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BELMONT, MA

CASE NO. 23-19

2023 AUG -8 AM 11:43

NOTICE OF PUBLIC HEARING BY THE
TOWN OF BELMONT PLANNING BOARD

ON APPLICATION FOR ONE SPECIAL PERMIT

Notice is hereby given that the Planning Board will hold a public hearing on Tuesday, September 5, 2023 at 7:00 PM, by remote access through the Zoom app. to consider the application of Kamel Alhady to construct a Single family dwelling at 87 Goden Street located in Single Residence C (SRC) Zoning District. Special Permit: §1.5.4 C (3-b) of the Zoning By-Law allows construction of new structures after voluntary demolition by a Special Permit granted by the Planning Board.

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



Town of Belmont
Planning Board

APPLICATION FOR A SPECIAL PERMIT

Date: 7/10/23

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 87 Goden Street 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 Construct a Single Family Dwelling

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

Signature of Petitioner K Alhady
Print Name Kamel Alhady
Address 419 Mt. Auburn St
Watertown MA 02472
Daytime Telephone Number 617-851-4564

August 20, 2014



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

June 23, 2023

Kamel Alhady
419 Mt. Auburn St.
Watertown, MA 02472

RE: Denial to Construct a New Single-Family Dwelling

Dear Mr. Alhady

The Office of Community Development is in receipt of your building permit application for the construction of a New Single-Family dwelling at 87 Goden Street located in a 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, Section 1.5.4 C of the By-Law allows a pre-existing non-conforming structure in the Single Residence C (SRC) Zoning District to be reconstructed, extended or altered by a Special Permit granted by the *Planning Board*.

1. The proposed new dwelling is allowed by a Special Permit.

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 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) 993-2660 or ayogurtian@belmont-ma.gov in order to begin the process.

Sincerely,

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

87 GODEN STREET, LLC.

419 Mount Auburn Street, Watertown, MA 02472

July 19, 2023.

RE: 87 Goden Street, Belmont, MA 20478

Removal of the existing house and construction of a new single-family home.

We, Kamel Alhady & George Mavrogiannidis, managers of the 87 Goden Street LLC respectfully request the board grant us a special permit to remove the existing home which is practically unsalvageable and replace it with a new single-family home to be sold.

Since 2013 we have renovated and or built homes at 306 Pleasant St., 62 Country Club Lane, 107 Marsh St. and 23 Clifton St. in Belmont (photos included).

The proposed 2 level house has three bedrooms on the second floor and Living/Dining/Kitchen in the first floor, no usable space in the attic and the basement is more than 60% submerged. Total gross floor area excluding the garages is 2,540 SF, garages cover 529 SF. The Building Height is 26.44 feet which is less by 3.56 ft. from the required height. The ridge height is 2-76 ft. is lower than the required 34 ft. The front set back of the house is the average set back of the adjoining existing homes at each side. Adequate space is provided to keep the existing large tree at the right front corner and the large trees at the left. Adequate landscaping area is allowed at the front and the sides with larger grassed area at the rear.

The linear effect of the existing front porches is carried in the new design with porches at the first floor and balconies at the second-floor level. The latter and the recessed second floor reduce the height of the building. The change in siding type and finish, the shallow and receding hip roof also scale down the volumetric expression.

Thank you,

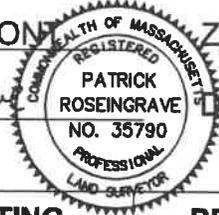
Sincerely,
Kamel Alhady,
George Mavrogiannidis,
87 Goden Street, LLC
617-851-4564
617-320-5564

Zoning Compliance Check List

(Registered Land Surveyor)

