

RECEIVED
TOWN CLERK
BELMONT, MA

CASE NO. 24-18

2024 SEP 19 AM 9:37

NOTICE OF PUBLIC HEARING BY THE
TOWN OF BELMONT PLANNING BOARD

ON APPLICATION FOR TWO SPECIAL PERMITS

Notice is hereby given that the Planning Board will hold a public hearing on Tuesday, October 15, 2024 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 278 Concord Ave. LLC, Tarley Yamamoto, agent, for Two Special Permits under sections 1.5.4 C and 1.5 of the By-Law to construct an addition 278 Concord Ave. Located in a Single Residence C (SRC) zoning district. Special Permits: 1.- The existing Gross Floor Area is 2672SF and the proposed addition is 883SF square feet or 33%%. The expansion is allowed by a Special Permit Granted by the Planning Board. 2.-The existing and proposed rear setback is 24.8'.

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



OFFICE OF PLANNING & BUILDING
TOWN OF BELMONT
19 Moore Street
Homer Municipal Building
Belmont, Massachusetts 02478-0900

Building Division
(617) 993-2664
Planning Division
(617) 993-2666

Telephone: (617) 993-2650

September 12, 2024

278 Concord Ave. LLC
Tarley Yamamoto, agent
33 Rumford Ave.
Waltham, MA 02453

RE: Construct an Addition

Dear Mr. Yamamoto,

The Office of Community Development is in receipt of your building permit application for your proposal to construct an addition at 278 Concord Ave. located in a Single Residence C (SRC) zoning district.

Your application has been denied because it does not comply with the current Town of Belmont Zoning By-Law. More specifically, 1.- §1.5.4 C (2) of the Zoning By-Law allows alteration or structural change increases, that increase the Gross Floor Area of a non-conforming structure (minimum required lot area is 9000SF, existing and proposed lot area is 8,050SF) more than thirty percent (30%) by a Special Permit granted by the Planning Board, and 2.- §4.2.2 of the zoning By-law requires a minimum rear setback of 30'. Special Permits:

1. The existing Gross Floor Area is 2672SF and the proposed addition is 883SF square feet or 33%. The expansion is allowed by a Special Permit Granted by the Planning Board.
2. The existing and proposed rear setback is 24.8'.

You may alter your plans to conform to the current Town of Belmont Zoning By-Law and resubmit a building application, or you may request two (2) Special Permits from Planning Board. If you choose this option, please contact the Office of Community Development to schedule an appointment with Gabriel Distler, Staff Planner, at (617) 993-2650 in order to begin the process.

Sincerely,

Ara Yogurtian, CBO
Inspector of Buildings

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2024 SEP 19 AM 9:36



Town of Belmont
Planning Board

RECEIVED
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BELMONT, MA

2024 SEP 19 AM 9:36

APPLICATION FOR DESIGN AND SITE PLAN REVIEW

Date: 09/18/2024

Planning Board
Homer Municipal Building
19 Moore Street
Belmont, MA 02478

To Whom It May Concern:

Pursuant to the provisions of Section 7.3, Design and Site Plan Review, of the Town of Belmont Zoning By-Laws, I/We the undersigned, being owner(s) of certain parcel of land (with the buildings thereon) situated on 278 Concord Avenue Street/Road, hereby make application to your Board for **DESIGN AND SITE PLAN REVIEW** for the erection or alteration on said premises or the use thereof under the applicable Section of the Zoning By-Laws of said Town for renovation and addition per plan of a single family house

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

Petitioner(s) are further to comply with the requirements of Section 7.3.5 of said Zoning By-Law attached.

Signature of Petitioner

Print Name

Address

Daytime Telephone Number

Tarley Yamamoto

33 Rumford Avenue

Waltham MA 02453

424-313-4685



Town of Belmont
Planning Board

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BELMONT, MA

2024 SEP 19 AM 9:36

APPLICATION FOR A SPECIAL PERMIT

Date: 09/18/2024

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 278 Concord Avenue 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 renovation and addition per plan of a single family house.

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

Signature of Petitioner

Print Name

Tarky Yamamoto

Address

33 Rumford Avenue

Waltham MA 02453

Daytime Telephone Number

424-313-4685

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BELMONT, MA

Zoning Compliance Check List

(Registered Land Surveyor)

2024 SEP 19 AM 9:36

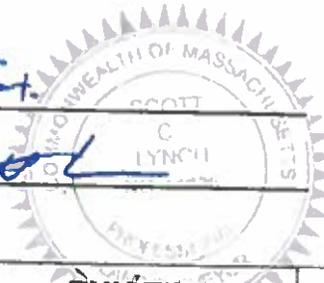
#2

Property Address: Myrtle St.

Zone: S

Surveyor Signature and Stamp: Scott Lynch

Date: _____



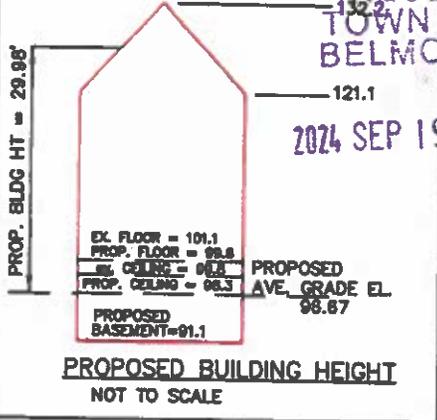
	REQUIRED	EXISTING	PROPOSED
Lot Area	9,000 sq ft	8050	-
Lot Frontage	75'	75.18	-
Floor Area Ratio			
Lot Coverage	25%	18.7%	24.9%
Open Space	50%	78.9%	70.5%
Front Setback	23.1	25.1	24.7'
Side Setback	10.0	28.2	10.3
Side Setback	10.0	-	-
Rear Setback	30.0	29.8'	-
Building Height	30	19.7	29.98'
Stories	2 1/2	split level	2 1/2
1/2 Story Calculation			

NOTES:

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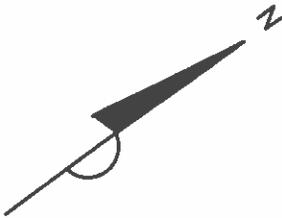
2024 SEP 19 AM 9:36

MYRTLE STREET



PROPOSED
83.8% OF BASEMENT UNDERGROUND
THEREFOR BASEMENT IS NOT A STORY

97.17 - PROPOSED ELEVATION

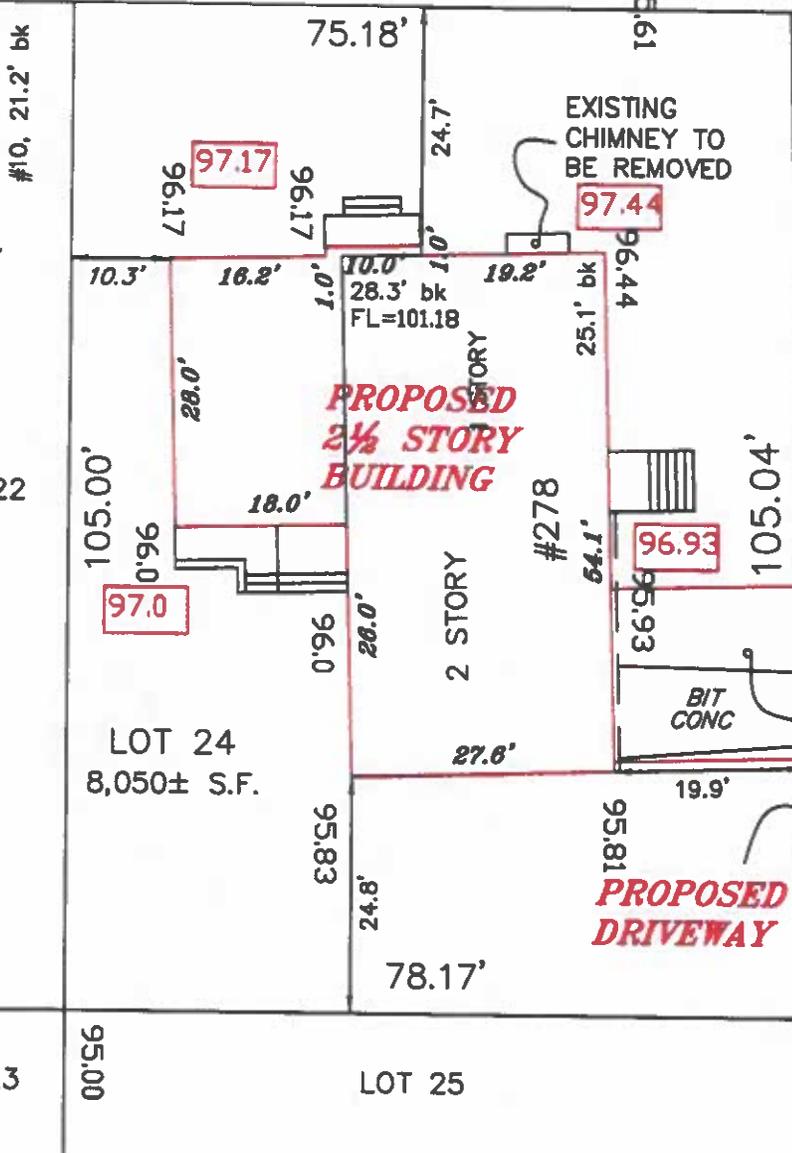


LOT 22

LOT 24
8,050± S.F.

LOT 23

LOT 25



CONCORD AVENUE

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 S/B (CONCORD):	22.55'	19.9'	-
FRONT S/B (MYRTLE):	23.1'	25.1'	-
SIDE SETBACK:	10'	28.3'	10.3'
REAR SETBACK:	30'	24.8'	24.8'
MAXIMUM LOT COVERAGE:	25%	18.9%	24.9%
MINIMUM OPEN SPACE:	50%	78.9%	70.5%
LOT FRONTAGE:		105.04'	

TOTAL LOT AREA: 8,050± S.F.

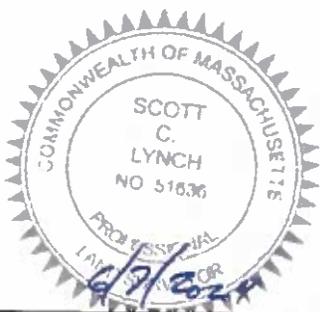
OWNER: T.A. JOHN FOSTER
13047/484
ASSESSORS MAP 24 - PARCEL 24

PROPOSED PLOT PLAN
#2 MYRTLE STREET
(F.K.A. 278 CONCORD AVE.)
IN
BELMONT, MA
(MIDDLESEX COUNTY)

SCALE: 1" = 20' DATE: 6/7/2024



ROBER SURVEY
1072 MASSACHUSETTS AVENUE
ARLINGTON, MA 02476
(781) 648-5533
DWG. NO. 7493PP1.DWG



SCOTT LYNCH, PLS

DATE

2 Myrtle Street, Belmont, Massachusetts.



Site Location



List of Symbols

-  Smoke Detector
-  Smoke/CO Detector
-  Heat Detector
-  Bathroom Exhaust Fan

Area Schedule (Gross Building)

Level	Area
Lower Level	1209 SF
First Floor	1288 SF
Second Floor	1710 SF
Attic	770 SF
Total	4978 SF

Drawing List

Architectural		Structural	
Sheet Number	Sheet Name	Sheet Number	Sheet Name
A000	Cover Page	S100	First Floor Framing
A100	Proposed Lower Level	S101	Second Floor Framing
A102	Proposed First Floor	S102	Attic Framing
A104	Proposed Second Floor	S103	Roof Framing
A106	Proposed Attic	S200	Foundation Plan
A200	Proposed South Elevation		
A202	Proposed West Elevation		
A204	Proposed North Elevation		
A206	Proposed East Elevation		
A210	Building Section		
A300	Window & Door Schedule		
A400	Window & Door Details		
A500	Partition Types		
A600	Typical Stair Details		
A700	Typical Roof Details I		
A710	Typical Roof Details II		



