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TOWN CLERK
BELMONT, MA

CASE NO. 25-02

2024 DEC -5 AM 10: 04

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, January 7, 2025 at 7:00 PM by a hybrid public hearing in the Select Board meeting room at the Town Hall building on the second floor, 455 Concord Ave., and by remote access through the Zoom app. To consider the application of Mary and Christopher Thomajan, owners, for One Special Permit under section 1.5.4C-3-b of the By-Law to construct a Single family dwelling at 43 Knox Street 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



Town of Belmont
Planning Board

RECEIVED
TOWN CLERK
BELMONT, MA

2024 DEC -5 AM 10: 04

APPLICATION FOR A SPECIAL PERMIT

Date: 12/5/2024

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 43 Knox 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 _____

CONSTRUCTION OF SINGLE FAMILY DWELLING

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

COMMUNITY
DEVELOPMENT

2024 DEC -5 AM 9: 48

Signature of Petitioner Mislar Velieva

Print Name _____

Address 43 KNOX str Belmont

Daytime Telephone Number 781 3900666

Email _____



**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 4, 2024

Mary and Christopher Thomajan
43 Knox Street
Belmont MA, 02478

RE: Denial to Construct a Single-Family Dwelling

Dear Mr. and Mrs. Thomajan

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 43 Knox 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

December 5, 2024

STATEMENT NARRATIVE – attached to the submitted plans for 43 Knox Street, Belmont

This statement has been prepared by Yefim Massarsky Architect in close collaboration with the Veliev family, the property owners.

The Veliev family has been residing in the town of Belmont since 2021, when they came to the United States from the City of Baku, Azerbaijan (former USSR). They rented an apartment in Belmont until they bought a 43 Knox Street property. The family consists of 7 people: mother, father, two sons, 6 and 8 years old, two daughters 11 and 14 years old and a grandmother. The Veliev family loves Belmont, The kids attend Belmont public schools and several of their schoolmates will be their new neighbors. The task for the architect was to create a comfortable residence of appropriate size to accommodate the needs of a large family. At the same time the architect had to skillfully design a structure with appropriate massing and in harmony with the neighborhood houses.

We propose a 2.5 -story structure with hip roofs and elegant dormers in French chateau style. For reference, many houses which are located in close proximity to our site also have hip roofs and dormers. Our house is designed around the main entry - a focal point which is emphasized by projection of the front portion of the wall with a slight variation in height. This front wall portion is designed in a harmonious relationship between the projection - 2nd floor portion with an arched ornate window and a void (3.5' recessed wall with the front entry door). The 2nd floor projected wall is terminated with its own hip roof. The second floor of the structure is recessed in relationship to the 1st floor on three sides – on the front façade side and on two side facades. We used this architectural technique to reduce the visual impact of the massing of the house. In addition, the horizontal roof overhang between 1st and 2nd floor visually separates the stories which further breaks down the massing of the house. We propose double hung white trim and grill windows throughout the structure. Such windows are predominately used in the neighborhood houses. We use the clapboard siding throughout the building, however, we would like to ask the Boards opinion regarding replacing the Front façade and right side façade with stucco finish.

The house is properly sited within required setbacks. It is also important to emphasize that the 43 Knox Street site is situated at the lowest point in comparison to neighbor's houses. The Bellington Road and the Knox Street are significantly sloping down towards the 43 Knox Street property, terminating their slopes at our site. This fact further reduces the visual massing impact of the height of house in relationship to neighbor's houses. Large areas of neighboring properties on the East and South East sides don't have any structures in close proximity and are populated with vegetations.

We are maximizing the use of existing terrain for locating the driveway. We are planning to save existing trees on site.

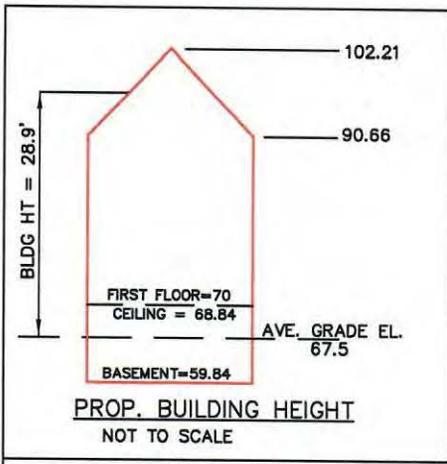
We are planning to use minimum lighting to reduce the impact on neighbor's life. We located the deck with outdoor kitchen in the rear. All A/C and utility units are located in the back.

We petition the Board to allow us to proceed with the proposed submitted design as we believe it will beautify and add a value to the neighborhood.

