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BELMONT, MA

CASE NO. 23-29

2023 OCT 17 PM 1:16

**NOTICE OF PUBLIC HEARING BY THE  
ZONING BOARD OF APPEALS**

**ON APPLICATION FOR ONE SPECIAL PERMIT**

Notice is hereby given that the Belmont Zoning Board of Appeals will hold a public hearing on Thursday, November 16, 2023 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 John A. Aftandilian and Krista K. Aslanian, for ONE Special Permit under section 1.5 of the By-Law for the extension of an existing Second-Story dormer at 34 Winthrop Road located in a Single Residence C (SRC) Zoning District. (1) §4.2.2 of the By-Law requires a minimum front setback of 25.0', the existing front setback is 20.8' and the proposed front setback is 23.1'.

**ZONING BOARD OF APPEALS**



Town of Belmont  
Zoning Board of Appeals

**APPLICATION FOR A SPECIAL PERMIT**

Date: 9.28.23

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 34 WINTHROP 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 \_\_\_\_\_

EXTENDING OF EXISTING 2ND FLOOR PORCHER AS SHOWN ON DRAWINGS  
TO ACCOMMODATE RELOCATED MASTER BEDROOM CLOSET.

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

Signature of Petitioner

Rafal Zelek

Print Name

RAFAL ZELEK

Address

34 FARRAGUT RD.

SWAMPSCOTT, MA 01907

Daytime Telephone Number

617.610.1797



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

August 28, 2023

John A. Aftandilian and Krista K. Aslanian  
34 Winthrop Road  
Belmont, MA 02478

RE: Denial to extend a Second-Story Dormer

Dear Mr. Aftandilian and Ms. Aslanian,

The Office of Community Development is in receipt of your building permit application for the extension of an existing Second-Story dormer at 34 Winthrop Road 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 4.2.2 of the By-Law Dimensional Regulations requires a minimum front setback of 25.0'.

1. The existing front setback is 20.8' and the proposed front setback is 23.1'.

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 **Zoning Board of Appeals**. If you choose this option, please contact the Office of Community Development to schedule an appointment with **Gabriel S. Distler**, Staff Planner, at (617) 993-2666 or [gdistler@belmont-ma.gov](mailto:gdistler@belmont-ma.gov) in order to begin the process.

Sincerely,

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

October 3, 2023

To Whom It May Concern,

We are the owners and residents of 34 Winthrop Rd, Belmont, MA, which was built in 1930. Our goal is to respect the architecture of this old home, while at the same time trying to create a space that adds to its usefulness. We are respectfully requesting that the town of Belmont approve our plan to expand the existing dormer in the primary suite to create space for a walk-in closet.

The primary suite is situated on the second floor. The residence currently comprises the following areas:

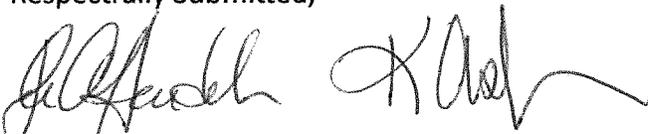
1. Cellar
  - a. Outside: Accessible through a bulkhead with stairs descending into the cellar
  - b. Inside: Accessed through set of stairs outside kitchen
2. First Floor:
  - a. living room
  - b. dining room
  - c. sunroom
  - d. kitchen
  - e. three-season porch
  - f. half bath
3. Second Floor
  - a. Primary bedroom with  $\frac{3}{4}$  bath
  - b. Bedroom 2
  - c. Bedroom 3
  - d. Office
  - e. Full bath

Our proposed dormer extension represents a modest expansion of the current dormer, without introducing any additional living space. Presently, the closet is tucked into the eave, rendering much of the space unusable. The proposed dormer extension, while not increasing the square footage, raises the ceiling height, thereby creating a closet with significantly more usable space. This alteration will not only enhance the functionality of our home but also preserve its historical integrity.

We kindly request your approval of our proposal. We are committed to ensuring that this renovation aligns seamlessly with the existing architecture and contributes positively to the home's overall utility.

Thank you for your attention and understanding.

Respectfully Submitted,



John Aftandilian and Krista Aslanian  
34 Winthrop Road  
Belmont, MA 02478

September 7, 2023

Zoning Board of Appeals  
Homer Municipal Building  
19 Moore St  
Belmont, MA 02478

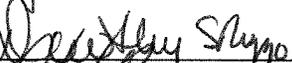
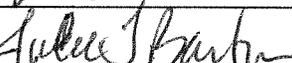
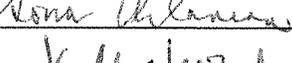
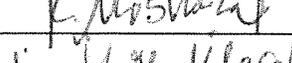
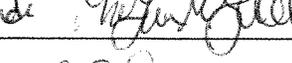
**Proposal:** 34 Winthrop Road -Existing dormer extension on the second floor living space.

