

RECEIVED
TOWN CLERK
BELMONT, MA

CASE NO. 25-02

2024 DEC -5 PM 1:32

NOTICE OF PUBLIC HEARING BY THE
ZONING BOARD OF APPEALS
ON APPLICATION FOR THREE SPECIAL PERMITS

Notice is hereby given that the Belmont Zoning Board of Appeals will hold a public hearing on Monday, January 6, 2025 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 Michael Samra to construct a single story addition at 57 Concord Avenue located in a Local Business III (LBIII) Zoning District. §4.2 of the By-Law requires a minimum front setback of 10', rear setback of 20' and allows a maximum lot coverage of 35%, the existing and proposed front setback is 1.5', the existing and proposed rear setback is 0' and the existing and proposed lot coverage is 78.5%.

ZONING BOARD OF APPEALS



Town of Belmont
Zoning Board of Appeals

APPLICATION FOR A SPECIAL PERMIT

Date: 5 DEC 24

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 57 CONCORD AVE 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 STORY ADDITION. SEE ATTACHED
LETTER FROM OWNER OF PROPERTY. SEAN M. LANGTON DMD.

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

MICHAEL SAMRA

Address

15 CHANNEL CNTR STREET #104
BOSTON, MA 02210

Daytime Telephone Number

617-230-7447



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

December 4, 2024

Sean Langton
57 Concord Ave.
Belmont MA 02478

RE: Construct a One Story Addition

Dear Mr. Langton:

The Office of Planning and Building is in receipt of your building permit application to construct a one story addition at 57 Concord Ave. located in a Local Business III (LBIII) Zoning District.

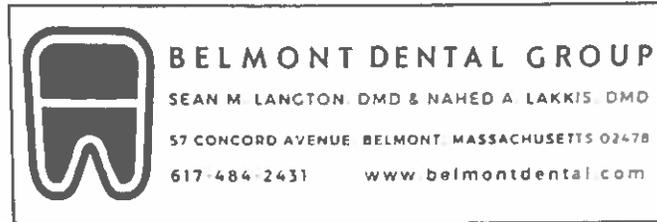
Your application has been denied because it does not comply with the current Town of Belmont Zoning By-Law. More specifically, §4.2 of the By-Law requires a minimum front setback of 10', rear setback of 20' and allows a maximum lot coverage of 35%.

1. The existing and proposed front setback is 1.5'.
2. The existing and proposed and proposed rear setback is 0'.
3. The existing and proposed lot coverage is 78.5%.

You may alter your plans to conform to the Zoning By-Law and resubmit for a building permit or you may request three (3) Special Permits from the Zoning Board of Appeals. If you choose this option, please contact the Office of Planning and Building at (617)-993-2650 to schedule an appointment with Ara Yogurtian, Inspector of Buildings to begin the process.

Sincerely,

Ara Yogurtian C.B.O.
Inspector of Buildings



Belmont Dental Group, located at 57 Concord Ave. has grown to be a staple in the community, providing the highest quality oral care to residents in Belmont and neighboring towns for the past four decades.

Established by Drs. James Nager and John Lapidus in 1978, Belmont Dental Group has grown from a small, four chair general dental practice to a bustling 10 chair multi-specialty dental practice, servicing over 8000 active patients and employing around 25 oral health professionals.

Ownership of Belmont Dental group changed hands at the end of 2022 and is now under the ownership of myself, Dr. Sean M. Langton and my partner, Dr. Nahed Lakkis. Over the past two years, Dr. Lakkis and I have worked very hard to continue the tradition of clinical excellence and treatment accessibility that was established by the former ownership. In addition, we placed tremendous effort into our marketing program to grow the existing patient base and to better serve the community. Over the past two years, we have grown the practice by nearly 2000 patients and are beginning to outgrow the existing space that we occupy.

Born and raised in Massachusetts, both Dr. Lakkis and I are raising our young families in nearby towns and are excited to continue serving Belmont and the surrounding communities as owner clinicians for many years to come.

