

December 19, 2024

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

This statement was 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 near 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 stucco siding throughout the building, with stone veneer accents highlighting the front entry and the building's corners.

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 elevation 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 the 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 and adding a number of new trees.

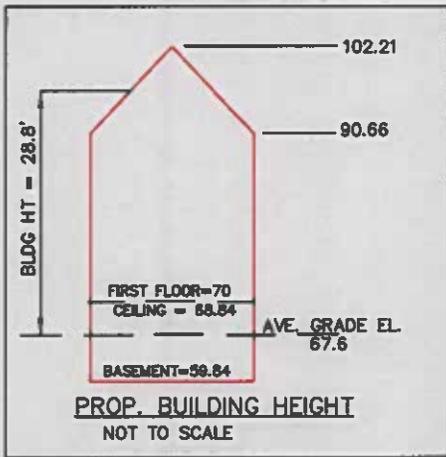
We are planning to use minimum lighting to reduce the impact on neighbor's life. We located the patio with for outdoor activities in the rear. All A/C and utility units are in the back.

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.

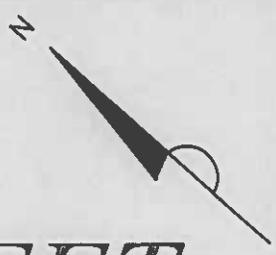
Sincerely,

Yefim Massarsky, Architect

Veliev Family



KNOX STREET



87.47% OF BASEMENT UNDERGROUND
THEREFOR BASEMENT IS NOT A STORY

LOTS 14 & 145 B

LOTS 145A & 146
9,126± S.F.

LOT 20A

LOT 19A

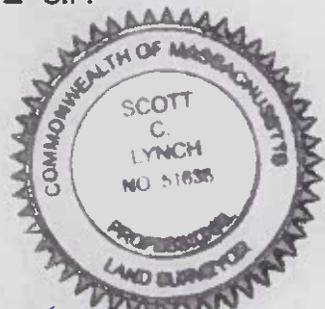
THE PROPERTY IS NOT LOCATED
WITHIN WETLANDS AS SHOWN
ON THE TOWN OF BELMONT
WETLANDS ATLAS.

ZONING DISTRICT: SC (SINGLE RESIDENCE C)

	REQ.	EXISTING	PROP.
FRONT SETBACK:	25'	53.0'	25.6'
SIDE SETBACK:	10'	15.8'	11.0'
REAR SETBACK:	30'	5.9'	30.7'
MAXIMUM LOT COVERAGE:	25%	11.4%	24.9%
MINIMUM OPEN SPACE:	50%	82.6%	69.2%
LOT FRONTAGE:		102.40'	

OWNER: NIGIAR VELIEVA
83479/83
ASSESSORS MAP 53 - PARCEL 51

TOTAL LOT AREA: 9,126± S.F.



SC
SCOTT LYNCH, PLS
DATE 8/2/2024

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. 7531PP2.DWG

Segment	Ceiling Elevation	Elevation From	Elevation To	Ceiling Length	Ceiling Height	Square Footage	Exposed Square Footage	% Covered
A	68.84	69.5	67.12	40.94	9	368.46	21.70	94.11%
B	68.84	67.12	67.12	15.00	9	135.00	25.80	80.89%
C	68.84	67.12	65.71	18.15	9	163.35	44.01	73.06%
D	68.84	65.71	66.5	27.83	9	250.47	76.12	69.61%
D	68.84	66.5	67.01	19.15	9	172.35	39.93	76.83%
D	68.84	67.01	67.01	1.38	9	12.42	2.5254	79.67%
D	68.84	67.01	67.01	2.93	9	26.37	5.3619	79.67%
D	68.84	67.01	67.01	3.54	9	31.86	6.4782	79.67%
D	68.84	67.01	67.61	8.15	9	73.35	12.4695	83.00%
D	68.84	67.61	67.61	3.54	9	31.86	4.3542	86.33%
D	68.84	67.61	67.61	2.93	9	26.37	3.6039	86.33%
D	68.84	68.84	68.84	21.94	9	197.46	0	100.00%
D	68.84	68.84	68.84	25.93	9	233.37	0	100.00%
D	68.84	68.3	69.5	22.25	9	200.25	-1.335	100.67%
	68.84			213.66	9	1922.94	241.01	87.47%

