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TOWN CLERK
BELMONT, MA

CASE NO. 20-09

2020 FEB -4 PM 2:58

NOTICE OF PUBLIC HEARING BY THE
ZONING BOARD OF APPEALS

ON APPLICATION FOR 1 SPECIAL PERMIT

Notice is hereby given that the Belmont Zoning Board of Appeals will hold a public hearing on Monday, March 2, 2020 at 7:00 PM in the Wellington School Community Room, 121 Orchard Street, to consider the application of Kayvan Mosharaf Ghahfarokhi for one (1) Special Permit under Section 1.5 of the Zoning By-Law construct a third floor addition at 27 Winthrop Road located in a Single Residence C (SRC) zoning district. The By-Law allows two and a half story structures. Special Permit, 1.- The existing structure is three and a half (3-1/2) stories. The lowest level of the dwelling is a basement (59.18% of the foundation walls are exposed) and is considered a story. The proposed addition is a third story addition.

ZONING BOARD OF APPEALS



Town of Belmont
Zoning Board of Appeals

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BELMONT, MA

2020 FEB -4 PM 2:58

APPLICATION FOR A SPECIAL PERMIT

Date: Jan 28, 2020

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 27 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 _____

Construct a 3rd 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

K. Mosharaf

Print Name

KAYVAN MOSHARAF-GHAHFAROK

Address

27 WINTHROP RD
BELMONT, MA 02478

Daytime Telephone Number

978-609-2968



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

December 11, 2019

Mr. Kayvan Mosharaf Ghahfarokhi
27 Winthrop Road
Belmont, MA 02478

RE: Denial to Construct a Third Floor Addition

Dear Mr. Mosharaf Ghahfarokhi:

The Office of Community Development is in receipt of your building permit application for the construction of a third floor addition at the west side of your home located at 27 Winthrop Road 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, §4.2 of the By-Law allows two and a half (2.5) story structures.

1. The existing structure is three and a half (3-1/2) stories. The lowest level of the dwelling is a basement (59.18% of the foundation walls are exposed) and is considered a story. The proposed addition is a third story addition.

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 Ara Yogurtian, Assistant Director, at (617) 993-2650 in order to begin the process.

Sincerely,

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

Kayvan Mosharaf Ghahfarokhi, Maryam Mirza-Alivandi

27 Winthrop Road
Belmont, MA 02478
978 609 2968
kayvan.mosharaf@gmail.com

Belmont Zoning Board

RE: Denial to Construct a Third Floor Addition

Dear Zoning Board Members,

This Letter of Intent is in support of my request for the construction of an addition to our master bedroom at the west side of your home located at 27 Winthrop Road in a Single Residence C (SRC) Zoning District. Our application has been denied because it does not comply with the Town of Belmont Zoning By-Law. More specifically, §4.2 of the By-Law allows two and a half (2.5) story structures.

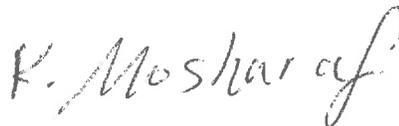
- The existing structure is three and a half (3-1/2) stories. The lowest level of the dwelling is a basement (59.18% of the foundation walls are exposed) and is considered a story. The proposed addition is a third story addition.

Our house had 3 bathrooms, all of them are many years old with water and sewage problems and leakage. After consulting with multiple plumbers, we realized that lead and cast iron for sewage and brass pipes for water has been used in our house. This was a big health concern for us and we decided to change our our sewage and water pipes. In order to replace all of our plumbing, we needed to open all of our bathroom walls and some additional walls to replace all of the pipes. At this point we decided to renovate all of our bathrooms. So we asked a couple of contractors to give us quotes and during that process we learned that the bathroom in our master bedroom is too small and would not meet the size requirements. So we decided to expand that bathroom into the closet space next to it and as a result we will lose our master bedroom's closet. Our architect and us came up with a solution to extend out bedroom to the existing open porch next to it and build a walk-in closet and a sitting area there.

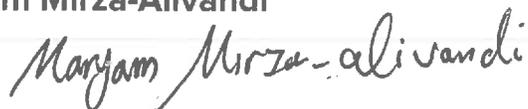
We would like to ask the board to consider approving this extension so we can change all of our old lead and brass plumbing, upgrade our master bathroom up to the code and add the walking-closet to the extension.

Sincerely,

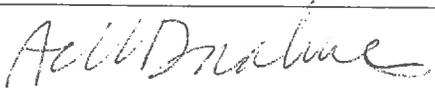
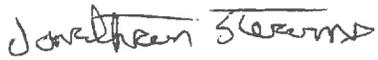
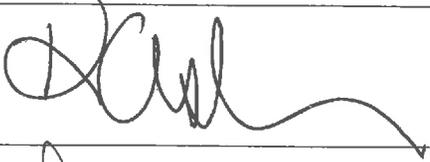
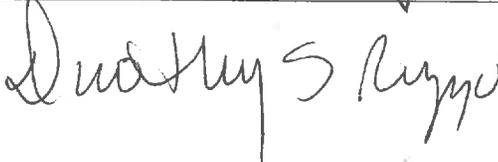
Kayvan Mosharaf Ghahfarokhi