We are currently reaching capacity in our existing space and would like to begin building renovations and expansion in the near future.

Thank you for your service to the town of Belmont and for your consideration on this matter.

Sincerely,

A handwritten signature in dark ink, appearing to read "SML", is written in a cursive style.

Sean M. Langton, DMD
Co-Owner, Belmont Dental Group
57 Concord Avenue
Belmont, MA 02478

NOT FOR CONSTRUCTION

#	REVISIONS	DATE

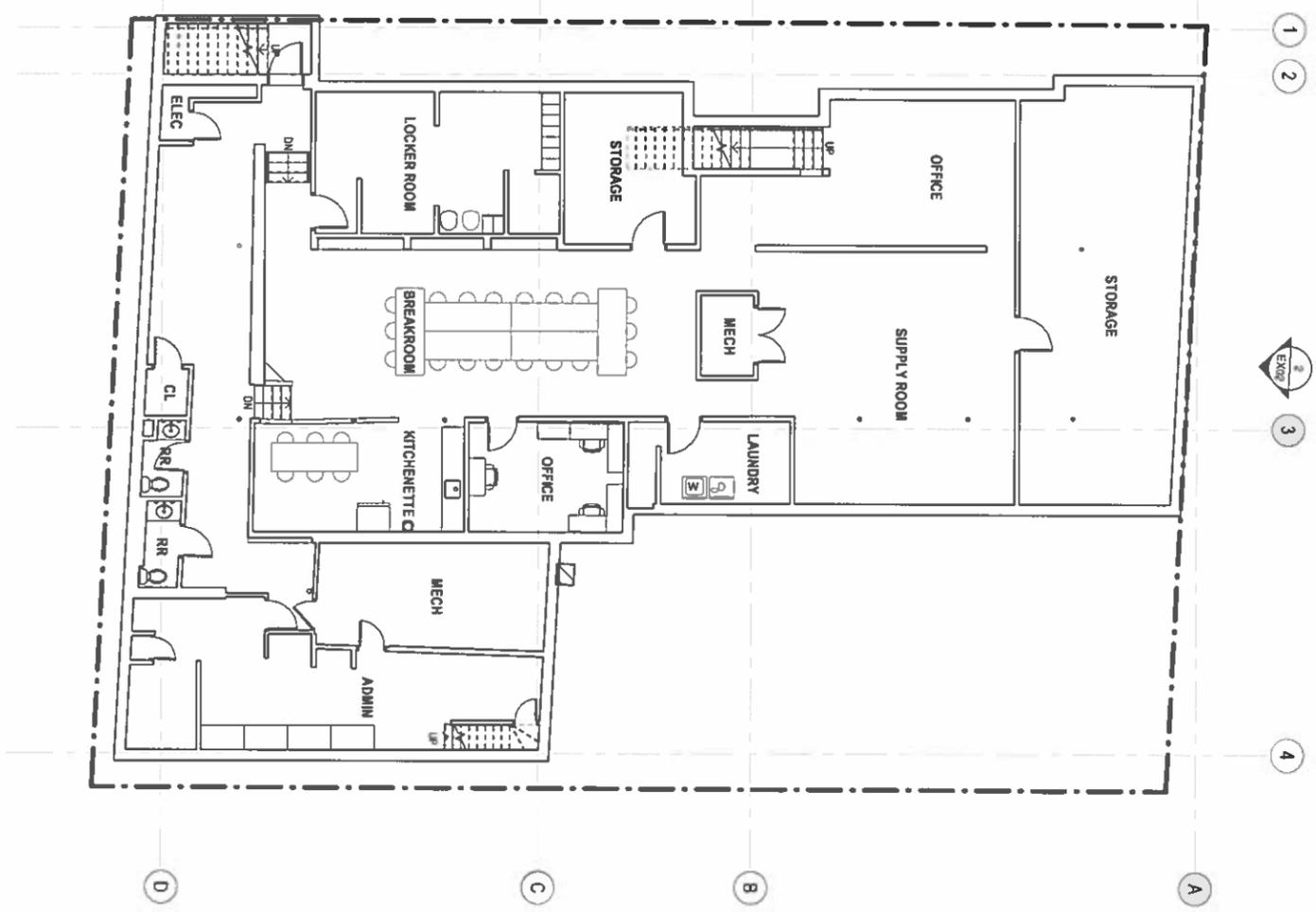
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PROJECT TITLE
BELMONT DENTAL
 57 CONCORD AVE, BELMONT, MA
 02478

