

RECEIVED
TOWN CLERK
BELMONT, MA

CASE NO. 24-12

2024 JUL -9 AM 10: 22
NOTICE OF PUBLIC HEARING BY THE
TOWN OF BELMONT PLANNING BOARD

ON APPLICATION FOR A SPECIAL PERMIT

Notice is hereby given that the Planning Board will hold a public hearing on Tuesday, August 13, 2024 at 7:00 PM by remote access through the Zoom app. to consider the application of 10 Bacon Road, Haibo Sha and Xuanxuan Shen, owners, for One Special Permit under section 1.5.4C-3-b of the By-Law to construct a Single family dwelling at 10 Bacon Road located in a Single Residence C (SRC) zoning district.

Note: Application submittals, meeting agenda & instructions on remote access can be found on the Town's website: <https://www.belmont-ma.gov/planning-board>

TOWN OF BELMONT PLANNING BOARD



**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

April 5, 2024

Haibo Sha and Xuanxuan Shen
10 Bacon Road
Belmont MA, 02478

RE: Denial to Construct a Single-Family Dwelling

Dear Haibo Sha and Xuanxuan Shen,

The Office of Community Development is in receipt of your building permit application for your proposal to demolish the existing structure and construct a new Single-family dwelling at 10 Bacon Road located in the Single Residence C (SRC) Zoning District.

Your application has been denied because it does not comply with the Town of Belmont Zoning By-Law. More specifically, §1.5.4-C-3-b of the Zoning By-Law allow a new single family dwelling in the Single Residence C Zoning District after voluntary demolition and located other than on the original footprint by a Special Permit from the Planning Board.

You may alter your plans to conform to the current Town of Belmont Zoning By-Law and resubmit for a building permit, or you may request one (1) Special Permit from the Planning Board. If you choose this option, please contact the Office of Community Development to schedule an appointment with Ara Yogurtian, Assistant Director at (617) 993-2650 in order to begin the process.

Sincerely,

Ara Yogurtian
Inspector of Buildings

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TOWN CLERK
BELMONT, MA



Town of Belmont
Planning Board

APPLICATION FOR A SPECIAL PERMIT

Date: 06/13/2024

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 10 Bacon 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 _____

constructing a new single dwelling building

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

Signature of Petitioner [Signature] Haibo Sha
Print Name XUANXUAN SHEN, HAIBO SHA

Address 10 Bacon Rd
Belmont, MA 02478

Daytime Telephone Number (607) 280-8158

April 22, 2024

To the Members of the Planning Board,

We are writing to submit a special permit application for the construction plan at 10 Bacon Rd. We propose the demolition of the existing ranch-style house and the construction of a new 2.5-story building. The existing foundation cannot safely support a second story, necessitating a complete reconstruction with a new foundation.

The primary motivation behind this plan stems from the inadequacy of our current living space. We've been living in the current house since July 2016. Over the years, our family has expanded to include two wonderful children, with our son born in 2018 and our daughter in 2021. As they grow, it has become increasingly evident that our current living space no longer adequately meets their needs nor ours. Our son and daughter require dedicated private rooms and a designated play area conducive to their growth and development. As a result of the pandemic, one of us has transitioned to remote work. Working from home becomes a permanent fixture in our lives. It is essential for us to have dedicated office spaces within our home to maintain productivity. Additionally, hosting guests is an integral part of our family life, and we wish to provide a comfortable guest room for friends and family to stay.

We believe this plan not only addresses the immediate needs of our family but also aligns with the long-term vision of enhancing our neighborhood. We love Belmont, and we are committed to maintaining and enhancing its character. We respectfully request the support and approval of the planning board for this special permit application. We are confident that this project will not only benefit our family but also contribute positively to the community as a whole.

Thank you very much for your time and consideration. We are available to provide any additional information or address any questions or concerns you may have regarding this proposal.

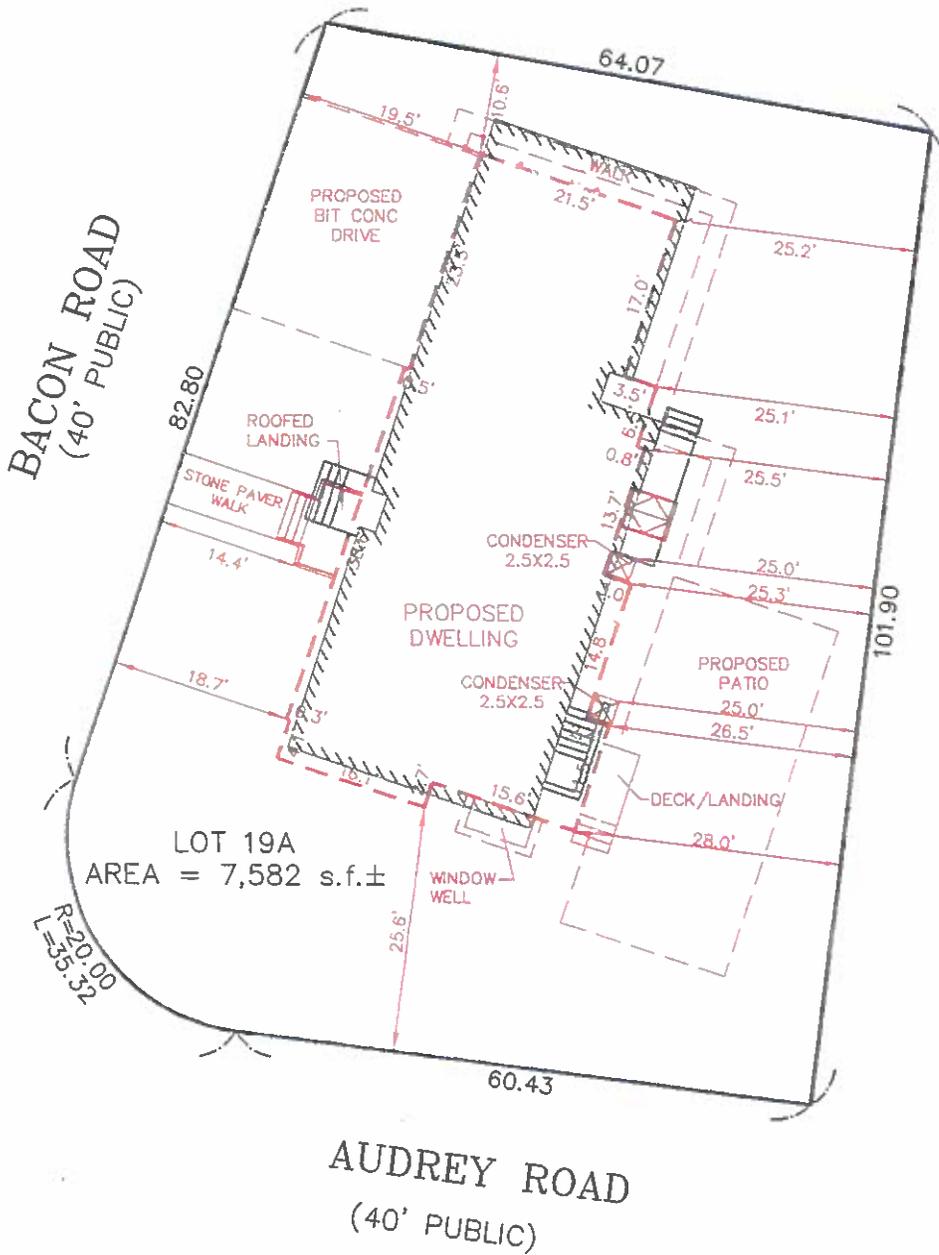
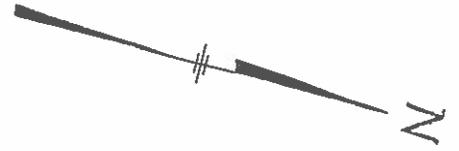
Sincerely,

