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TOWN CLERK
BELMONT, MA

NOTICE OF PUBLIC HEARING BY THE
PLANNING BOARD

2019 SEP -3 PM 12: 26

ON AN APPLICATION FOR TWO SPECIAL PERMITS

Notice is hereby given that the Belmont Planning Board will hold a public hearing on **TUESDAY, SEPTEMBER 10, 2019, at 7:00 PM** in the **Board of Selectmen's Meeting Room, Town Hall, 455 Concord Ave.**, to consider the application of **Michael Sahagian** for **TWO SPECIAL PERMITS** under Section 1.5.4 B of the Zoning By-Laws to **ALTER A NONCONFORMING STRUCTURE IN ORDER TO CONSTRUCT A TWO-STORY ADDITION AND INCREASE THE SIZE OF THE SINGLE-FAMILY HOME BY MORE THAN 30%** at **26 Statler Road** located in the Single Residence C Zoning District.

Planning Board

Special Permit - SRC
September 7, 2016
Page 7
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COMMUNITY
DEVELOPMENT



2019 SEP -3 PM 12:27
Town of Belmont
Planning Board

2019 AUG -6 PM 1:33

APPLICATION FOR A SPECIAL PERMIT

Date: 8/2/19

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 26 Stettin 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 _____

2 story addition

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

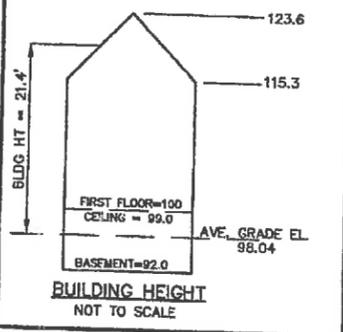
Signature of Petitioner Michael Saffragian