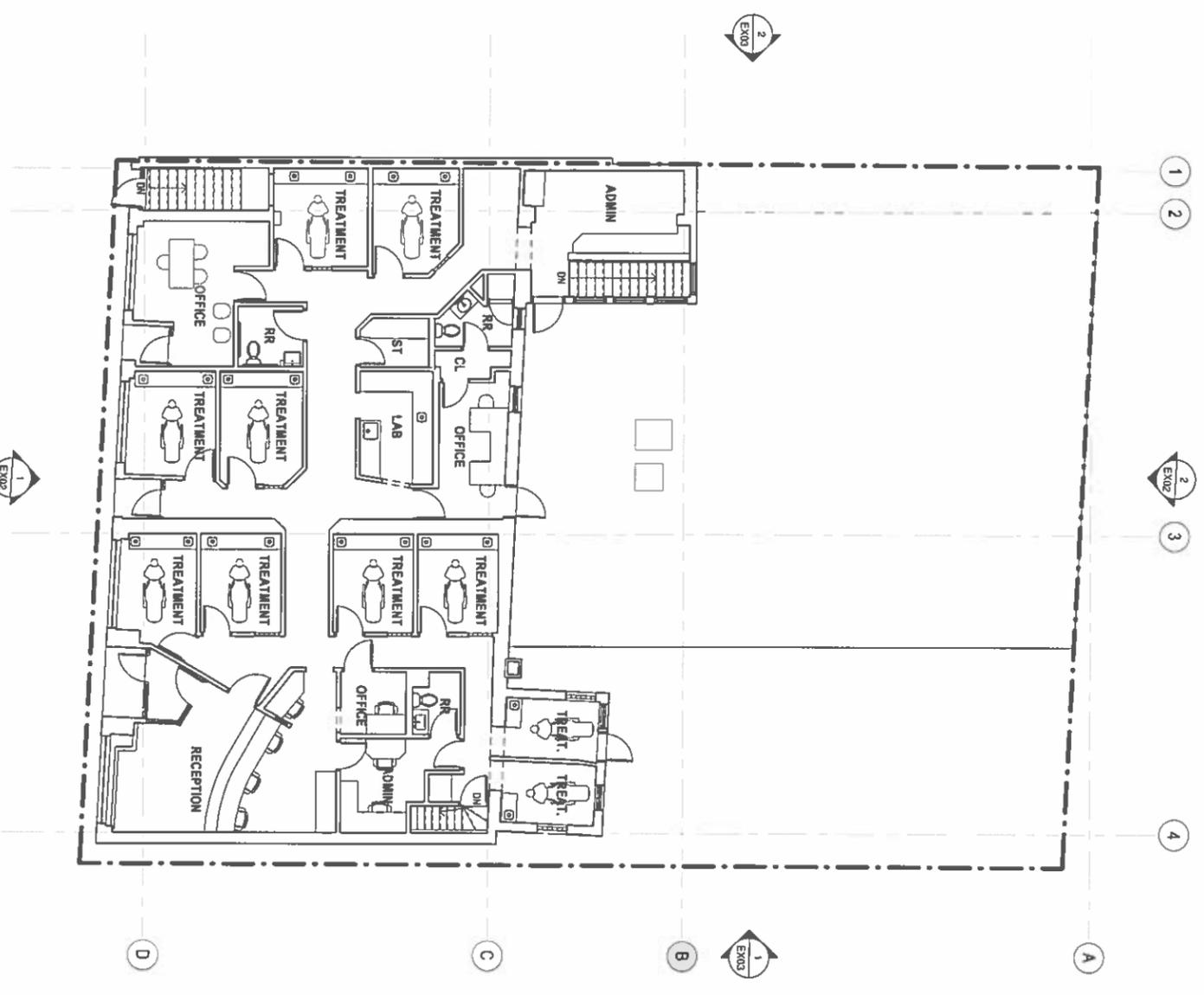
PHASE
 PERMIT
DRAWING TITLE
 EXISTING FLOOR PLANS

PROJECT NUMBER 5850.10
DATE 11.14.2024
DRAWN BY: JMSB
CHECKED BY: MS

SCALE
EX01
 1/8" = 1'-0"



1 LEVEL 0 - EXISTING PLAN
 1/8" = 1'-0"