Maryam Mirza-Alivandi



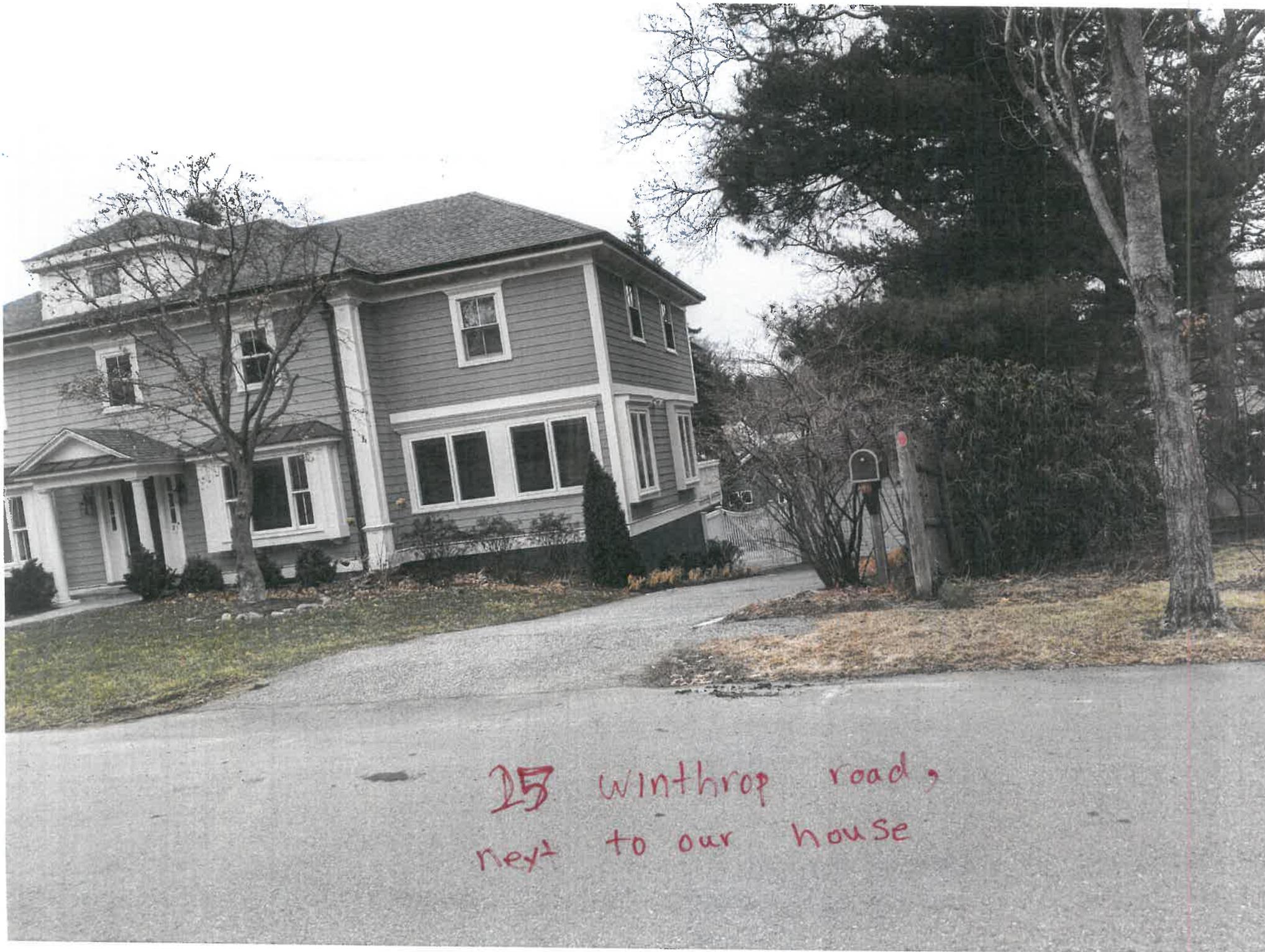
We understand and do not object to the proposed addition to 27 Winthrop Rd (balcony off the master bedroom turned into a livable space)

Name	Address	Signature
ASHA MAUREEN DONAHUE	21 WINTHROP RD BELMONT, MA 02478	
Mary Donahue Stearns	15 Winthrop Rd Belmont, MA 02478	
Jonathan Stearns	15 Winthrop Road Belmont, MA 02478	
JIM C SMERLAS	28 WINTHROP RD Belmont, MA	
Lona C Arlanian	35 Winthrop Rd	
Kristi Arlanian	34 Winthrop Rd	
Dusty Rizzo	43 Winthrop	









25 Winthrop road,
next to our house







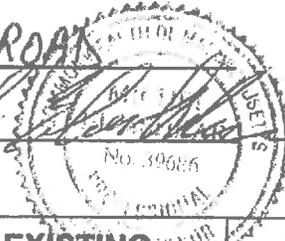


Zoning Compliance Check List (Registered Land Surveyor)

