOR PLAN

HALF STORY AREA CALCULATIONS:
 ALLOWABLE: AREA WITH CEILING HEIGHT OF 5' OR GREATER CAN BE NO MORE THAN 60% OF SECOND FLOOR AREA
 SECOND FLOOR AREA = 802 SF
 60% OF 802 = 481.2 SF MAX
 ACTUAL: 120 SF, CONFORMING

HALF STORY PERIMETER CALCULATIONS:
 SECOND FLOOR PERIMETER = 114'-9" LF
 ALLOWABLE: MAX 57'-4" W/ RAFTER BOTTOMS AT 3' OR GREATER (BASED ON 50% OF 114'-9" PERIMETER)
 ACTUAL: 8'-0" CONFORMING

DORMER CALCULATIONS:
 ROOF LENGTH = 33'-2" LF
 ALLOWABLE: 24'-10 1/2" MAX PER SIDE (BASED ON 75% OF 33'-2")
 ACTUAL: 8'-0" CONFORMING

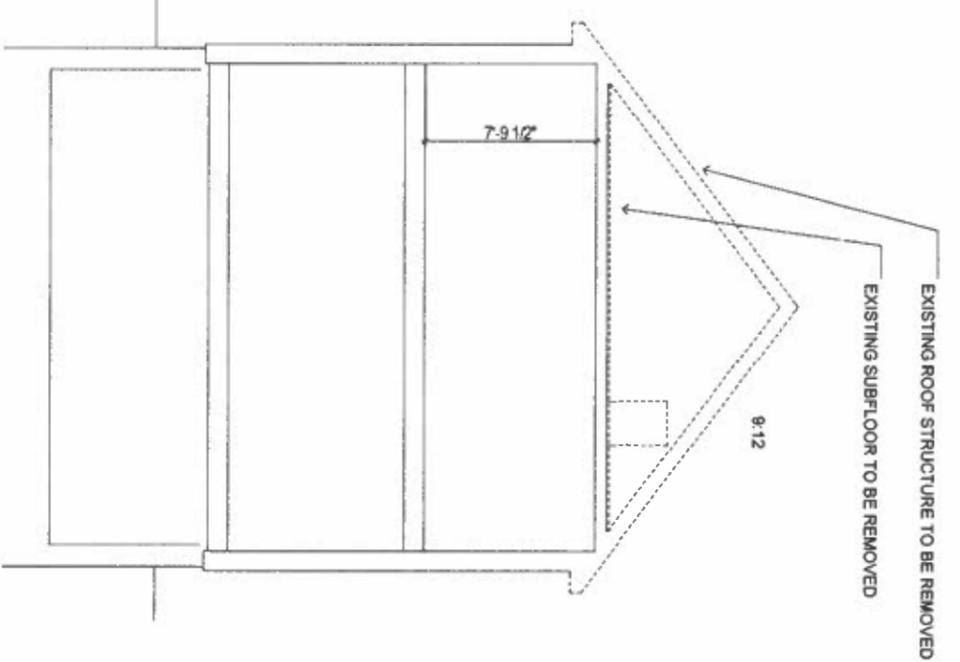


120 sq ft

22 sq ft

ZONE INDICATES EXTENT OF EXISTING AREA WITH CEILING HEIGHT OF 5' OR GREATER (SEE HALF STORY CALCS ON THIS SHEET).

HATCH INDICATES EXTENT OF EXISTING AREA WITH CEILING HEIGHT OF 7' OR GREATER (GROSS SF).



MJLDR
DESIGN LLC

80 CLARK STREET
 BELMONT, MA 02478

Architect:
 MJLDR LLC
 80 Clark Street
 Belmont, MA 02478
 617-893-3157

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- 6/27/25 REVISIONS
- 10/28/25 PROGRESS