2 LEVEL 1 - EXISTING PLAN
 1/8" = 1'-0"

NOT FOR CONSTRUCTION

REVISIONS

# DESCRIPTION	DATE

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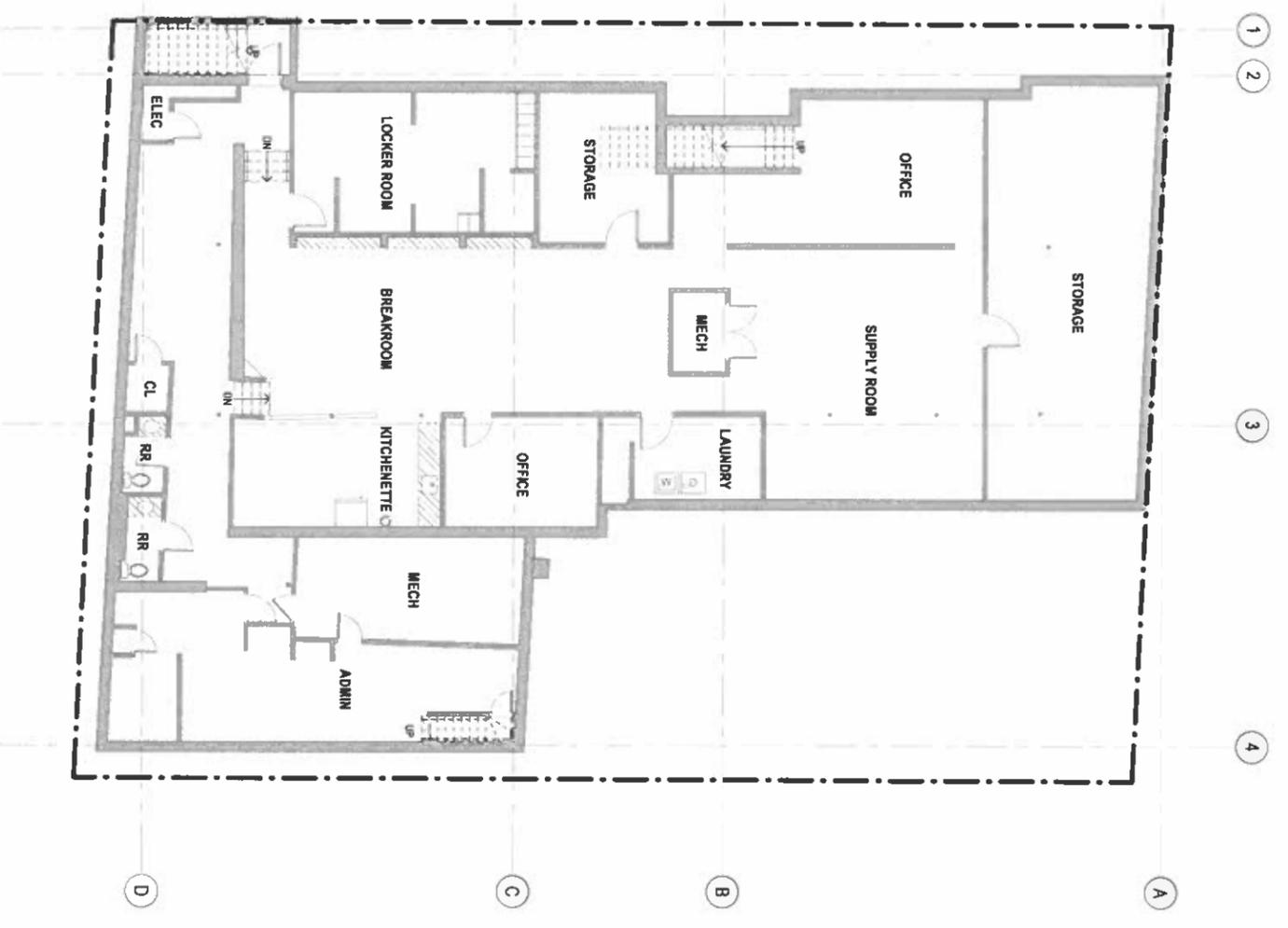
PROJECT TITLE
BELMONT DENTAL
 57 CONCORD AVE. BELMONT, MA
 02478