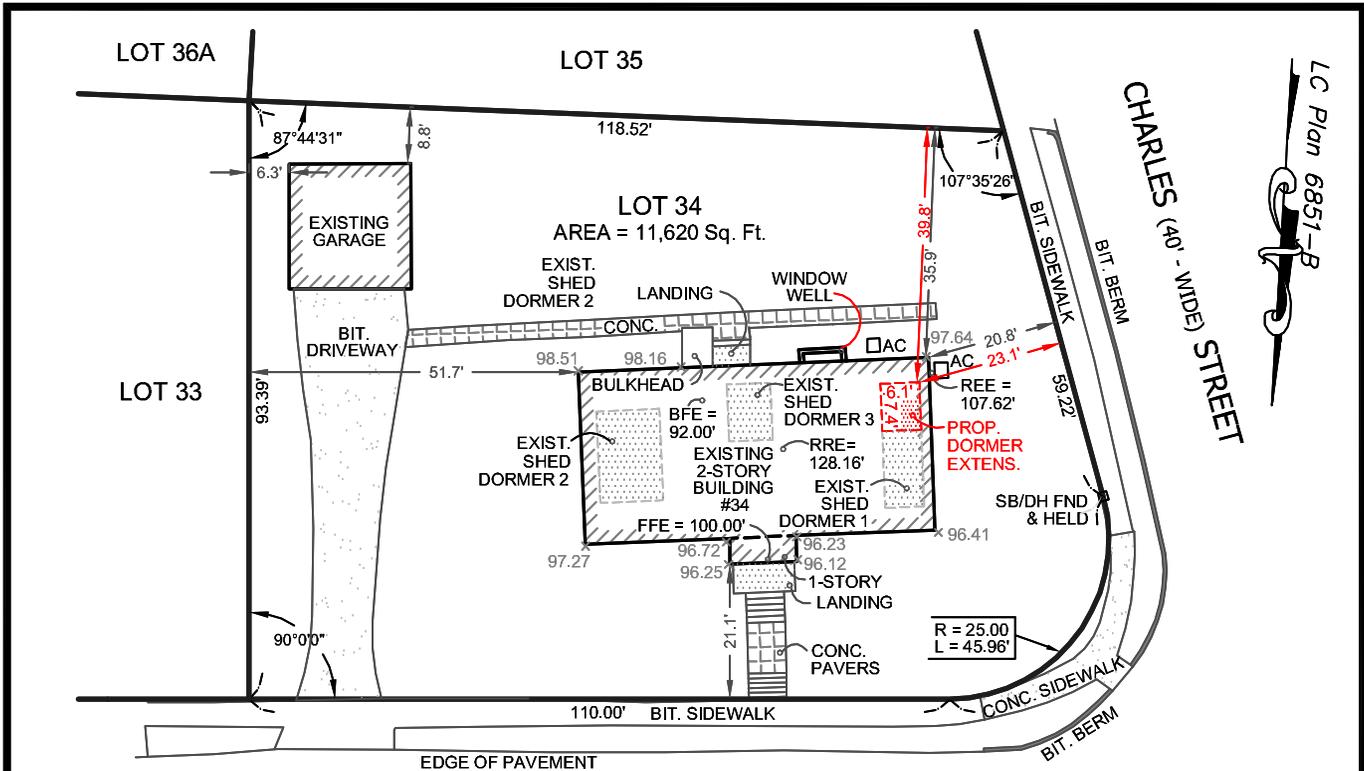
To Whom It May Concern,

We as neighbors of John Aftandilian and Krista Aslanian, who own and occupy 34 Winthrop Road, Belmont, wish to express our endorsement of their proposed project. In pursuit of a special permit enabling an extension to their existing dormer situated on the side of their residence facing Charles Street, we offer our resolute support.