Xuanxuan Shen and Haibo Sha

10 Bacon Rd

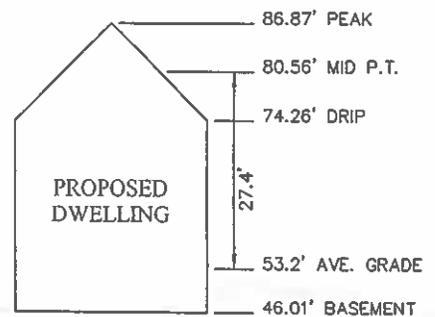
 Haibo Sha

PREPARED BY:
 MEDFORD ENGINEERING & SURVEY
 ANGELO B. VENEZIANO ASSOCIATES
 15 HALL ST. MEDFORD, MA. 02155
 781-396-4466 fax: 781-396-8052



ZONED: SINGLE RESIDENCE-C

ZONING REQUIREMENT	EXISTING		PROPOSED	
	EXISTING	PROPOSED	EXISTING	PROPOSED
FRONT (BACON) 18.61'	19.8'	18.7'	19.8'	18.7'
FRONT (AUDREY) 25'	25.0'	25.6'	25.0'	25.6'
SIDE: 10'	6.7'	10.6'	6.7'	10.6'
REAR: 30% DEPTH 25' MIN	23.6'	25.1'	23.6'	25.1'
MAX. LOT COV.: 25%	22.4%	23.6%	22.4%	23.6%
MIN. OPEN SPACE: 50%	64.5%	69.7%	64.5%	69.7%

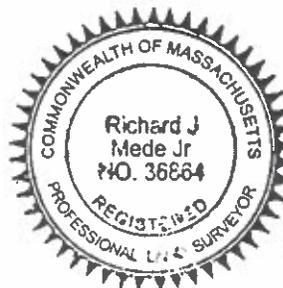


NOTE: TIES TO CORNERBOARD

THE PROPERTY IS NOT LOCATED IN AN ESTABLISHED FLOOD HAZARD ZONE ACCORDING TO THE F.I.R.M. OF BELMONT.

RICHARD J MEDE JR. - P.L.S.

DATE: 03/18/2024



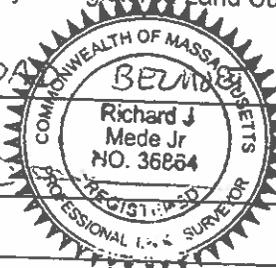
DEED REFERENCE: MSRD BK 67449 PG 236
 PLAN REFERENCE: MSRD PLAN 811 OF 1956

OWNER:	XUANXUAN SHEN
HOUSE NO.:	10
LOC. LOT NO.:	19A
APP. NO.:	
DATE:	MARCH 18, 2024
SCALE:	1" = 20'

Zoning Compliance Check List

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

Property Address: 10 BACON ROAD



Surveyor Signature and Stamp: _____

Date: 03/18/2024

<u>Per §4.2 of the Zoning By-Law</u>				
		REQUIRED	EXISTING	PROPOSED
Lot Area (sq. ft.)		9,000	7,582	7,582
Lot Frontage (feet)		75	107.14	107.14
Lot Coverage (% of lot)		25	22.4%	23.8%
Open Space (% of lot)		50	64.5%	69.7%
Setbacks: (feet)	➤ Front (a) <u>BACON 25% DEPTH</u> <u>AUDREY</u>	18.61 25	19.8 25.0	18.7 USE 14.4 25.6
	➤ Side/Side	10 10	6.7 —	10.6 —
	➤ Rear <u>30% LOT DEPTH</u> <u>25' MIN</u>	25	23.6	25.1
Building Height:	➤ Midpoint (feet)	30	N/A	27.4
	➤ Ridge (feet)	34	N/A	33.7
	➤ Stories	2-1/2	1	2 1/2
1/2 Story (feet) (Per §1.4)	➤ Perimeter (50%)	50% MAX	—	★ 31.5%
	➤ Area (60%)	60% MAX	—	★ 50.4%
	➤ Length (75%)	75% MAX	—	★ 36.9%
HVAC (b)	Prohibited in Front Yard and Side and Rear Setbacks and shall be screened			

(a) Front setback is equal to the average front setbacks of the abutting properties on either side. BACON 25% DEPTH (LOT)
 (b) Includes all outdoor mechanical equipment and fuel storage systems.
 ★ BASED EXCLUSIVELY ON THE PROPOSED ARCHITECTURAL PLANS

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

Neighborhood



Our property: 10 Bacon Rd





468
456 School St.



100 Dalton Rd.



22 Bacon Rd



9 Audrey Rd.



22 Audrey Rd.



26 Audrey Rd.



10 Woods Rd.



19 Audrey Rd.

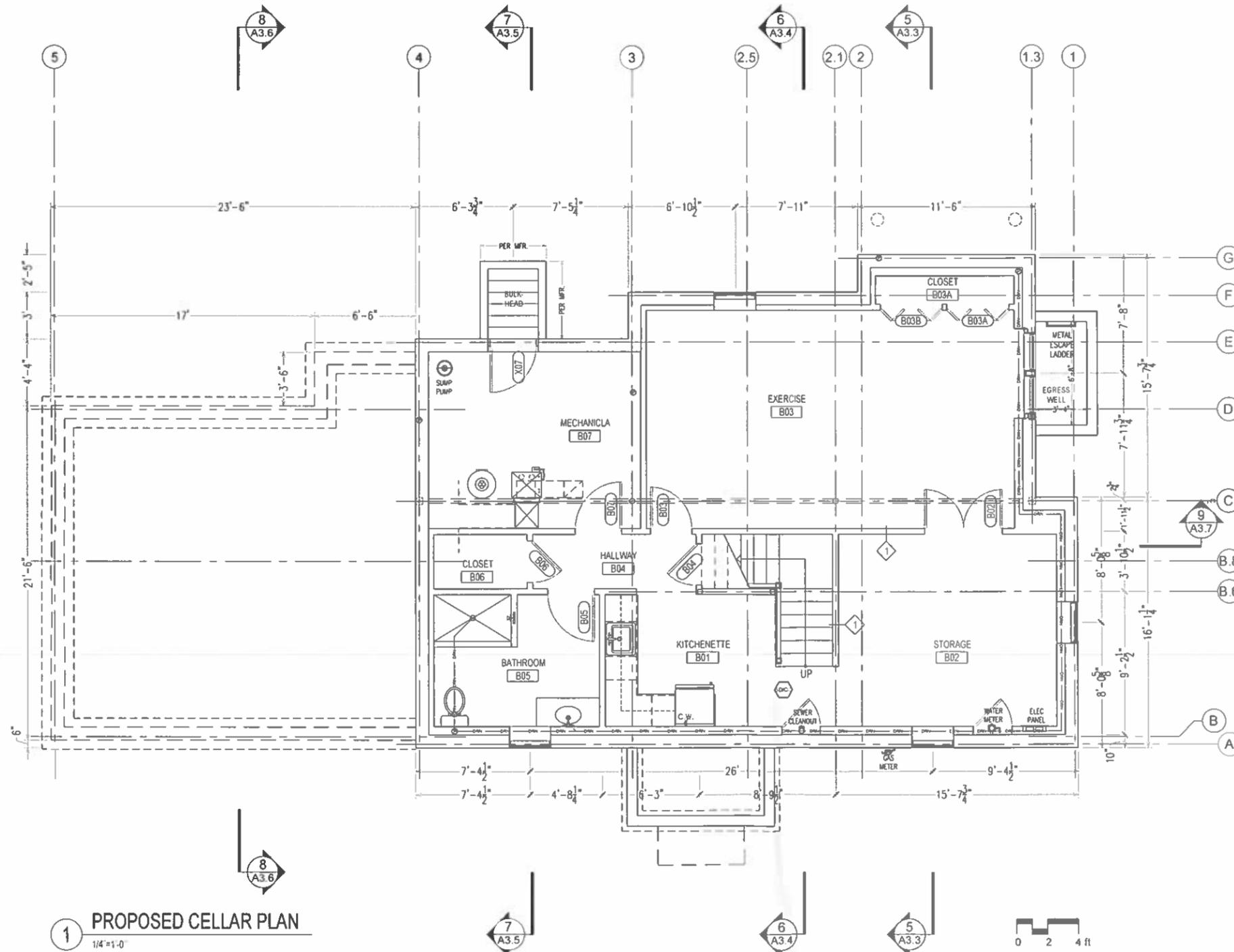
ARCHITECT
 OoDD Architects Limited Liability Company
 P O Box 66001 Newton, Massachusetts 02466
 PH 617 953 9428 EMAIL: OoDDA@gmail.com