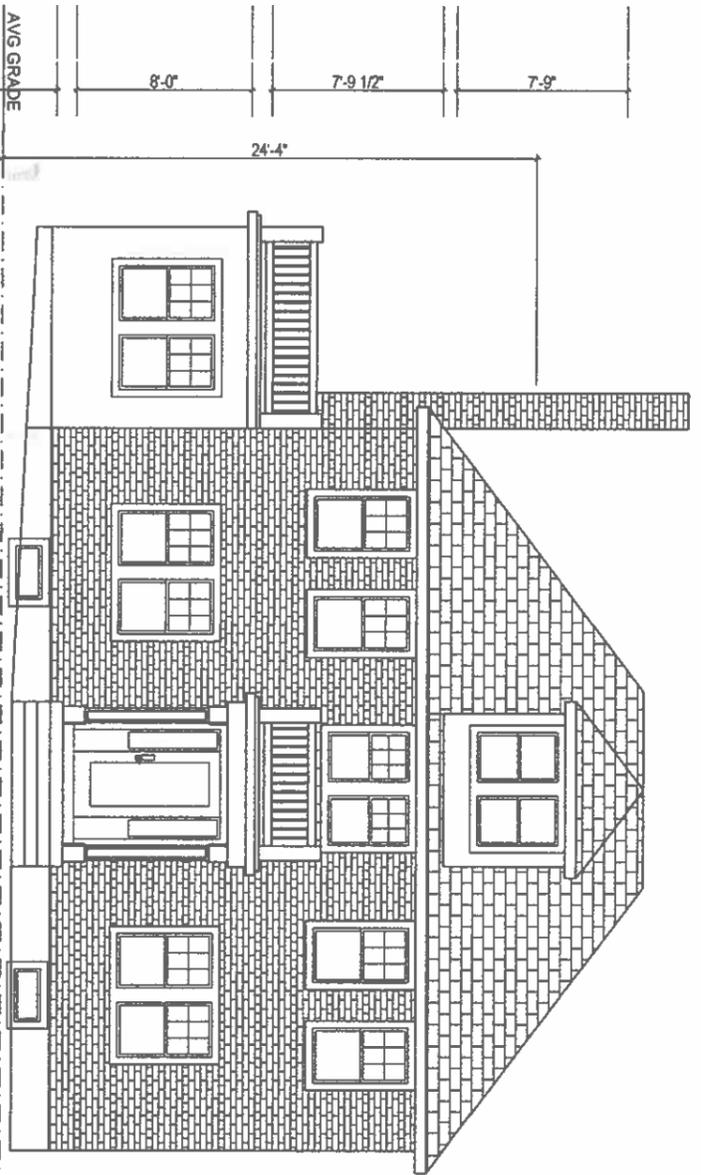


MAHAN RESIDENCE
 38 SELWYN ROAD
 BELMONT, MA 02478