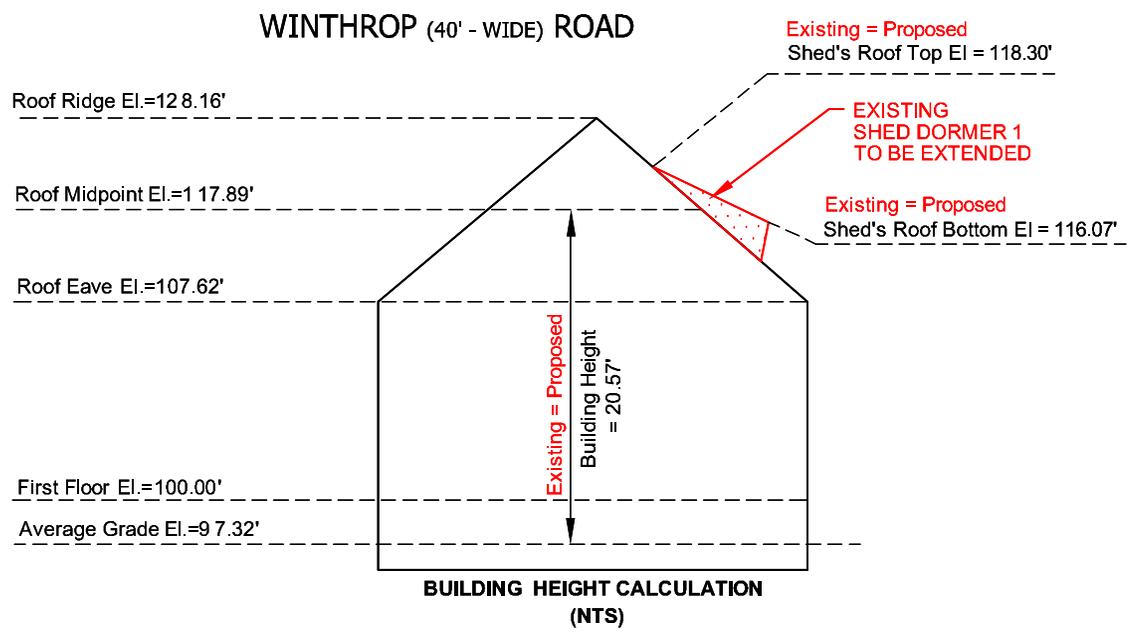
We understand that the town of Belmont rejected their initial permit indicating that the dormer extended 1.9-foot beyond the stipulated limit. We have reviewed images of the plan and observed that the proposed dormer augmentation is merely a modest continuation of the current structure. This enhancement harmonizes with the dwelling's existing architectural style. Upon careful consideration, we are unable to identify any adverse impacts associated with this extension and believe that it will contribute positively to the neighborhood. Thus, we endorse the approval of the dormer extension.

Sincerely,

PRINT NAME	SIGNATURE	STREET ADDRESS	EMAIL ADDRESS
JOHN SMERLAS		28 WINTHROP RD	
Dorothy Rizzo		43 Winthrop Rd	jdriizzo@verizon.net
Jeff Rizzo		43 Winthrop Rd	jdriizzo@verizon.net
PETER EMERSON		16 CHARLES ST.	PEMERSON6494@gmail.com
Julie Barton		16 Charles St.	Juliebarton11@gmail.com
Maggie Emerson		16 Charles St.	olliegirl8@gmail.com
CHARLES ASLANIAN		35 Winthrop Rd	charlie@gaslightmotel.com
Sona Aslanian		35 Winthrop Rd	Sona@gaslightmotel.com
KAYVAN MOSHARAF		27 Winthrop Rd	kayvan.mosharaf@gmail.com
Maryam Mirza Alivandi		27 Winthrop Rd	mm_alivandi@yahoo.com
Christina Bekarian		248 Slade Street	cbekarian@gmail.com
Stella Bekarian		248 Slade Street	



LC Plan 6851-B



**NOTES:**

- \* Legal Ref.: Book 1569, Page 190 (Crtf #275587)
- \* Assessors Ref.: Map No. 17, Lot 31
- \* Plan Ref.: LC Plan 6851-B
- \* Zone: SC
- \* Existing lot coverage = 17.2 % (1,997 S.F.)
- \* Existing open space = 75.9 % (8,823 S.F.)
- \* 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.

**Proposed Dormer**  
34 Winthrop Street  
Belmont, MA 02478

Owner: John A. Aftandilian & Krista K. Aslanian  
House No. 34  
Lot No. 34  
App. No. n/a  
Date August 21, 2023  
Scale 1 inch = 30 feet



*Patrick Roseingrave*  
Patrick Roseingrave Licence # 35790  
Professional Land Surveyor

Plan Prepared By:  
**LAND MAPPING INC.**  
10 Andrew Square,  
South Boston, MA 02127  
Tel. 857-544-3061