FIRE ALARM NOTES:

- DETECTOR/ ALARM SYMBOL KEYS:
 SMOKE DETECTOR/ ALARM
 CARBON MONOXIDE DETECTOR/ ALARM
 SMOKE & CARBON MONOXIDE COMBO DETECTOR/ ALARM
 HEAT DETECTOR/ ALARM
- ALL DETECTORS TO BE WIRED W/ BATTERY BACKUP PER CODE.
- THE ALARM DETECTOR DEVICES & LAYOUTS SUBJECT TO THE APPROVAL OF CITY FIRE DEPARTMENT/INSPECTIONAL SERVICES.

UTILITY NOTES:

- G.C. TO VERIFY UNDERGROUND POWER/WATER/SEWER/CABLE DATA PRIOR TO START OF CONSTRUCTION.
- ELECTRICIAN OR TESLA CERTIFIED ROOF CONTRACTOR TO INSTALL BATTERIES AND INTEGRATED WITH ELECTRICAL PANEL.



1 PROPOSED CELLAR PLAN
 1/4"=1'-0"

SHA RESIDENCE
 SINGLE FAMILY NEW CONSTRUCTION

10 Bacon Road
 Belmont, Massachusetts 02478

DRAWING GENERAL NOTES
 THIS DRAWING SHALL ONLY BE USED EXCLUSIVELY FOR THE PROJECT LISTED ABOVE, AND SHALL REMAIN THE PROPERTY OF THE ARCHITECT. REPRODUCTION OF THIS DRAWING OR THE SPECIFICATIONS ASSOCIATED WITH THIS PROJECT WITHOUT THE ARCHITECT'S AGREEMENT IS FORBIDDEN. THE PLANS AND SPECIFICATIONS OF THIS DRAWING SHALL NOT BE USED BY THE OWNER ON OTHER PROJECTS EXCEPT BY ARCHITECT'S AGREEMENT IN WRITING AND WITH APPROPRIATE COMPENSATION TO THE ARCHITECT.

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Date	Notes
3/23/2024	PERMIT SET



Chi-Ming Lee

CHI-MING LEE, AIA ARCHITECT

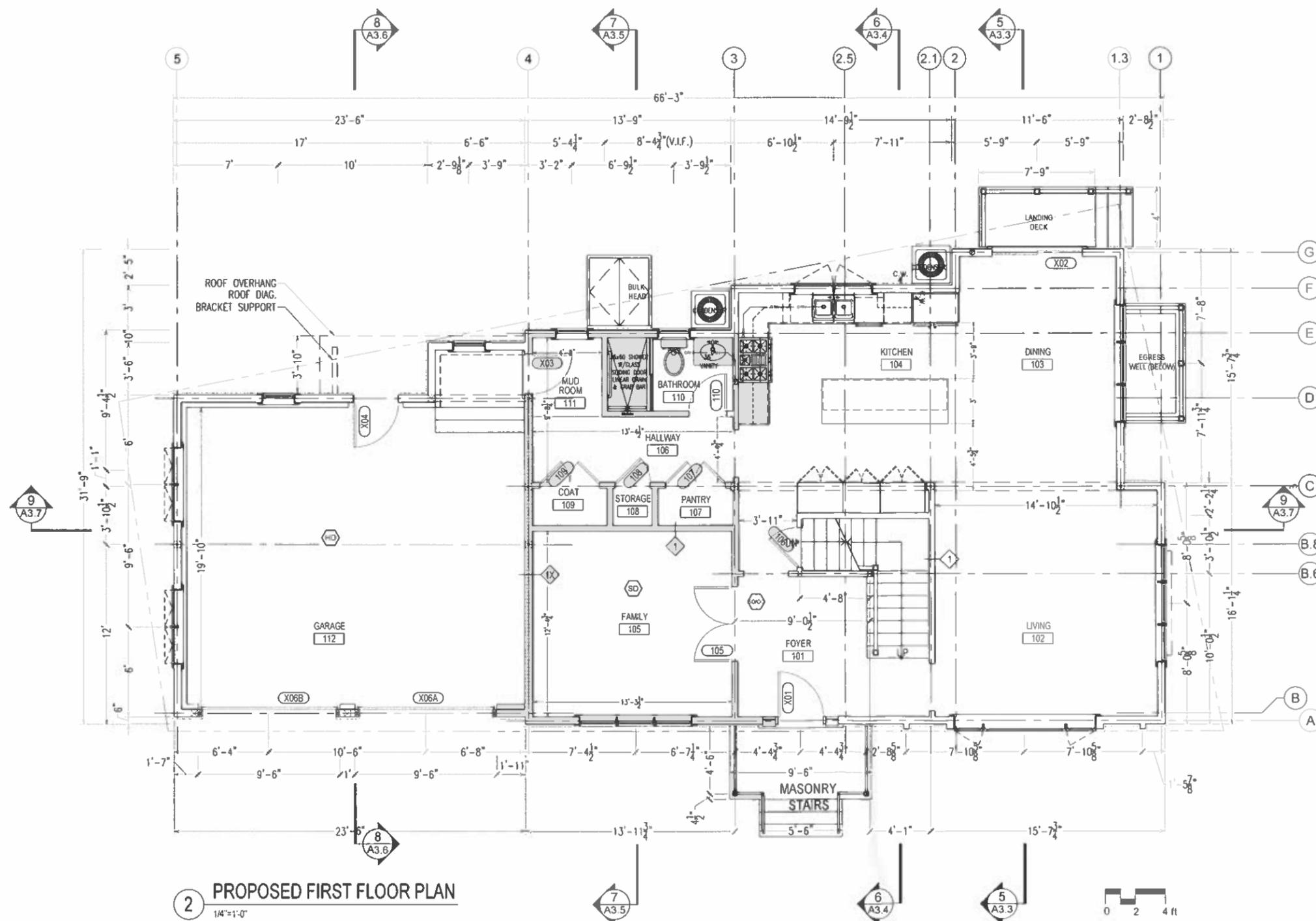
PROPOSED BASEMENT PLAN

SCALE: 1/4"=1'-0"
 DATE: MARCH 23, 2024
 DRAWN BY: STAFF, CL
 CHECKED BY: CL

ARCHITECT
OoDD Architects Limited Liability Company
P. O. Box 66001 Newton, Massachusetts 02466
PH 617 563 9428 EMAIL OoDDAr@gmail.com