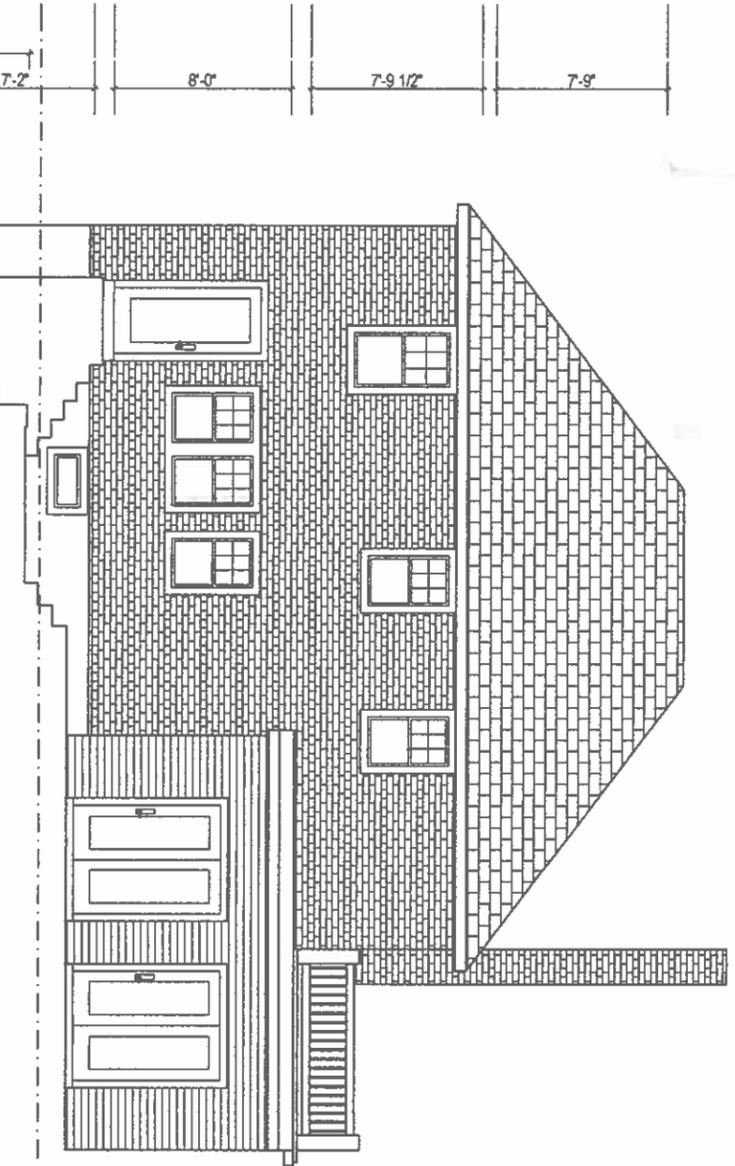
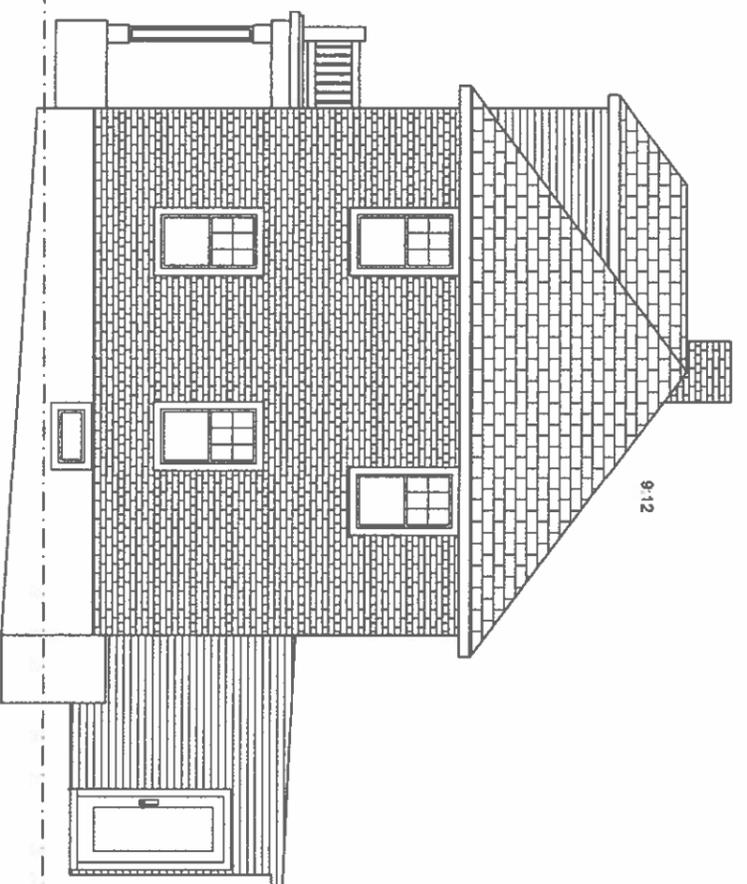
EXISTING ATTIC
 FLOOR PLAN

Sheet
 Number:

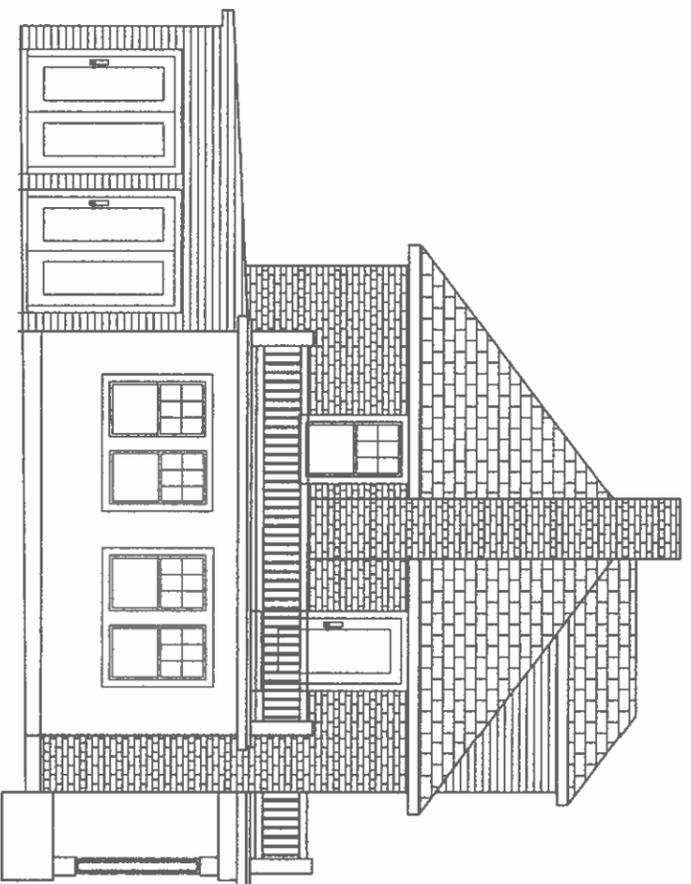
A4



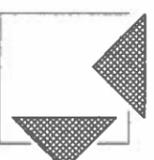
1 FRONT ELEVATION
1/8" = 1'-0"



1 FRONT ELEVATION
1/8" = 1'-0"



80 CLARK STREET
BELMONT, MA 02478



M1LBR
DESIGN LLC

Architect:
M1LBR Design LLC
80 Clark Street
Belmont MA 02478
617-883-3157

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MAHAN RESIDENCE
36 SELWYN ROAD
BELMONT MA 02478

EXISTING
ELEVATIONS

Sheet
Number:

A5

HALF STORY AREA CALCULATIONS:
 ALLOWABLE: AREA WITH CEILING HEIGHT OF 7' OR GREATER CAN BE NO MORE THAN 80% OF SECOND FLOOR AREA
 SECOND FLOOR AREA = 802 SF
 80% OF 802 = 481.2 SF MAX
 ACTUAL: 482 SF, CONFORMING

HALF STORY PERIMETER CALCULATIONS:
 SECOND FLOOR PERIMETER = 114'-8" LF
 ALLOWABLE: MAX 57'-4" W/ RAFTER BOTTOMS AT 7' OR GREATER (BASED ON 50% OF 114'-8" PERIMETER)
 ACTUAL: 24'-7" + 18'-2" + 18'-2" = 58'-11", CONFORMING