# Zoning Compliance Check List

## (Registered Land Surveyor)

Property Address: 34 Winthrop Street

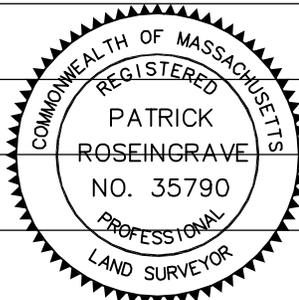
Zone: SC

Surveyor Signature and Stamp: Patrick Roseingrave

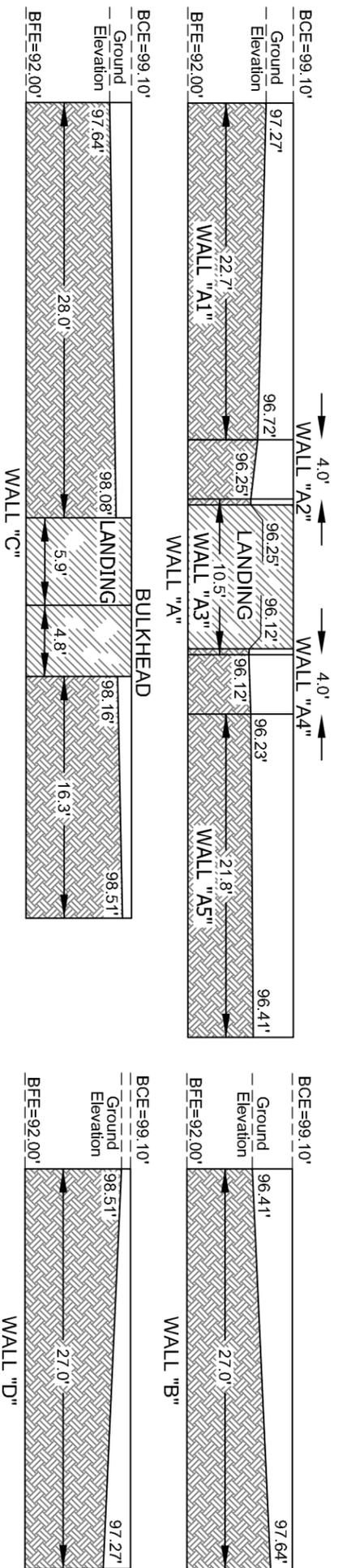
Date: 07/21/2023

	REQUIRED	EXISTING	PROPOSED
Lot Area	9,00 Sq. Ft.	11,620 Sq. Ft.	N/A
Lot Frontage	75'	132.98'	N/A
Floor Area Ratio	N/A	N/A	N/A
Lot Coverage	25%	17.2% (1,997 S.F.)	17.2% (1,997 S.F.)
Open Space	50%	75.9% (8,823 S.F.)	75.9% (8,823 S.F.)
Front Setback	25'	21.1'	N/A
Side Setback	10'	51.7'	N/A
Side Setback	10'	20.8'	23.1'
Rear Setback	30'	35.9'	39.8'
Building Height	36'	20.57'	20.57'
Stories	2.5	2	2
½ Story Calculation			

**NOTES:**



**FOUNDATION WALLS SKETCH**  
scale 1"=10'



**EXPOSED FOUNDATION WALLS AREA CALCULATIONS:**

Wall A =  $[(99.10'-97.27')+(99.10'-96.72')]/2 \times 22.7' + [(99.10'-96.72')+(99.10'-96.25')]/2 \times 4.0' + (99.10'-96.25') \times 0.4' + (99.10'-96.12') \times 0.4' + [(99.10'-96.12')+(99.10'-96.23')]/2 \times 4.0' + [(99.10'-96.23')+(99.10'-96.41')]/2 \times 21.8' = 132.88 \text{ Sq. Ft.}$

Wall B =  $[(99.10'-96.41')+(99.10'-97.64')]/2 \times 27.0' = 56.02 \text{ Sq. Ft.}$

Wall C =  $[(99.10'-97.64')+(99.10'-98.08')]/2 \times 28.0' + [(99.10'-98.16')+(99.10'-98.51')]/2 \times 16.3' = 47.19 \text{ Sq. Ft.}$

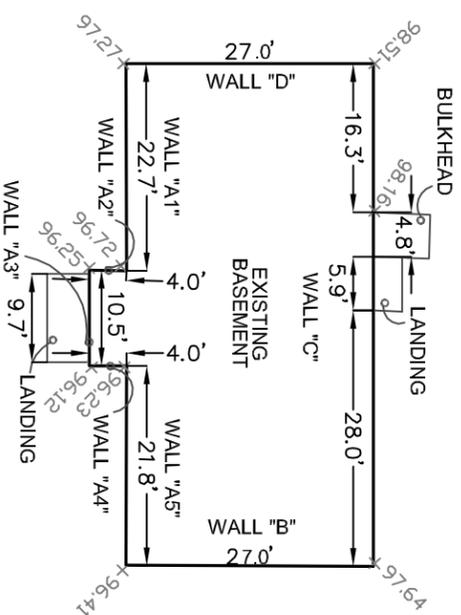
Wall D =  $[(99.10'-98.51')+(99.10'-97.27')]/2 \times 27.0' = 32.67 \text{ Sq. Ft.}$

Total Area of exposed foundation wall =  
132.88 Sq.Ft. + 56.02 Sq.Ft. + 47.19 Sq.Ft. + 32.67 Sq.Ft. = 268.76 Sq.Ft.