Ceiling Height:	9	<- enter
Basement Floor Elevation	59.84	<- enter
Ceiling Elevation	68.84	
Perimeter Total Length	213.66	
Total Perimeter Square Foot	1922.94	
Exposed Square Footage	241.01	
% Covered	87.47%	<- result

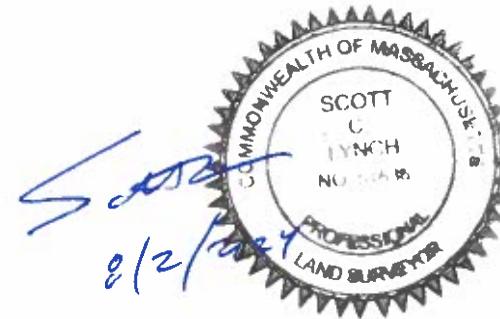
North	South	East	West
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0.00	0.00	0.00	0.00
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#REF!	#REF!	#REF!	#REF!
#REF!	#REF!	#REF!	#REF!



Segment	Segment From		Segment To		Segment Length	Avg		Difference
	Existing Grade	New Grade	Existing Grade	New Grade		Existing	New	
E	69.5	69.5	67.12	67.12	40.94	2796.611	2796.611	0.00
	67.12	67.12	67.12	67.12	15	1006.8	1006.8	0.00
	67.12	67.12	65.71	65.71	18.15	1205.432	1205.432	0.00
	65.71	65.71	66.5	66.5	27.83	1839.702	1839.702	0.00
	66.5	66.5	67.01	67.01	19.15	1278.358	1278.358	0.00
G	67.01	67.01	67.01	67.01	1.38	92.4738	92.4738	0.00
H	67.01	67.01	67.01	67.01	2.93	196.3393	196.3393	0.00
I	67.01	67.01	67.01	67.01	3.54	237.2154	237.2154	0.00
J	67.01	67.01	67.61	67.61	8.15	548.5765	548.5765	0.00
J	67.61	67.61	67.61	67.61	3.54	239.3394	239.3394	0
J	67.61	67.61	67.01	67.01	2.93	197.2183	197.2183	0
J	67.01	67.01	67.61	67.61	1.31	88.1761	88.1761	0
J	67.61	67.61	68.3	68.3	25.93	1762.073	1762.073	0
J	68.3	68.3	69.5	69.5	42.87	2953.743	2953.743	0
					213.65	14442.06	14442.06	0

Ceiling Height:	9
Basement Floor Elevation	59.84
Ceiling Elevation	68.84
Perimeter Total Length	213.65
Total Perimeter Square Foot	1922.85
Average Existing Grade	67.60
New Average Grade	67.60
Difference in Grade in feet	0.00

% Covered using Avg Grade 86.19%

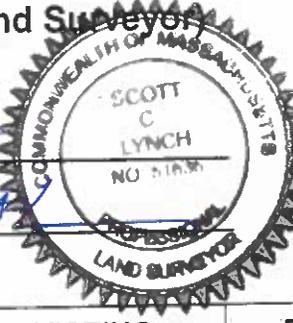


Zoning Compliance Check List

(Registered Land Surveyor)