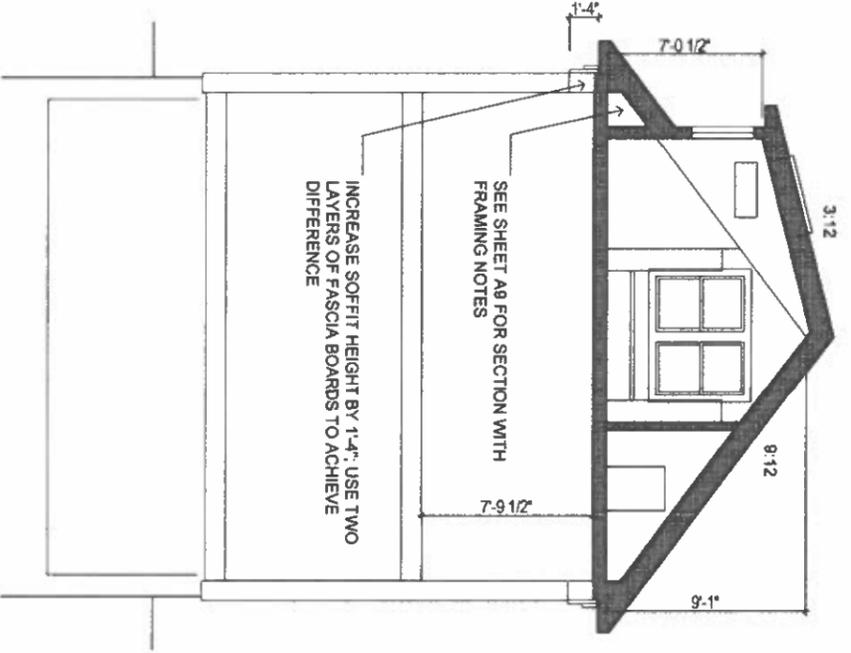
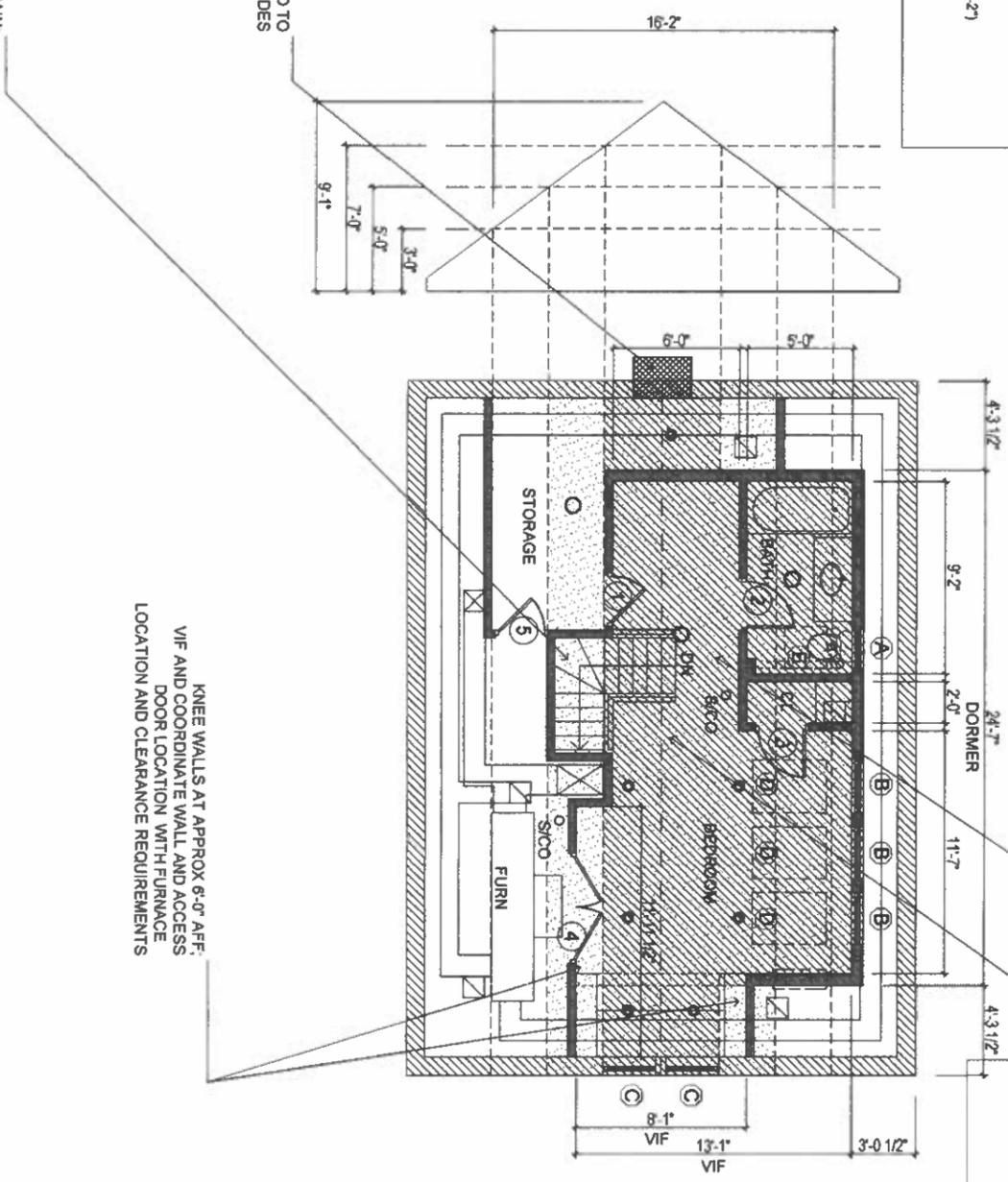
DORMER CALCULATIONS:
 ROOF LENGTH = 33'-2" LF
 ALLOWABLE: 24'-10 1/2" MAX PER SIDE (BASED ON 75% OF 33'-2")
 ACTUAL: 24'-7", CONFORMING