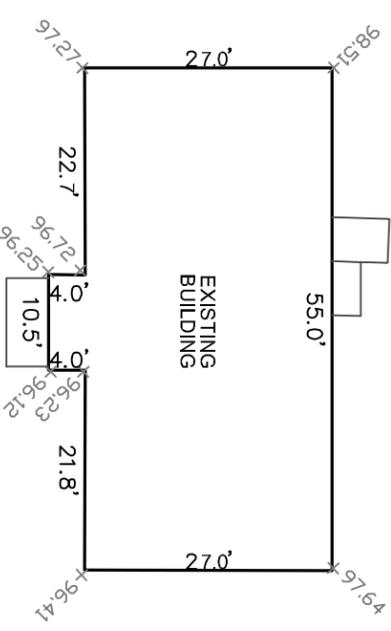
Total Area of foundation wall =  
 $(99.10'-92.00') \times (63.0'+27.0'+55.0'+27.0') = 1221.20 \text{ Sq.Ft.}$

Exposed Foundation Walls Area/ Total Foundation Walls Area = 22.0%

**BASEMENT SKETCH**  
scale 1"=20'



**BUILDING SKETCH**  
scale 1"=20'



**X81.19**  
**MAG**

**AVERAGE GRADE** =  $[(97.27'+96.72')/2 \times 22.7' + (96.72'+96.25')/2 \times 4.0' + (96.25'+96.12')/2 \times 10.5' + (96.12'+96.23')/2 \times 4.0' + (96.23'+96.41')/2 \times 21.8' + (96.41'+97.64')/2 \times 27.0' + (97.64'+98.51')/2 \times 5.0' + (98.51'+97.27')/2 \times 27.0'] / (22.7' \times 2 + 4.0' \times 2 + 10.5' + 4.0' \times 2 + 21.8' + 27.0' + 27.0') = \mathbf{97.32'-DH}$

~~98.32'-DH~~  
~~SB-DH~~

**Calculations Sheet**

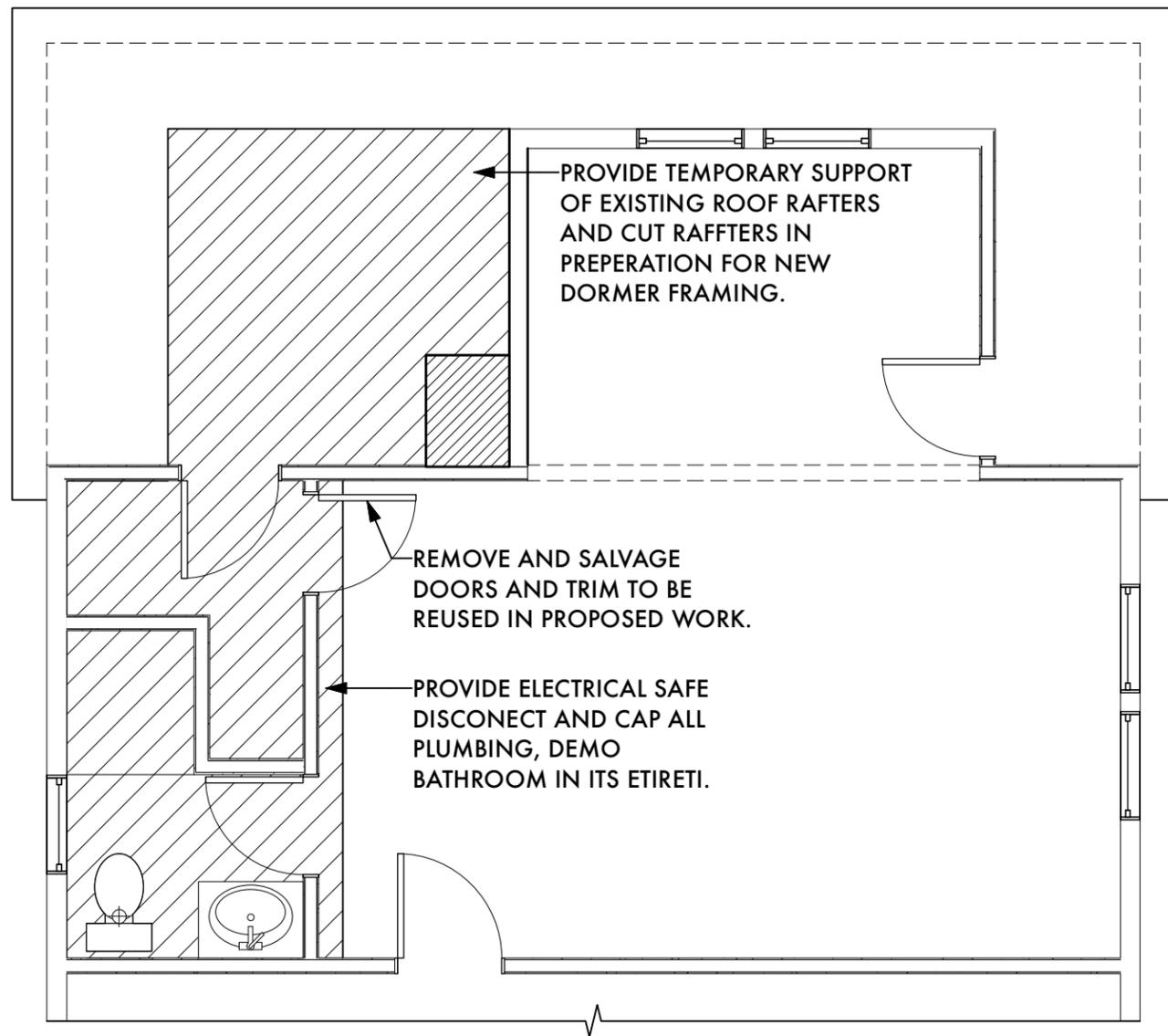
**34 Winthrop Street**  
**Belmont, MA 02478**