PHASE
PERMIT

DRAWING TITLE
PROPOSED FLOOR PLANS

PROJECT NUMBER 5850.10
DATE 11.14.2024
DRAWN BY: JWS/B
CHECKED BY: MS

SCALE
A100
 1/8" = 1'-0"



NOT FOR CONSTRUCTION

# REVISED	DESCRIPTION	DATE

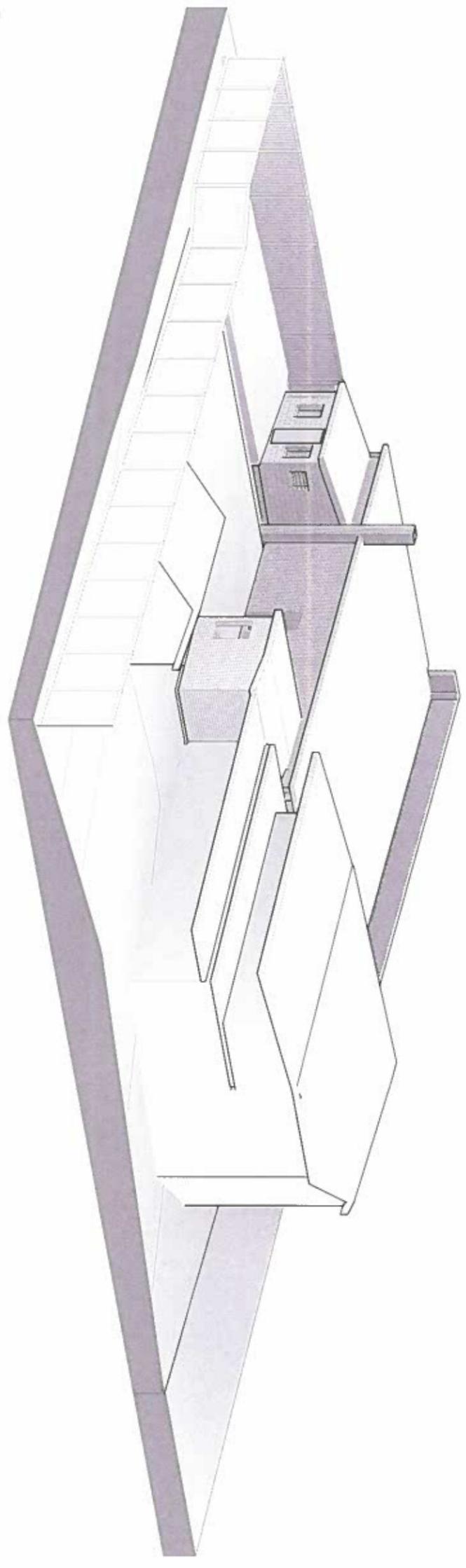
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PROJECT TITLE
BELMONT DENTAL
 57 CONCORD AVE, BELMONT, MA 02478