EXISTING CHIMNEY TO BE EXTENDED TO ACCOMMODATE NEW ROOF AND MEET BUILDING CODES

EXISTING STAIR TO REMAIN. NEW RAILINGS AT ATTIC FLOOR LEVEL TO BE SELECTED BY OWNER

KNEE WALLS AT APPROX 6'-0" AFF. VIF AND COORDINATE WALL AND ACCESS DOOR LOCATION WITH FURNACE LOCATION AND CLEARANCE REQUIREMENTS

482 sq ft
 TONE INDICATES EXTENT OF EXISTING AREA WITH CEILING HEIGHT OF 7' OR GREATER (SEE HALF STORY CALCS ON THIS SHEET):
 351 sq ft
 HATCH INDICATES EXTENT OF EXISTING AREA WITH CEILING HEIGHT OF 7' OR GREATER (GROSS SF):



WALLER DESIGN LLC
 80 CLARK STREET
 BELMONT, MA 02478

Architect:
 Miller Design LLC
 80 Clark Street
 Belmont MA 02478
 617-993-3157

Date: Issued for:

3/3/25	SCHEMATIC DESIGN
4/24/25	DESIGN DEVELOPME
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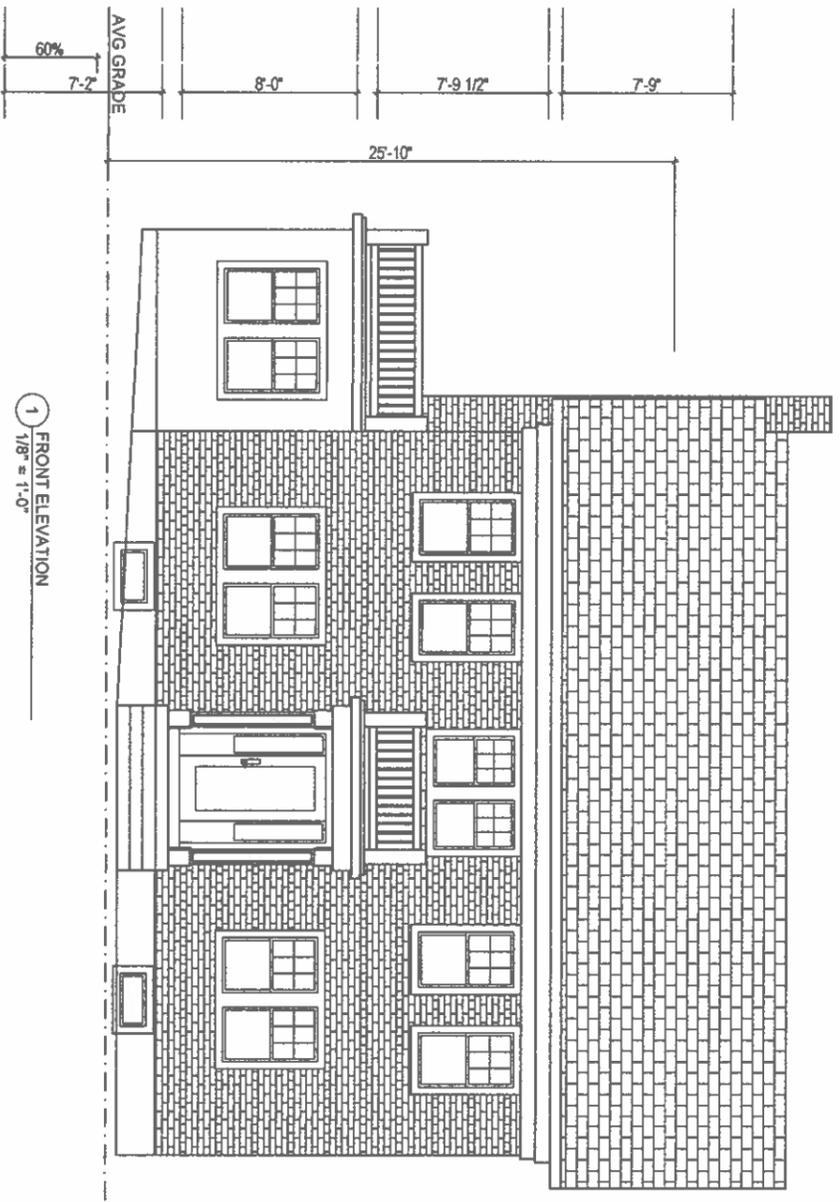