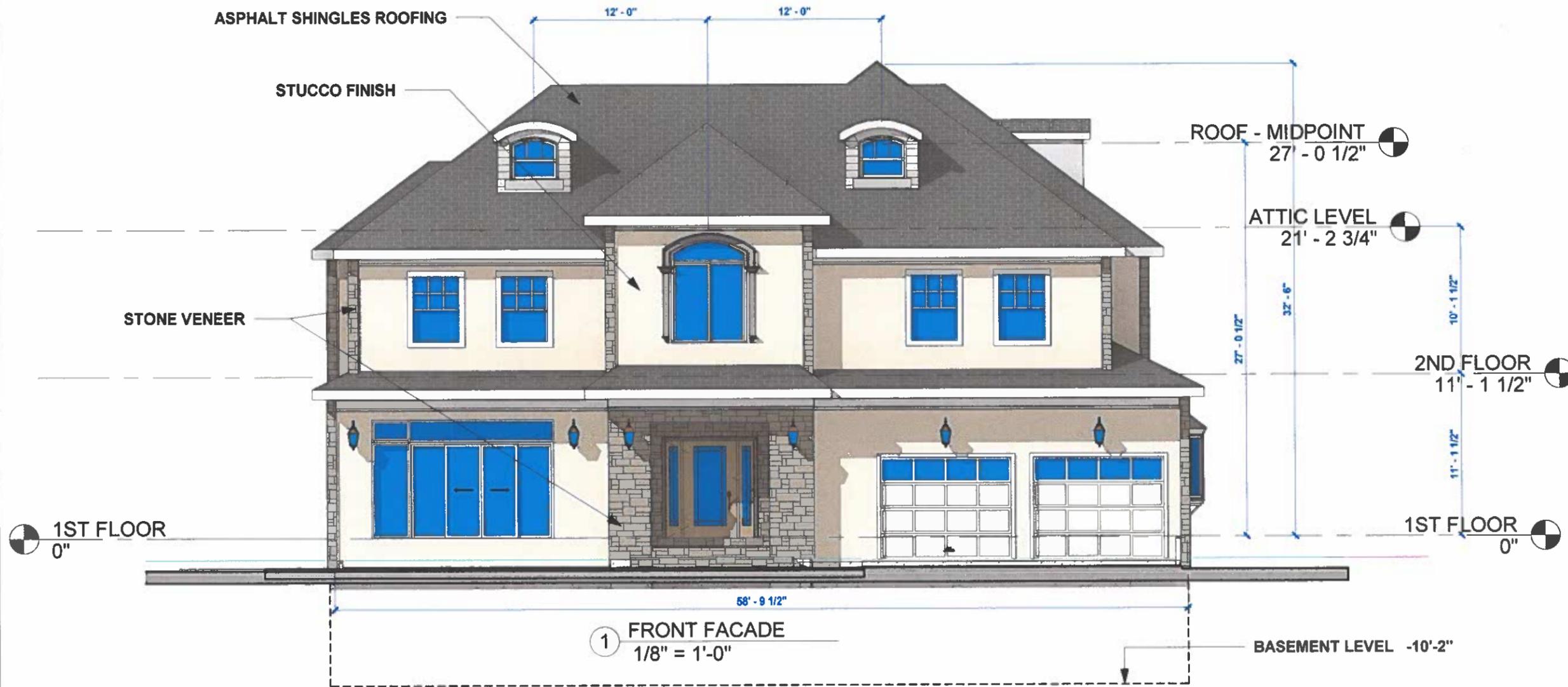
Property Address: 43 Knox St Zone: SC

Surveyor Signature and Stamp: Scott C Lynch Date: 8/2/22



	REQUIRED	EXISTING	PROPOSED
Lot Area	9,000	9126	-
Lot Frontage	75	102.40	-
Floor Area Ratio			
Lot Coverage	25%	11.4%	24.9%
Open Space	50%	82.6%	69.2%
Front Setback	25'	53.0'	25.6'
Side Setback	10	15.8'	11.0'
Side Setback	10	30.9'	19.2'
Rear Setback	30	5.9'	30.7'
Building Height	30		28.8
Stories	2 1/2		2 1/2
1/2 Story Calculation			

NOTES:



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	3D FRONT
A-110	3D BACK
A-111	FRONT VIEW PERSPECTIVE