Property Address: 87 GODEN STREET, BELMONT Zone: SC

Surveyor Signature and Stamp: *Patrick Roseingrave* Date: 07/12/2023

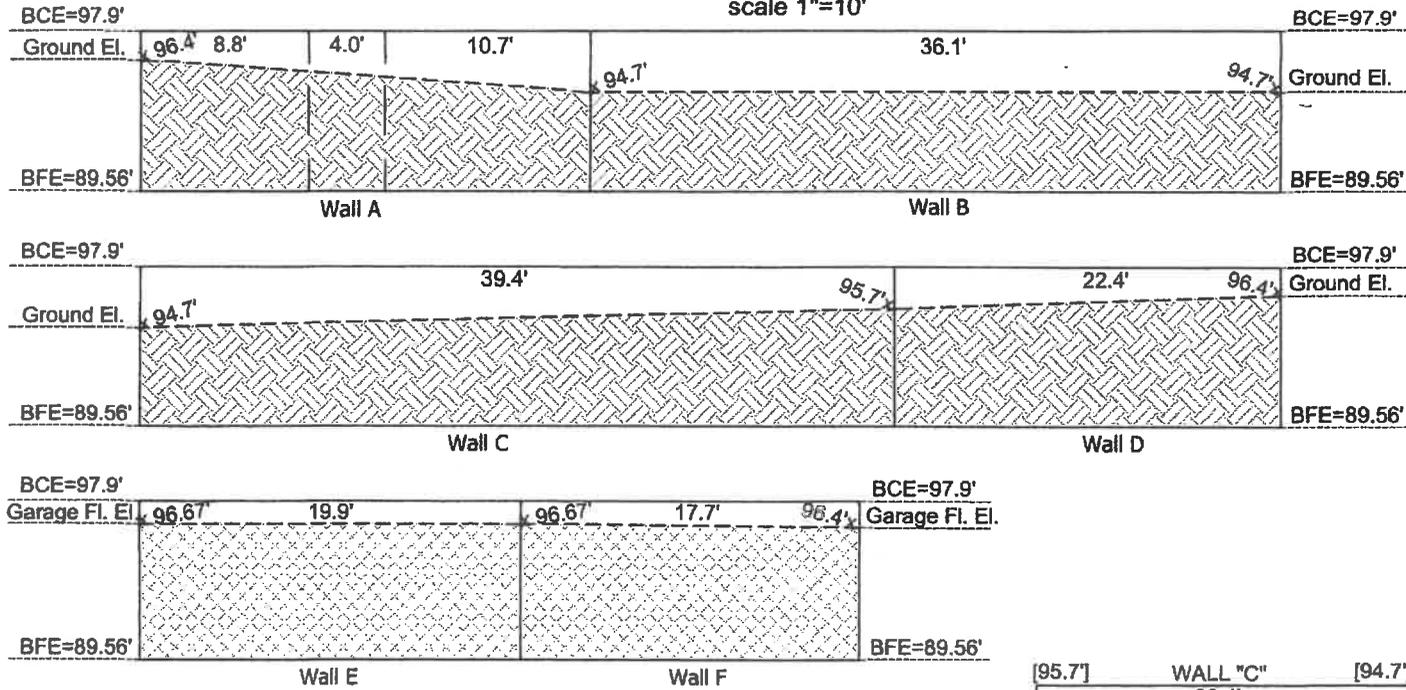


	REQUIRED	EXISTING	PROPOSED
Lot Area	MIN. 9,000 S.F.	7,707 S.F.	N/A
Lot Frontage	MIN. 75'	81.05'	N/A
Floor Area Ratio	N/A	N/A	N/A
Lot Coverage	MAX. 25%	14.6% (1,129 S.F.)	24.4% (1,877 S.F.)
Open Space	MIN. 50%	77.6% (5,980 S.F.)	68.7% (5,295 S.F.)
Front Setback	MIN 24.8'	13.5'	24.8'
Side Setback	MIN 10'	21.4'	11.1'
Side Setback	MIN 10'	10.9'	10.1'
Rear Setback	MIN 30'	68.8'	40.9'
Building Height	MAX. 33'	N/A	26.44'
Stories	MAX. 2.5	2	2
½ Story Calculation			

NOTES: FRONT SETBACK CALCS:
#101 FRONT SETBACK=29.2'
#79 FRONT SETBACK=20.4'
#87 FRONT SETBACK= (29.2+20.4')/2 = 24.8'

FOUNDATION WALLS SKETCH

scale 1"=10'



Exposed Foundation Walls Area Calculations:

Walls A1, A2&A3 = $[97.9' - (96.4' + 94.7')/2] \times (8.8' + 4.0' + 10.7')$ = 55.22 Sq.Ft.