Plan Prepared By:

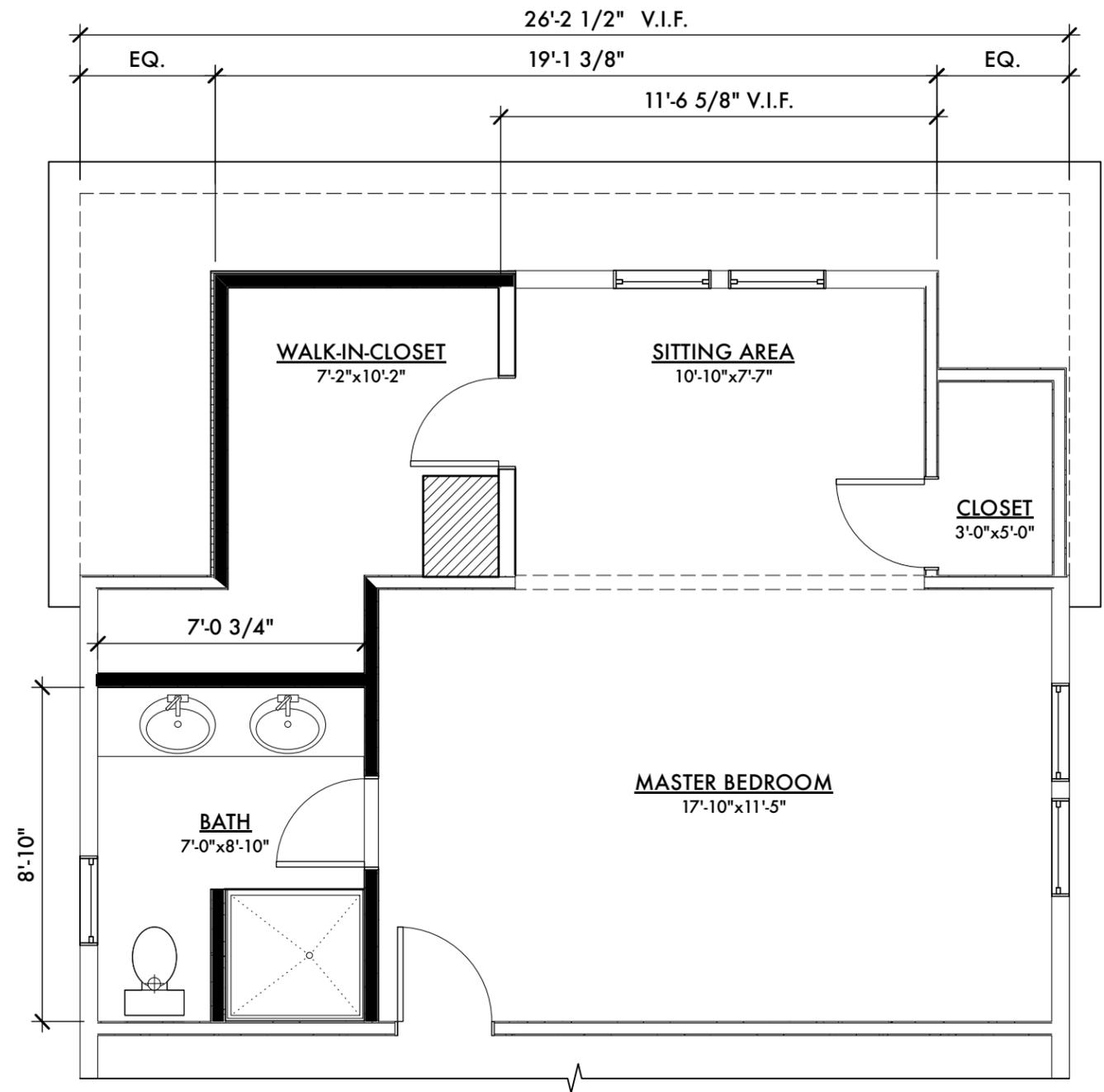


10 Andrew Square,  
South Boston, MA 02127  
Tel. 857-544-3061