Property Address: 27 WINTHROP ROAD

Zone: SR-C

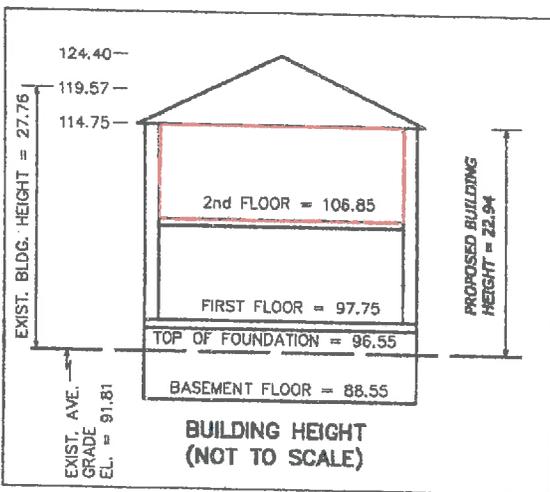
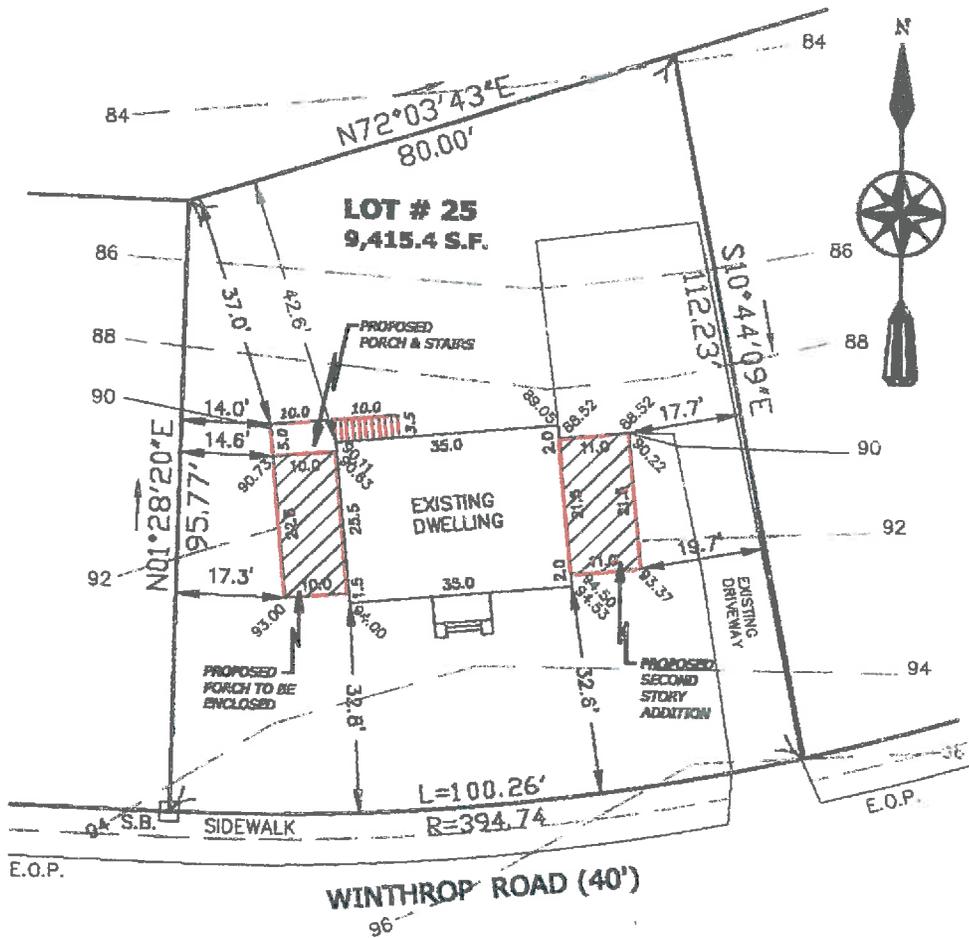
Surveyor Signature and Stamp: *Michael J. [Signature]*



Date: October 25, 201

	REQUIRED	EXISTING	PROPOSED
Lot Area	9,000.0 S.F.	9,415.4 S.F.	
Lot Frontage	75.0	100.26	
Floor Area Ratio			
Lot Coverage	25.0 (MAX)	14.95 %	15.86 %
Open Space	50.0 (MIN)	70.22 %	69.32 %
Front Setback	26.0	32.6	
Side Setback	10.0	14.6	14.00
Side Setback	10.0	17.7	
Rear Setback	31.2	42.6	37.00
Building Height	36.0 (MAX)	27.76	22.94
Stories	2 1/2	2 1/2	
1/2 Story Calculation			

NOTES: SEE ARCHITECT PLAN FOR DETAILS



TOTAL LOT AREA = 9,415.4 S.F.
 EXISTING DWELLING FOOTPRINT = 1,354.0 S.F.
 EXISTING LANDING & STAIRS AREA = 54.4 S.F.
 EXISTING DRIVEWAY AREA = 1,395.3 S.F.
 EXISTING LOT COVERAGE = 14.95 %
 EXISTING OPEN SPACE = 70.22 %
 EXISTING BUILDING HEIGHT = 27.76

PROPOSED PORCH & STAIRS = 85.0 S.F.
PROPOSED LOT COVERAGE = 15.86 %
PROPOSED OPEN SPACE = 69.32 %
PROPOSED BUILDING HEIGHT = 22.94

ZONING DISTRICT: SRC			
	REQUIRED	EXISTING	PROPOSED
FRONT SETBACK	26.0	32.6	
SIDE SETBACK	10.0	14.6	14.00
SIDE SETBACK	10.0	17.7	
REAR SETBACK	31.2	42.6	37.00
BUILDING HEIGHT	36.0 (MAX)	27.76	22.94
LOT COVERAGE	25.0 (MAX)	14.95 %	15.86 %
OPEN SPACE	50.0 (MIN)	70.22 %	69.32 %

The LOT is in flood zone (C) as shown on The Federal Flood Insurance Rate Map.

The LOT is not in a wetland area as shown on the town of Belmont Wetlands Plan.

No public shade trees are located within the limits of the property frontage of the subject property.