Sincerely,

Yefim Massarsky, Architect

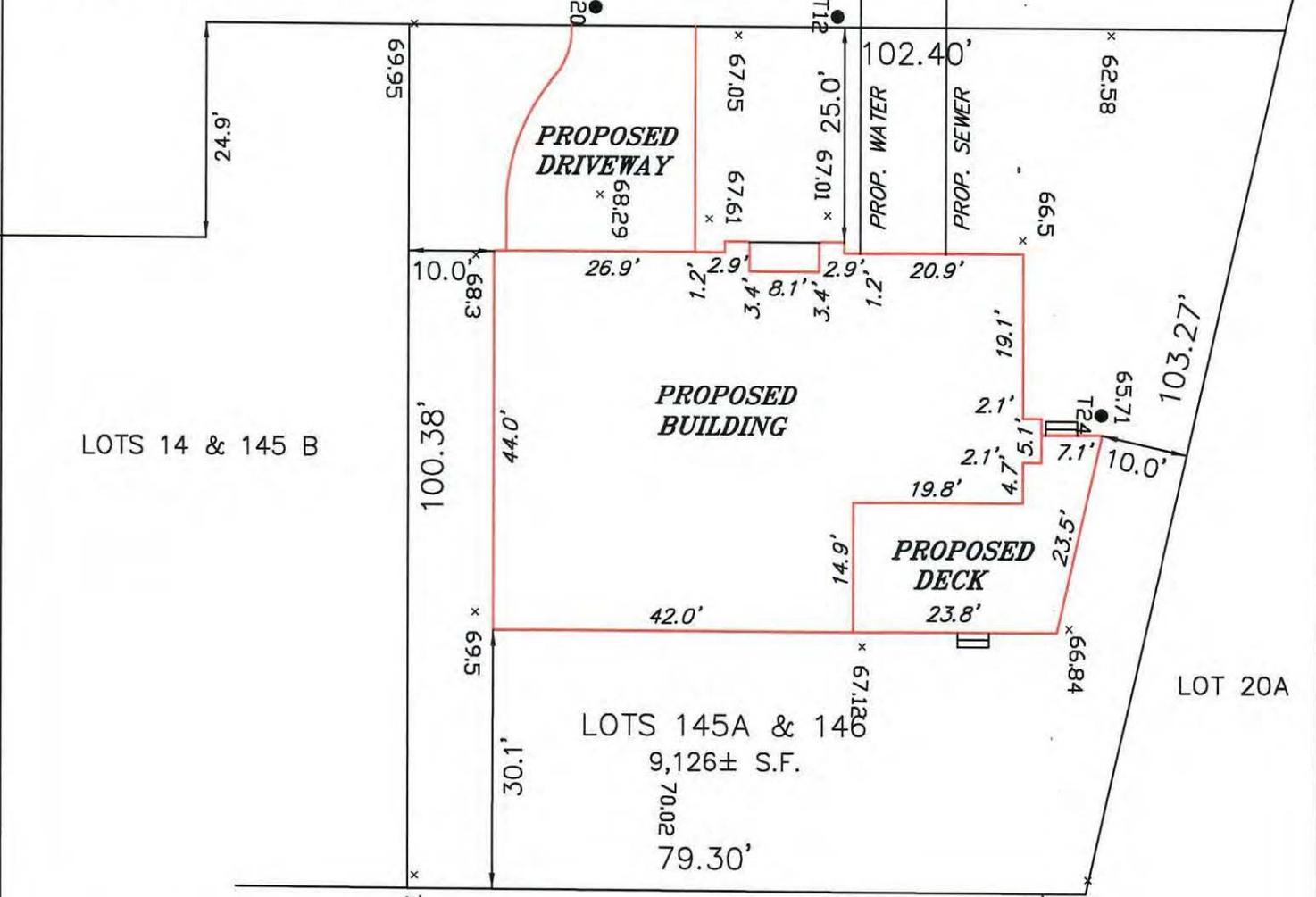
Veliev Family



KNOX STREET



86.63% OF BASEMENT UNDERGROUND
THEREFOR BASEMENT IS NOT A STORY



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

ZONING DISTRICT: SC (SINGLE RESIDENCE C)

	REQ.	EXISTING	PROP.
FRONT SETBACK:	25'	53.0'	25.0'
SIDE SETBACK:	10'	15.8'	10.0'
REAR SETBACK:	30'	5.9'	30.1'
MAXIMUM LOT COVERAGE:	25%	11.4%	<u>31.7%</u>
MINIMUM OPEN SPACE:	50%	82.6%	62.6%
LOT FRONTAGE:		102.40'	

TOTAL LOT AREA: 9,126± S.F.

OWNER: MARY & CHRISTOPHER THOMAJAN
61049/396
ASSESSORS MAP 53 - PARCEL 51



Scott Lynch
SCOTT LYNCH, PLS DATE 9/2/2024

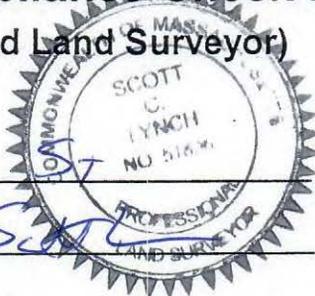
PROPOSED PLOT PLAN
#43 KNOX STREET
IN
BELMONT, MA
(MIDDLESEX COUNTY)

SCALE: 1" = 20' DATE: 8/2/2024

ROBER SURVEY
1072 MASSACHUSETTS AVENUE
ARLINGTON, MA 02476
(781) 648-5533
DWG. NO. 7531PP1.DWG

Zoning Compliance Check List

(Registered Land Surveyor)