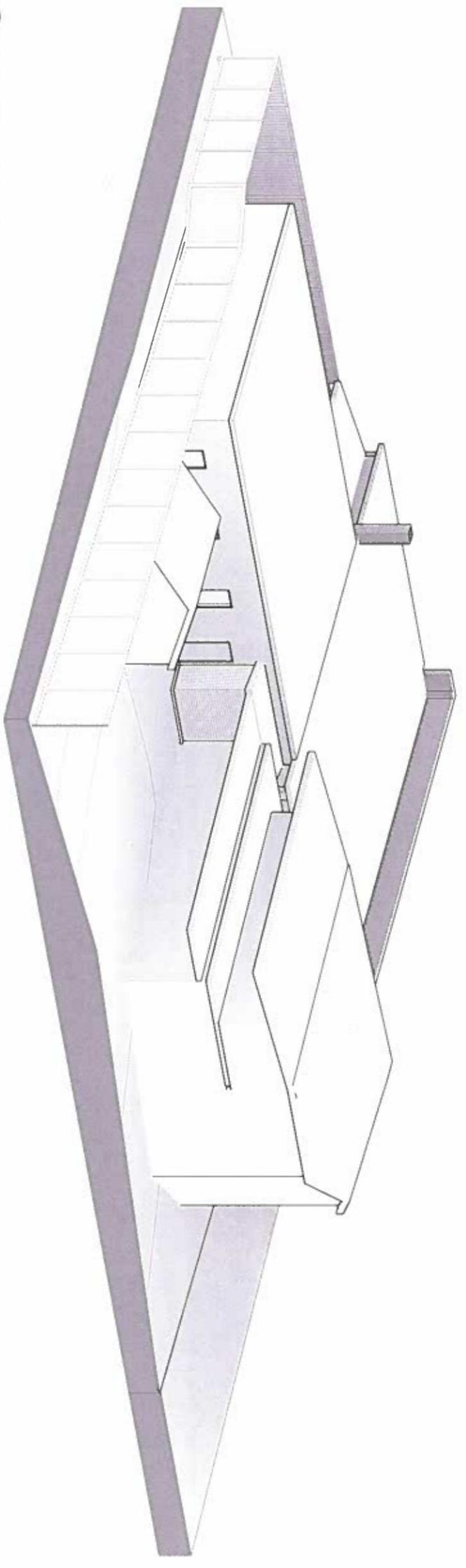
PHASE
PERMIT
DRAWING TITLE
3D VIEWS

PROJECT NUMBER 5850.10
DATE 11.14.2024
DRAWN BY: JHSB
CHECKED BY: MS

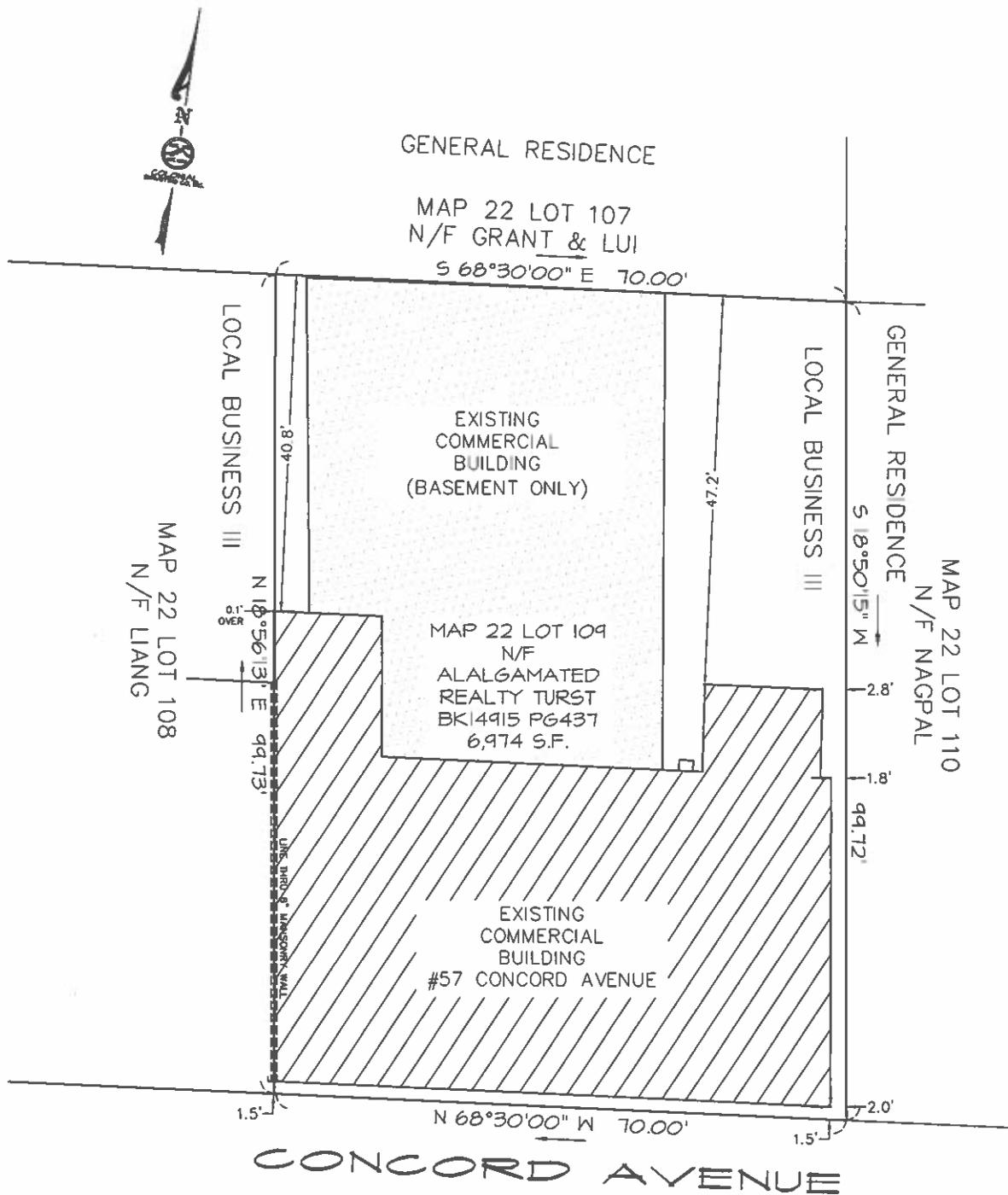
SCALE
A1002



1 EXISTING - NORTHWEST CORNER



2 PROPOSED - NORTHWEST CORNER



ZONING DISTRICT LOCAL BUSINESS III

	RQD	EX.
FRONT SETBACK:.....	10'	1.5'
SIDE SETBACK:.....	0	0'/2.0'
REAR SETBACK:.....	20'	0'
MAXIMUM LOT COVERAGE:.....	35%	78.5%
MINIMUM OPEN SPACE:.....	N/A	--

TOTAL LOT AREA: 6,974 S.F.

FLOOD BOUNDARY ZONE: X
PANEL 25017C0414E EFFECTIVE 6/4/2010



Colonial Surveying Co, Inc.

28 WOODLAND WAY
STOW, MASS 01775
(978) 897-1700

www.colonialsurvey.com



Owner: AMALGAMATED REALTY TRUST

Loc. House No. 57 CONCORD AVE

Lot No. 22-109

App. No. _____

Date October 4, 2024

Scale 1"=20'