FIRE ALARM NOTES:

- DETECTOR/ ALARM SYMBOL KEYS:
 (SD) SMOKE DETECTOR/ ALARM
 (CO) CARBON MONOXIDE DETECTOR/ ALARM
 (SM) SMOKE & CARBON MONOXIDE COMBO DETECTOR/ ALARM
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2 PROPOSED FIRST FLOOR PLAN
1/4"=1'-0"

SHA RESIDENCE
SINGLE FAMILY NEW CONSTRUCTION

10 Bacon Road
Belmont, Massachusetts 02478

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Date: 3/23/2024
Notes: PERMIT SET



Chih-Wing Lee
ARCHITECT

PROPOSED FIRST FLOOR PLAN

SCALE: 1/4"=1'-0"
DATE: MARCH 23, 2024
DRAWN BY: STAFF, CL
CHECKED BY: CL

ARCHITECT
 OoDD Architects Limited Liability Company
 P O Box 95801 Newton, Massachusetts 02466
 Ph 617 563 9428 EMail: OoDDAr@gmail.com

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HALF SIZED SET

SHA RESIDENCE
 SINGLE FAMILY NEW CONSTRUCTION

10 Bacon Road
 Belmont, Massachusetts 02478

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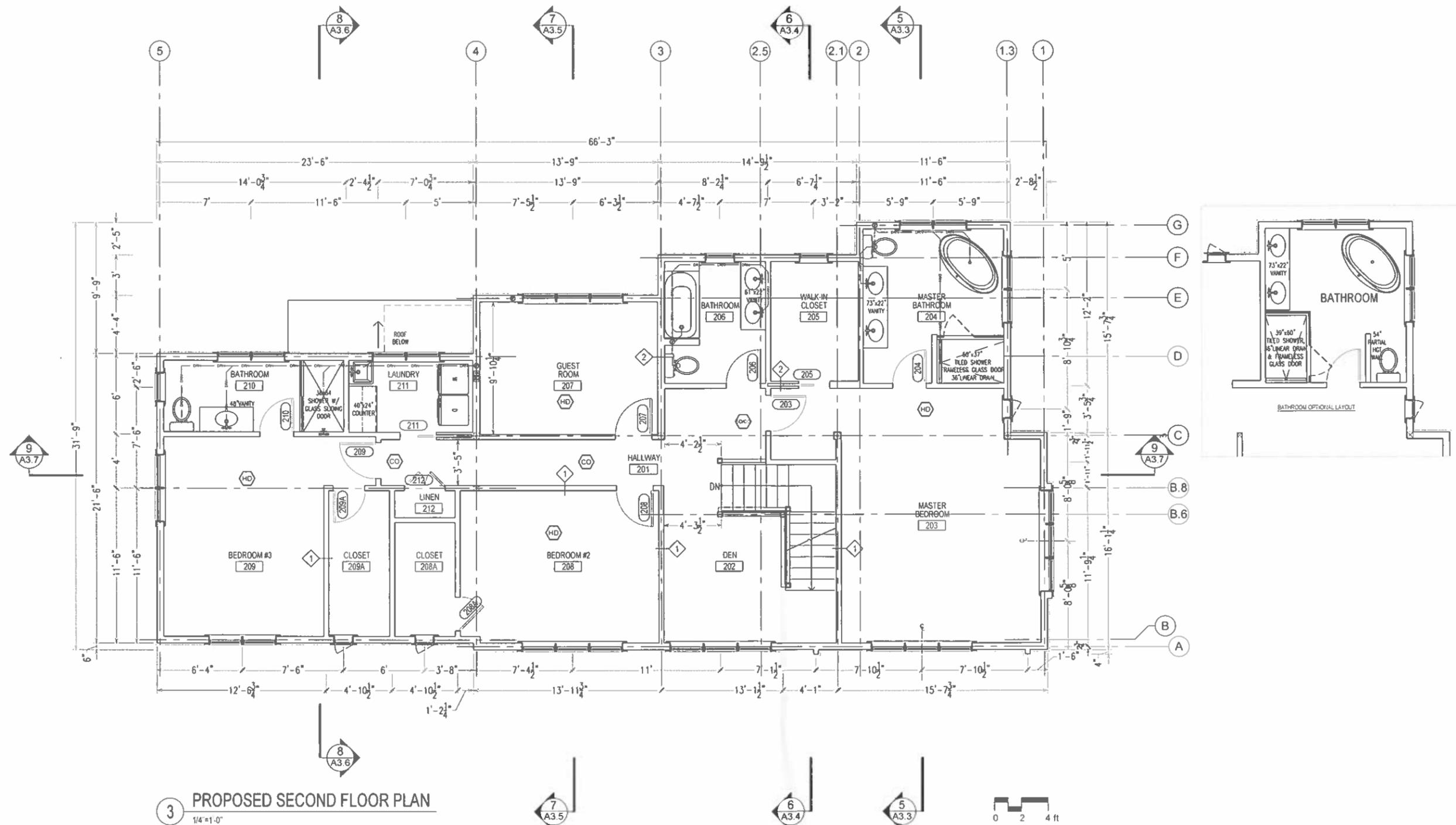
CHIH-WING LEE, AIA ARCHITECT

PROPOSED SECOND FLOOR PLAN

SCALE: 1/4"=1'-0"
 DATE: MARCH 23, 2024
 DRAWN BY: STAFF, CL
 CHECKED BY: CL



A1.3



3 PROPOSED SECOND FLOOR PLAN
 1/4"=1'-0"

ARCHITECT
 OoDD Architects Limited Liability Company
 P O Box 66001 Newton, Massachusetts 02466
 PH 617 953 9428 EMAIL OoDDA1@gmail.com