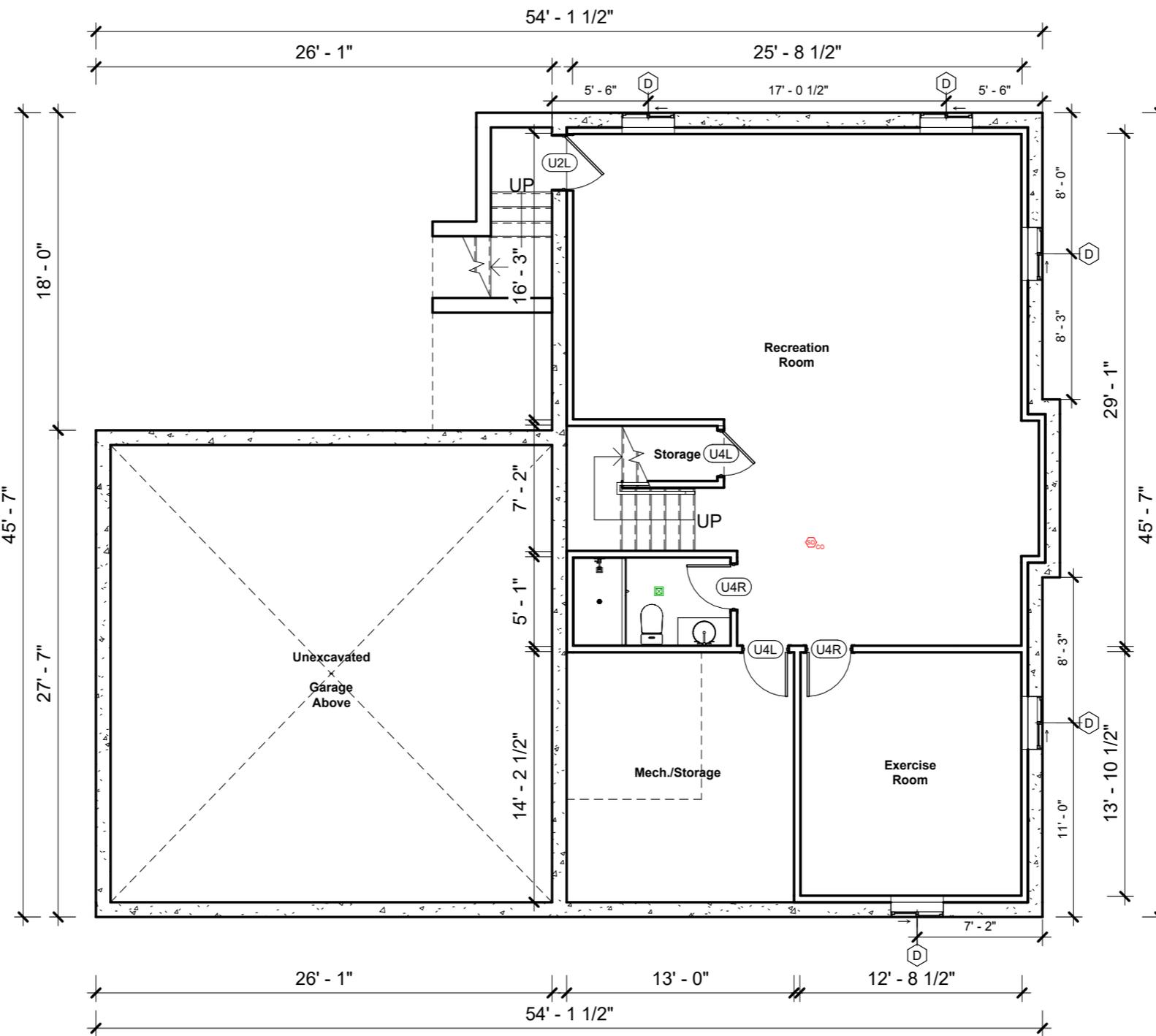
2 Myrtle St, Belmont, MA.

No.	Description	Date

Cover Page

Project number	Project number	A000
Date	08/22/24	
Drawn by	Author	
Checked by	Checker	
		Scale

A204
1



A202 1

1
A210

1 A206



1
A200

2 Myrtle St, Belmont, MA.

No.	Description	Date

Proposed Lower Level

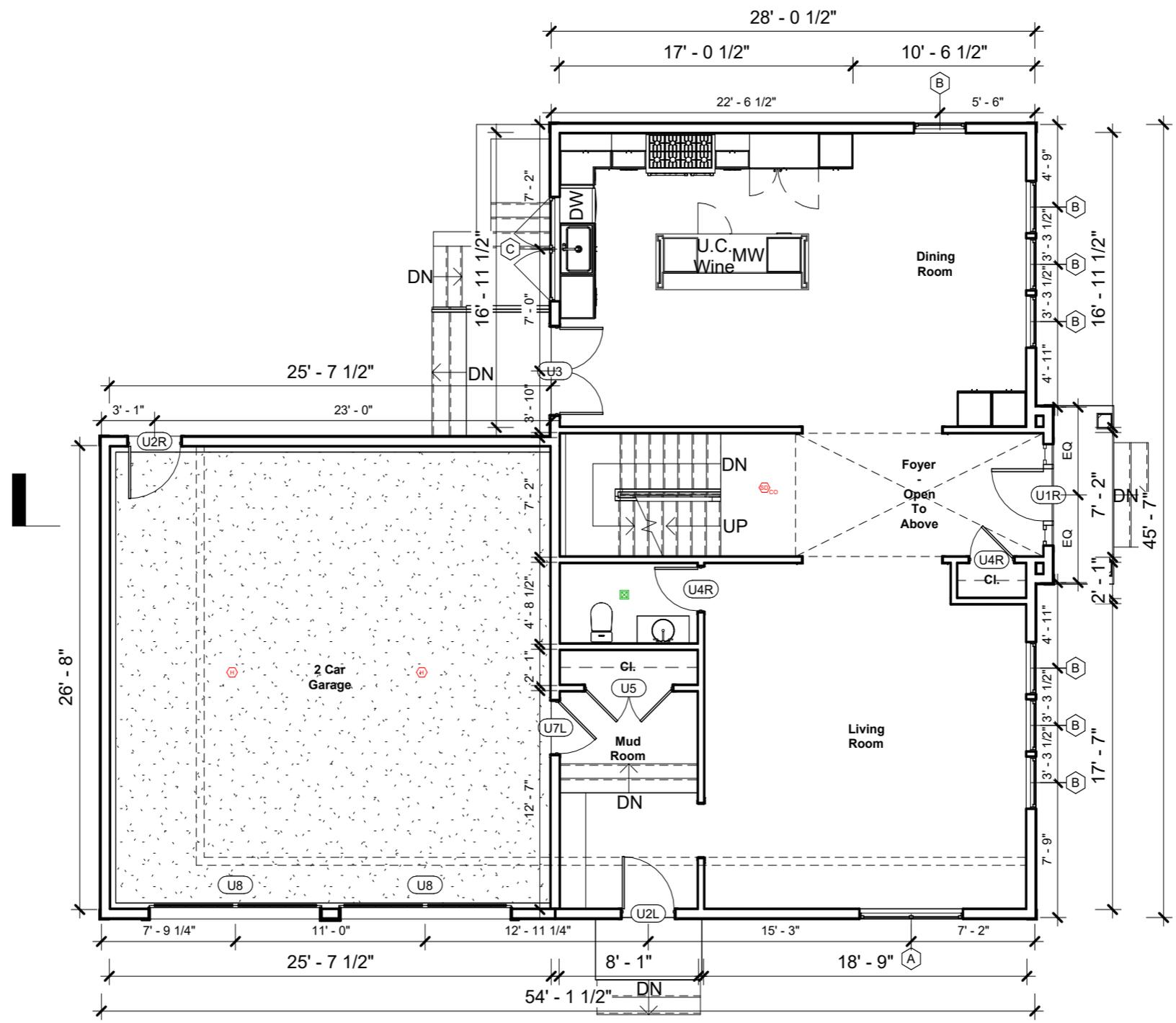
Project number	Project number
Date	08/22/24
Drawn by	Author
Checked by	Checker

A100

Scale 1/8" = 1'-0"

A204
1

A202 1



1
A210

1 A206



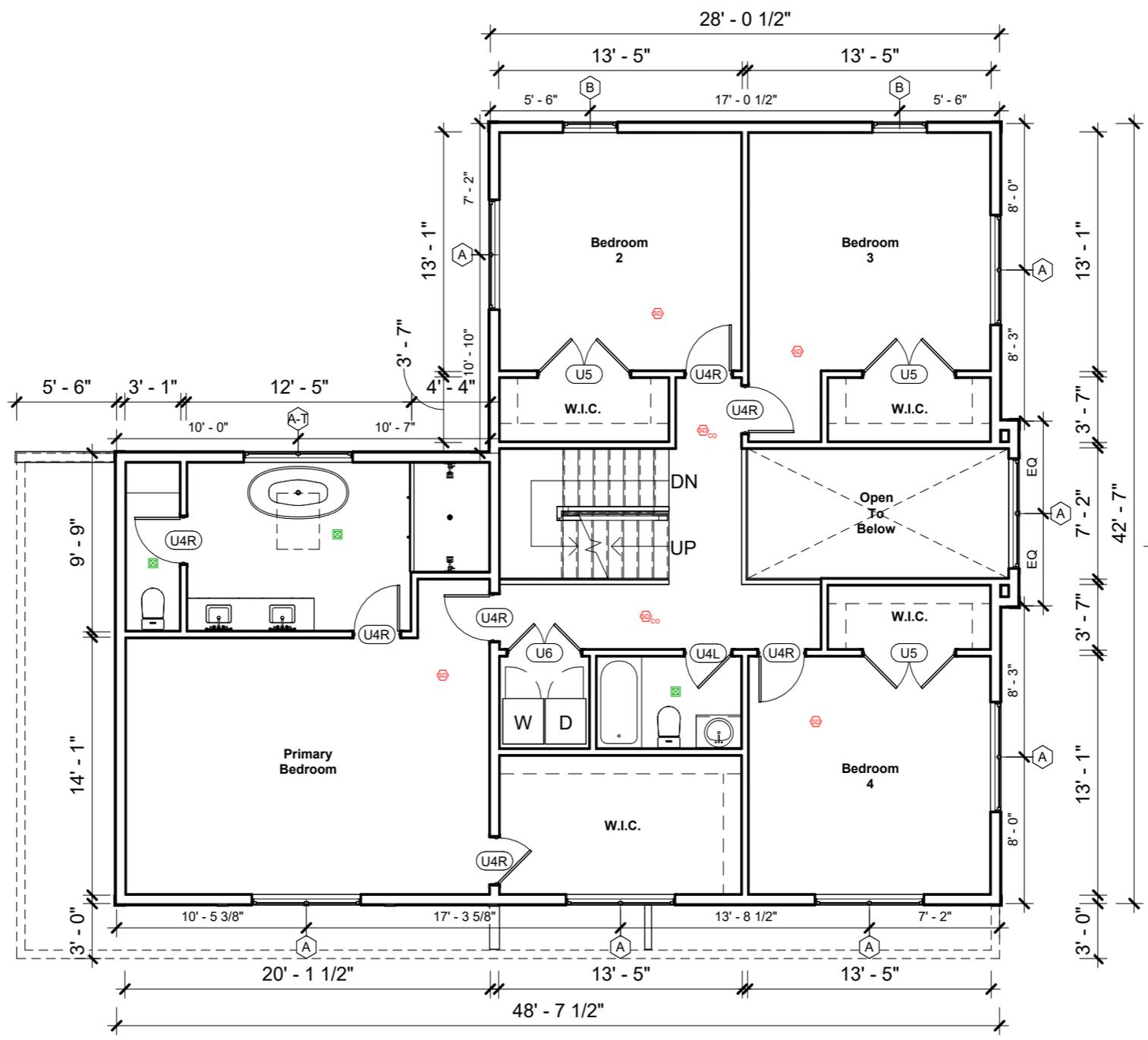
1
A200

2 Myrtle St, Belmont, MA.

No.	Description	Date

Proposed First Floor		A102
Project number	Project number	
Date	08/22/24	
Drawn by	Author	
Checked by	Checker	Scale 1/8" = 1'-0"