Print Name Michael Saffragian

Address 26 Stettin rd

Belmont MA 02478

Daytime Telephone Number 617.939.4762

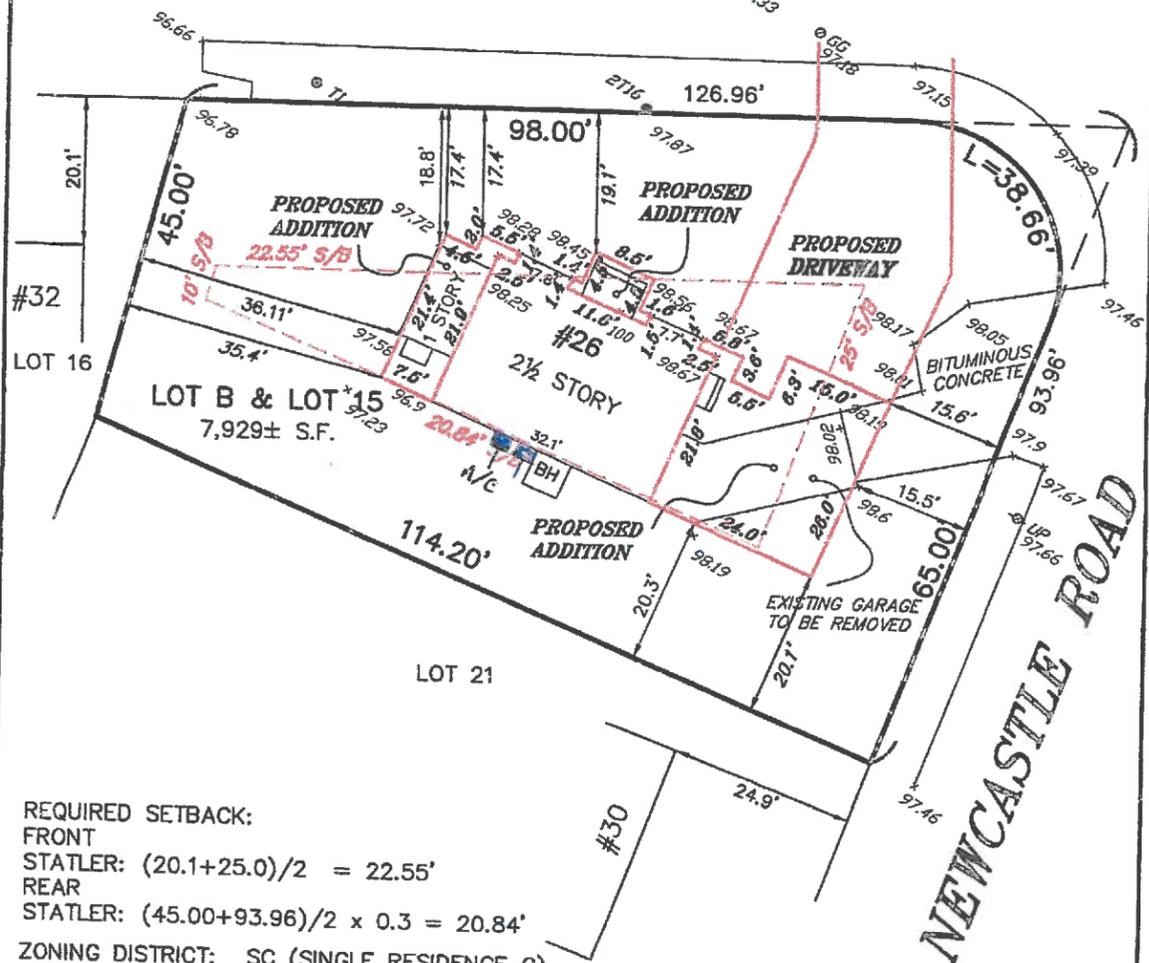


THE PROPERTY IS NOT LOCATED WITHIN WETLANDS AS SHOWN ON THE TOWN OF BELMONT WETLANDS ATLAS.



87.57% OF BASEMENT UNDERGROUND THEREFOR BASEMENT IS NOT A STORY

STATLER ROAD



REQUIRED SETBACK:
 FRONT
 STATLER: $(20.1+25.0)/2 = 22.55'$
 REAR
 STATLER: $(45.00+93.96)/2 \times 0.3 = 20.84'$

ZONING DISTRICT: SC (SINGLE RESIDENCE C)

	REQ.	EXISTING	PROP.
FRONT SETBACK(STATLER):	22.55'	18.8'	17.4'
FRONT SETBACK(NEWCASTLE):	25'	15.5'	15.6'
SIDE SETBACK:	10'	36.1'	35.4'
REAR SETBACK:	20.84'	20.3'	20.1'
MAXIMUM LOT COVERAGE:	25%	13.8%	19.8%
MINIMUM OPEN SPACE:	50%	81.0%	69.6%
LOT FRONTAGE:		126.96'	

TOTAL LOT AREA: 7,929± S.F.

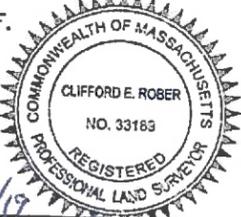
OWNER: MICHAEL SAHAGIAN
 61794/502
 ASSESSORS MAP 38 - PARCEL 39

PROPOSED PLOT PLAN
 #26 STATLER ROAD
 IN
 BELMONT, MA
 (MIDDLESEX COUNTY)

SCALE: 1" = 20' DATE: 11/6/2017



ROBER SURVEY
 1072 MASSACHUSETTS AVENUE
 ARLINGTON, MA 02476
 (781) 648-5533
 DWG. NO. 5342PP3.DWG

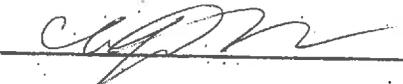


[Signature]
 CLIFFORD E. ROBER, PLS DATE

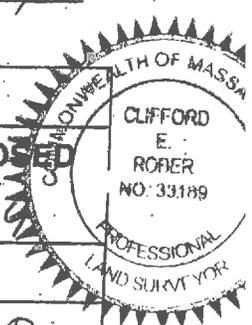
Zoning Compliance Check List

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

Property Address: 26 Statler Road

Surveyor Signature and Stamp: 

Date: 5/18/18



<u>Per §4.2 of the Zoning By-Law</u>				
		REQUIRED	EXISTING	PROPOSED
Lot Area (sq. ft.)		9,000	7,929	7,929
Lot Frontage (feet)		75'	126.96'	
Lot Coverage (% of lot)		25%	13.8%	19.8%
Open Space (% of lot)		50%	81.0%	69.6%
Setbacks: (feet)	➤ Front ^(a)	17.37	18.8'	15.6
	➤ Side/Side	10' 10'	15.5' 36.1'	15.6' 35.4'
	➤ Rear	30 20.89	20.3'	20.1'
Building Height:	➤ Midpoint (feet)	30'	21.3	—
	➤ Ridge (feet)		25.5	—
	➤ Stories	2 1/2	2 1/2	2 1/2
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

To: The Town of Belmont

From: Michael Sahagian

Re: Special Permit Request

For 26 Statler Rd. Belmont

MA, 02478

The following correspondence is intended to state my intentions for requesting approval of a special permit to increase the square footage to my residence at 26 Statler Rd in Belmont.