**HALF SIZED
 SET**

SHA RESIDENCE
 SINGLE FAMILY NEW CONSTRUCTION

10 Bacon Road
 Belmont, Massachusetts 02478

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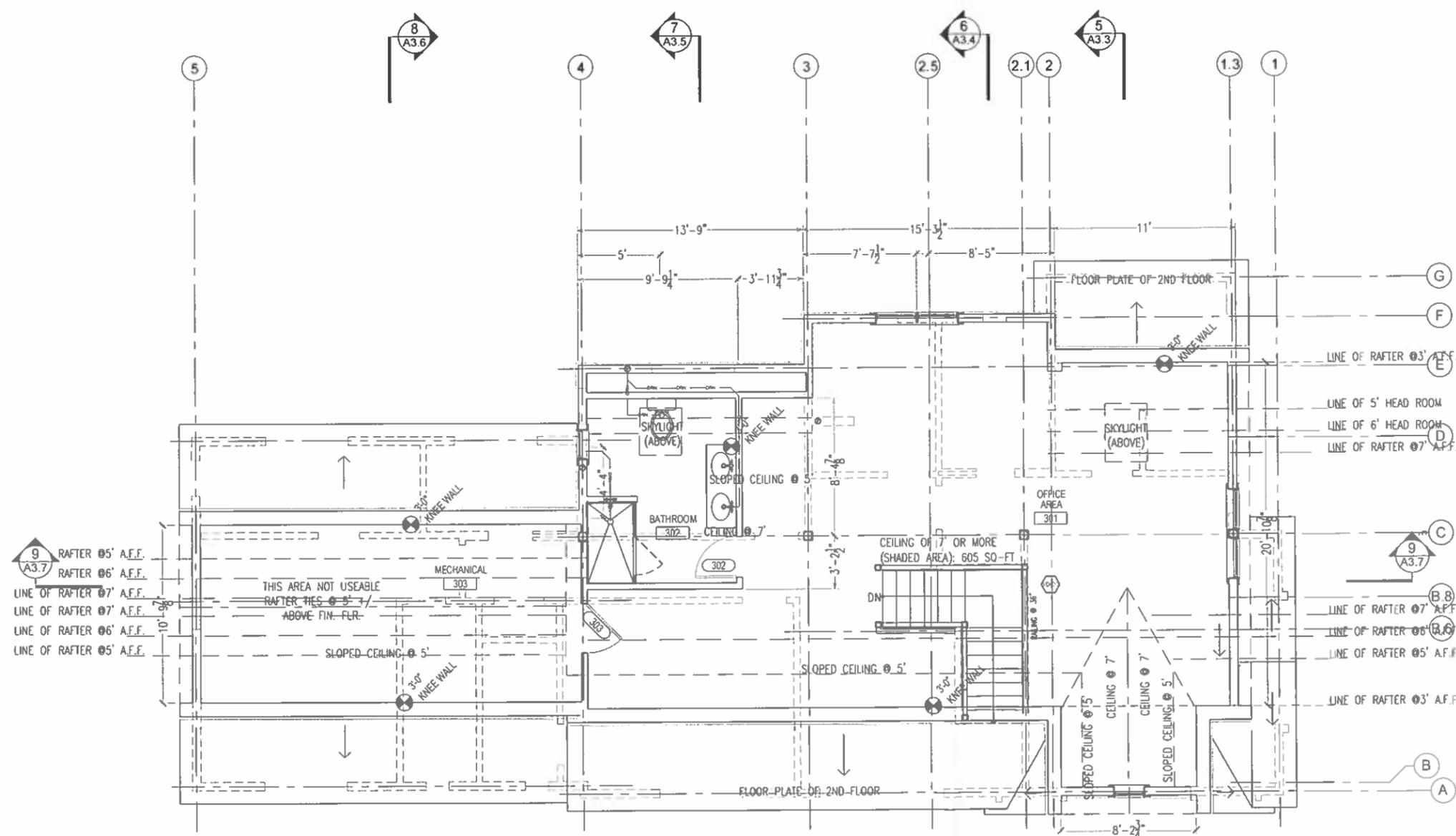
Chh-ming Lee
 CHH-MING LEE, AA ARCHITECT

PROPOSED ATTIC PLAN

SCALE: 1/4"=1'-0"
 DATE: MARCH 23, 2024
 DRAWN BY: STAFF_CL
 CHECKED BY: CL

A1.4

- FIRE ALARM NOTES:**
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4 PROPOSED ATTIC PLAN
 1/4"=1'-0"

ARCHITECT
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 PH 617 553 9428 EMAIL OoDDAr@gmail.com

SHA RESIDENCE
 SINGLE FAMILY NEW CONSTRUCTION
 10 Bacon Road
 Belmont, Massachusetts 02478

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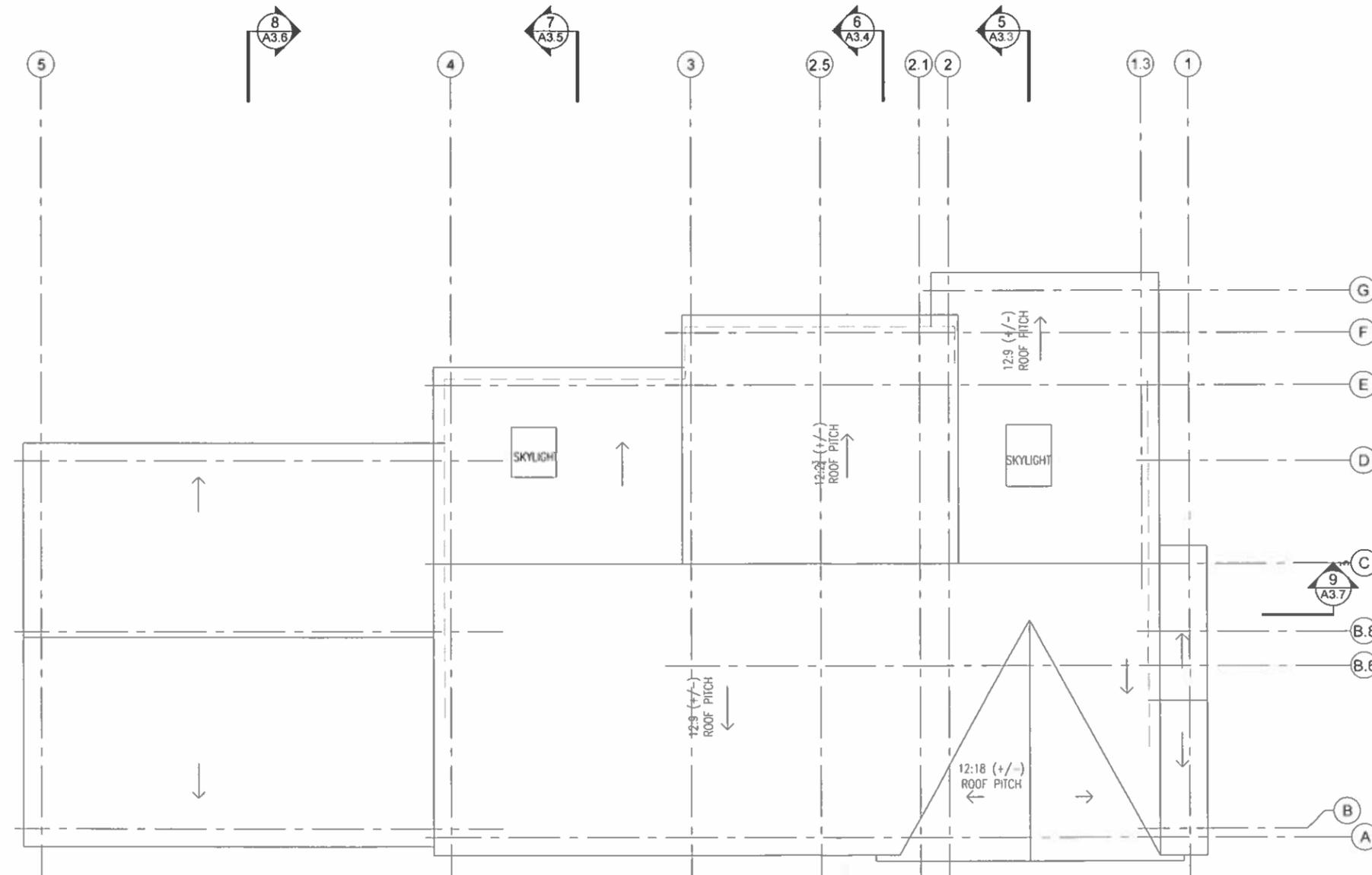