Wall B = $(97.9' - 94.7') \times 36.1'$ = 115.52 Sq.Ft.

Wall C = $[97.9' - (94.7' + 95.7')/2] \times 39.4'$ = 106.38 Sq.Ft.

Wall D = $[97.9' - (95.7' + 96.4')/2] \times 22.4'$ = 41.44 Sq.Ft.

Wall E = $(97.9' - 96.67') \times 19.9'$ = 24.48 Sq.Ft.

Wall F = $[97.9' - (99.67' + 99.4')/2] \times 17.7'$ = 24.16 Sq.Ft.

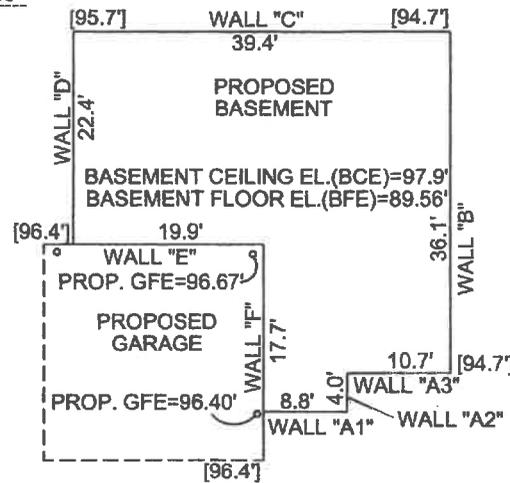
Total Area of Exposed Foundation Wall =

55.22 Sq.Ft + 115.52 Sq.Ft + 106.38 Sq.Ft + 41.44 Sq.Ft + 24.48 Sq.Ft + 24.16 Sq.Ft = 367.2 Sq.Ft.

Total Area of Foundation Wall =

$(97.9' - 89.56') \times (8.8' + 4.0' + 10.7' + 36.1' + 39.4' + 22.4' + 19.9' + 17.7')$ = 1329.24 Sq.Ft.

Exposed Foundation Walls Area/ Total Foundation Walls Area = 27.6%



EXISTING FOUNDATION

SKETCH

scale 1"=20'