FRONT FACADE

Drawn by YM

DATE:
12/19/2024

43 Knox Street

Proposed Residence

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

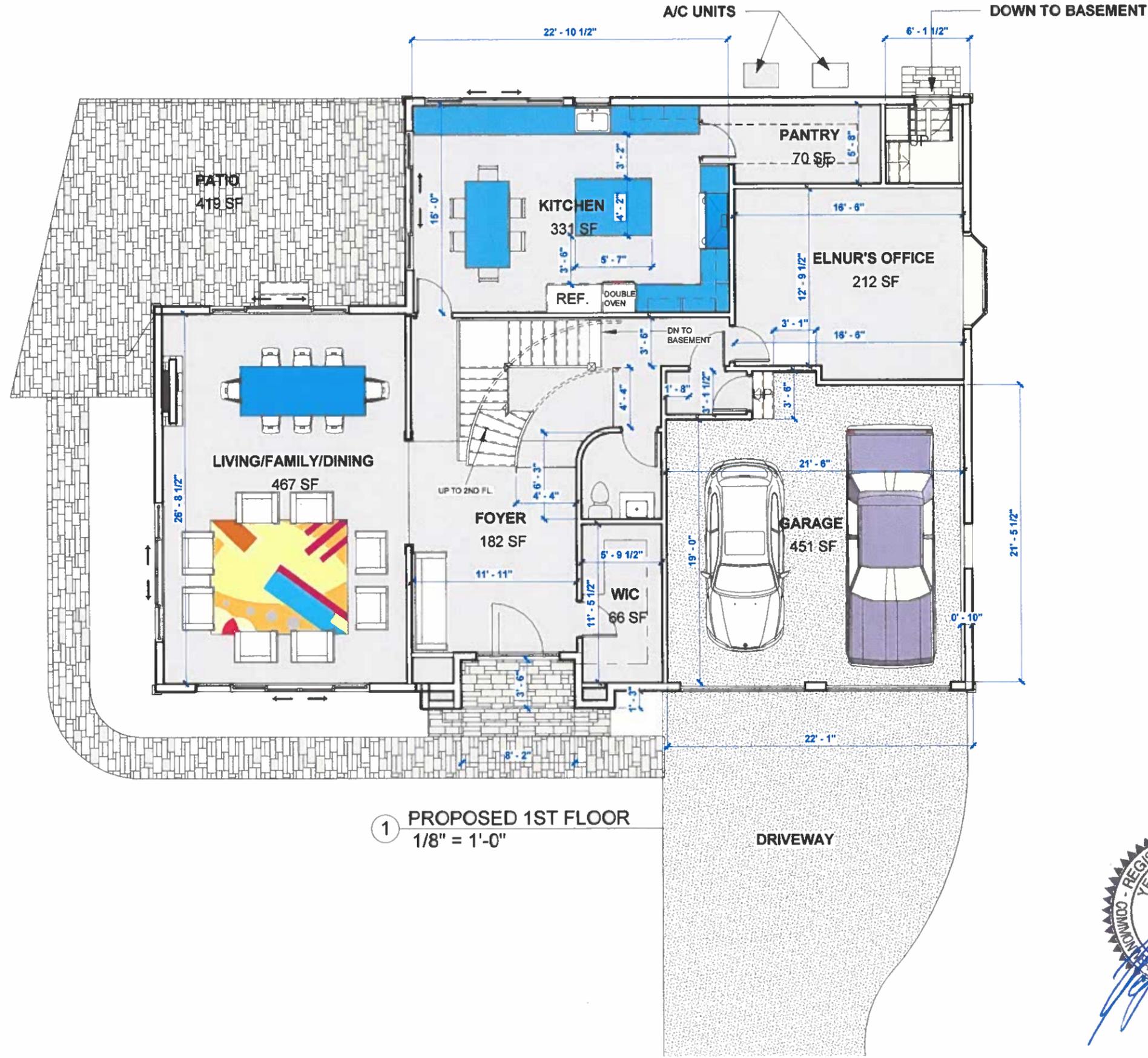
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A-101