A204
1



A202 1

1
A210

1 A206



1
A200

2 Myrtle St, Belmont, MA.

No.	Description	Date

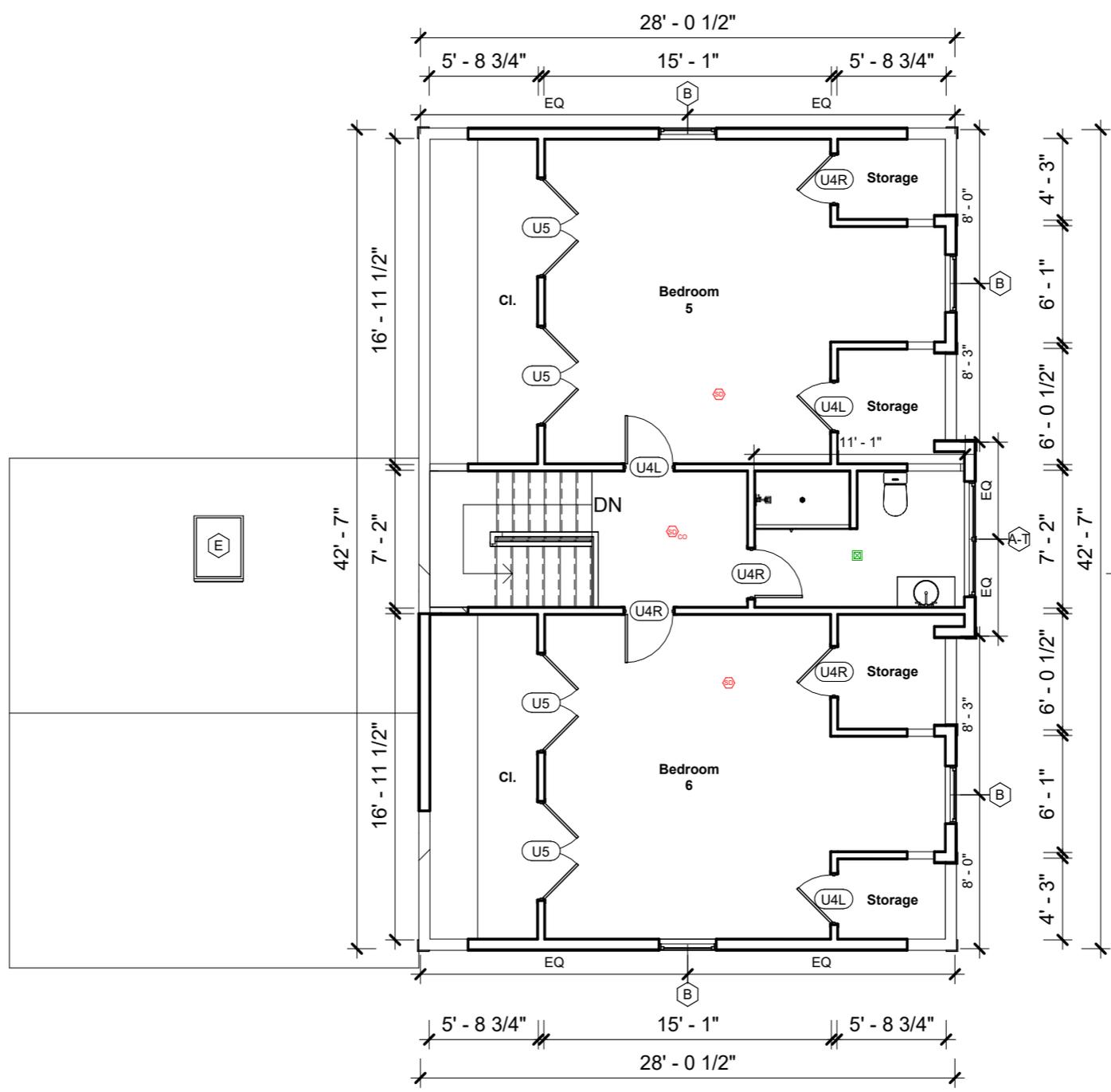
Proposed Second Floor

Project number	Project number
Date	08/22/24
Drawn by	Author
Checked by	Checker

A104
Scale 1/8" = 1'-0"

A204
1

A202 1



1
A210

1 A206



1
A200

2 Myrtle St, Belmont, MA.

No.	Description	Date

Proposed Attic

Project number	Project number
Date	08/22/24
Drawn by	Author
Checked by	Checker

A106
Scale 1/8" = 1'-0"



T.O. Roof
32' - 8 1/2"

Roof Midpoint
27' - 1"

Attic
19' - 0"

Second Floor
10' - 0"

First Floor
0' - 0"

Lower Level
-8' - 6"

2 Myrtle St, Belmont, MA.

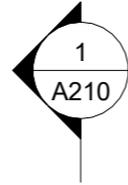
No.	Description	Date

Proposed South Elevation

Project number	Project number
Date	08/22/24
Drawn by	Author
Checked by	Checker

A200

Scale 1/8" = 1'-0"



- T.O. Roof 32' - 8 1/2"
- Roof Midpoint 27' - 1"
- Attic 19' - 0"
- Second Floor 10' - 0"
- First Floor 0' - 0"
- Lower Level -8' - 6"

2 Myrtle St, Belmont, MA.

No.	Description	Date

Proposed West Elevation

Project number	Project number	A202
Date	08/22/24	
Drawn by	Author	
Checked by	Checker	
Scale 1/8" = 1'-0"		



2 Myrtle St, Belmont, MA.

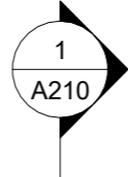
No.	Description	Date

Proposed North Elevation

Project number	Project number
Date	08/22/24
Drawn by	Author
Checked by	Checker

A204

Scale 1/8" = 1'-0"



T.O. Roof
2' - 8 1/2"

Roof Midpoint
27' - 1"

Attic
19' - 0"

Second Floor
10' - 0"

First Floor
0' - 0"

Lower Level
-8' - 6"

2 Myrtle St, Belmont, MA.

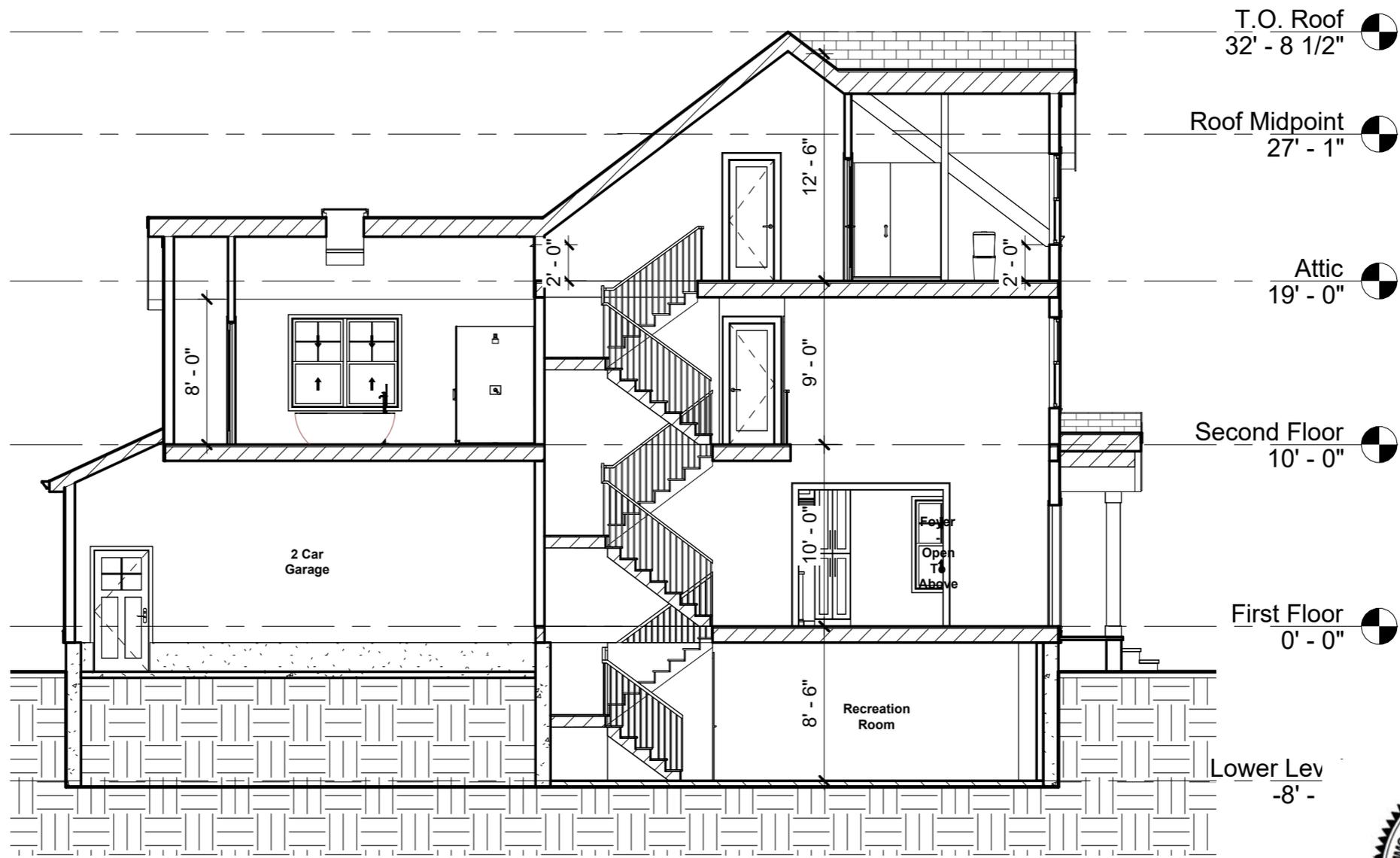
No.	Description	Date

Proposed East Elevation

Project number Project number
Date 08/22/24
Drawn by Author
Checked by Checker

A206

Scale 1/8" = 1'-0"



2 Myrtle St, Belmont, MA.

No.	Description	Date

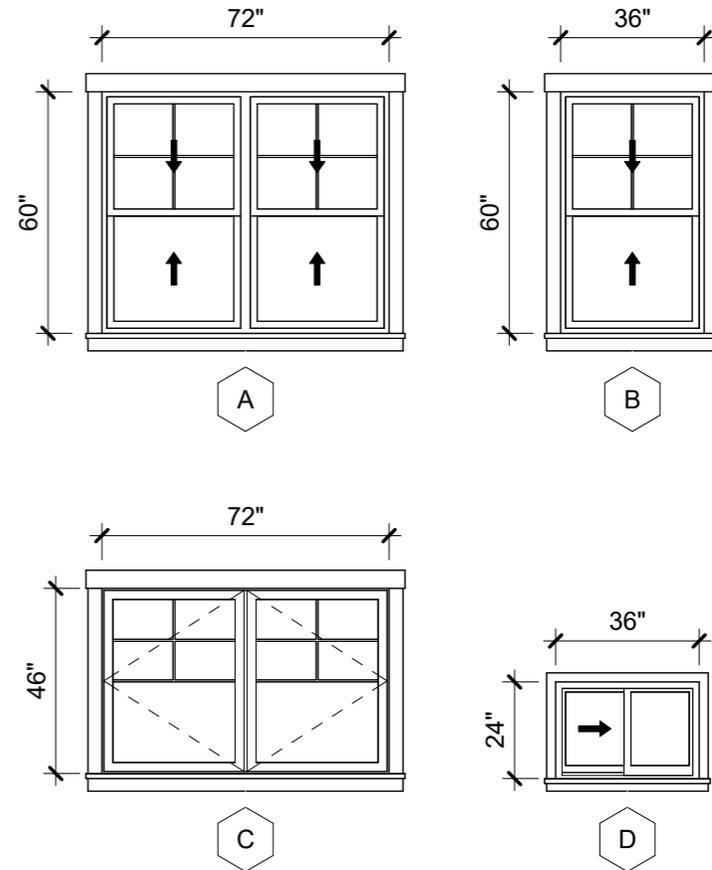
Building Section

Project number	Project number
Date	08/22/24
Drawn by	Author
Checked by	Checker

A210
Scale 1/8" = 1'-0"

Window Schedule

Type Mark	Count	Width	Height	Type	Tempered
A	8	72"	60"	Window-Double-Hung-Double	No
A-T	2	72"	60"	Window-Double-Hung-Double	Yes
B	13	36"	60"	Window-Double-Hung	No
C	1	72"	46"	Window-Casement-Double	No
D	5	36"	24"	Window-Sliding-Double	No
E	1	30"	48"	Skylight-Flat	No



Door Schedule

Type Mark	Count	Width	Height	Comments
U1R	1	36"	80"	Front Entry - Right Hand Swing
U2L	2	36"	80"	Rear Entry - Left Hand Swing
U2R	1	36"	80"	Rear Entry - Right Hand Swing
U3	1	60"	80"	Rear Entry - Double Glass Door
U4L	6	30"	80"	Interior Door - Left Hand Swing
U4R	15	30"	80"	Interior Door - Right Hand Swing
U5	8	60"	80"	Interior Door - Double
U6	1	48"	80"	Interior Door - Double
U7L	1	36"	80"	Garage Entry - Left Hand Swing - 20 Min. Fire Rated
U8	2	120"	96"	Garage Door