Calculations

87 Goden Street
Belmont, MA 02478



10 Andrew Square,
South Boston, MA 02127
Tel. 857-544-3061

Date: July 06, 2023

MLS # 71463404 - Sold
306 Pleasant Street, Belmont, MA 02478

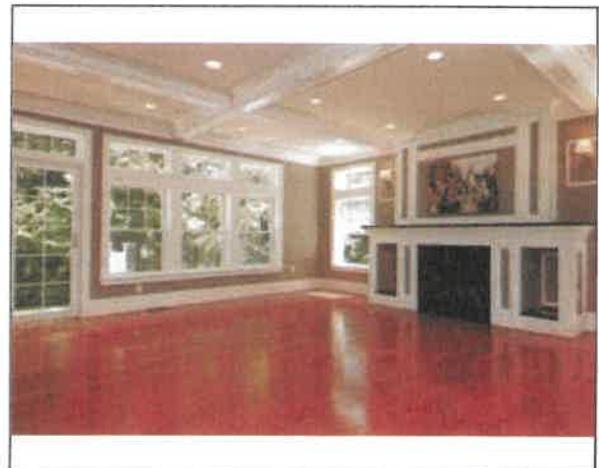
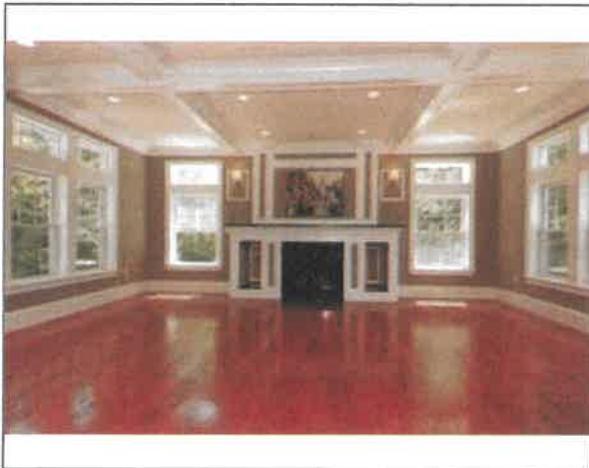
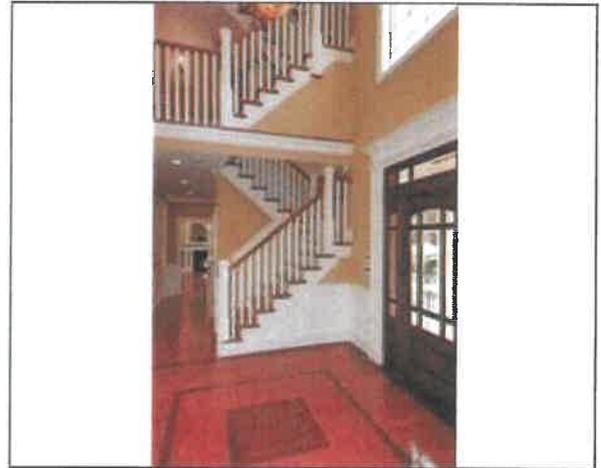
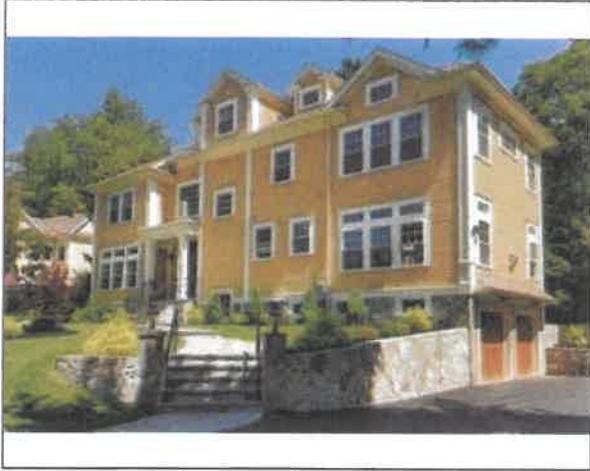
Single Family - Detached
Sale Price: \$809,000



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MLS # 71620199 - Sold
62 Country Club Ln, Belmont, MA 02478

Single Family - Detached
Sale Price: \$1,930,000



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MLS # 71860271 - Sold
107 Marsh Street, Belmont, MA 02478