Michel El-Ashkar

SITE PLAN

(Showing a proposed second floor addition & proposed porch)

(Zoning: SR-C)

Applicant: Kayvan Mosharaf Ghahfarokhi

Surveyor: Michel El-Ashkar, P.L.S.

Scale: 1" = 30 ft.

Date: October 25, 2019

Location: 27 WINTHROP ROAD, BELMONT, MA.

"References" { Deed Book: 1475 , Page: 112 (Certificate # 259958)

{ Plan: See Land Court Case # 6851B (Lot # 25)

{ Assessor's Map # 25, Lot # 3

Recorded at the Middlesex County South District Registry of Deeds.

ASHKAR ENGINEERING
 Tel: (978) 914-6527

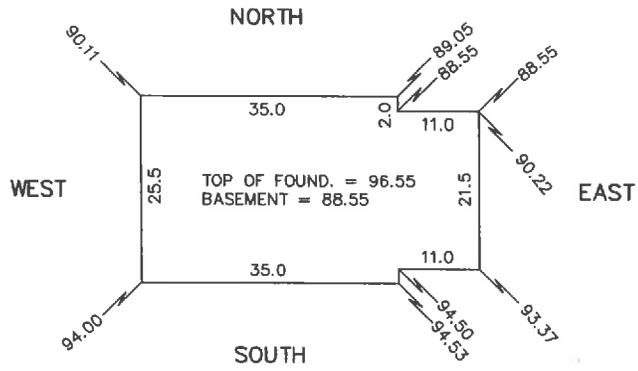
70 Washington Street - Suite # 306, Haverhill, MA 01832
 www.ashkarsurveying.com

ASHKAR ENGINEERING

70 WASHINGTON STREET
 SUITE # 306
 HAVERHILL, MA 01832
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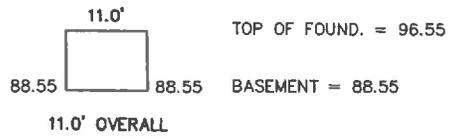
**EXISTING GRADE
 FOR
 27 WINTHROP ROAD**

Date: June 26, 2019

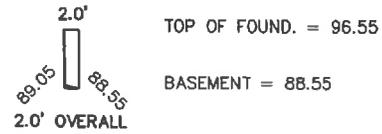


(BASEMENT CEILING AT TOP OF FOUNDATION)

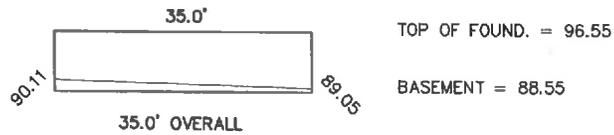
NORTH
 $96.55 - 88.55 = 8.0$
 $96.55 - 88.55 = 8.0$
 $(8.0 + 8.0)/2 \times 11.0 = 88.00$



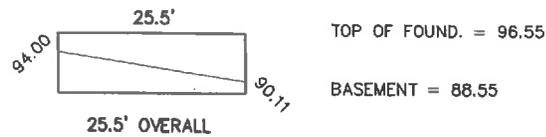
NORTH
 $96.55 - 88.55 = 8.00$
 $96.55 - 89.05 = 7.50$
 $(8.00 + 7.50)/2 \times 2.0 = 15.5$



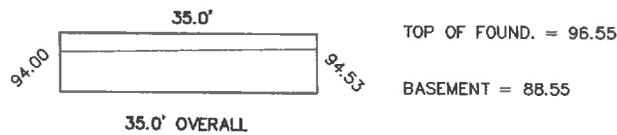
NORTH
 $96.55 - 89.05 = 7.50$
 $96.55 - 90.11 = 6.44$
 $(7.50 + 6.44)/2 \times 35.0 = 243.95$



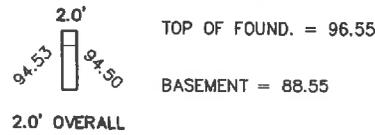
WEST
 $96.55 - 90.11 = 6.44$
 $96.55 - 94.00 = 2.55$
 $(6.44 + 2.55)/2 \times 25.5 = 114.62$



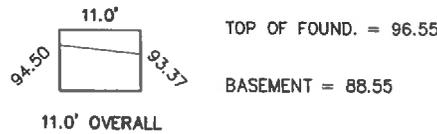
SOUTH
 $96.55 - 94.00 = 2.55$
 $96.55 - 94.53 = 2.02$
 $(2.55 + 2.02)/2 \times 35.0 = 79.97$



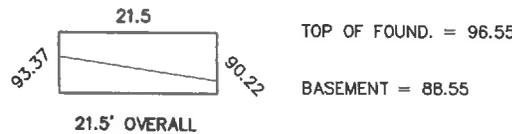
SOUTH
 $96.55 - 94.53 = 2.02$
 $96.55 - 94.50 = 2.05$
 $(2.02 + 2.05)/2 \times 2.0 = 4.07$



SOUTH
 $96.55 - 94.50 = 2.05$
 $96.55 - 93.37 = 3.18$
 $(2.05 + 3.18)/2 \times 11.0 = 28.76$



EAST
 $96.55 - 93.37 = 3.18$
 $96.55 - 90.22 = 6.33$
 $(3.18 + 6.33)/2 \times 21.5 = 102.23$



$$\frac{88.0 + 15.50 + 243.95 + 114.62 + 79.97 + 4.07 + 28.76 + 102.23}{(8.0 \times 11.0) + (8.0 \times 2.0) + (8.0 \times 35.0) + (8.0 \times 25.5) + (8.0 \times 35.0) + (8.0 \times 2.0) + (8.0 \times 11.0) + (8.0 \times 21.5)} = \frac{677.10}{1144} = 0.5918$$