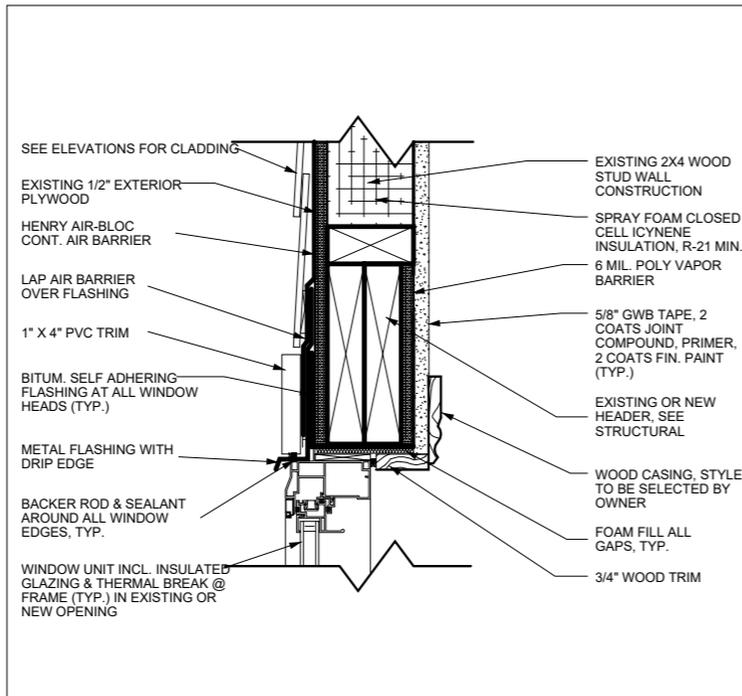


2 Myrtle St, Belmont, MA.

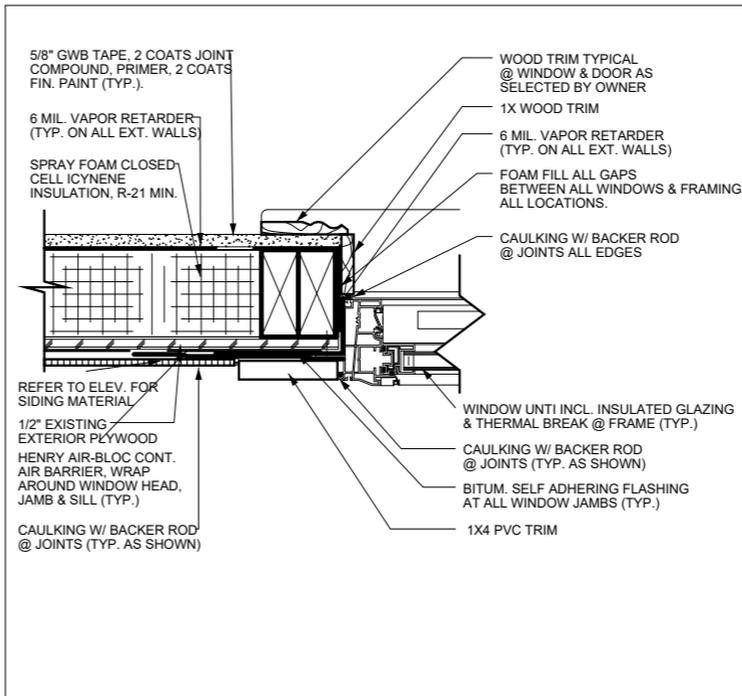
No.	Description	Date

Window & Door Schedule

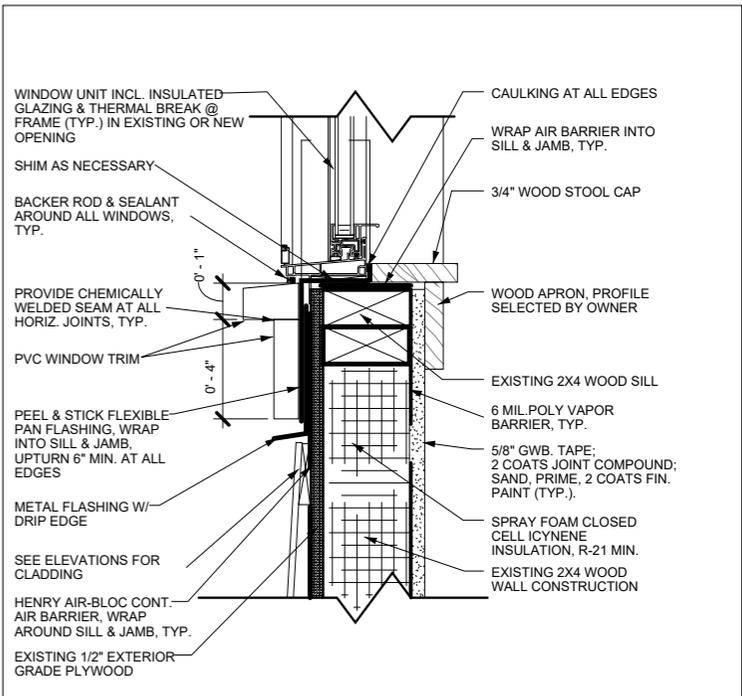
Project number	Project number	A300
Date	08/22/24	
Drawn by	Author	
Checked by	Checker	
Scale 1/4" = 1'-0"		



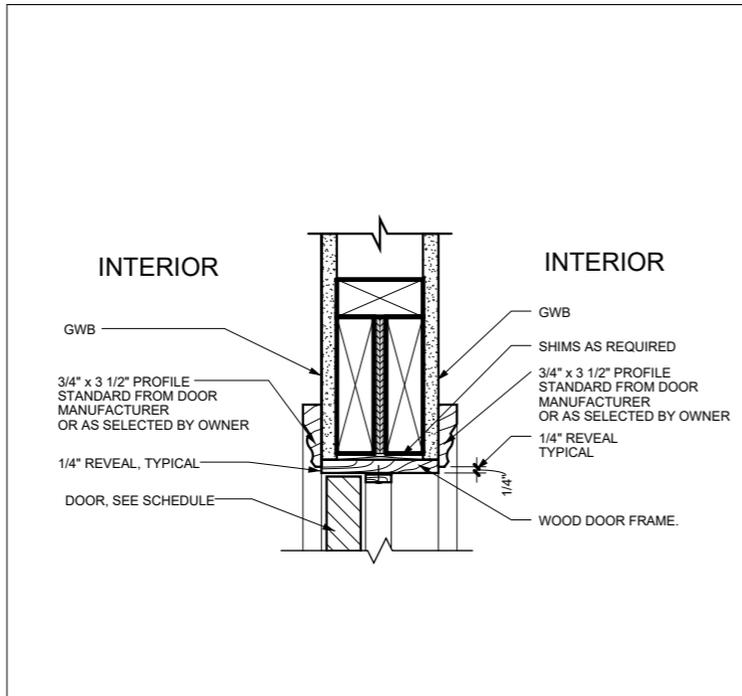
1 WINDOW HEAD DETAIL- EXISTING WALL
A-500 Scale: N.T.S



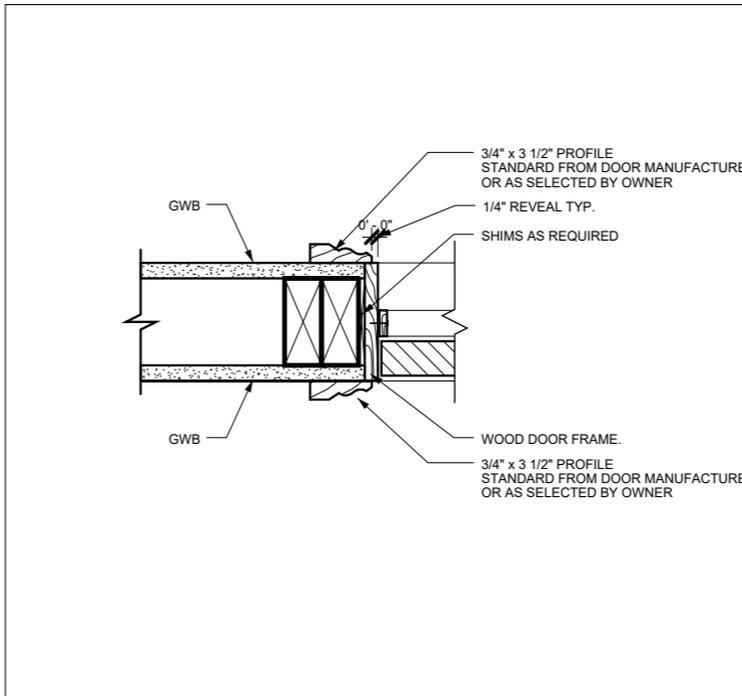
2 WINDOW JAMB DETAIL- EXISTING WALL
A-500 Scale: N.T.S



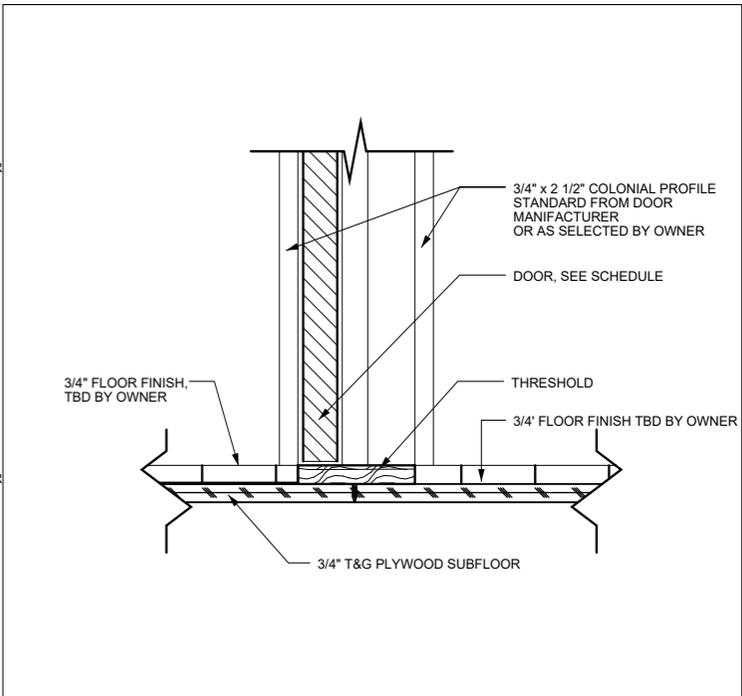
3 WINDOW SILL DETAIL- EXISTING WALL
A-500 Scale: N.T.S



4 INTERIOR WOOD FRAME- DOOR HEAD DETAIL
A-500 Scale: N.T.S



5 INTERIOR WOOD FRAME- DOOR JAMB DETAIL
A-500 Scale: N.T.S



6 INTERIOR WOOD FRAME- DOOR THRESHOLD DETAIL
A-500 Scale: N.T.S



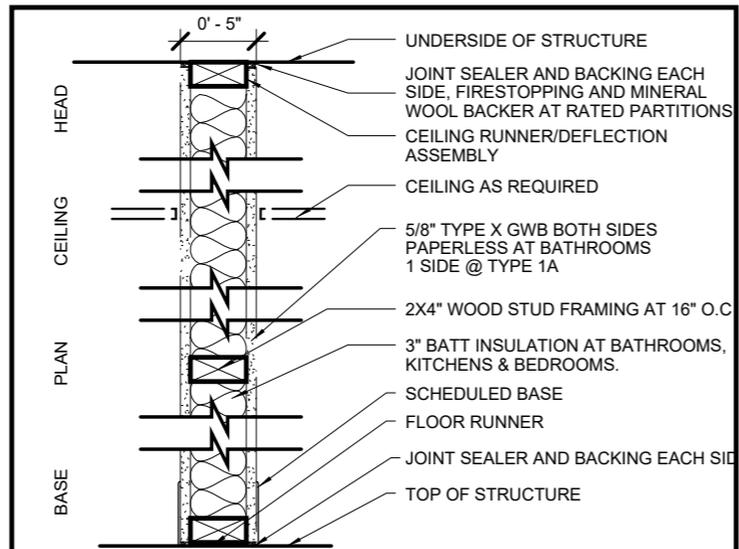
2 Myrtle St, Belmont, MA.

No.	Description	Date

Window & Door Details		A400
Project number	Project number	
Date	08/22/24	
Drawn by	Author	
Checked by	Checker	Scale

Climate Zone Requirements

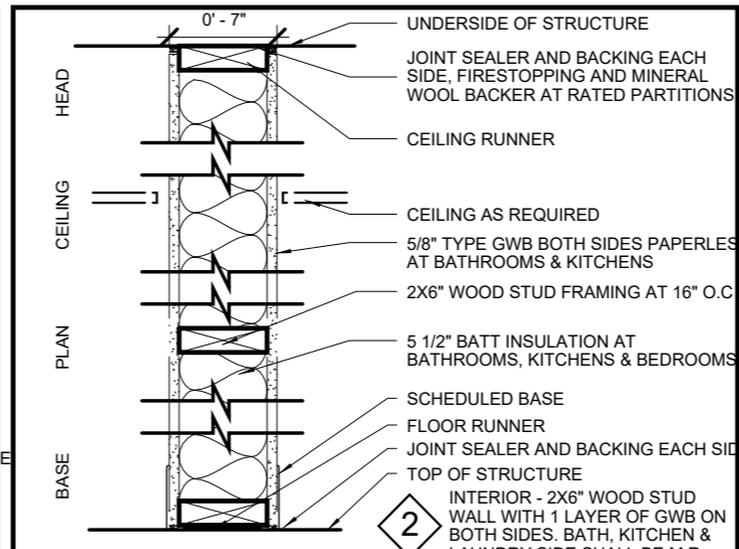
CLIMATE ZONE:	5
FENESTRATION U-FACTOR:	0.30i
SKYLIGHT U-FACTOR:	0.55
GLAZED FENESTRATION:	0.4
CEILING R-VALUE:	60
WOOD FRAME WALL R-VALUE:	30 or 20 + 5cih
MASS WALL R-VALUE:	13/17
FLOOR R-VALUE:	30
BASEMENT WALL R-VALUE:	15ci or 19
SLAB R-VALUE & DEPTH:	10ci, 4 Feet
CRAWL SPACE WALL R-VALUE:	15ci or 19



1A INTERIOR - 2X4" WOOD STUD WALL WITH GWB 1 SIDE. GWB AT BATH SHALL BE M.R.