Property Address: 43 Knox St

Zone: SC

Surveyor Signature and Stamp: Scott C. Lynch

Date: 8/2/2024

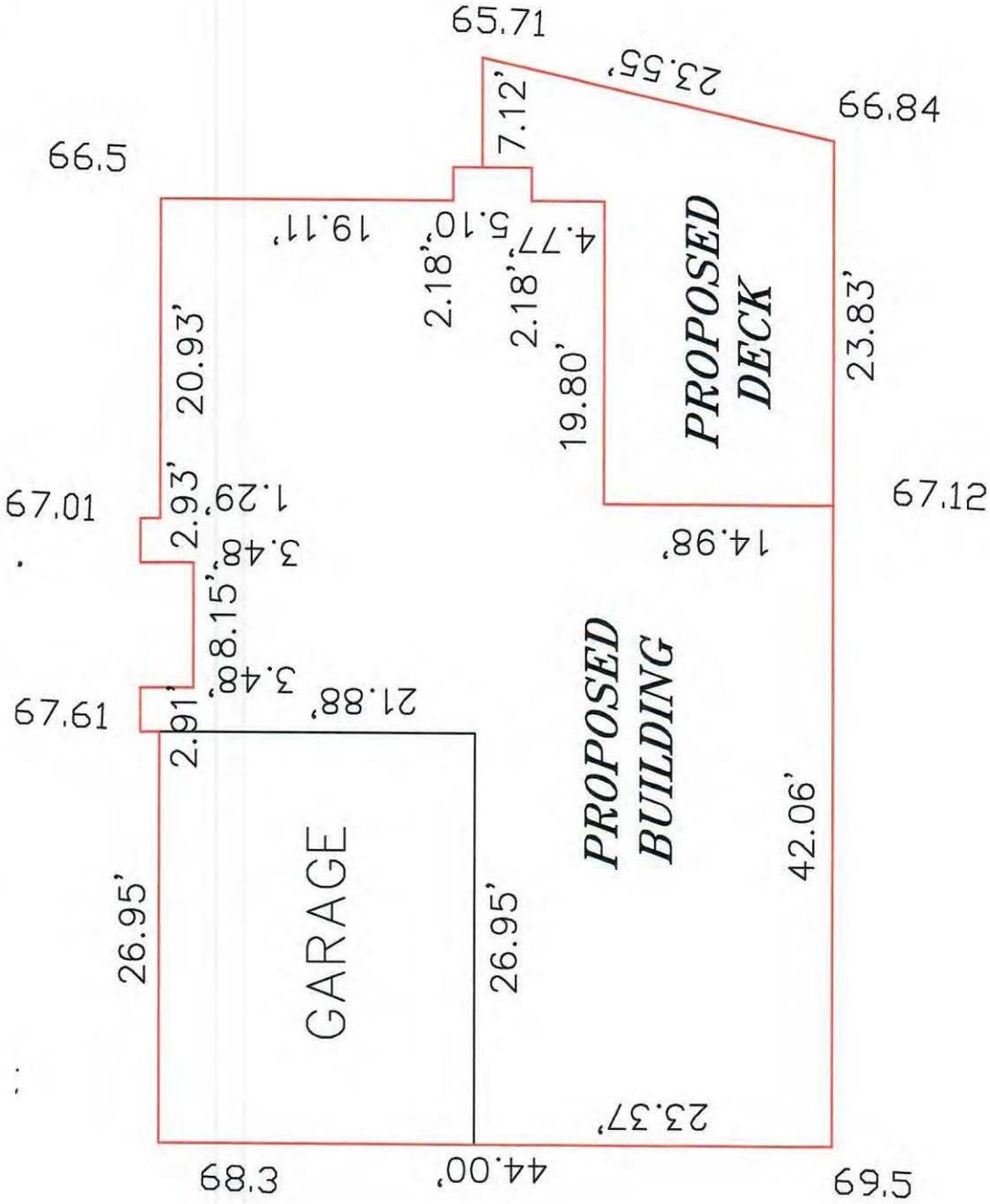
	REQUIRED	EXISTING	PROPOSED
Lot Area	9,000	9126	-
Lot Frontage	75	102.40	-
Floor Area Ratio			
Lot Coverage	25%	11.4%	31.70%
Open Space	50%	82.6%	62.6%
Front Setback	25'	53.0'	25'
Side Setback	10	15.8	10'
Side Setback	10	30.9'	10'
Rear Setback	30	5.9'	30.1
Building Height	30		
Stories	2 1/2		
1/2 Story Calculation			

NOTES:

R7531

43 KNOX

11/26/2024

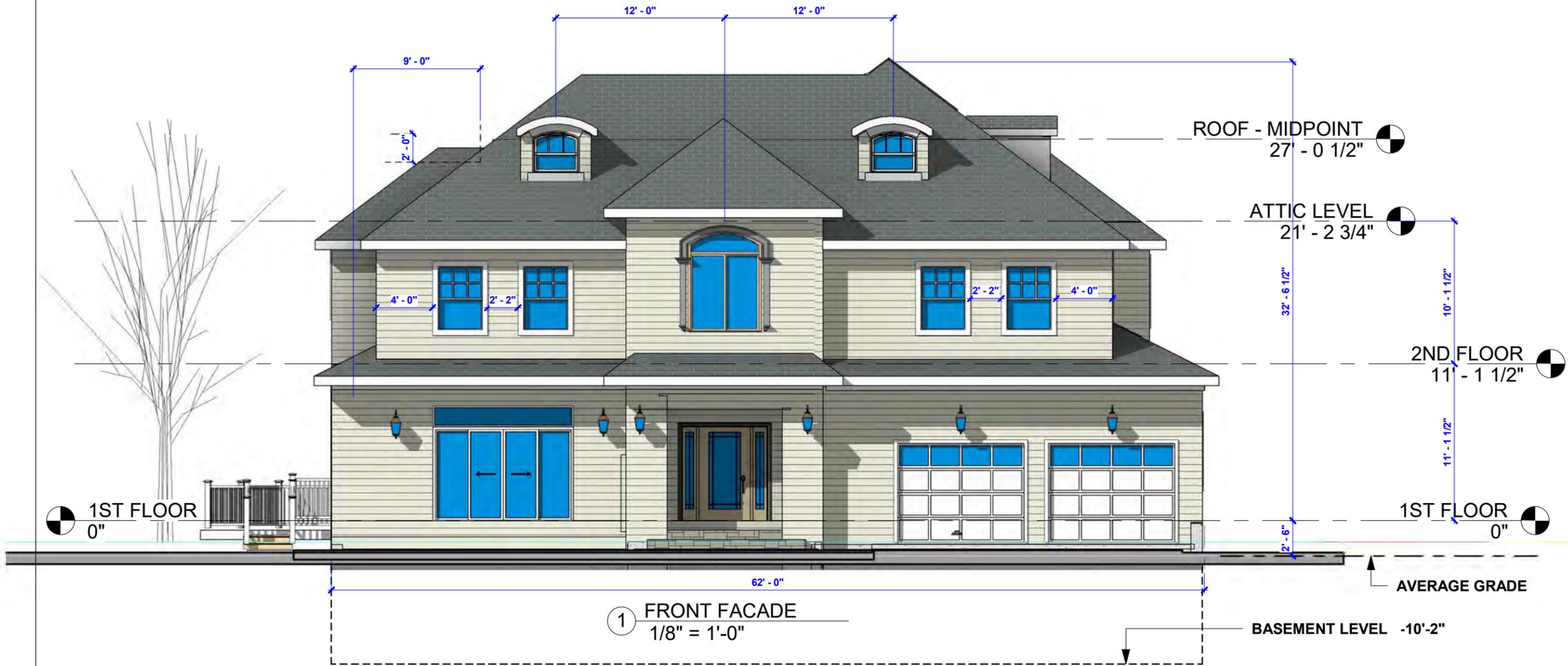


Segment	Segment From Existing		Segment From New		Segment To		Segment To		Avg	Difference
	Grade	Grade	Grade	Grade	New Grade	Length	Existing	Avg New		
E		69.5	69.5	67.12	67.12	42.06	2873.119	2873.119	0.00	
		67.12	67.12	66.84	66.84	23.83	1596.133	1596.133	0.00	
		66.84	66.84	65.71	65.71	23.55	1560.776	1560.776	0.00	
		65.71	65.71	65.71	65.71	7.12	467.8552	467.8552	0.00	
		65.71	65.71	65.71	65.71	1.89	124.1919	124.1919	0.00	
G		65.71	65.71	65.71	65.71	2.18	143.2478	143.2478	0.00	
H		65.71	65.71	66.5	66.5	19.11	1263.267	1263.267	0.00	
I		66.5	66.5	67.01	67.01	20.93	1397.182	1397.182	0.00	
J		67.01	67.01	67.01	67.01	1.29	86.4429	86.4429	0.00	
J		67.01	67.01	67.01	67.01	2.93	196.3393	196.3393	0	
J		67.01	67.01	67.01	67.01	3.48	233.1948	233.1948	0	
J		67.01	67.01	67.61	67.61	8.15	548.5765	548.5765	0	
J		67.61	67.61	67.61	67.61	3.48	235.2828	235.2828	0	
J		67.61	67.61	67.61	67.61	2.91	196.7451	196.7451	0	
J		67.61	67.61	67.61	67.61	1.29	87.2169	87.2169	0	
J		67.61	67.61	68.3	68.3	26.95	1831.387	1831.387	0	
J		68.3	68.3	69.5	69.5	44	3031.6	3031.6	0	
						235.15	15872.56	15872.56	0	

Ceiling Height:	9
Basement Floor Elevation	59.84
Ceiling Elevation	68.84
Perimeter Total Length	235.15
Total Perimeter Square Foot	2116.35
Average Existing Grade	67.50
New Average Grade	67.50
Difference in Grade in feet	0.00

% Covered using Avg Grade 85.11%





① FRONT FACADE
1/8" = 1'-0"

LIST OF DRAWINGS

Sheet Number	Sheet Name
A-101	FRONT FACADE
A-102	1ST FLOOR PLAN
A-103	2ND FLOOR PLAN
A-104	NORTH WEST AND SOUTH EAST FACADES
A-105	REAR FACADE
A-106	SECTION 1-1
A-107	AREA CALCULATIONS
A-108	SITE PLAN
A-109	SUPERIMPOSITION PERSPECTIVE



FRONT FACADE

Drawn by YM

DATE:
12/05/2024

43 Knox Street

Proposed Residence

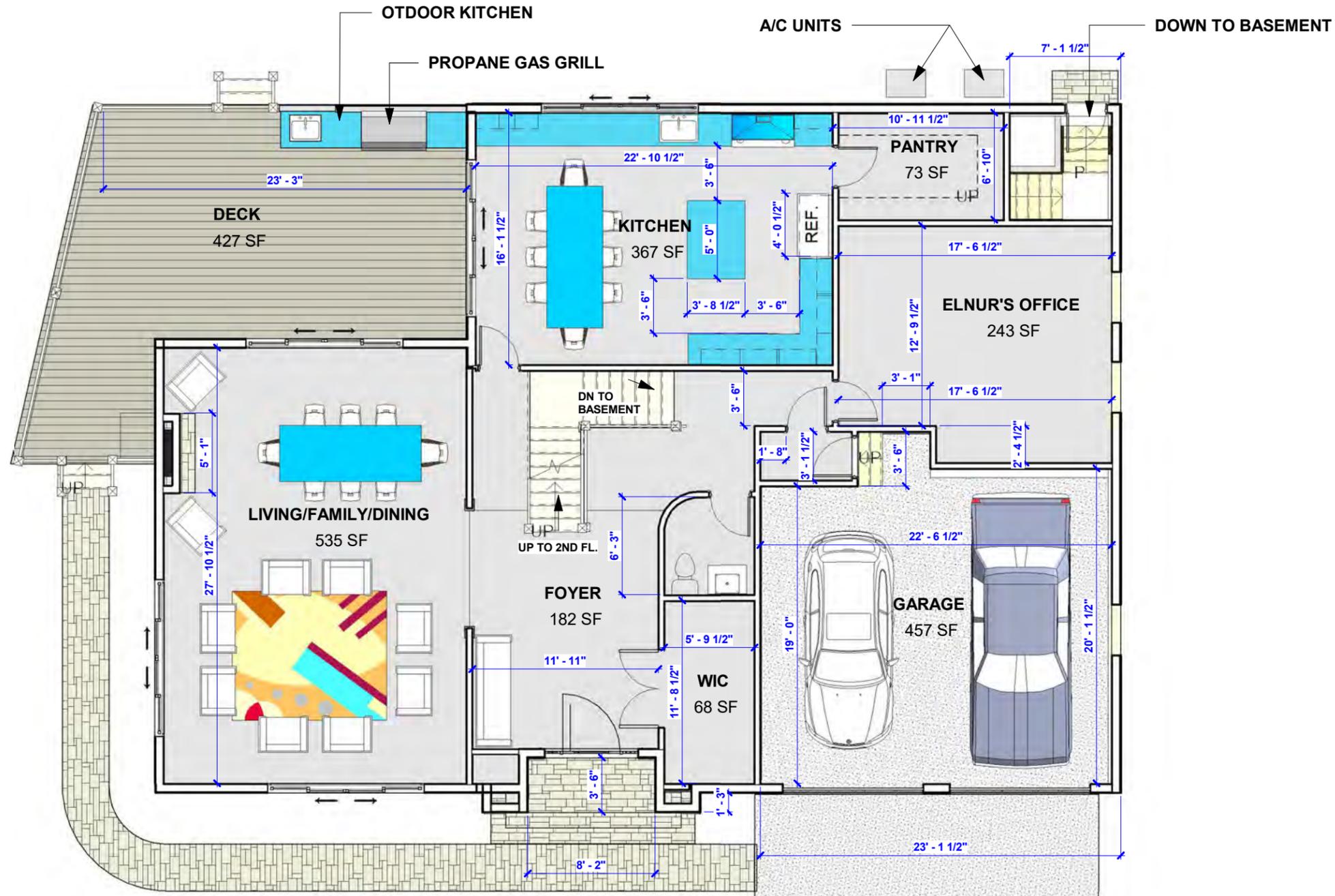
YEFIM MASSARSKY
YM DESIGN, INC.
302 WINCHESTER STREET
NEWTON, MA 02461
617-306-2898