(0.5918 x 100) = 59.18% OF FOUNDATION IS ABOVE GRADE

EXISTING AVERAGE GRADE CALCULATION

- NORTH $(88.55 + 88.55)/2 \times 11.0 = 974.05$
- NORTH $(88.55 + 89.05)/2 \times 2.0 = 177.6$
- NORTH $(89.05 + 90.11)/2 \times 35.0 = 3135.30$
- WEST $(90.11 + 94.00)/2 \times 25.5 = 2347.40$
- SOUTH $(94.00 + 94.53)/2 \times 35 = 3299.27$
- SOUTH $(94.53 + 94.50)/2 \times 2 = 189.03$
- SOUTH $(94.50 + 93.37)/2 \times 11.0 = 1033.28$
- EAST $(93.37 + 90.22)/2 \times 21.5 = 1973.59$

PERIMETER: $11.0 + 2.0 + 35.0 + 25.5 + 35.0 + 2.0 + 11.0 + 21.5 = 143$

$$\text{EXISTING AVERAGE GRADE} = \frac{974.05 + 177.6 + 3135.30 + 2347.40 + 3299.27 + 189.03 + 1033.28 + 1973.59}{143} = \frac{677.10}{143} = 91.81$$

PAGE 2 of 2





Proposed Side Elevation
Scale: 1/4" = 1'-0"



Proposed Rear Elevation
Scale: 1/4" = 1'-0"



Proposed Side Elevation
Scale: 1/4" = 1'-0"



Proposed Front Elevation
Scale: 1/4" = 1'-0"

PROJECT:
27 Winthrop Street Renovations
Belmont, MA

PREPARED FOR:
Kayvan Mosharaf
Maryam Mirza-Alivandi

RP Architectural Studio
78 Highland Circle
Wayland, MA 01778
Tel. 617-794-7759

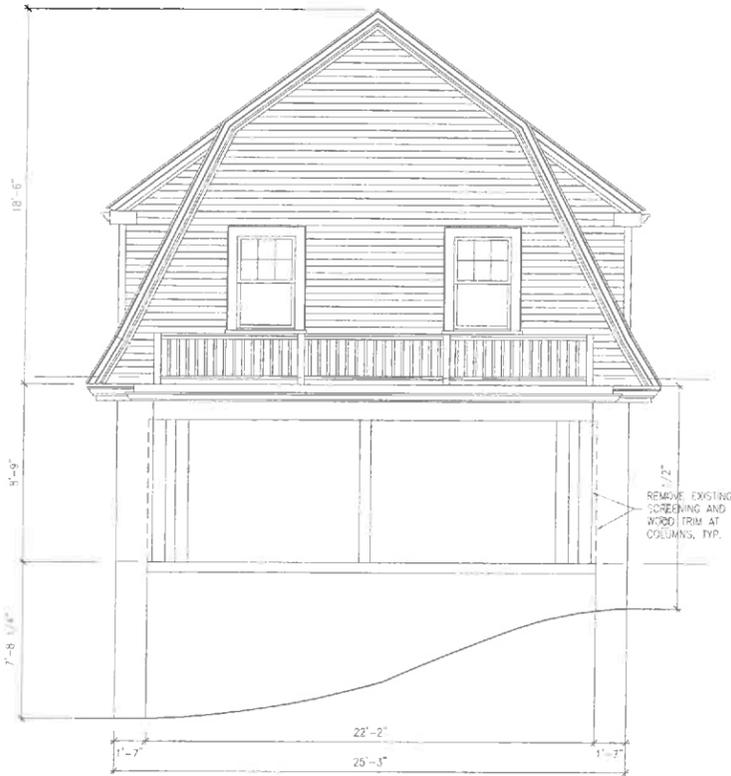
Project Team:

Keyplan

Date:	Revisions:

Drawing Title:
Proposed Elevations

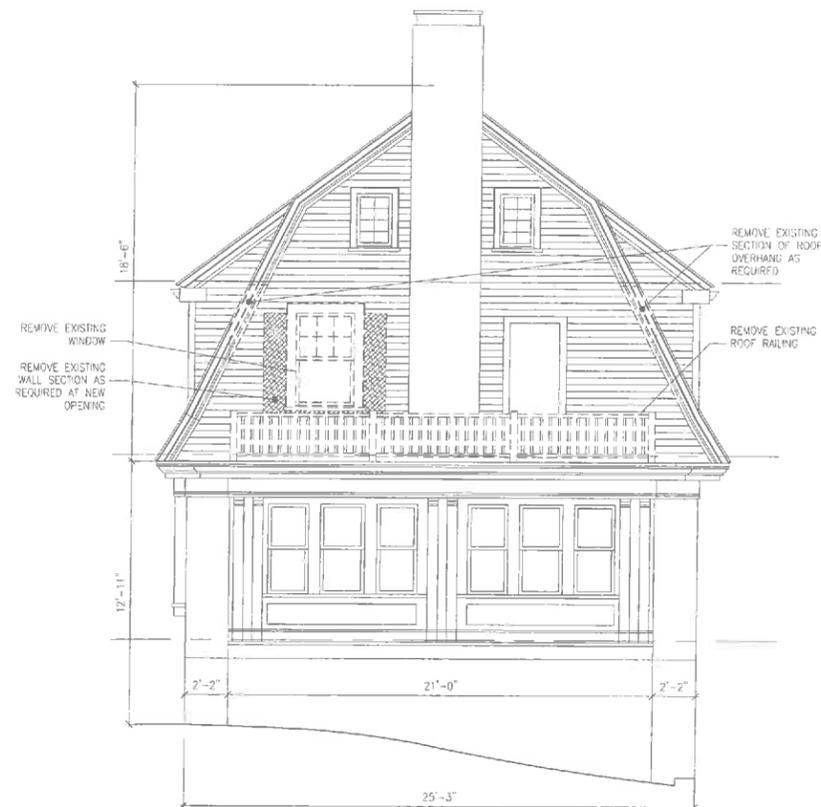
Scale: Noted Drawing No.:
Job No.: 147 **A2.1**
Date: 8/15/19