Chih-Ming Lee
 CHIH-MING LEE, AA ARCHITECT

PROPOSED ROOF PLAN

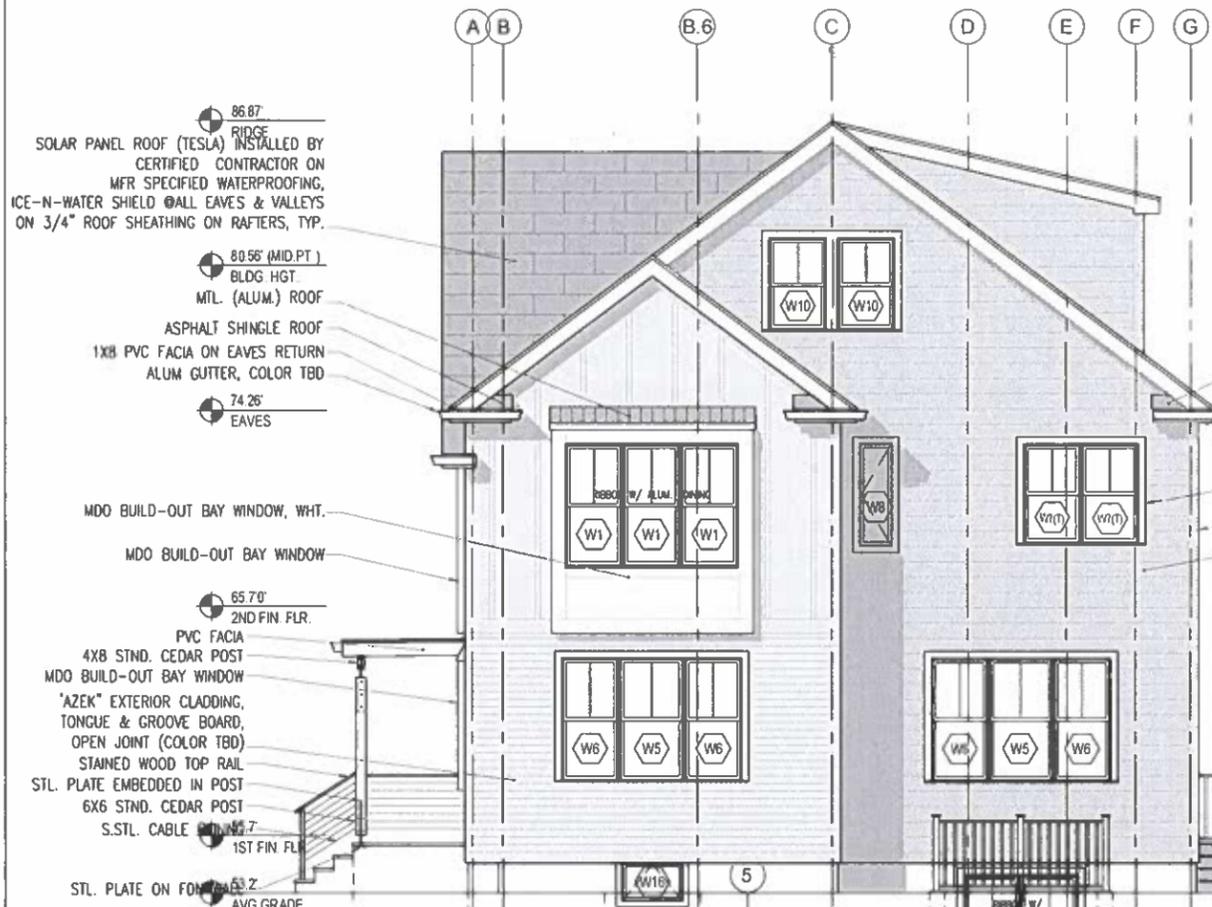
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 DATE: MARCH 23, 2024
 DRAWN BY: STAFF, CL
 CHECKED BY: CL

A1.5



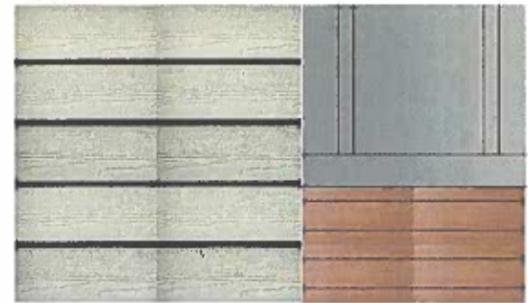
5 PROPOSED ROOF PLAN
 1/4"=1'-0"

ARCHITECT
OoDO Architects Limited Liability Company
 P O Box 66001 Newton, Massachusetts 02466
 Ph: 617 953 9428 Email: OoDOAr@gmail.com



EAST ELEVATION (AUDREY RD.)
 1/4"=1'-0"