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A-101

Scale

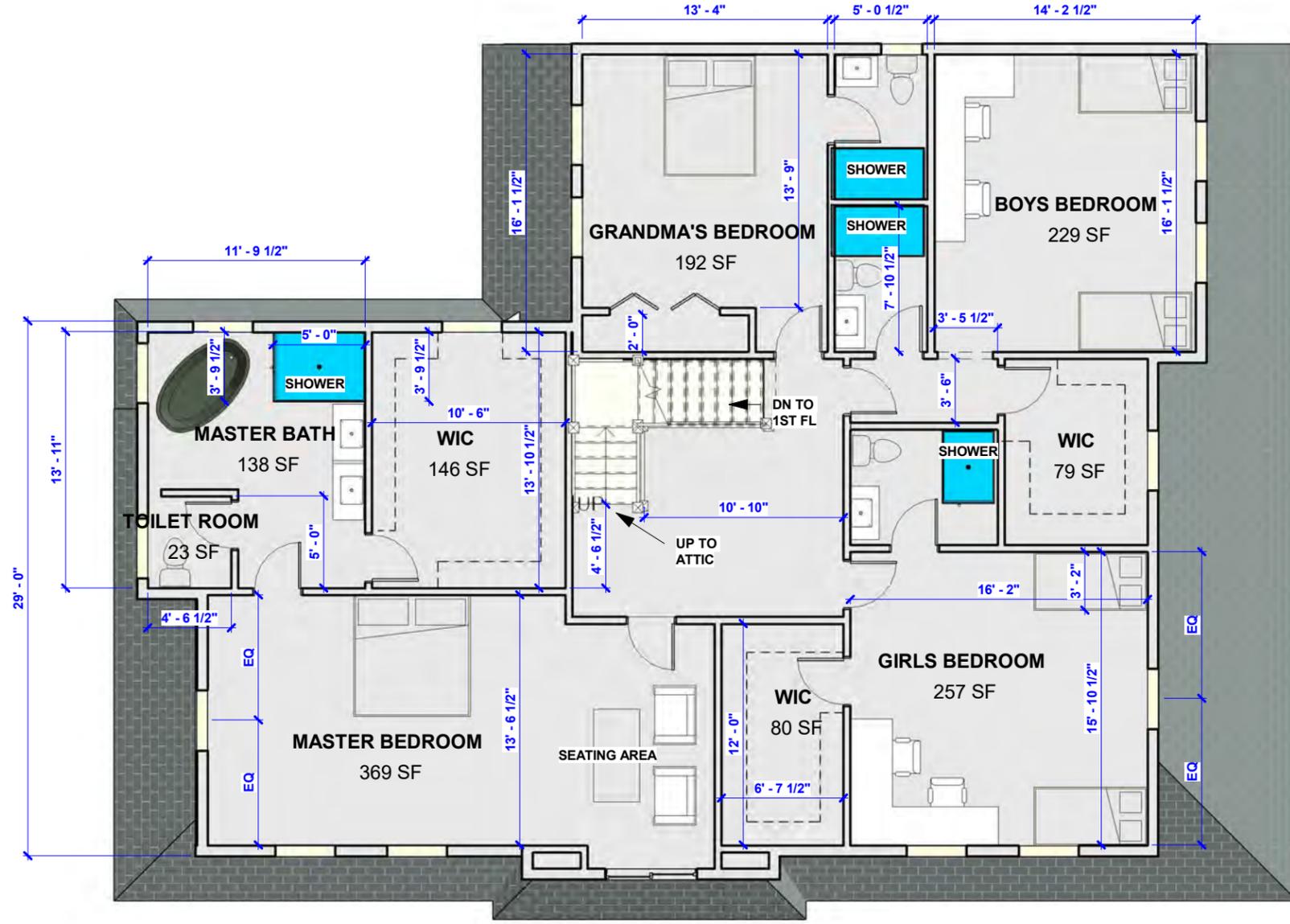
1/8" = 1'-0"



1 PROPOSED 1ST FLOOR
1/8" = 1'-0"



1ST FLOOR PLAN		A-102	Scale 1/8" = 1'-0"
Drawn by YM	DATE: 12/05/2024		
43 Knox Street	Proposed Residence		
YEFIM MASSARSKY YM DESIGN, INC. 302 WINCHESTER STREET NEWTON, MA 02461 617-306-2898	Copyright YM DESIGN, INC 2021 All rights reserved		