Date: July 23, 2023



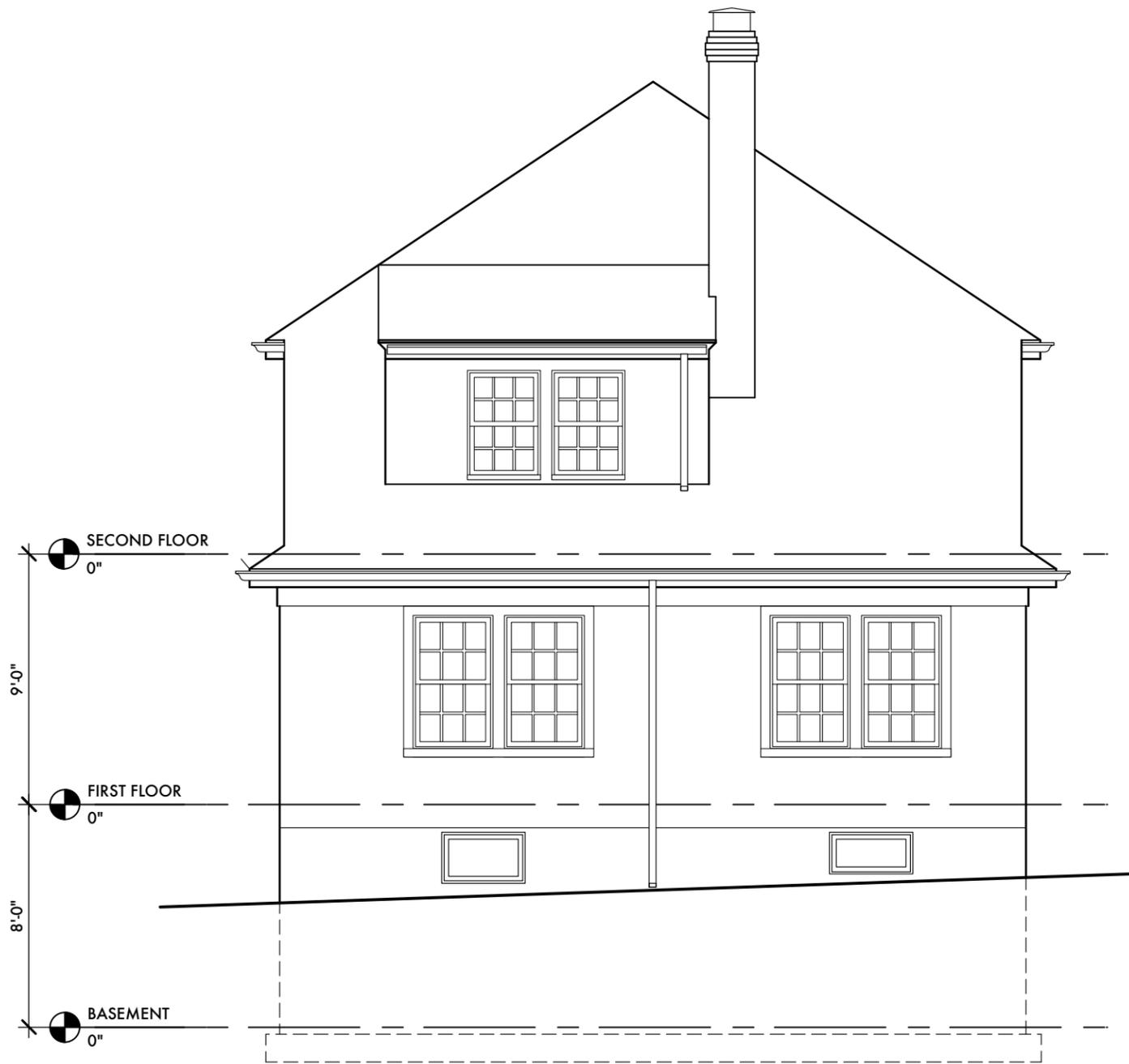
1 SECOND FLOOR PLAN - EXISTING/DEMO  
Scale: 1/4" = 1'-0"