My request for approval of increasing the square footage for my home is in my opinion necessary in order for my fiancé and I to comfortably remain in the home and begin a family here together. Our home was built in 1937 and is in our opinion, functionally problematic. The 1.5 bathrooms are very small and oddly situated, the closets are virtually unusable; the HVAC system and the accompanying ductwork was poorly engineered and must be redistributed throughout the house. The existing garage is oddly cantered on the property, angling away from the main body of the house and will not fit a vehicle of today's standard size and certainly will not allow for any other storage for lawn care, tools, etc. Additionally, being a corner lot, the present location of the garage poses a significant safety issue in vehicles turning from Statler to Newcastle. As it currently is, the driveway which goes out on to Newcastle road is a significant safety hazard as it sits in a blind spot for all traffic turning the corner. My fiancé and I have almost been hit countless times by cars quickly turning around that corner while we are backing out. Our new plan proposes a driveway that runs straight out on to Statler road, where there would be transparent visibility from all directions when pulling out of the newly proposed driveway.

The increase request in size of the home is more vertical than it is expanding outwards on the property lot. I have worked with the planning board to minimize the roof height on both ridge lines as to minimize any visual obstructions for neighboring homes. As the sun sets and rises behind and just to the right side of the house, there will be no shadows cast on any other homes and no visual obstructions. In order to lower the roof line on the garage side I had to incorporate "A-frame" dormers on the front garage side of the home which is more expensive for construction, although it achieves a less substantial appearance in bulk and mass of the project and the design gives a much more visually appealing architectural design, consistent with a colonial design, in keeping with the neighborhood. Many other homes in the neighborhood are of equal size, if not greater than what I am proposing. I believe that the finish product of the home will be an improvement to the neighborhood as it will be just as, if not more visually appealing than the original structure. The board's consideration to my proposal is greatly appreciated.