1 INTERIOR - 2X4" WOOD STUD WALL WITH 1 LAYER OF GWB ON BOTH SIDES. BATH, KITCHEN & LAUNDRY SIDE SHALL BE M.R.

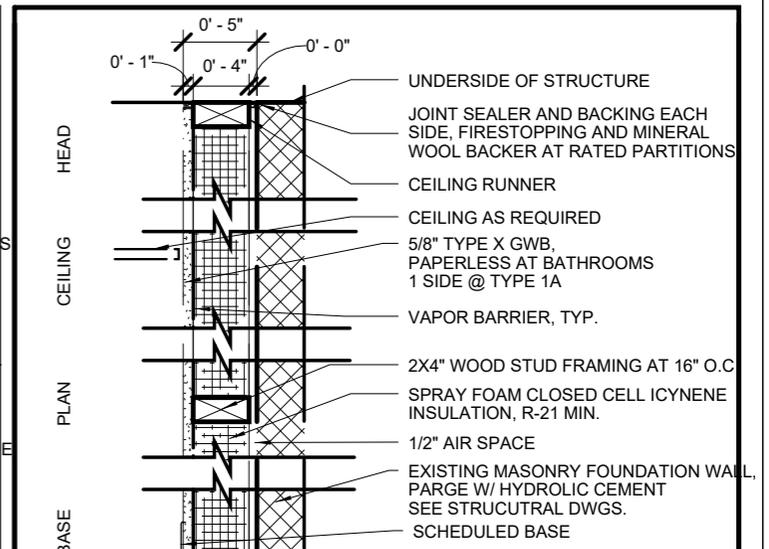
1 TYPICAL 2X4" STUD PARTITION TYPE



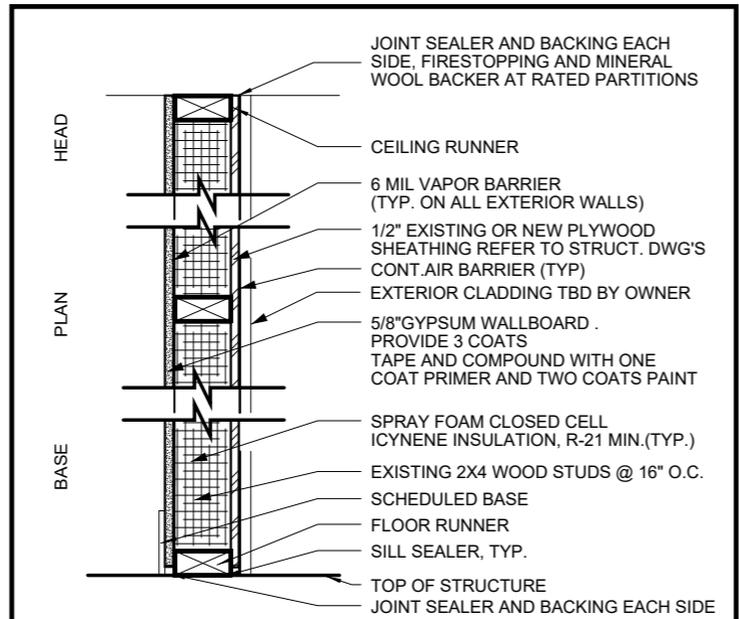
2 INTERIOR - 2X6" WOOD STUD WALL WITH 1 LAYER OF GWB ON BOTH SIDES. BATH, KITCHEN & LAUNDRY SIDE SHALL BE M.R. UL # U305, STC: 34+

2A INTERIOR - 2X6" WOOD STUD WALL WITH GWB 1 SIDE. GWB AT BATH SHALL BE M.R. UL # U305, STC: N/A

2 6" STUD PARTITION TYPE

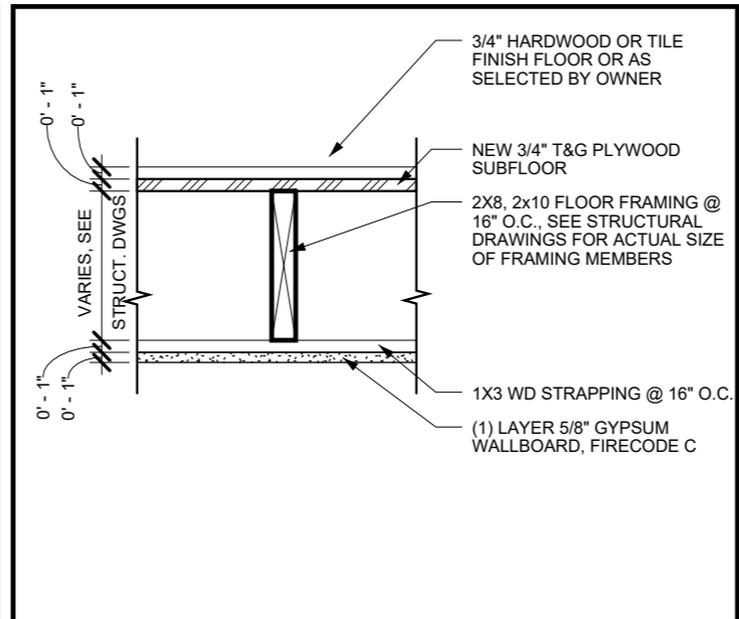


3 FURRED MASONRY WALL

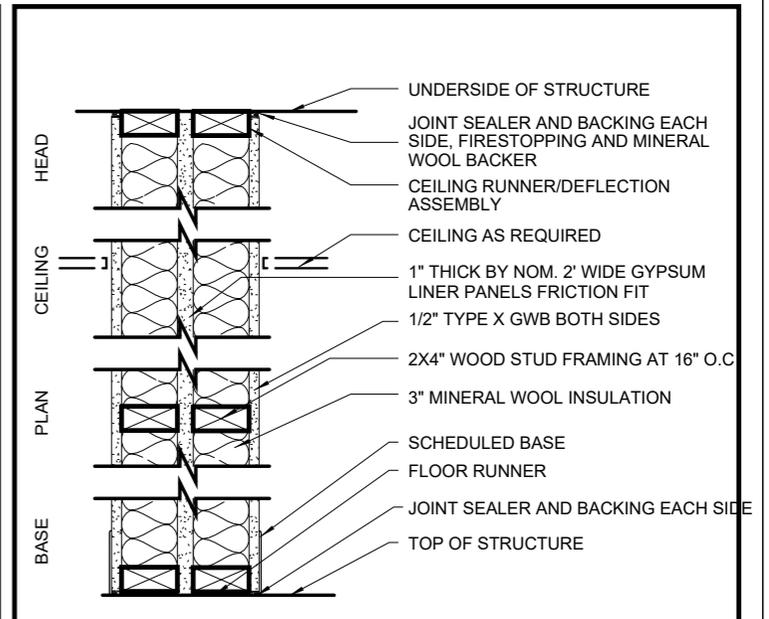


NOTE: PROVIDE NEW GWB FINISH ON ALL EXISTING WALLS

4 EXTERIOR WALL TYPE- EXISITING WALL



5 FLOOR/CEILING ASSEMBLY @ EXISTING BUILDING



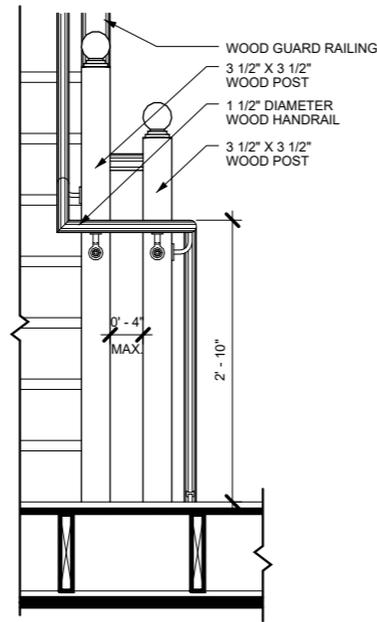
1X INTERIOR - UNIT SEPARATION DEMISING WALL



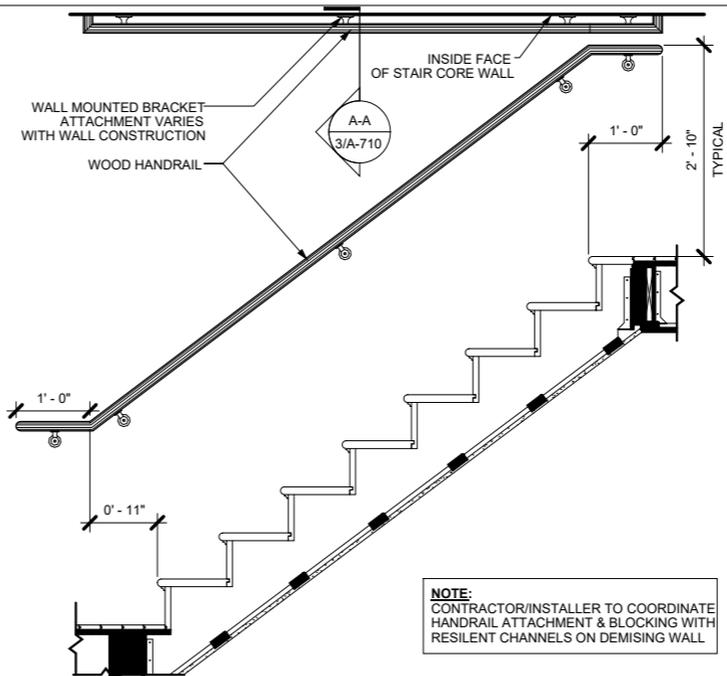
2 Myrtle St, Belmont, MA.

No.	Description	Date

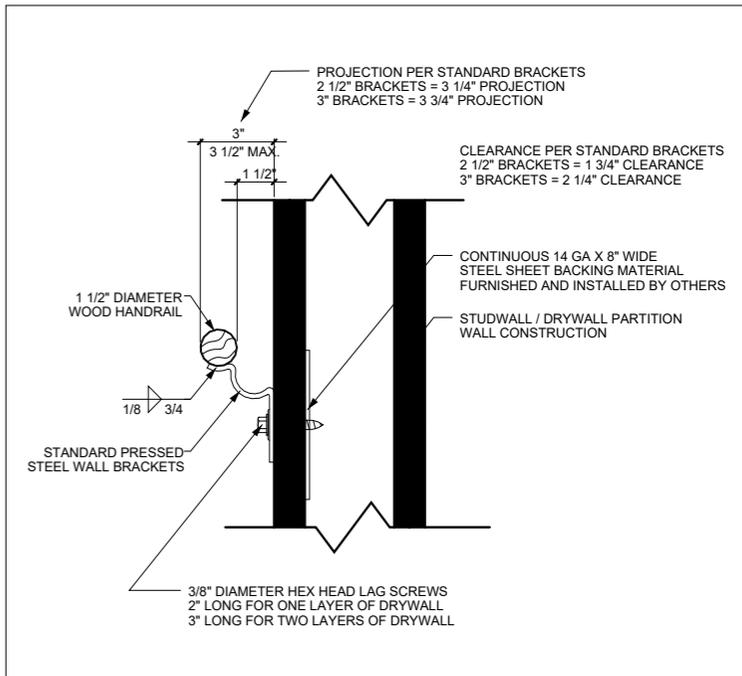
Partition Types		
Project number	Project number	A500
Date	08/22/24	
Drawn by	Author	
Checked by	Checker	
		Scale



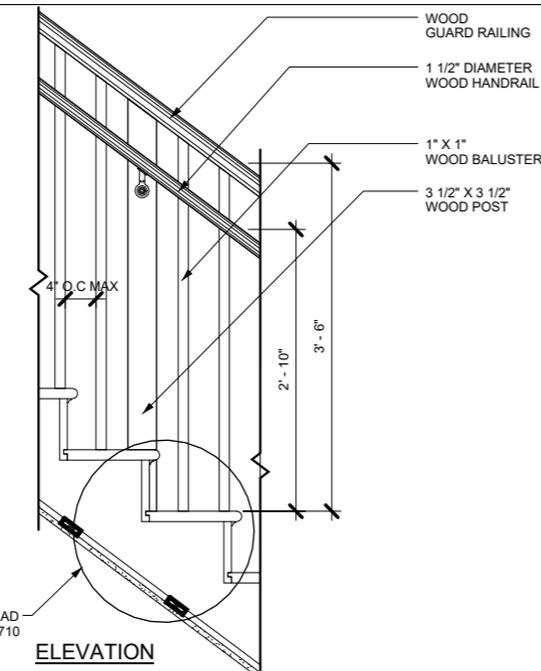
1 PICKET RAIL TRANS. BETWEEN LANDINGS
A-400 SCALE: N.T.S.