MAHAN RESIDENCE
 36 SELWYN ROAD
 BELMONT MA 02478

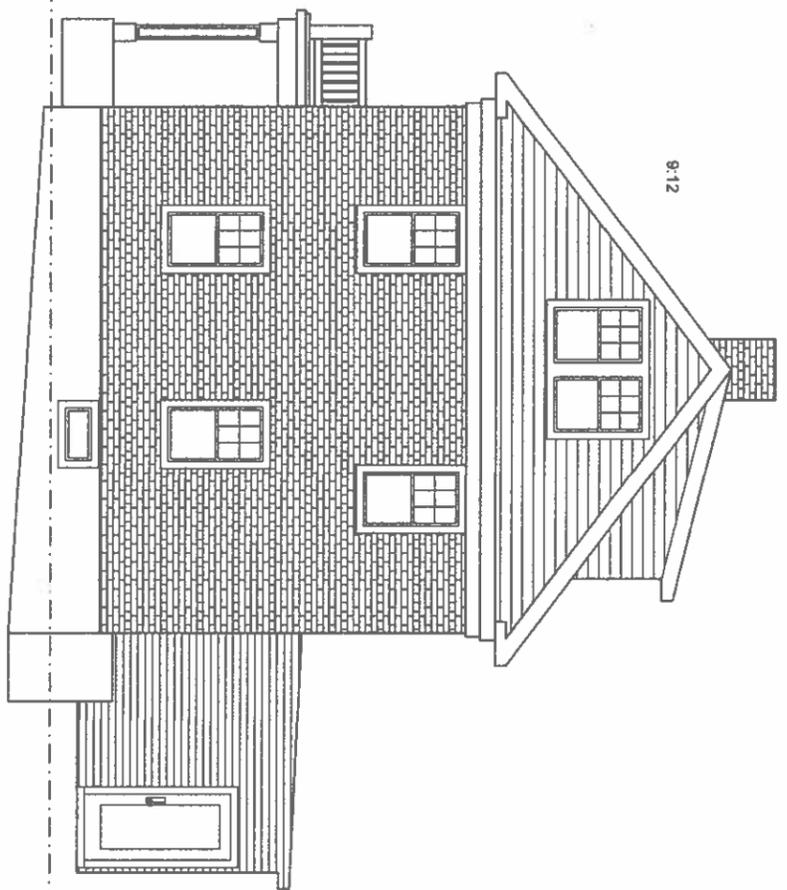
NEW ATTIC FLOOR PLAN

Sheet Number:

A6

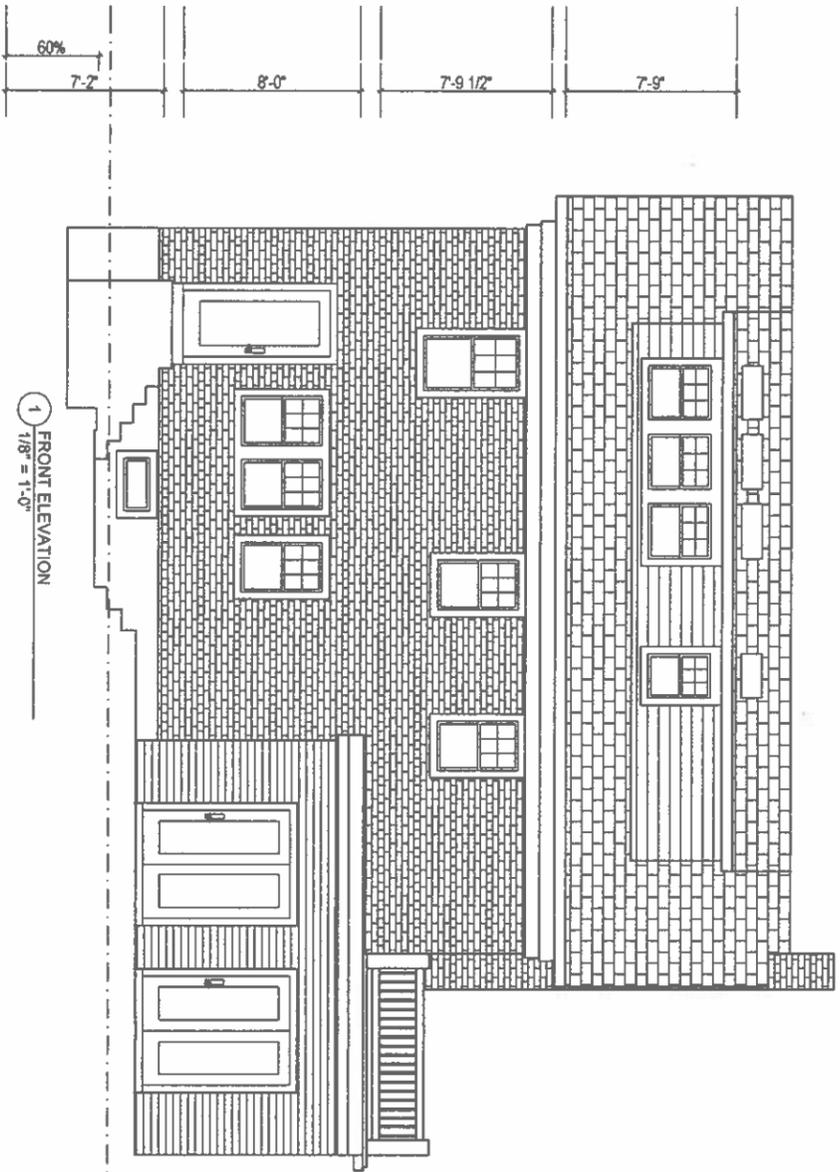


1 FRONT ELEVATION
1/8" = 1'-0"

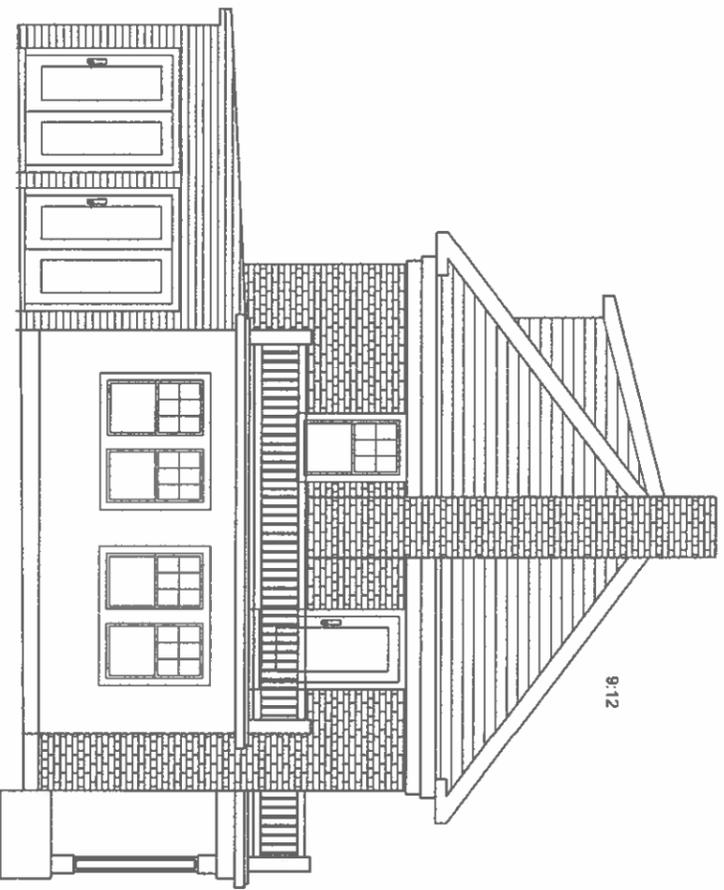


8:12

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Date: _____ Issued for: _____

3/3/25	SCHEMATIC DESIGN
4/24/25	DESIGN DEVELOPMENT
5/13/25	CONSTRUCTION DOC
6/27/25	REVISIONS
10/29/25	PROGRESS



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NEW ELEVATIONS

Sheet Number: **A7**