Side Elevation Demolition
Scale: 1/4" = 1'-0"



Rear Elevation Demolition
Scale: 1/4" = 1'-0"



Side Elevation Demolition
Scale: 1/4" = 1'-0"



Front Elevation Demolition
Scale: 1/4" = 1'-0"

PROJECT:
27 Winthrop Street Renovations
Belmont, MA

PREPARED FOR:
Kayvan Mosharaf
Maryam Mirza-Aivandi

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78 Highland Circle
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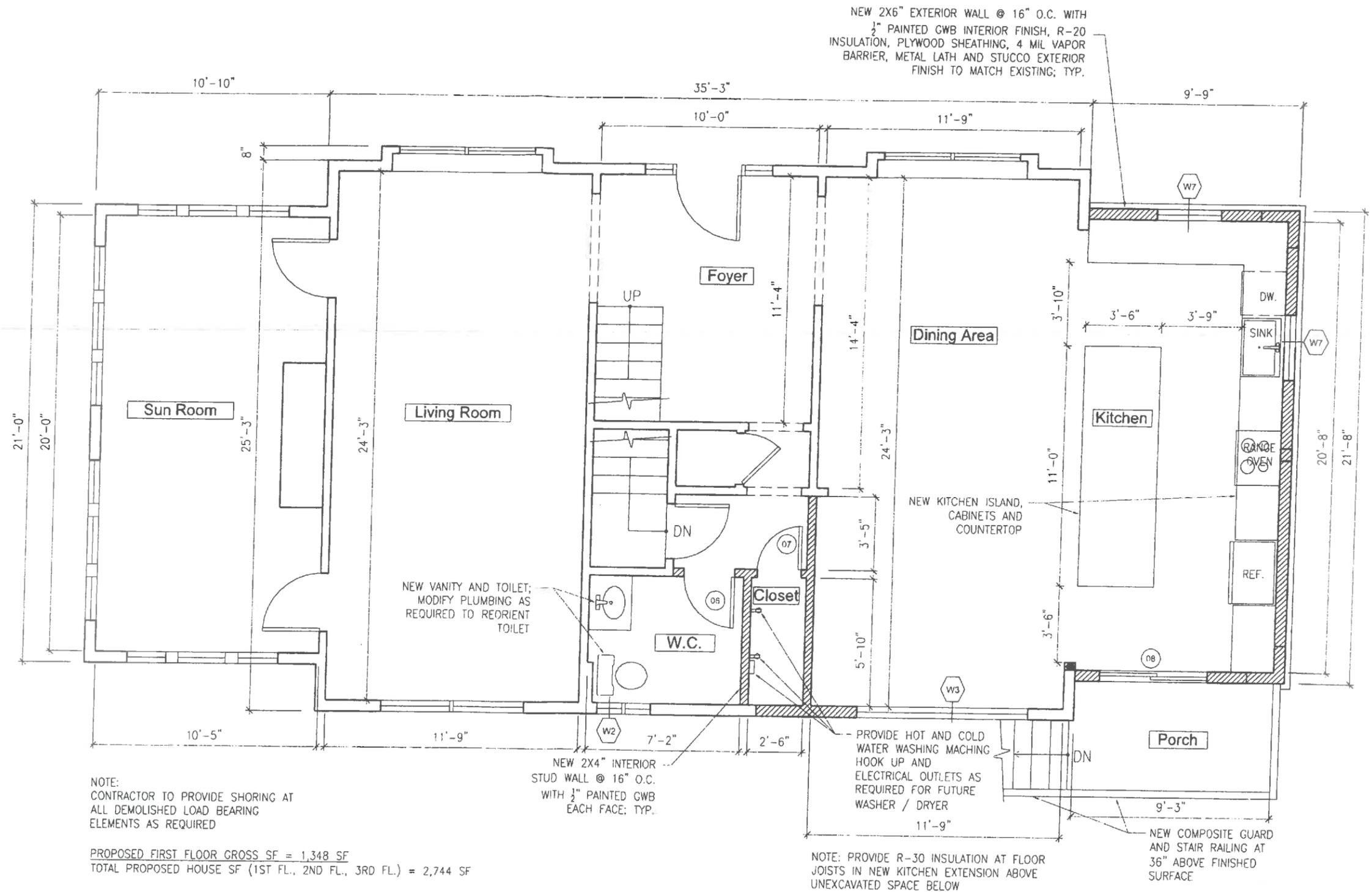
Project Team:

Keyplan

Date:	Revisions:

Drawing Title:
Demolition Elevations

Scale: Noted Drawing No.:
Job No.: 147 **D2.1**
Date: 8/15/19



2 Proposed First Floor Plans
 Scale: 1/4" = 1'-0"

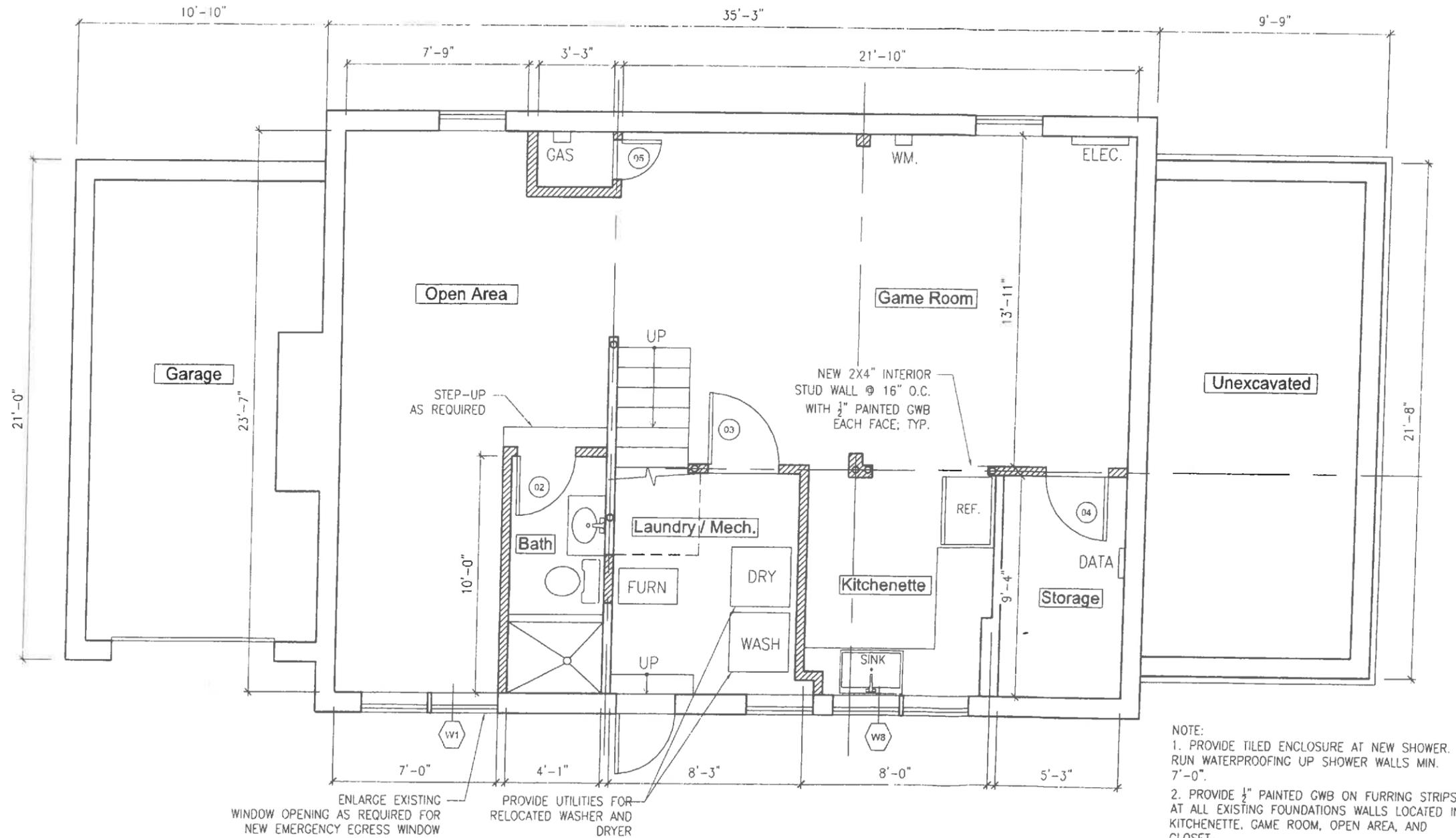
PROPOSED FIRST FLOOR GROSS SF = 1,348 SF
 TOTAL PROPOSED HOUSE SF (1ST FL., 2ND FL., 3RD FL.) = 2,744 SF

NOTE: PROVIDE R-30 INSULATION AT FLOOR JOISTS IN NEW KITCHEN EXTENSION ABOVE UNEXCAVATED SPACE BELOW

36" ABOVE FINISHED SURFACE

2 Proposed First Floor Plans

Scale: 1/4" = 1'-0"



NOTE:
 1. PROVIDE TILED ENCLOSURE AT NEW SHOWER. RUN WATERPROOFING UP SHOWER WALLS MIN. 7'-0".
 2. PROVIDE 1/2" PAINTED GWB ON FURRING STRIPS AT ALL EXISTING FOUNDATIONS WALLS LOCATED IN KITCHENETTE, GAME ROOM, OPEN AREA, AND CLOSET.