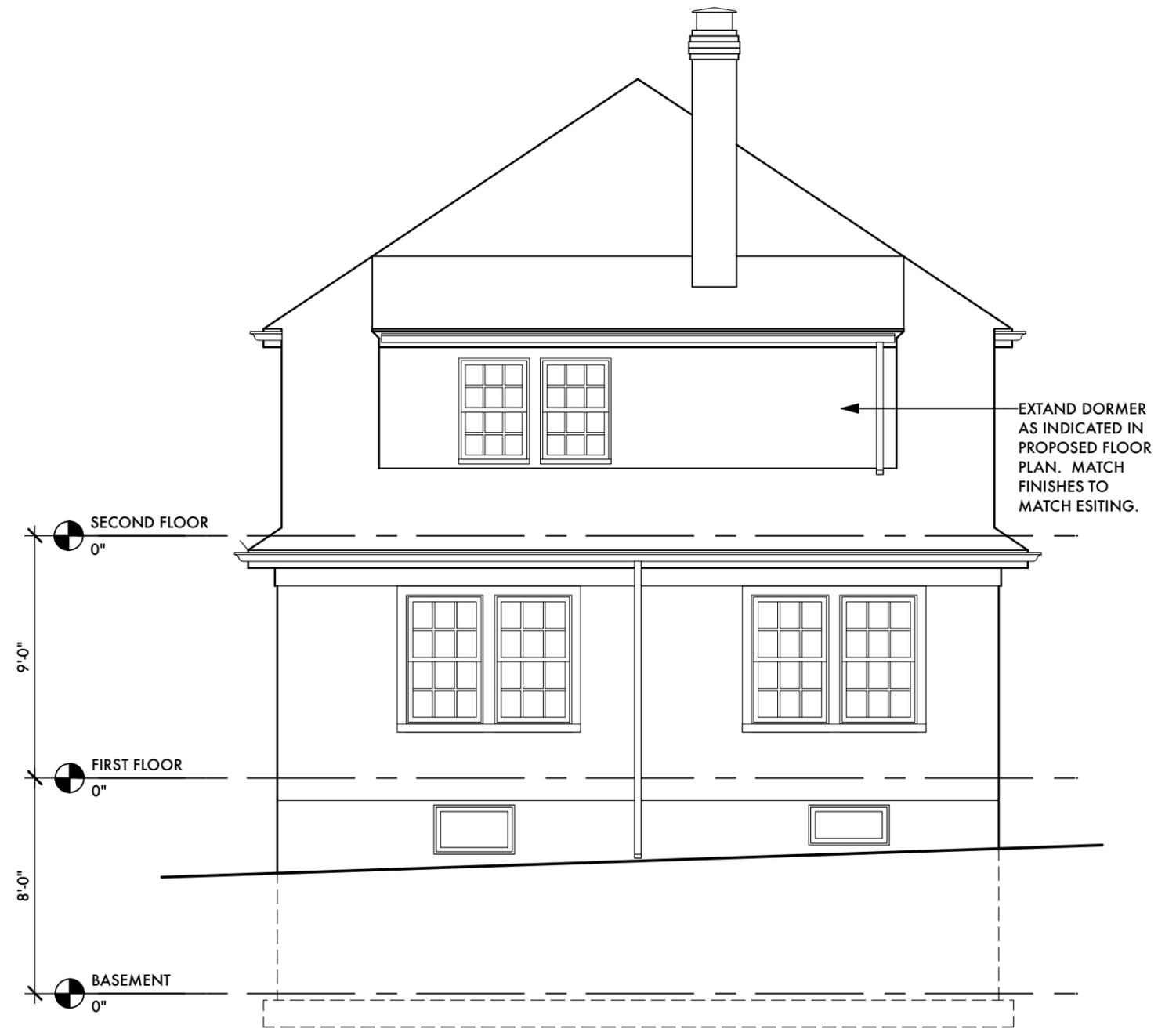
2 SECOND FLOOR PLAN - PROPOSED  
Scale: 1/4" = 1'-0"



Project Existing Dormer Extension 34 Winthrop Rd. Belmont, MA 02478		
Drawing Number 1 of 3	Drawn By RZ	Date 9/29/23
Title : EXISTING AND PROPOSED FLOOR PLANS		



1 ELEVATION - EXISTING  
Scale: 3/16" = 1'-0"



2 ELEVATION - PROPOSED  
Scale: 3/16" = 1'-0"



Project Existing Dormer Extension 34 Winthrop Rd. Belmont, MA 02478		
Drawing Number 2 of 3	Drawn By RZ	Date 9/29/23
Title : EXISTING AND PROPOSED EXTERIOR ELEVATIONS		



1 EXISTING SIDE VIEW



2 EXISTING 3/4 SIDE & REAR VIEW



Project Existing Dormer Extension 34 Winthrop Rd. Belmont, MA 02478		
Drawing Number 3 of 3	Drawn By RZ	Date 9/29/23
Title : EXISTING EXTERIOR IMAGES		