Respectfully,

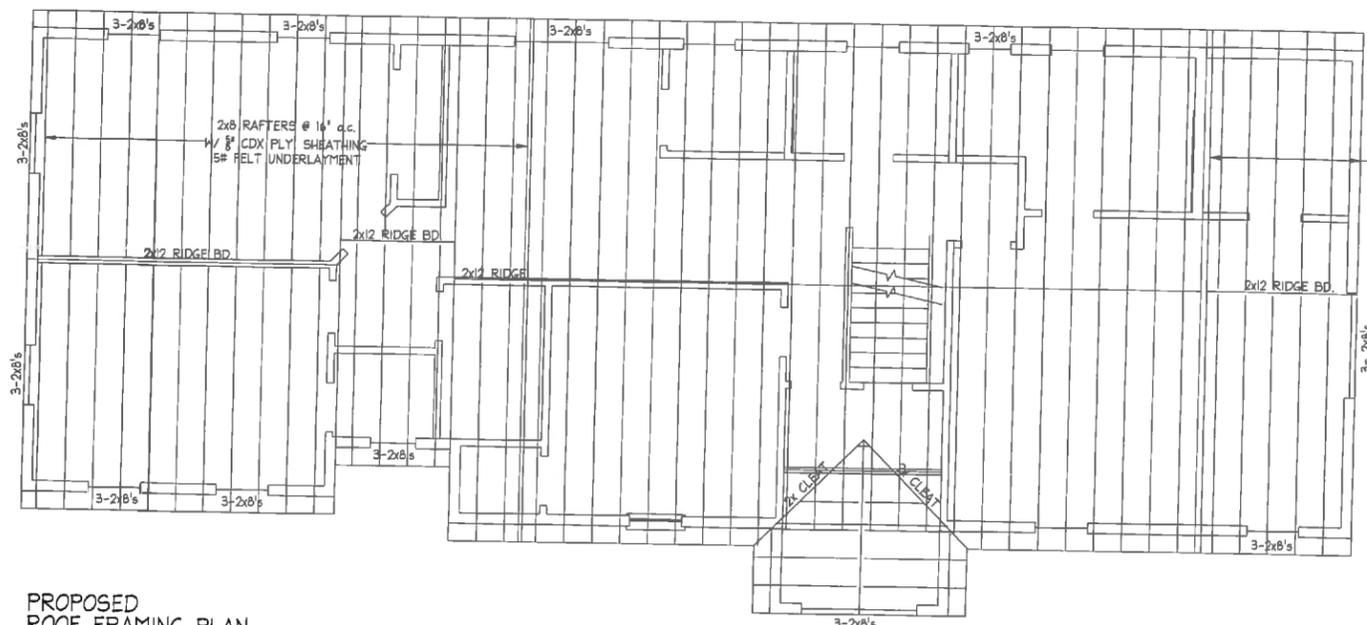
Michael Sahagian



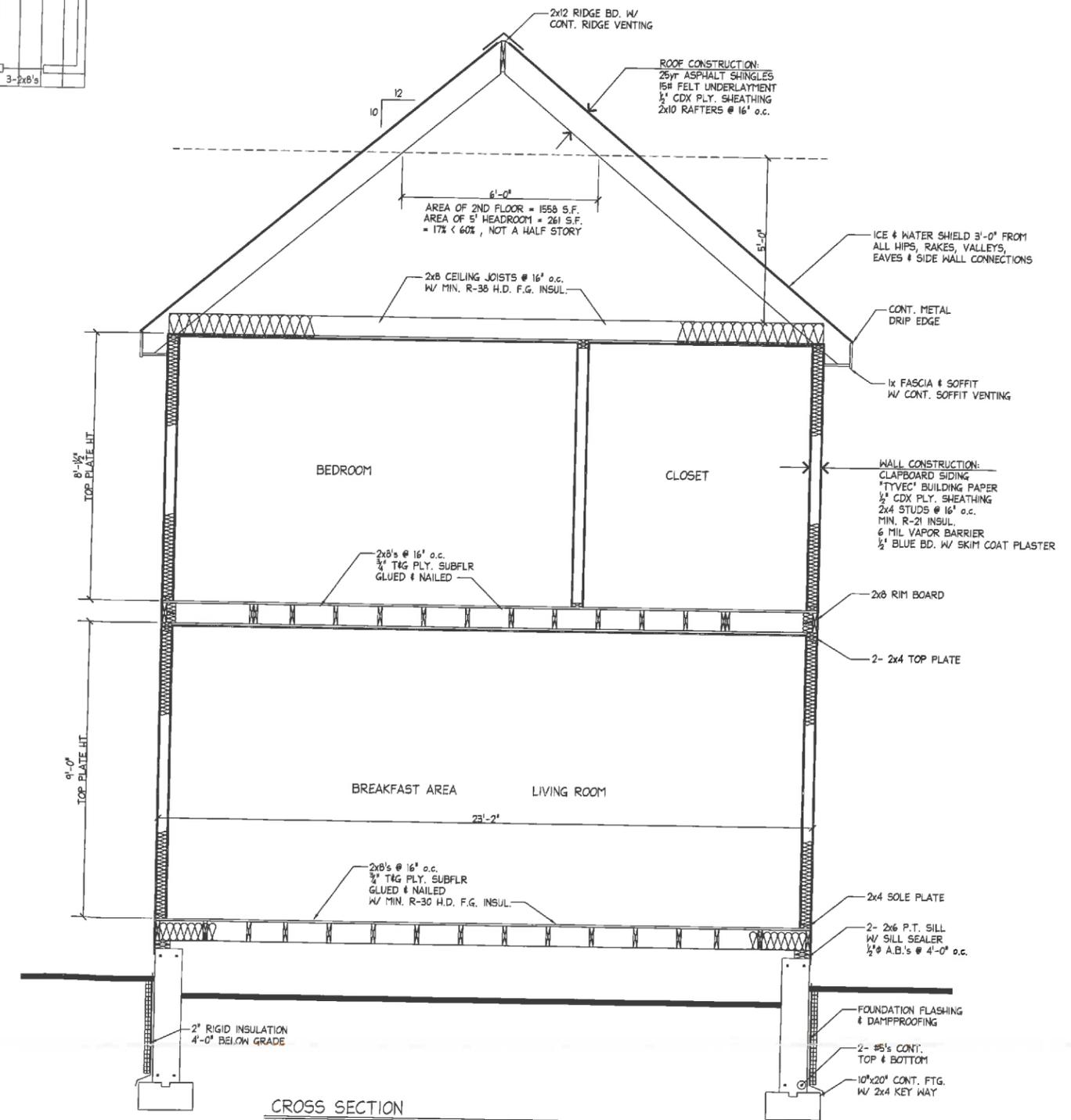








PROPOSED
ROOF FRAMING PLAN
SCALE: 1/4"=1'-0"



CROSS SECTION
SCALE: 1/2"=1'-0"



ROOF FRAMING PLAN
& CROSS SECTION
NEW HOUSE ADDITION
26 STATLER ROAD
BELMONT, MA

OWNER BY:	CAP
CHECKED BY:	MKS
DATE:	04/16/2018
JOB No.:	18004
SCALE:	AS NOTED
DATE	06/20/18
DATE	07/24/2018
DESCRIPTION	RELEASE FOR APPROVAL/PERMIT
DESCRIPTION	HALF STORY CALCULATION
REVISION	
SHEET NO.	

WATER TOWN LANDSCAPING
conceptual sketch
for
26 STATLER ROAD
BECHAMPTON, MASSACHUSETTS