1 2ND FLOOR
1/8" = 1'-0"



2ND FLOOR PLAN		A-103	Scale 1/8" = 1'-0"
Drawn by YM	DATE: 12/05/2024		
43 Knox Street		Proposed Residence	
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② SOUTH-EAST FACADE
1/8" = 1'-0"



① NORTH-WEST FACADE
1/8" = 1'-0"



NORTH WEST AND SOUTH EAST FACADES		A-104	
Drawn by YM	DATE: 12/05/2024		
43 Knox Street		Proposed Residence	
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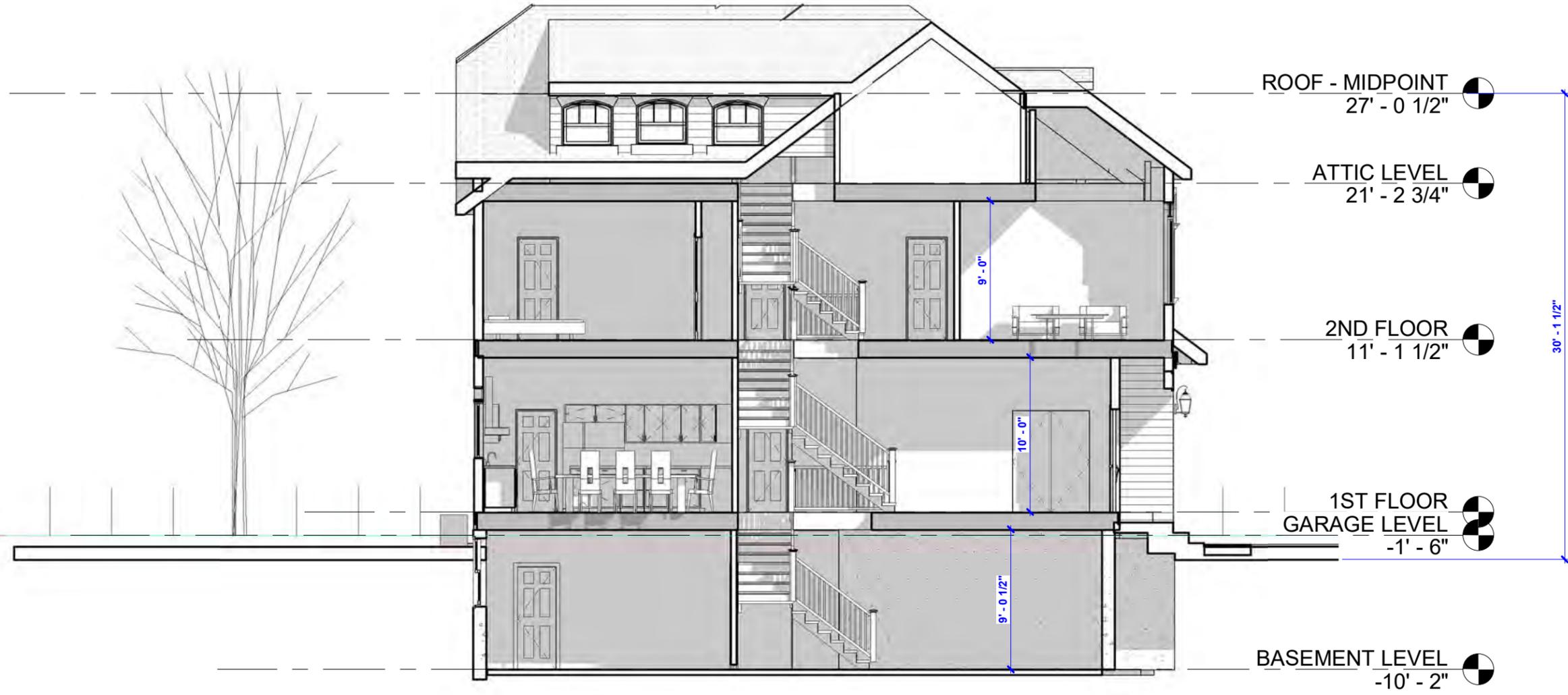
Scale 1/8" = 1'-0"



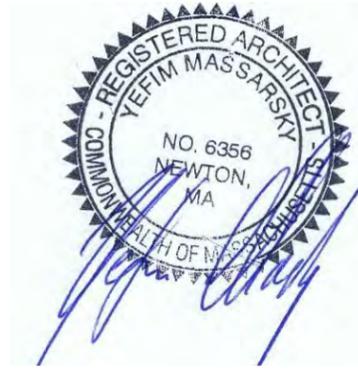
① REAR FACADE
1/8" = 1'-0"