GARAGE & REAR ELEVATIONS
 "HARDIE" LAP SIDING
 SELECT CEDARMILL
 COLOR: COBBLE STONE

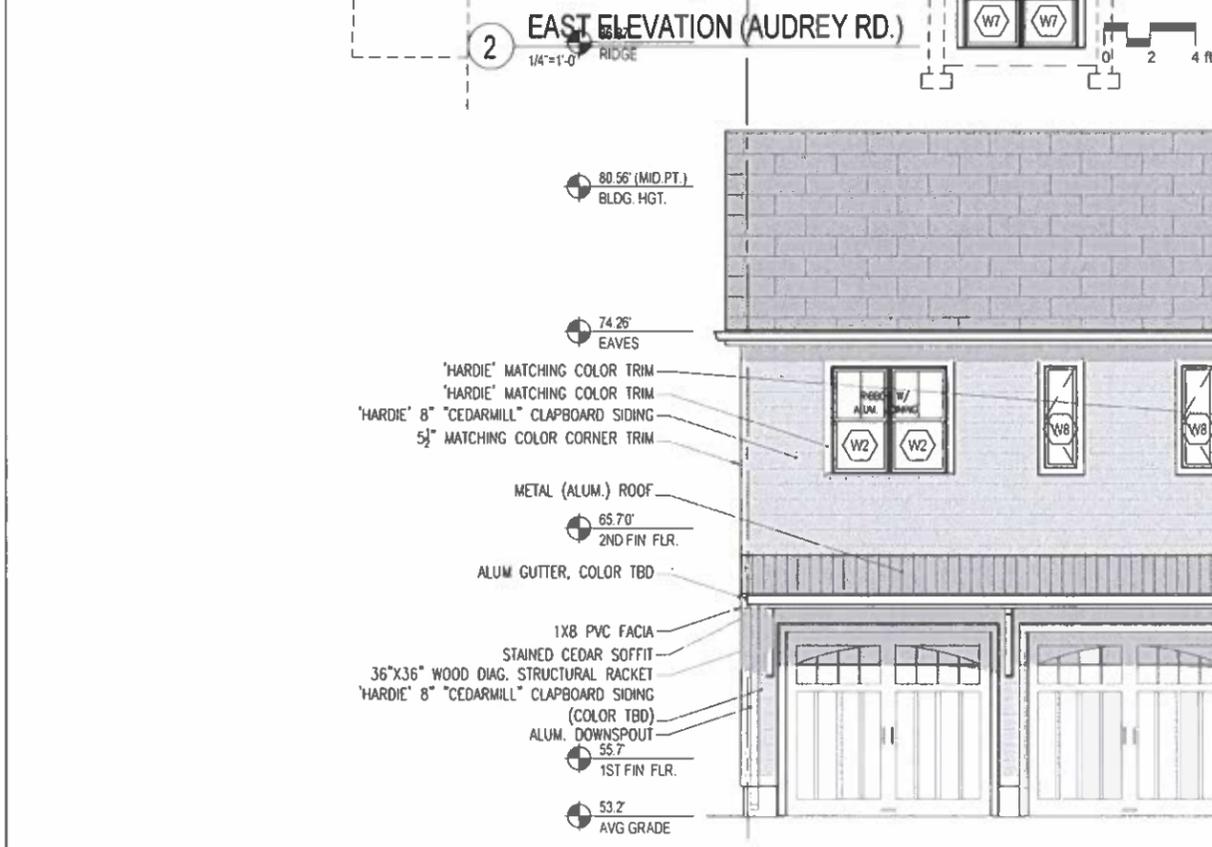


FRONT ELEVATION UPPER LEVEL
 "HARDIE" VERTICAL SIDING
 SMOOTH
 COLOR: PEARL GRAY

FRONT ELEVATION LOWER LEVEL
 "AZEK" EXTERIOR CLADDING
 "TIMBERTECH" VINTAGE COLLECTION
 COLOR: WEATHERED TEAK



WOOD STRUCTURAL BRACKET
 PROJECTION: 36"
 HEIGHT: 36"
 WIDTH: 3 1/2"
 (architectural-elements.com
 BRA781452-36.1 OR EQAUL
 https://www.architectural-elements.com/
 structural-wood-bracket-details.html?prodNum=BRA781452)



SOUTH ELEVATION (BACON RD.)
 1/4"=1'-0"



SOLAR PANEL ROOF (TESLA) INSTALLED BY CERTIFIED CONTRACTOR ON MFR SPECIFIED WATERPROOFING, ICE-N-WATER SHIELD @ ALL EAVES & VALLEYS ON 3/4" ROOF SHEATHING ON RAFTERS (SEE FRAMING), TYP.

- CROWN MOLDING TRIM
- METAL ROOF (ANODIZED ALUM.)
- ALUM GUTTER (COLOR TBD)
PVC FACIA, WHITE
- STAINED CEDAR SOFFIT, TYP.
- "HARDIE" VERT. BATTEN SIDING (COLOR TBD)
- ALUM DOWNSPOUT (COLOR TBD)
- MDO PANEL BUILD-OUT, WHT, 3/8" PROUD
- ALUM DOWNSPOUT (COLOR TBD)
- METAL (ALUM.) ROOF
- BUILD-OUT BAY WINDOW, 3/8" PROUD
- "AZEK" EXTERIOR CLADDING, TONGUE & GROOVE BOARD, OPEN JOINT (COLOR TBD)
- STAINED WOOD HAND RAIL & S.STL. CABLE RAILING
- 6X6 STAINED CEDAR POST W/ 18" SLOT FOR STL. PLATE
- EXPOSED GALV. STEEL PLATE EMBEDDED IN POST SECURED W/ COUNTER-SUNK BOLTS
- STONE SLAB STAIRS

SHA RESIDENCE
 SINGLE FAMILY NEW CONSTRUCTION

10 Bacon Road
 Belmont, Massachusetts 02478

DRAWING GENERAL NOTES
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Date	Notes
3/23/2024	PERMIT SET



Chih-Wing Lee
 CHIH-WING LEE, AIA ARCHITECT

BUILDING ELEVATIONS

SCALE: 1/4"=1'-0"
 DATE: MARCH 23, 2024
 DRAWN BY: STAFF, CL
 CHECKED BY: CL



ARCHITECT
OoDD Architects Limited Liability Company
 P. O. Box 60001 Newton, Massachusetts 02460
 PH: 617.953.9428 EMAIL: OoDDAr@aol.com

SHA RESIDENCE
 SINGLE FAMILY NEW CONSTRUCTION

10 Bacon Road
 Belmont, Massachusetts 02478

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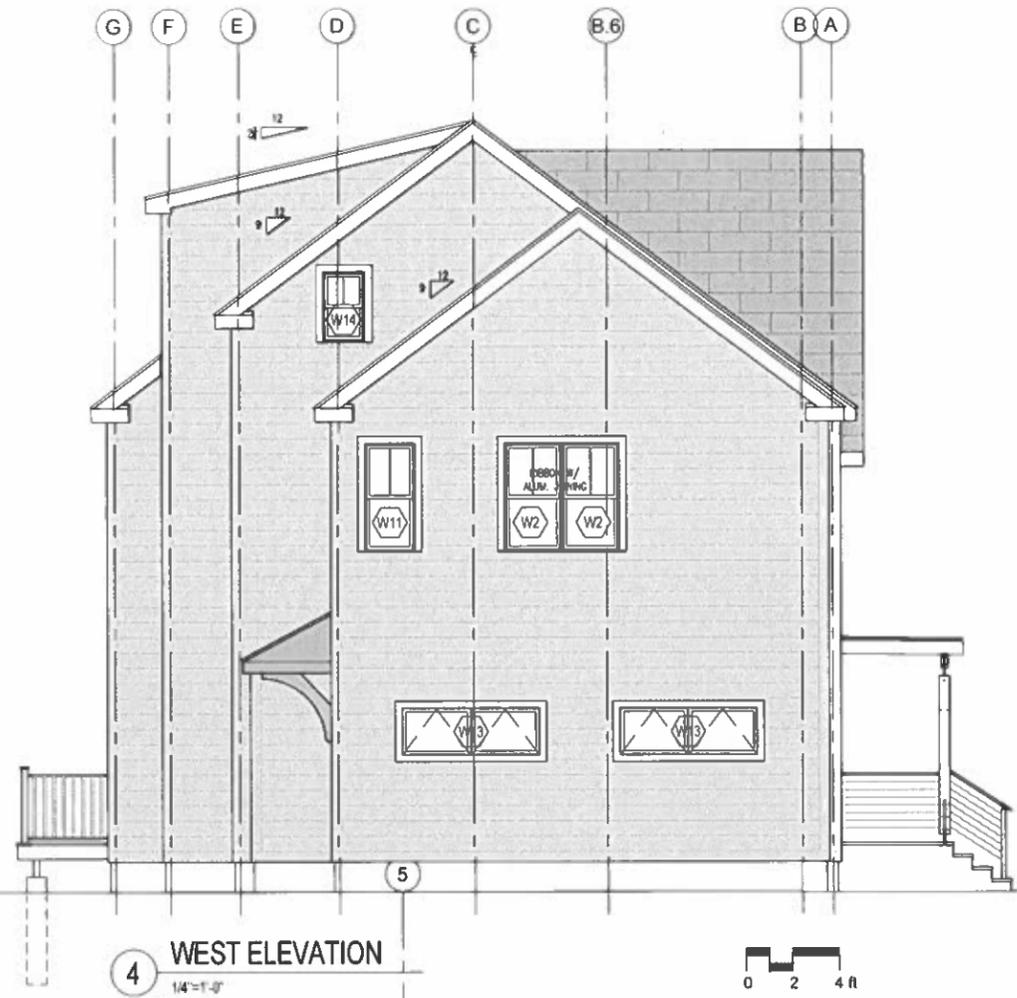