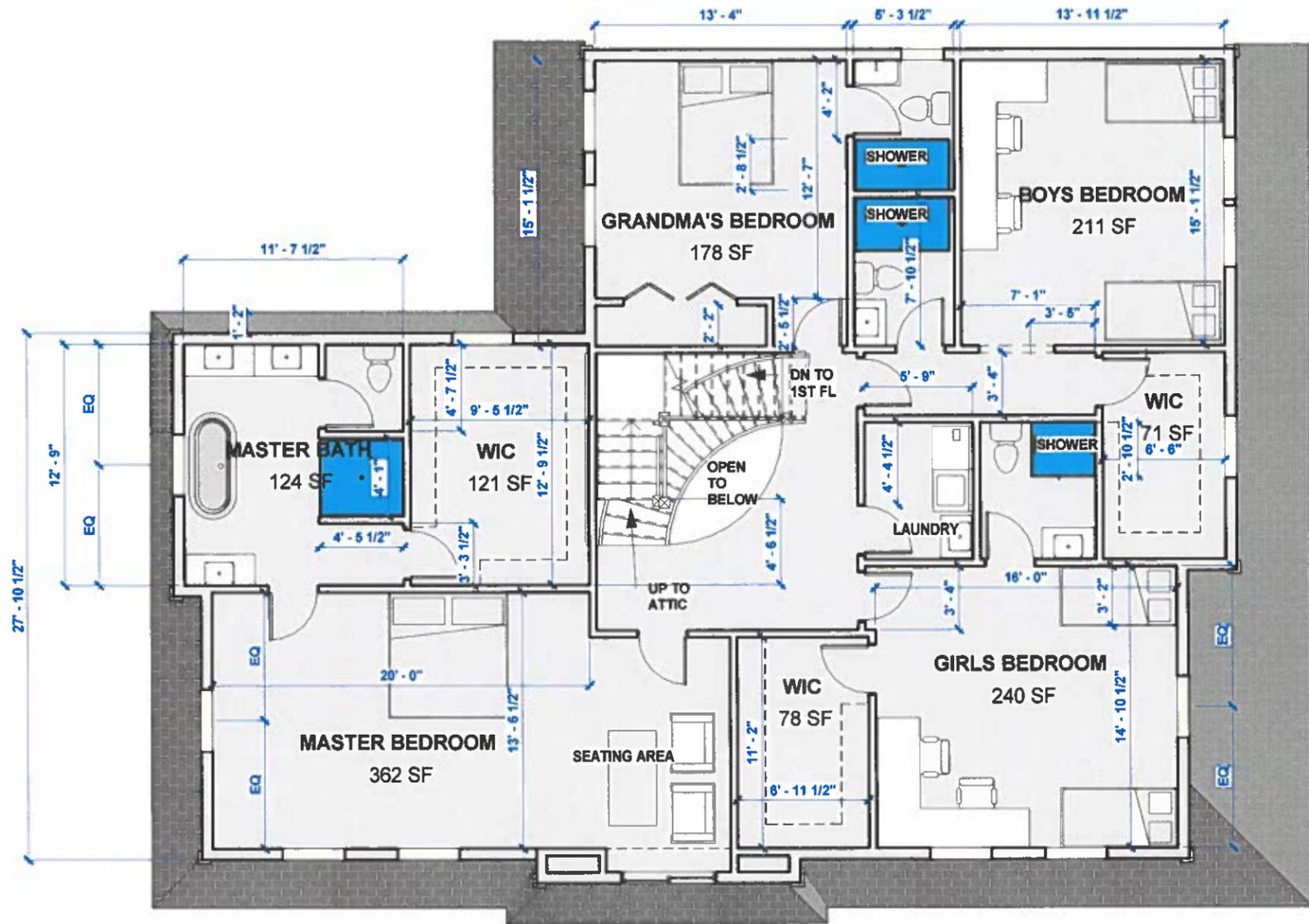
Scale

1/8" = 1'-0"





1ST FLOOR PLAN		A-102	
		Drawn by YM	DATE: 12/19/2024
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	
Scale		1/8" = 1'-0"	