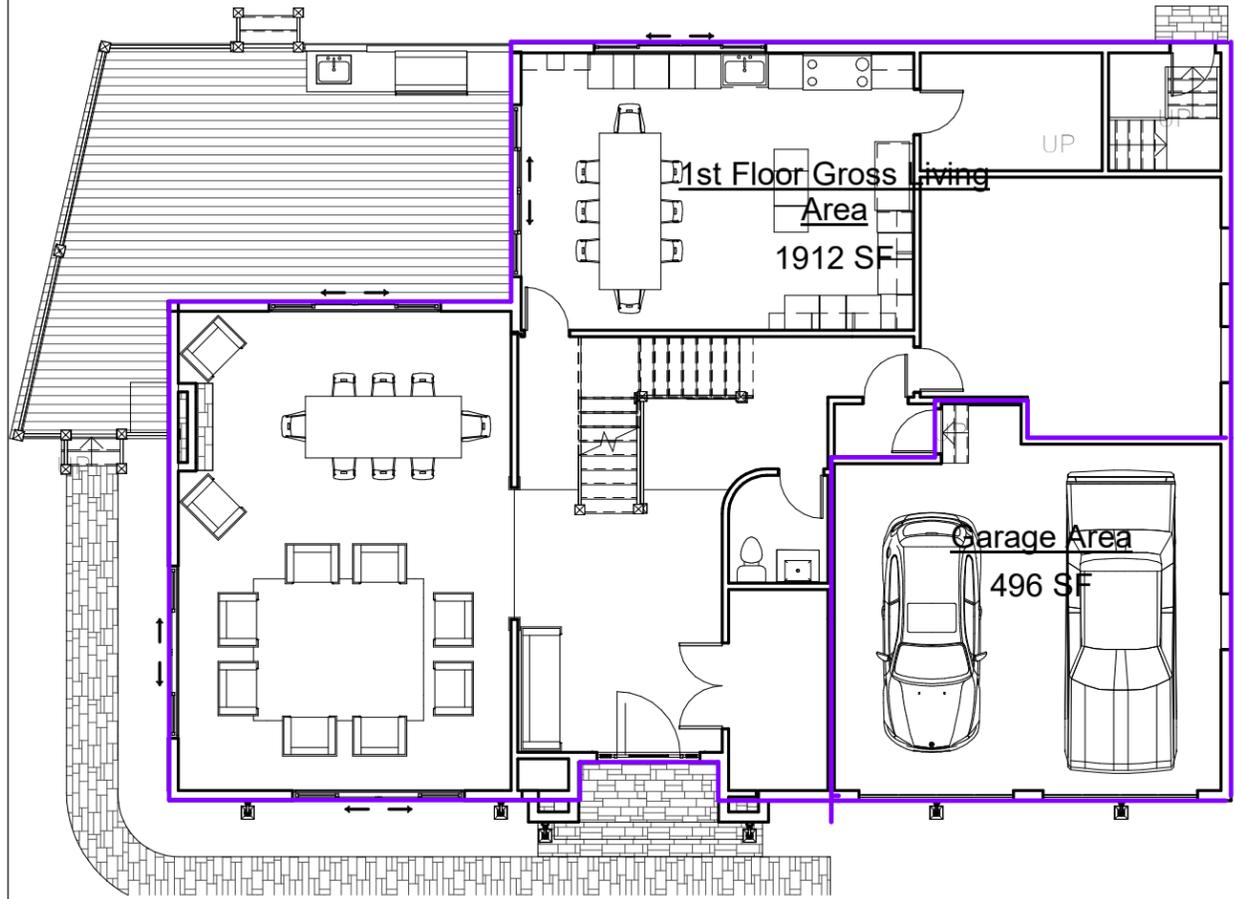
<p>YEFIM MASSARSKY YM DESIGN, INC. 302 WINCHESTER STREET NEWTON, MA 02461 617-306-2898</p>	<p>43 Knox Street Proposed Residence</p>	<p>Drawn by YM</p>	<p>REAR FACADE</p>
<p>Copyright YM DESIGN, INC 2021 All rights reserved</p>		<p>DATE: 12/05/2024</p>	<p>A-105</p>
			<p>Scale 1/8" = 1'-0"</p>



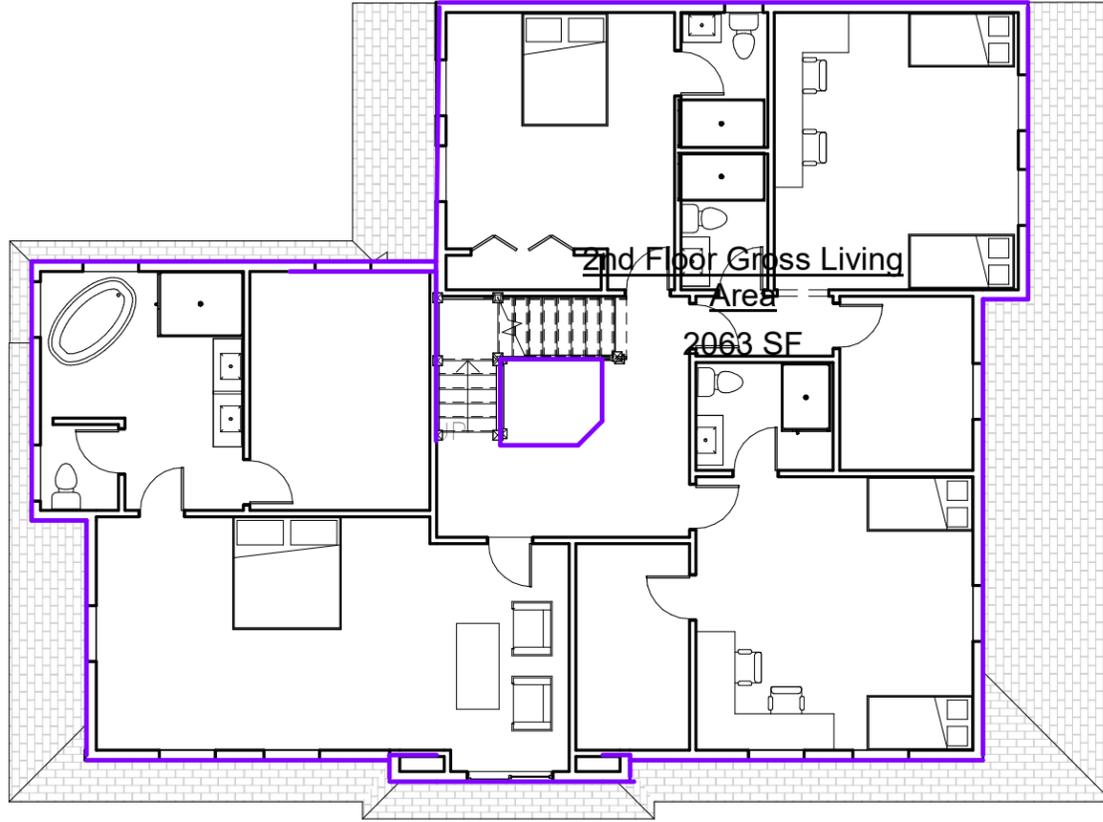
1 SECTION 1-1
1/8" = 1'-0"