Chih-Ming Lee
 CHIH-MING LEE, AA ARCHITECT

BUILDING ELEVATIONS

SCALE: 1/4"=1'-0"
 DATE: MARCH 23, 2024
 DRAWN BY: STAFF, CL
 CHECKED BY: CL

A3.2



- 86.87' RIDGE
- 80.56' (MID.PT.) BLDG. HGT.
- 74.26' EAVES
- 65.70' 2ND FIN. FLR.
- 55.7' 1ST FIN. FLR.
- 43.2' AVG GRADE

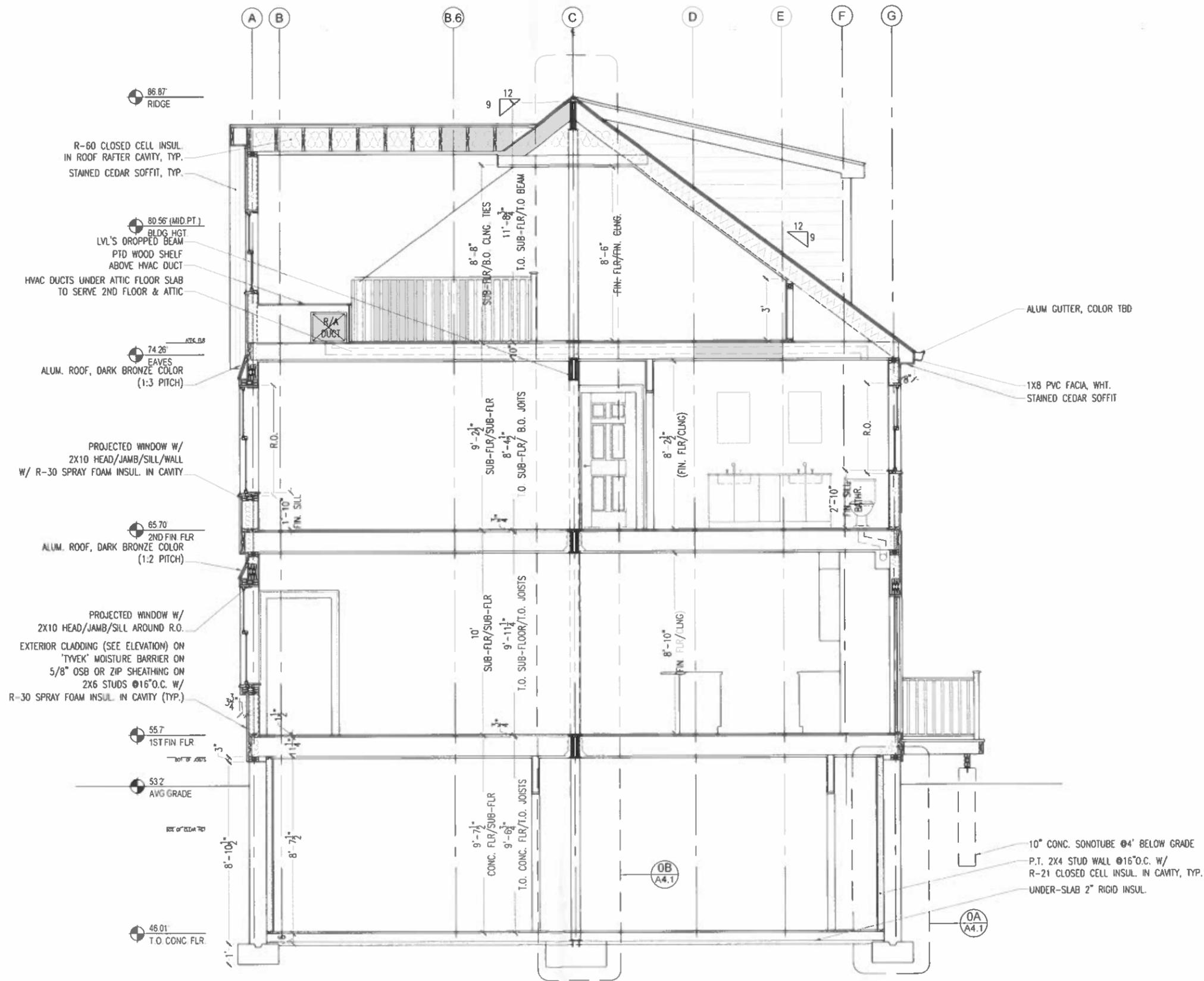
4 WEST ELEVATION
 1/4"=1'-0"



- 86.87' RIDGE
- 80.56' (MID.PT.) BLDG. HGT.
- 74.26' EAVES
- 65.70' 2ND FIN. FLR.
- 55.7' 1ST FIN. FLR.
- 53.2' AVG GRADE

B NORTH ELEVATION
 1/4"=1'-0"

ARCHITECT
 OoDD Architects Limited Liability Company
 P O Box 66001 Newton, Massachusetts 02466
 PH 617 953 9428 EMAIL OoDDAr@gmail.com



86.87' RIDGE

R-60 CLOSED CELL INSUL. IN ROOF RAFTER CAVITY, TYP. STAINED CEDAR SOFFIT, TYP.

80.56' (MID PT.) BLDG. HGT. LVL'S DROPPED BEAM PTD WOOD SHELF ABOVE HVAC DUCT HVAC DUCTS UNDER ATTIC FLOOR SLAB TO SERVE 2ND FLOOR & ATTIC

74.26' ATIC FLR EAVES ALUM. ROOF, DARK BRONZE COLOR (1:3 PITCH)

PROJECTED WINDOW W/ 2X10 HEAD/JAMB/SILL/WALL W/ R-30 SPRAY FOAM INSUL. IN CAVITY

65.70' 2ND FIN FLR ALUM. ROOF, DARK BRONZE COLOR (1:2 PITCH)

PROJECTED WINDOW W/ 2X10 HEAD/JAMB/SILL AROUND R.O. EXTERIOR CLADDING (SEE ELEVATION) ON "TYVEK" MOISTURE BARRIER ON 5/8" OSB OR ZIP SHEATHING ON 2X6 STUDS @16"O.C. W/ R-30 SPRAY FOAM INSUL. IN CAVITY (TYP.)

55.7' 1ST FIN FLR

53.2' AVG GRADE

46.01' T.O. CONC. FLR.

ALUM CUTTER, COLOR TBD

1X8 PVC FACIA, WHT. STAINED CEDAR SOFFIT

SHA RESIDENCE
 SINGLE FAMILY NEW CONSTRUCTION

10 Bacon Road
 Belmont, Massachusetts 02478

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Date: 3/23/2024 | Notes: PERMIT SET



Chih-Ming Lee
 CHIH-MING LEE, AIA ARCHITECT

BUILDING SECTION

SCALE: 3/8"=1'-0"
 DATE: MARCH 23, 2024
 DRAWN BY: STAFF, CL
 CHECKED BY: CL

A3.3

5 BUILDING SECTION
 3/8"=1'-0"