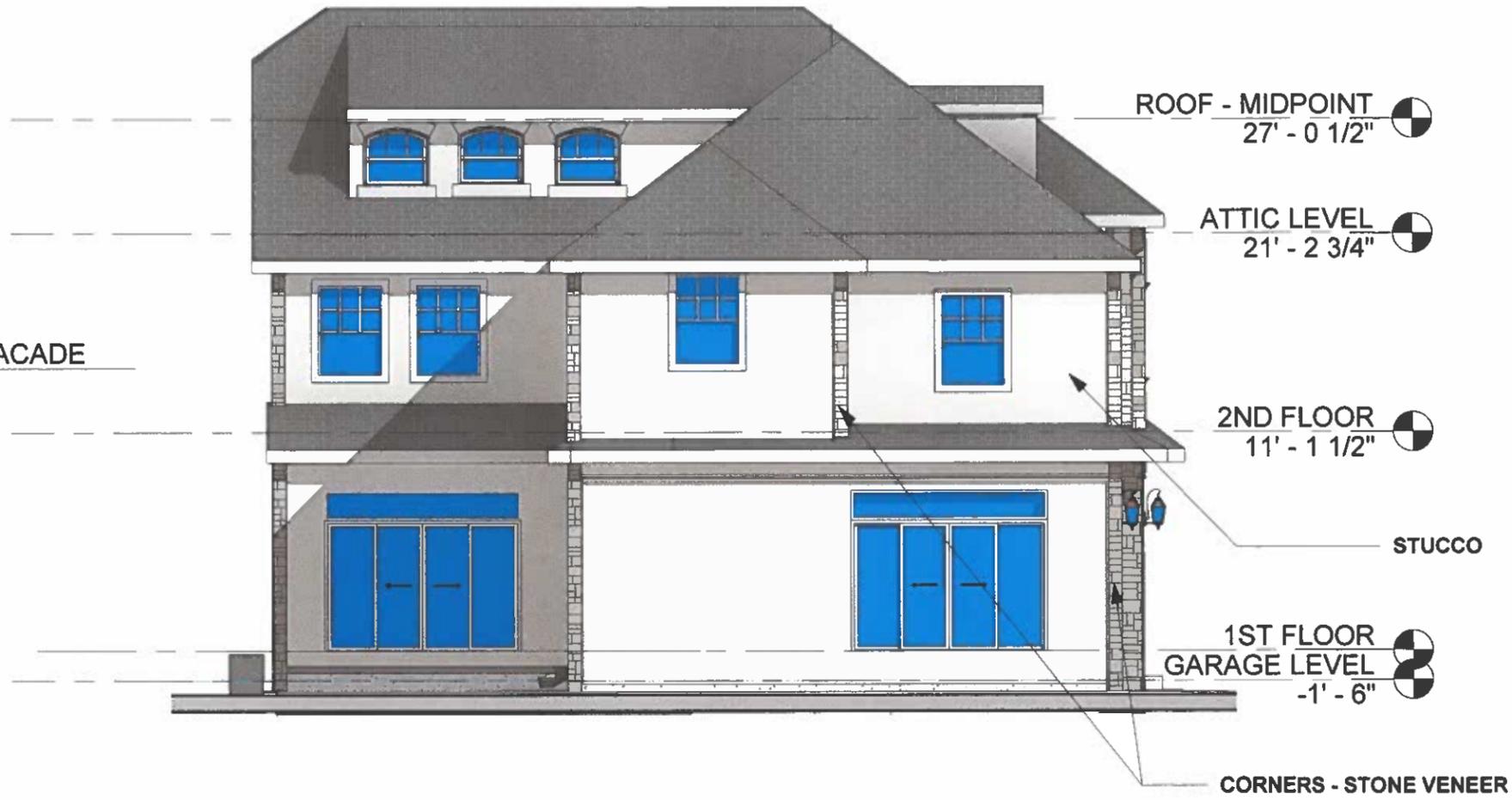


1 2ND FLOOR
1/8" = 1'-0"

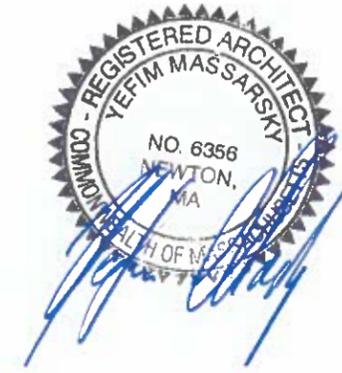


<p>YEFIM MASSARSKY YM DESIGN, INC. 302 WINCHESTER STREET NEWTON, MA 02461 617-306-2898</p>	<p>43 Knox Street</p>	<p>Drawn by YM</p>	<p>2ND FLOOR PLAN</p>
<p>Copyright YM DESIGN, INC 2021 All rights reserved</p>	<p>Proposed Residence</p>	<p>DATE: 12/19/2024</p>	<p>A-103</p>
<p>Scale 1/8" = 1'-0"</p>			

② SOUTH-EAST FACADE
1/8" = 1'-0"



① NORTH-WEST FACADE
1/8" = 1'-0"