Single Family - Detached
Sale Price: \$3,250,000



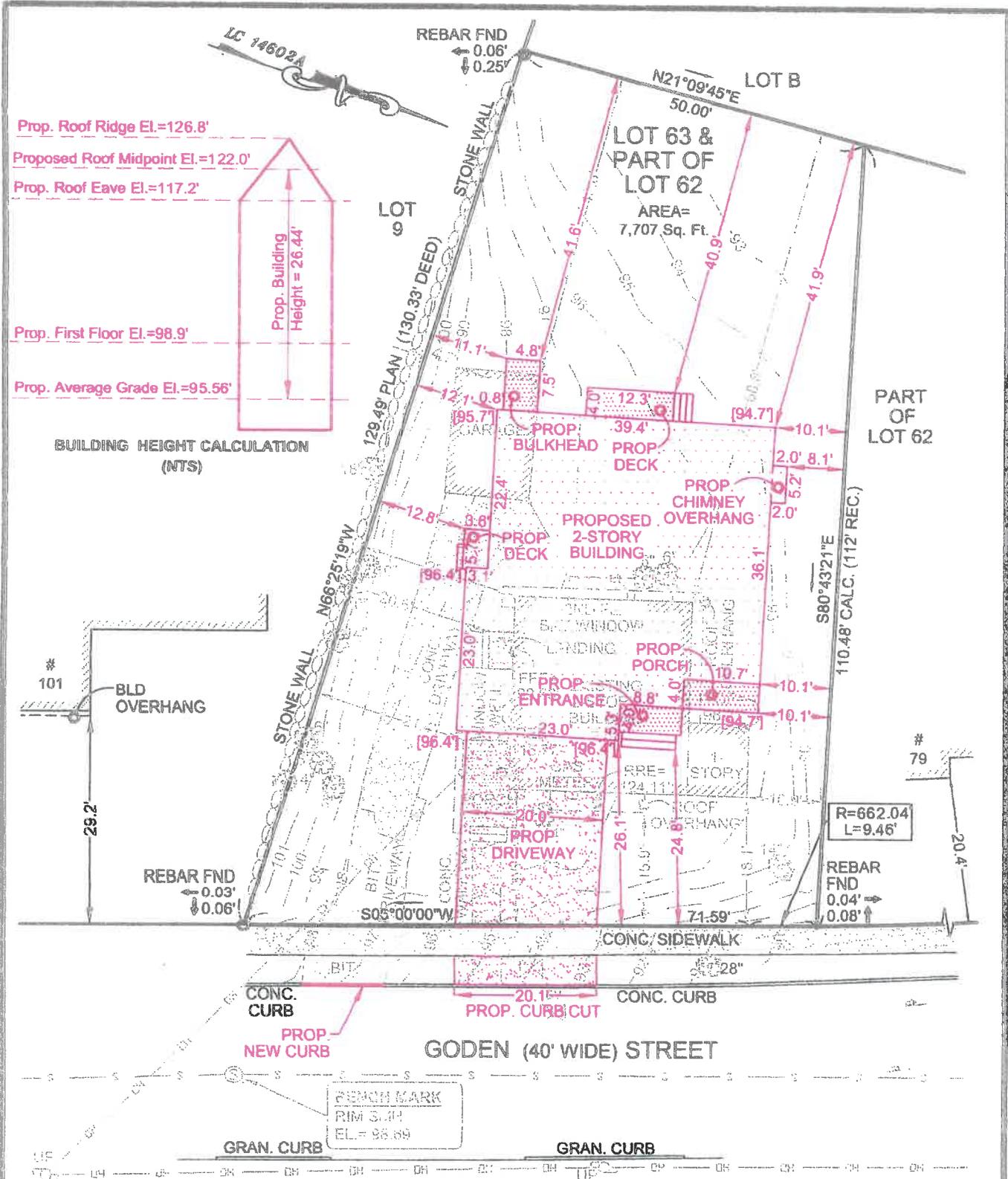
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MLS # 72613888 - Sold
23 Clifton Street, Belmont, MA 02478

Single Family - Detached
Sale Price: \$2,450,000



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- NOTES:**
- * Deed Ref.: Book 77986, Page 445
 - * Assessors Ref.: Map 18, lot 185
 - * Plan Ref.: Plan Book 87, Plan 7
Plan Book 236, Plan 47
LC Plan 16245-A
LC Plan 16245-C
 - * Zone: SC
 - * Property is outside of flood zone based on Flood Insurance Rate Map for the town of Belmont #25017C 0418E, effective date June 4, 2010.
 - * Locus lot is not within the wetlands or wetland buffer zone.
 - * No other public shade trees are located within the limits of the property frontage of the subject property.
 - * Distances shown were measured from building clapboard.
 - * Elevations are shown in assumed datum.

	Setbacks			Lot Coverage	Open Space
	Front	Side	Rear		
Required	min. 24.8'	min. 10'	min. 30'	max. 25%	min. 50%
Existing	13.5'	21.4'; 10.9'	68.8'	14.6% (1,129 SF)	77.6% (5,980 SF)
Proposed	24.8'	11.1'; 10.1'	40.9'	24.4% (1,877 SF)	68.7% (5,295 SF)

Proposed Site Plan 87 Goden Street Belmont, MA 02478

Owner: Sylvia E. Perella, Tr.
& Lisa Perella, Tr.
Dosyli Revocable Trust

House No. 87
Lot No. 185
App. No. n/a
Date July 06, 2023*
Scale 1 inch = 20 feet

Plan Prepared By:

LAND MAPPING INC.

10 Andrew Square,
South Boston, MA 02127
Tel. 857-544-3061



Patrick Roseingrave
Patrick Roseingrave Licence # 35790
Professional Land Surveyor