GARAGE GROSS SF = 214 SF
 BASEMENT GROSS SF = 890 SF
 PROPOSED HABITABLE AREA SF = 549 SF

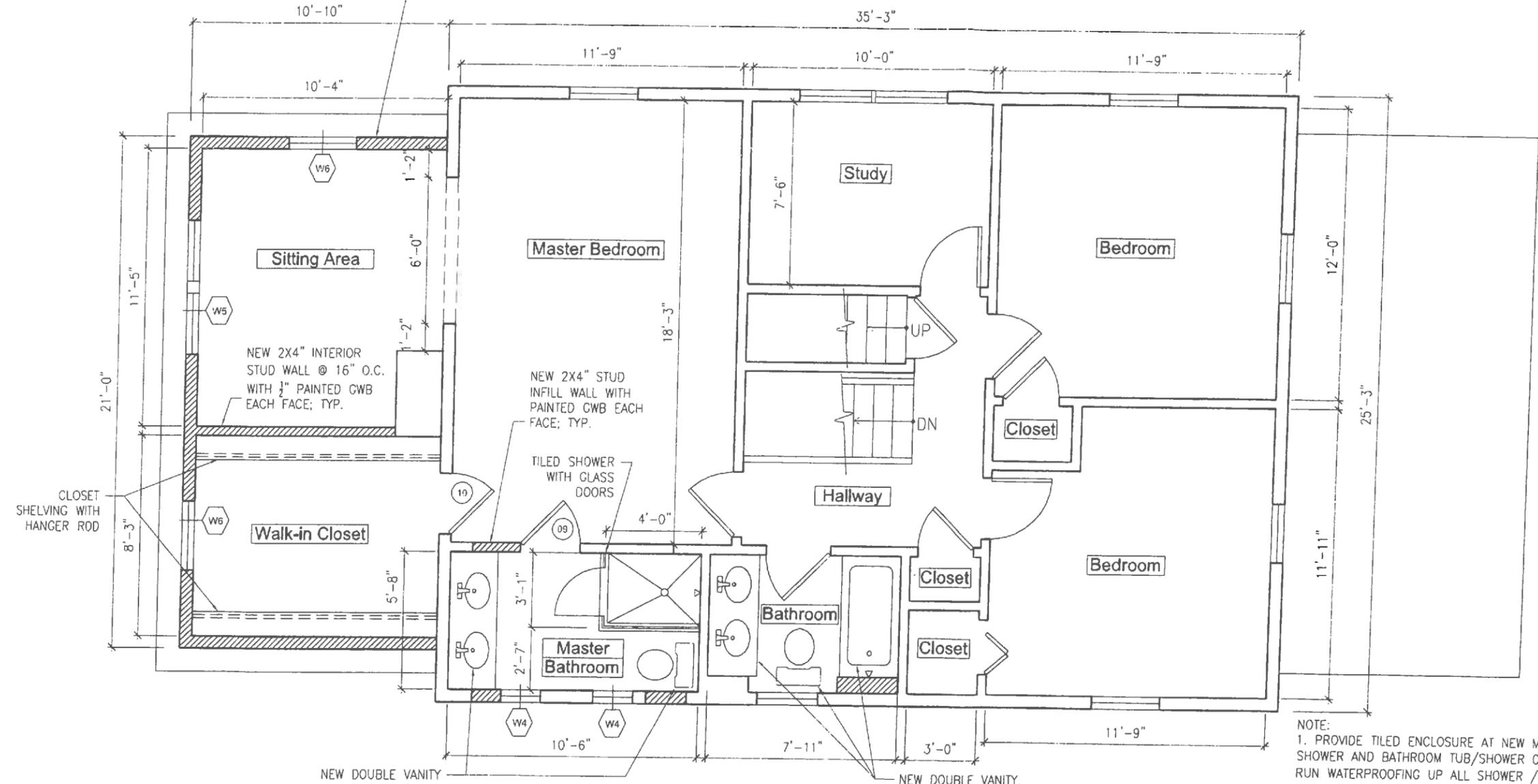
PROPOSED NATURAL LIGHT (OPEN AREA, KITCHENETTE, GAME ROOM) = 8.8% (48.31 SF)
 PROPOSED NATURAL VENTILATION (OPEN AREA, KITCHENETTE, GAME ROOM) = 5.3% (29.09 SF)

1 Proposed Basement Plans

Scale: 1/4" = 1'-0"

NOTE: PROVIDE R-49 INSULATION AT ROOF RAFTERS OF NEW ADDITION

NEW 2X6" EXTERIOR WALL @ 16" O.C. WITH 1/2" PAINTED GWB INTERIOR FINISH, R-20 INSULATION, PLYWOOD SHEATHING, 4 MIL VAPOR BARRIER, WOOD CLAPBOARD; TYP.



NOTE:
CONTRACTOR TO PROVIDE SHORING AT ALL DEMOLISHED LOAD BEARING ELEMENTS AS REQUIRED

EXISTING SECOND FLOOR GROSS SF = 890 SF
 PROPOSED SECOND FLOOR ADDITION GROSS SF = 220 SF
 PROPOSED TOTAL SECOND FLOOR GROSS SF = 1,110 SF
 PERCENTAGE INCREASE OF SECOND FLOOR GROSS SF = 24.7%
 TOTAL PROPOSED HOUSE SF (1ST FL., 2ND FL., 3RD FL.) = 2,744 SF

NOTE:
 1. PROVIDE TILED ENCLOSURE AT NEW MASTER SHOWER AND BATHROOM TUB/SHOWER COMBO. RUN WATERPROOFING UP ALL SHOWER / TUB WALLS MIN. 7'-0".
 2. PROVIDE NEW PAINTED FINISH AT MASTER BATHROOM WALLS AND CEILINGS.
 3. PROVIDE 1/2" PAINTED GWB AT BATHROOM WALLS OVER EXISTING STUDS.
 4. ELECTRICAL CONTRACTOR TO COORDINATE WITH OWNERS REGARDING LIGHT SWITCH AND RECEPTACLE LOCATIONS.

Key

Date:

Drawn
Prop

Scale:

Job No

Date:

1 Proposed Second Floor Plans
 Scale: 1/4" = 1'-0"