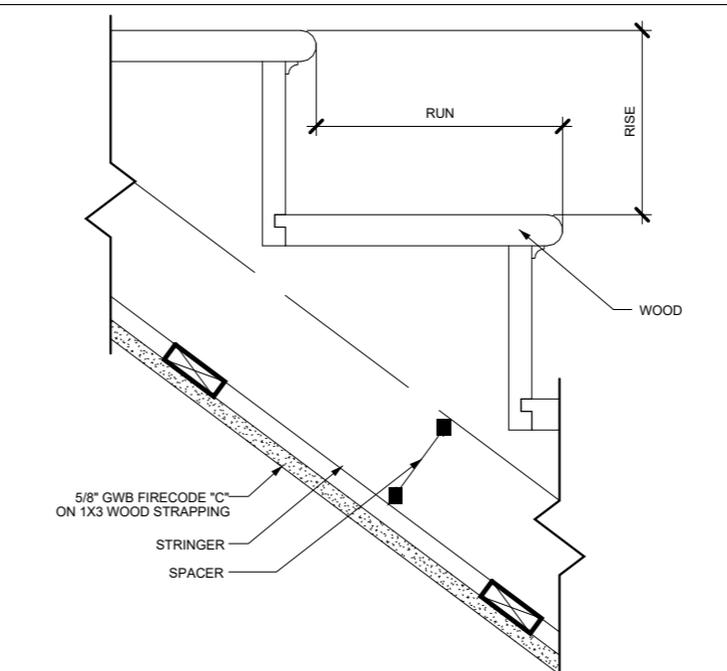
2 TYPICAL WALL RAIL
A-400 SCALE: N.T.S.



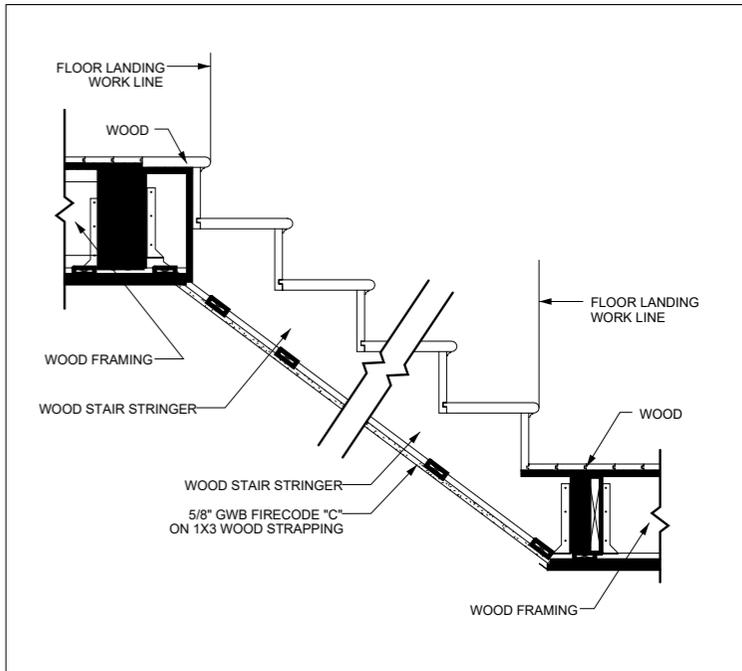
3 WALL HANDRAIL BRACKET MOUNTING DETAIL
A-400 SCALE: N.T.S.



4 PICKET RAIL INTERMEDIATE POST
A-400 SCALE: N.T.S.



5 WOOD STAIR DETAIL
A-400 SCALE: N.T.S.



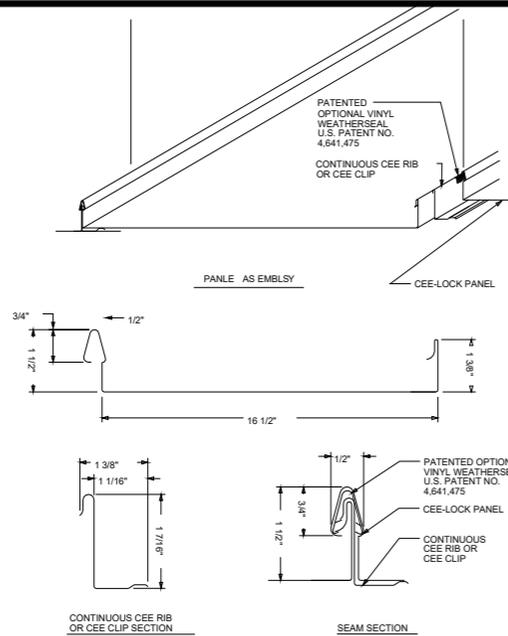
6 TYPICAL STAIR SECTION
A-400 SCALE: N.T.S.



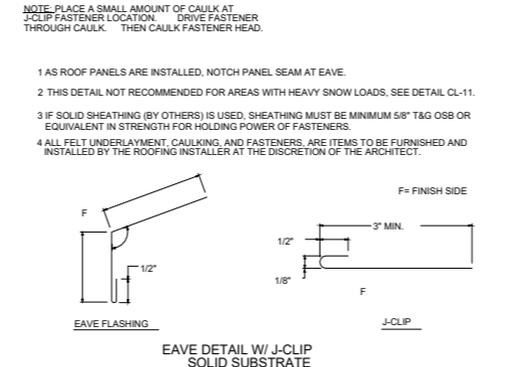
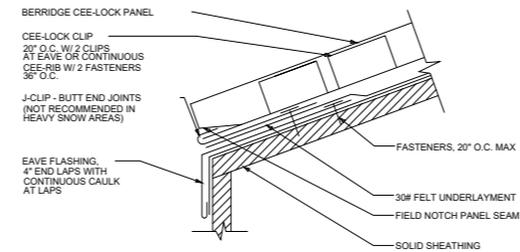
2 Myrtle St, Belmont, MA.

No.	Description	Date

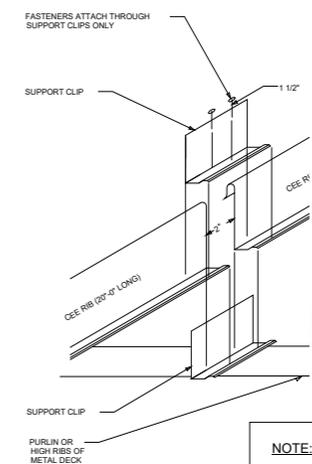
Typical Stair Details		A600
Project number	Project number	
Date	08/22/24	
Drawn by	Author	
Checked by	Checker	
Scale		



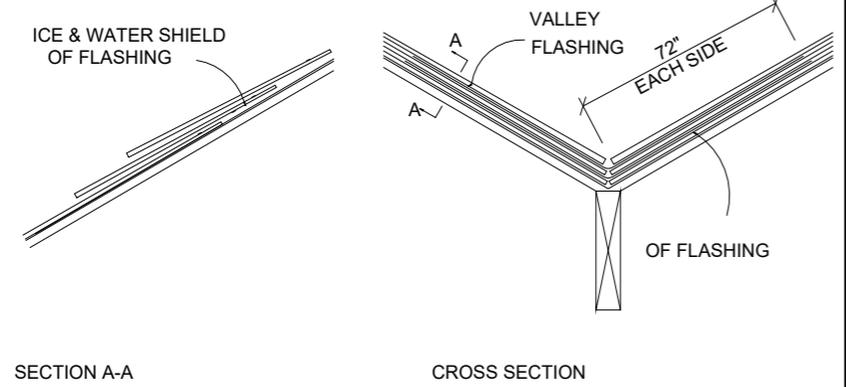
1 **PANEL OVERVIEW**
A-300 Scale:N.T.S



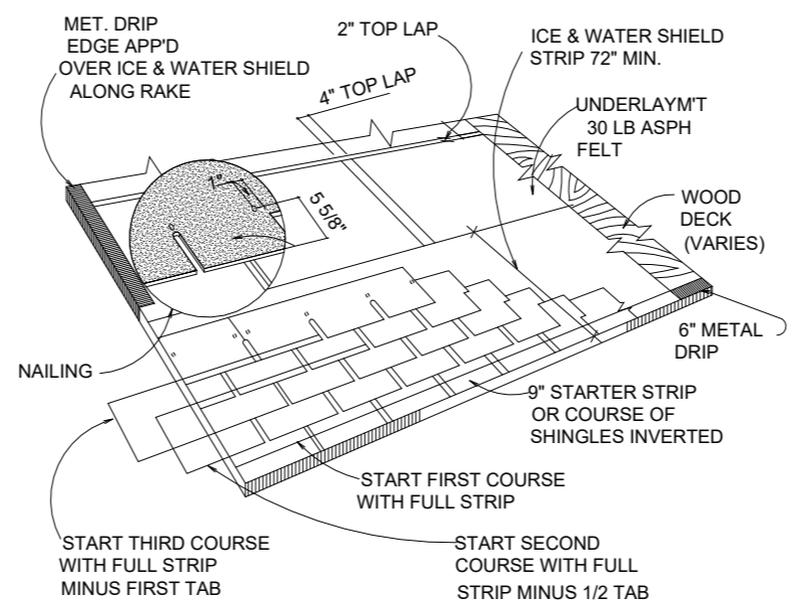
2 **EAVE DETAIL W/ J-CLIP**
A-300 Scale:N.T.S



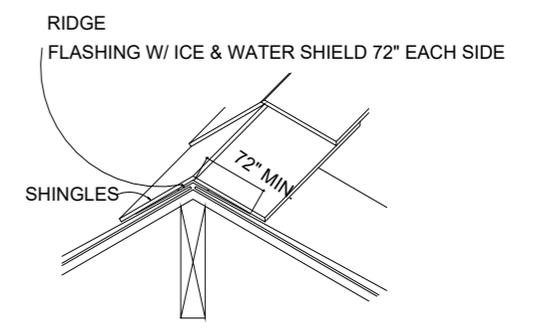
3 **CEE-RIB EXPANSION JOINT**
A-300 Scale:N.T.S