SECTION 1-1		A-106	
		Scale 1/8" = 1'-0"	
43 Knox Street	Drawn by YM	DATE: 12/05/2024	
	Proposed Residence		
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① 1ST FLOOR
3/32" = 1'-0"

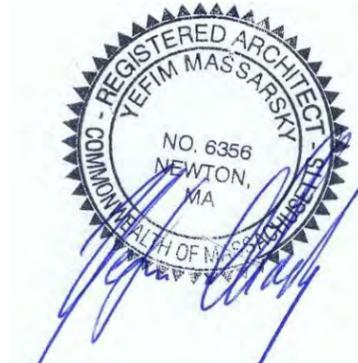


② 2ND FLOOR
3/32" = 1'-0"

GROSS LIVING AREA CALCULATIONS

1ST FLOOR: 1912
2ND FLOOR: 2063

TOTAL HOUSE: 3975 SF



AREA CALCULATIONS

Drawn by YM

DATE:
12/05/2024

43 Knox Street

Proposed Residence

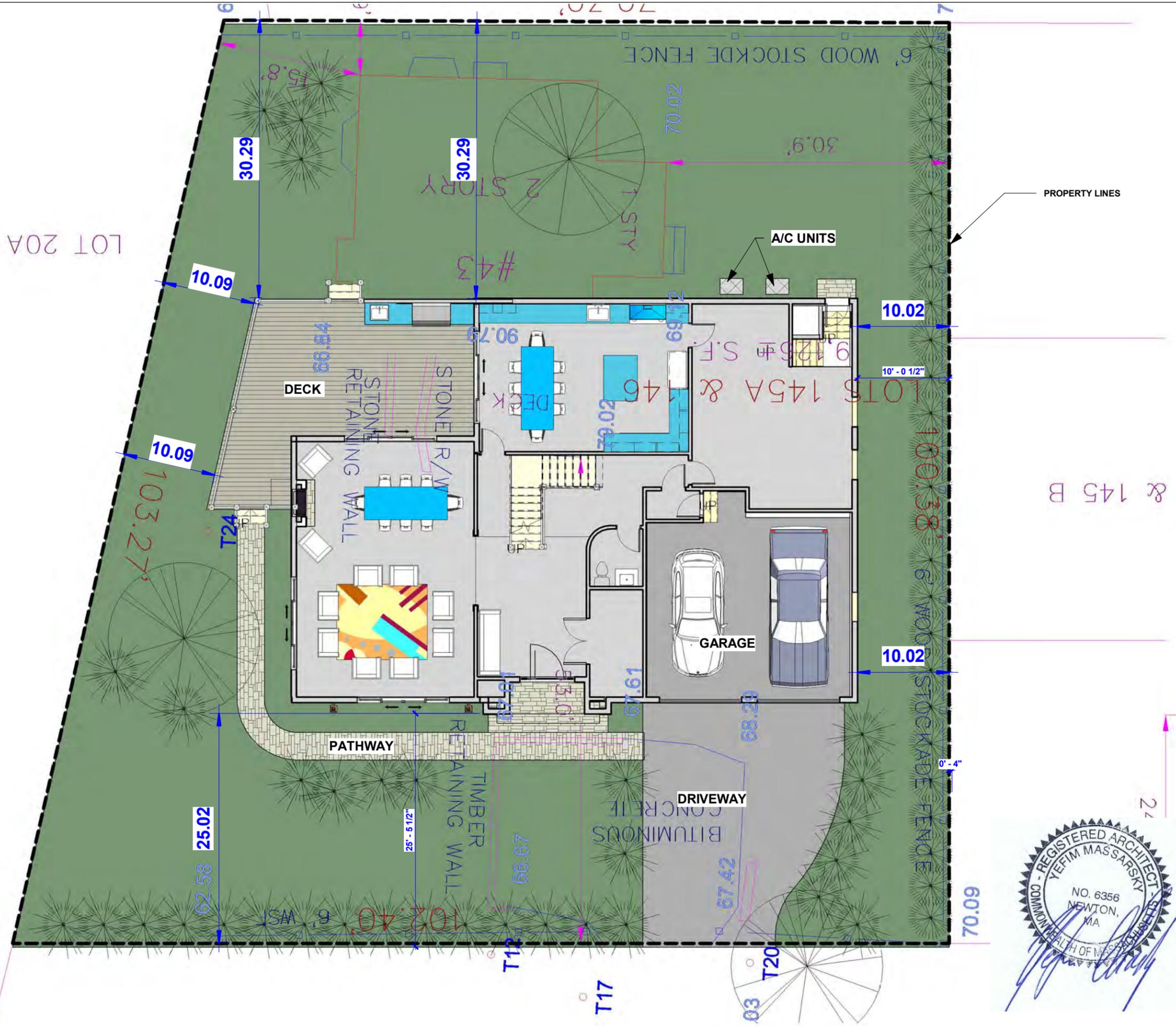
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A-107

Scale

3/32" = 1'-0"



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<p>Copyright YM DESIGN, INC 2021 All rights reserved</p>	<p>Proposed Residence</p>	<p>DATE: 12/05/2024</p>	<p>A-108</p>
<p>Scale 3/32" = 1'-0"</p>			



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43 Knox Street

Proposed Residence

Drawn by YM

DATE:
 12/05/2024

SUPERIMPOSITION PERSPECTIVE

A-109

Scale