4 **VALLEY FLASHING**
A-300 Scale:N.T.S



5 **TYPICAL ROOF LAYOUT**
A-300 Scale:N.T.S

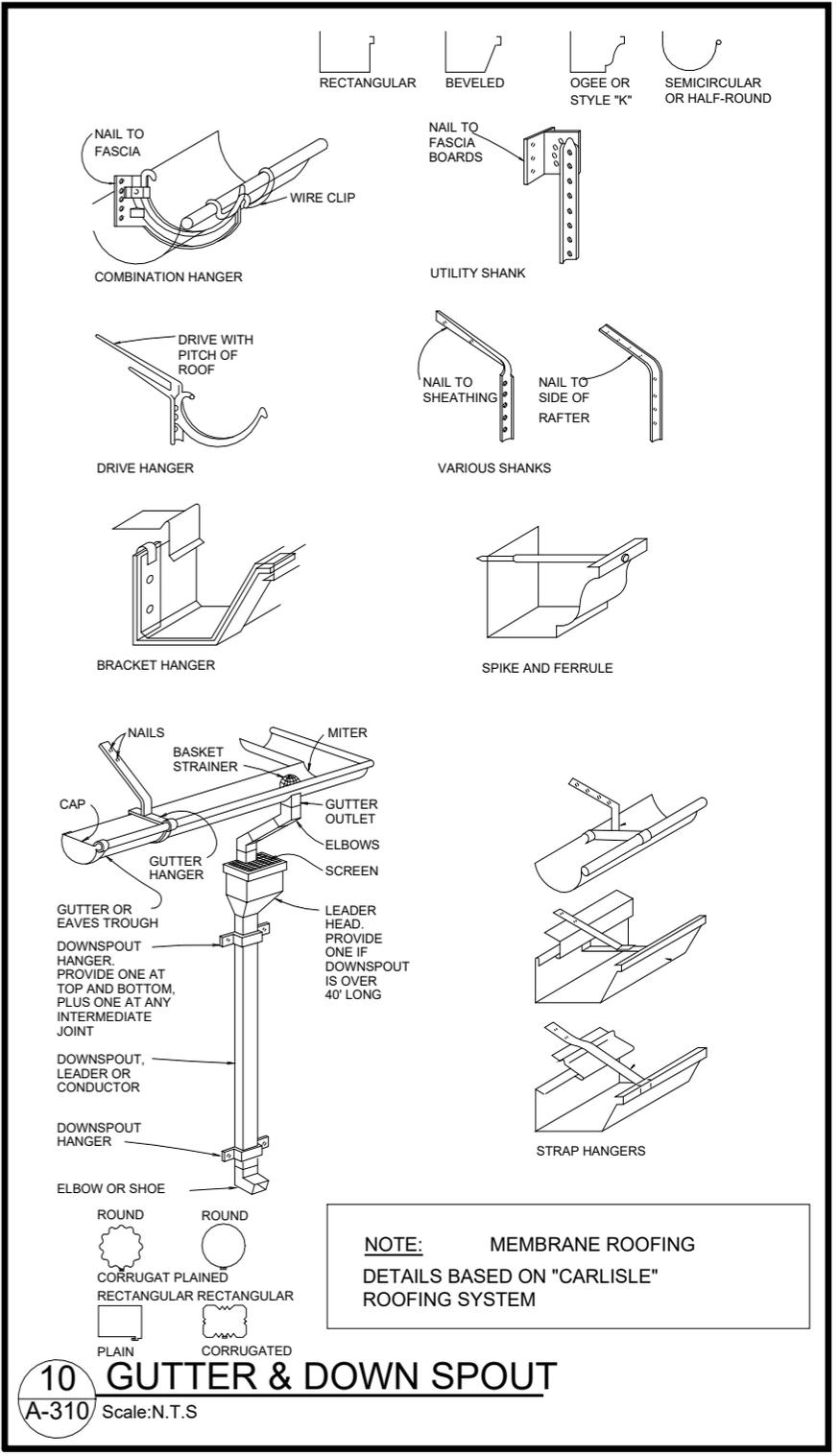
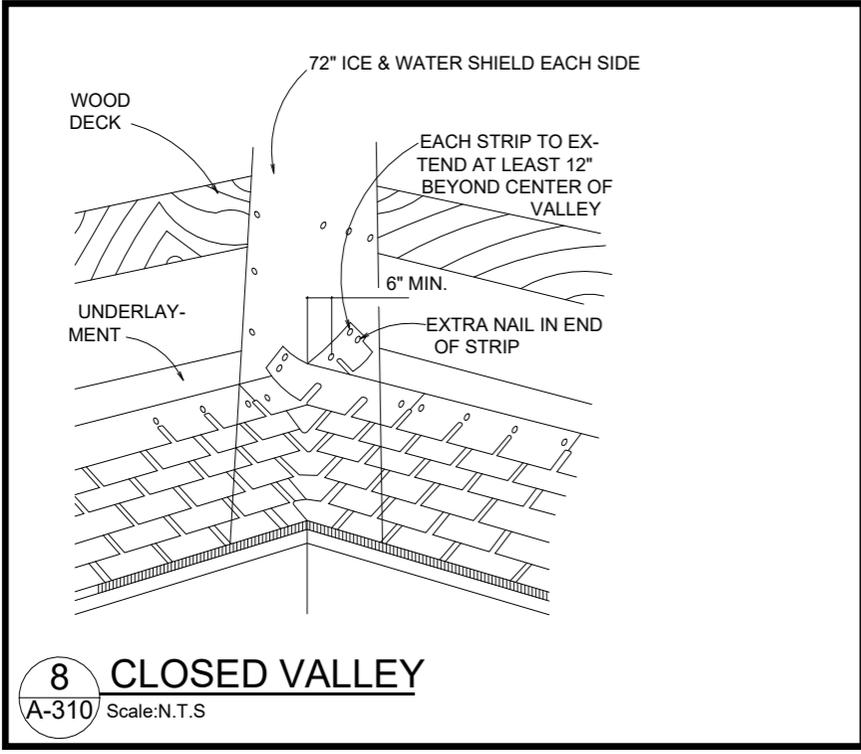
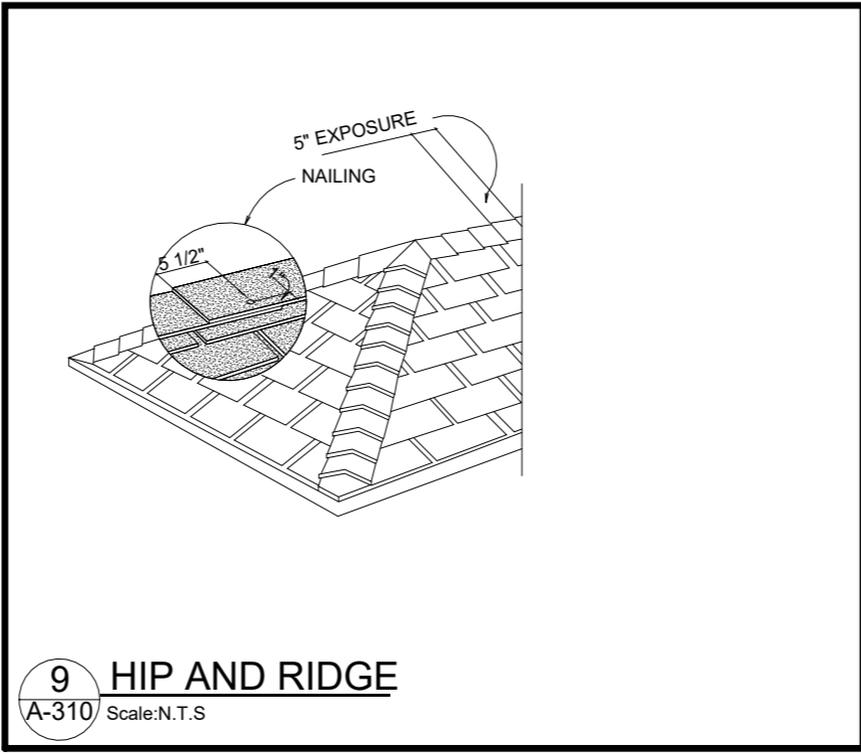
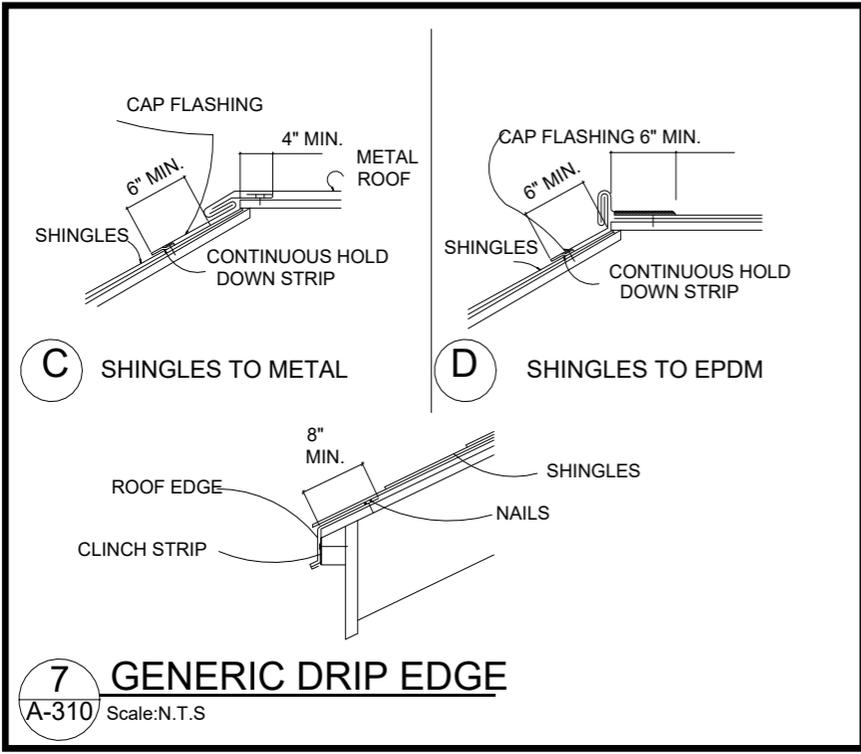


6 **CONCEALED RIDGE FLASHING**
A-300 Scale:N.T.S

2 Myrtle St, Belmont, MA.

No.	Description	Date

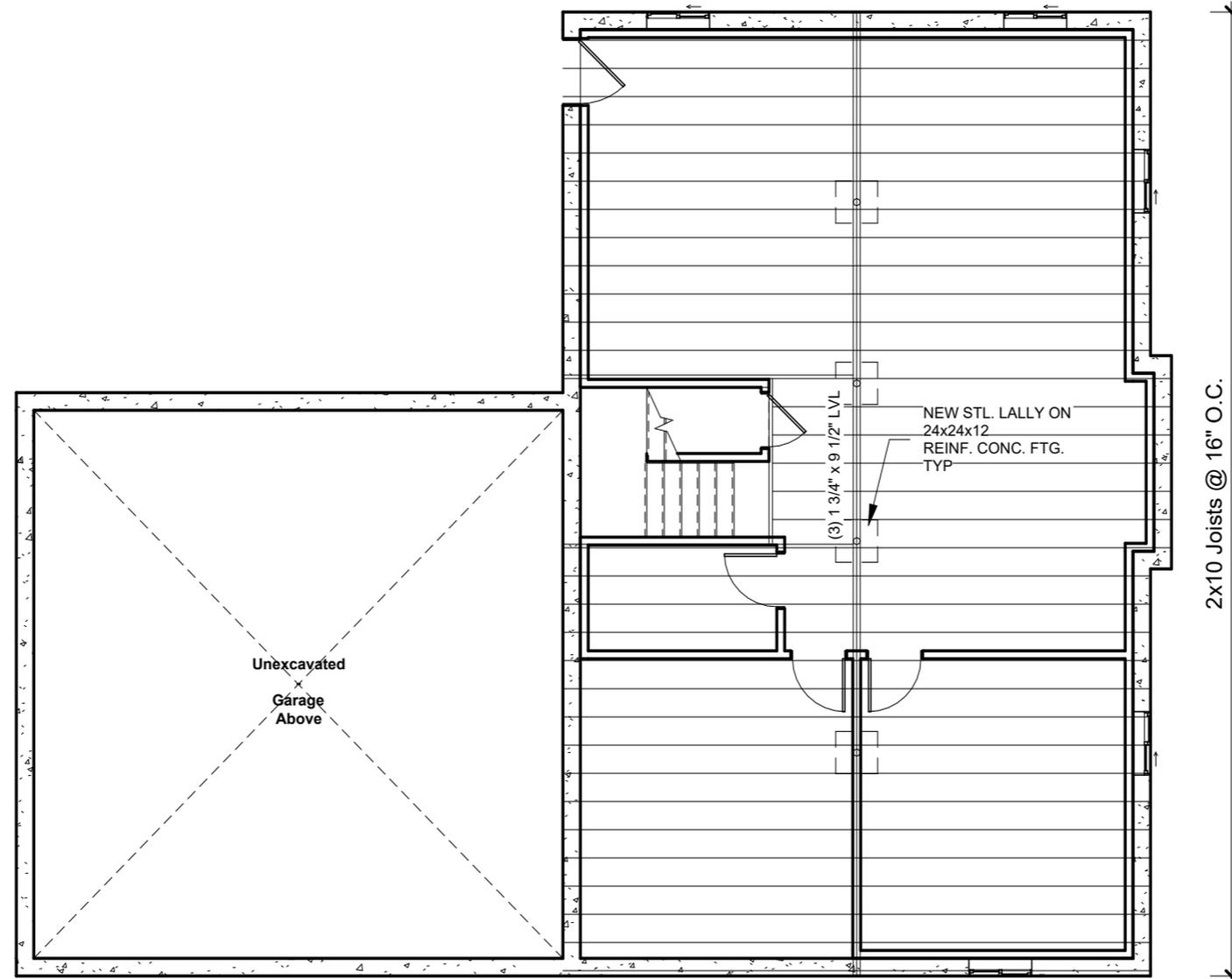
Typical Roof Details I		
Project number	Project number	A700
Date	08/22/24	
Drawn by	Author	
Checked by	Checker	
		Scale



2 Myrtle St, Belmont, MA.

No.	Description	Date

Typical Roof Details II		A710
Project number	Project number	
Date	08/22/24	
Drawn by	Author	
Checked by	Checker	Scale



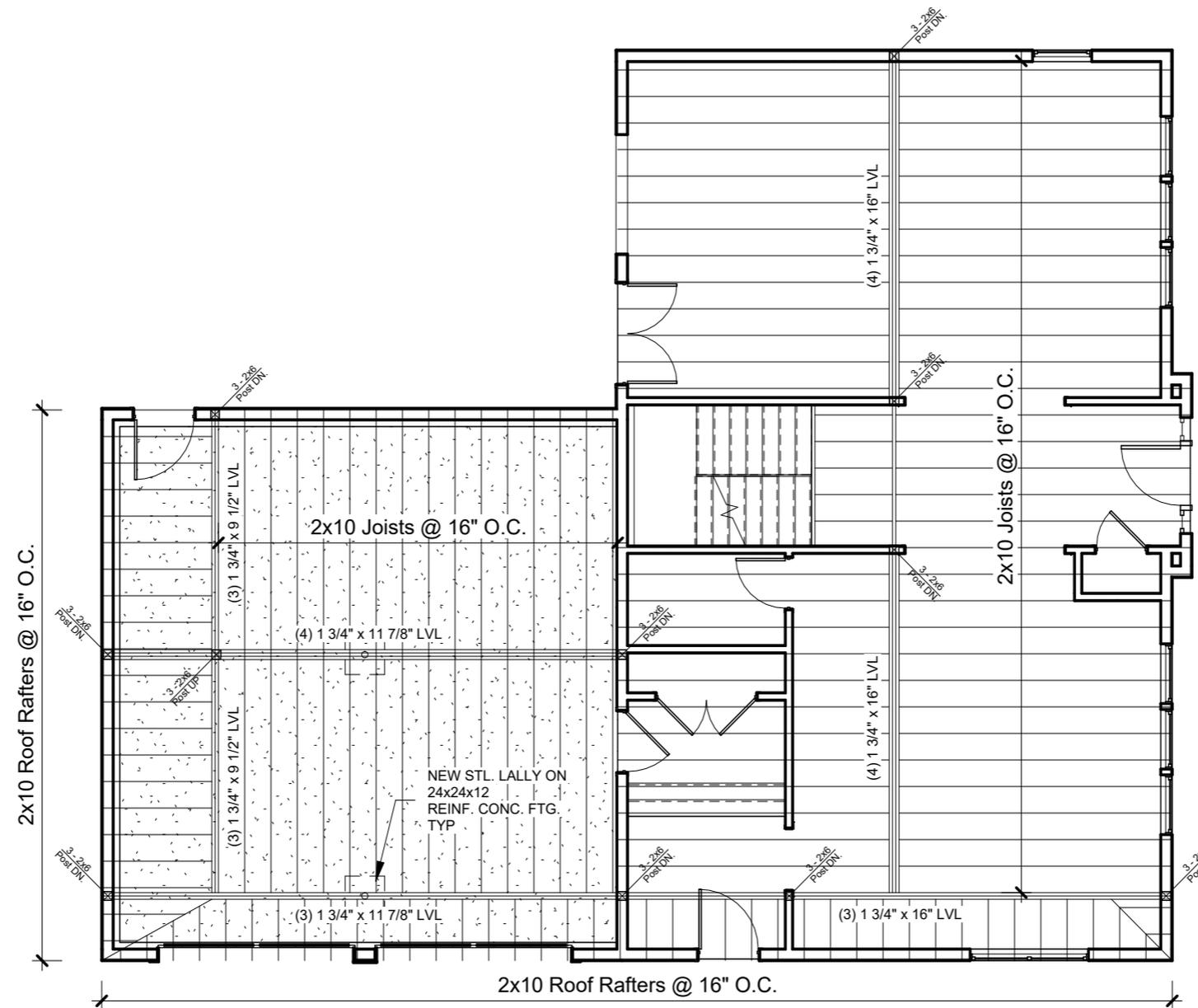
2x10 Joists @ 16" O.C.



2 Myrtle St, Belmont, MA.

No.	Description	Date

First Floor Framing		
Project number	Project number	S100
Date	08/22/24	
Drawn by	Author	
Checked by	Checker	Scale 1/8" = 1'-0"



2 Myrtle St, Belmont, MA.

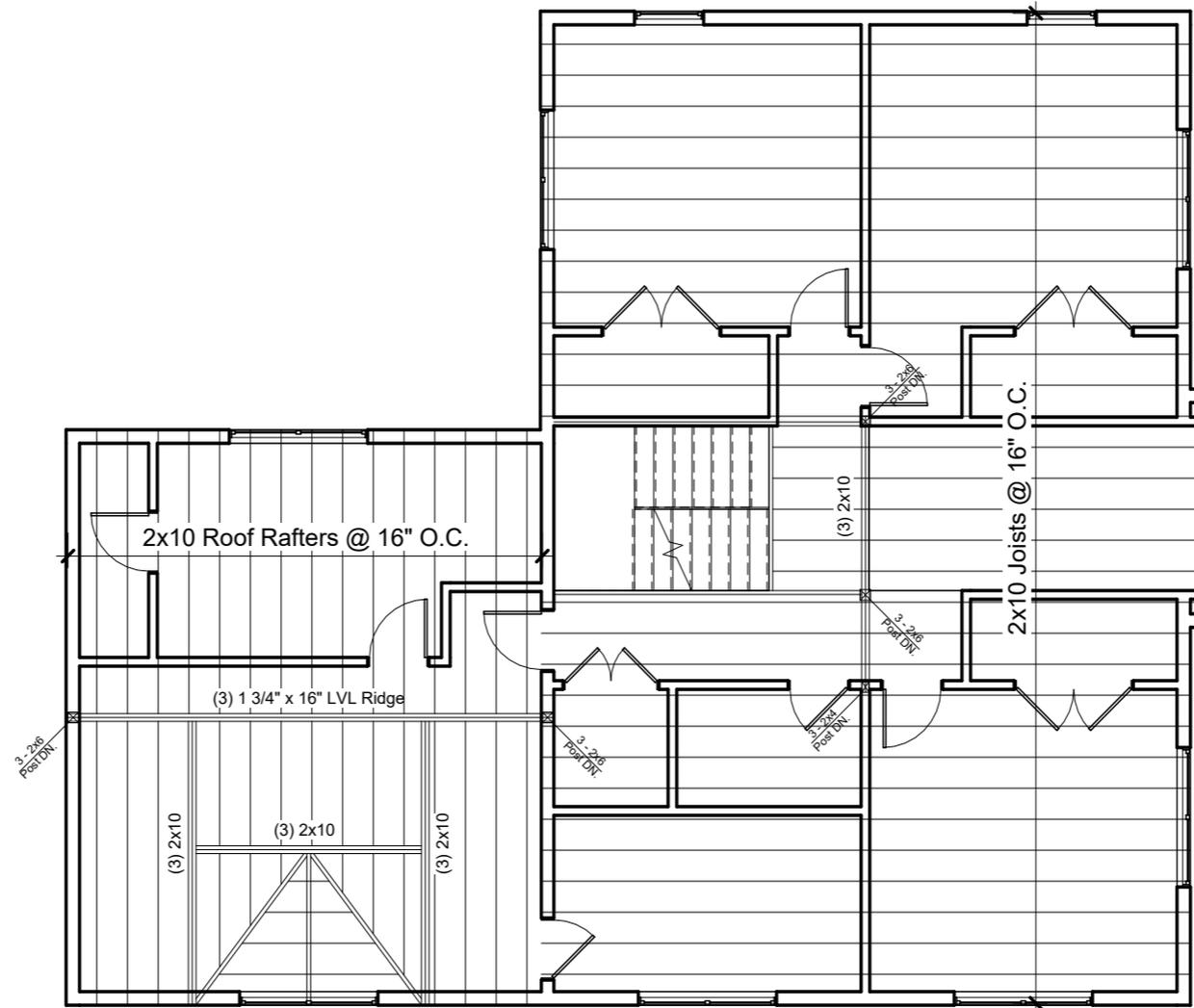
No.	Description	Date

Second Floor Framing

Project number	Project number
Date	08/22/24
Drawn by	Author
Checked by	Checker

S101

Scale 1/8" = 1'-0"



2 Myrtle St, Belmont, MA.

No.	Description	Date

Attic Framing

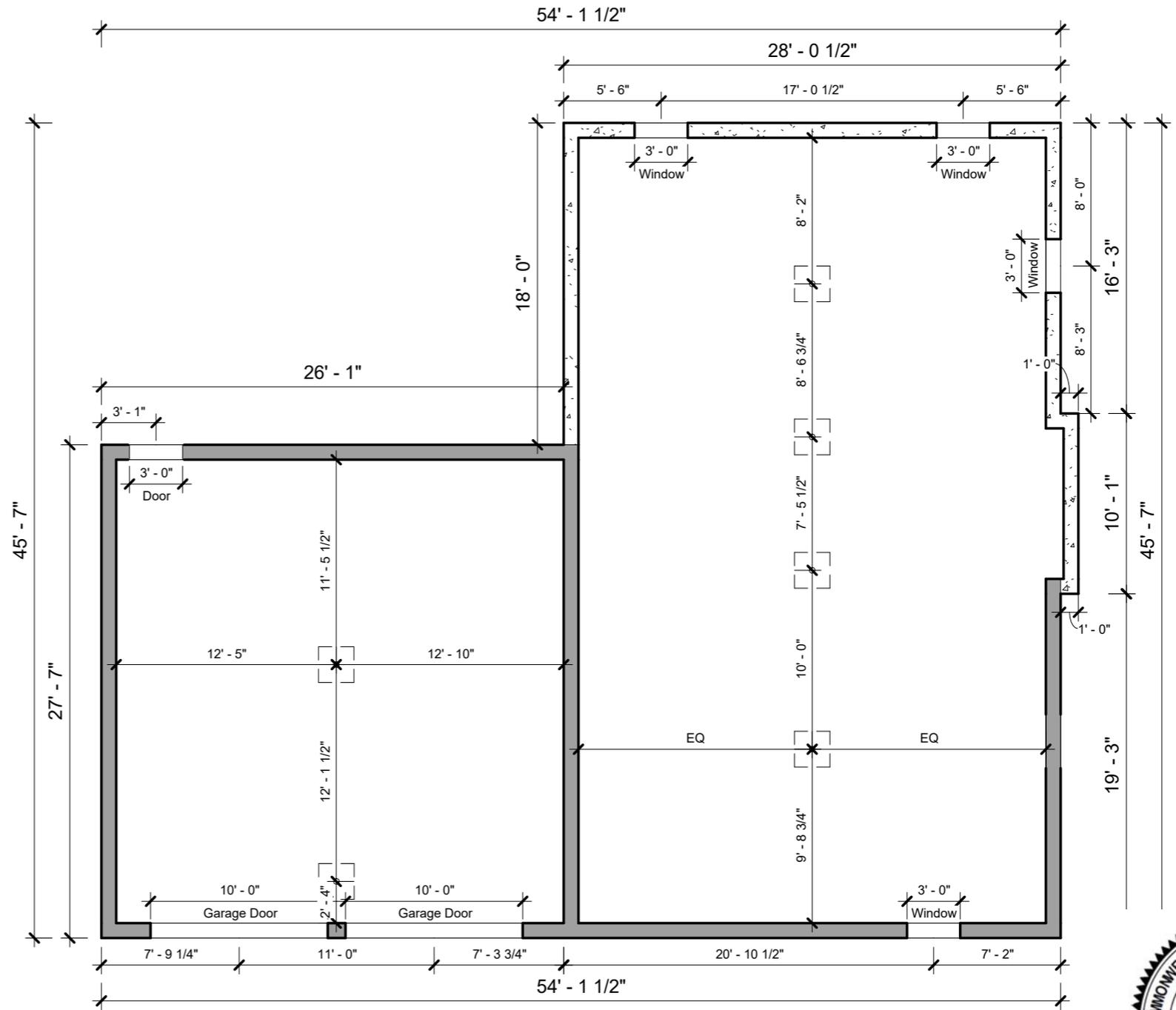
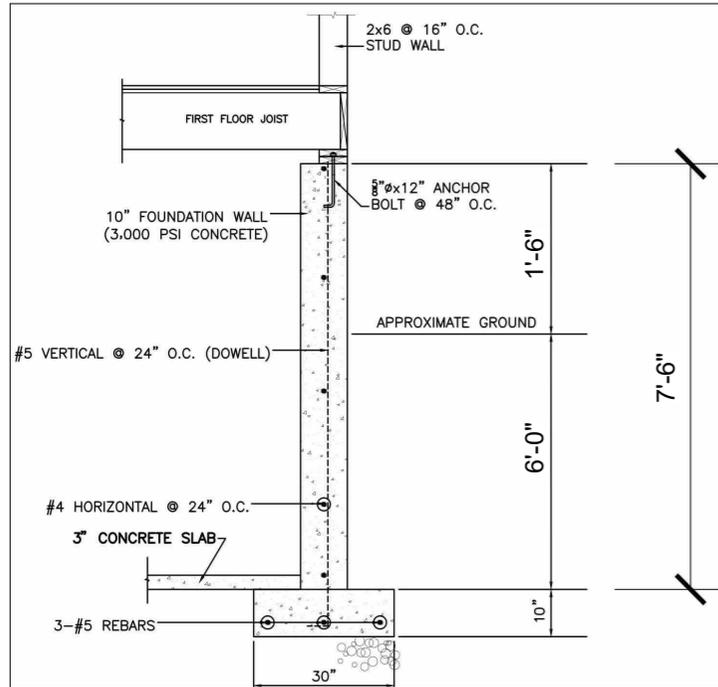
Project number	Project number
Date	08/22/24
Drawn by	Author
Checked by	Checker

S102

Scale 1/8" = 1'-0"

Existing Foundation Wall

New Foundation Wall



2 Myrtle St, Belmont, MA.

No.	Description	Date

Foundation Plan

Project number	Project number
Date	08/22/24
Drawn by	Author
Checked by	Checker

S200
Scale 1/8" = 1'-0"