NORTH WEST AND SOUTH EAST FACADES		A-104	Scale 1/8" = 1'-0"
Drawn by YM	DATE: 12/19/2024		
43 Knox Street	Proposed Residence		
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1 REAR FACADE
1/8" = 1'-0"



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43 Knox Street

Proposed Residence

Drawn by YM

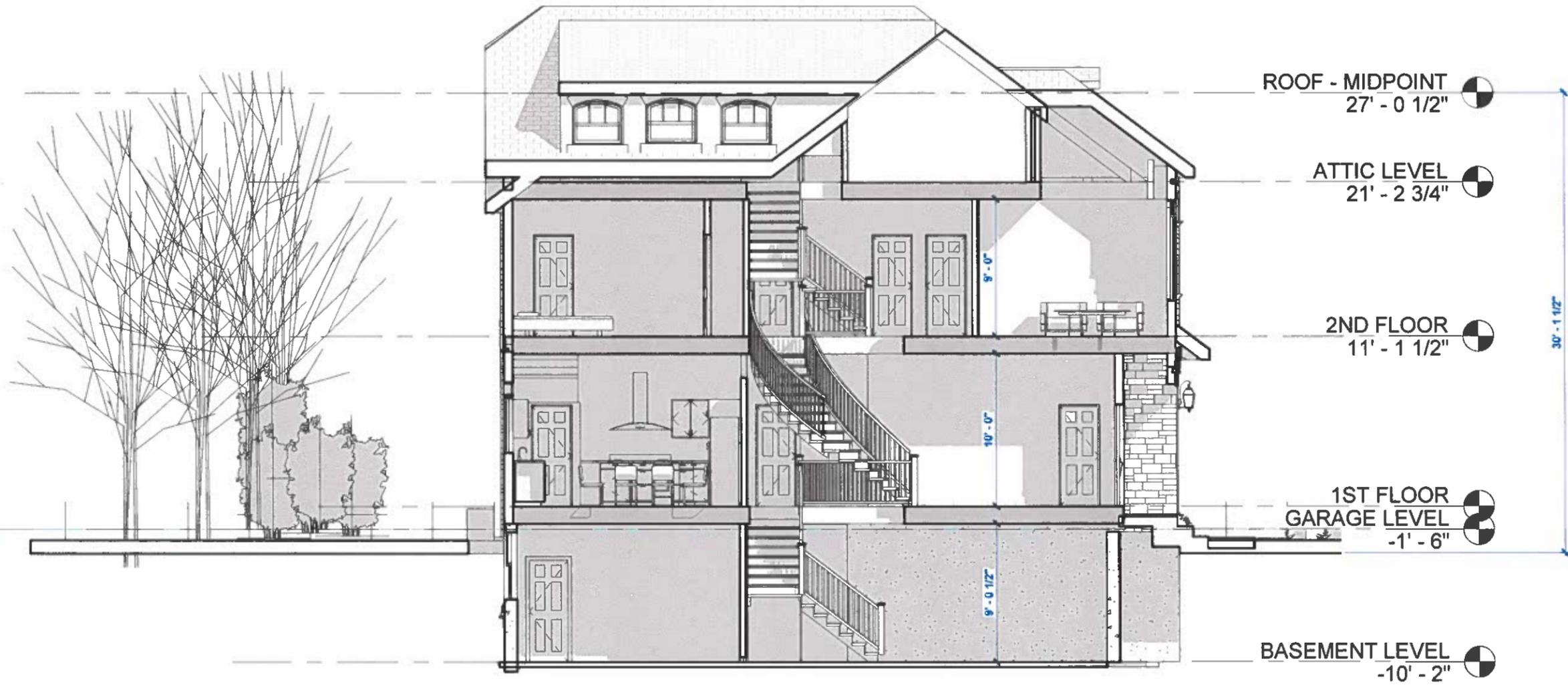
DATE:
12/19/2024

REAR FACADE

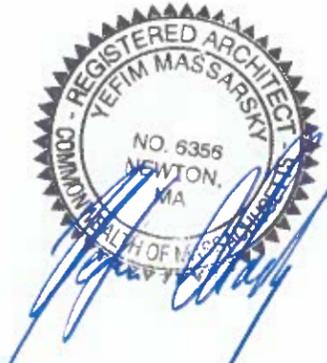
A-105

Scale

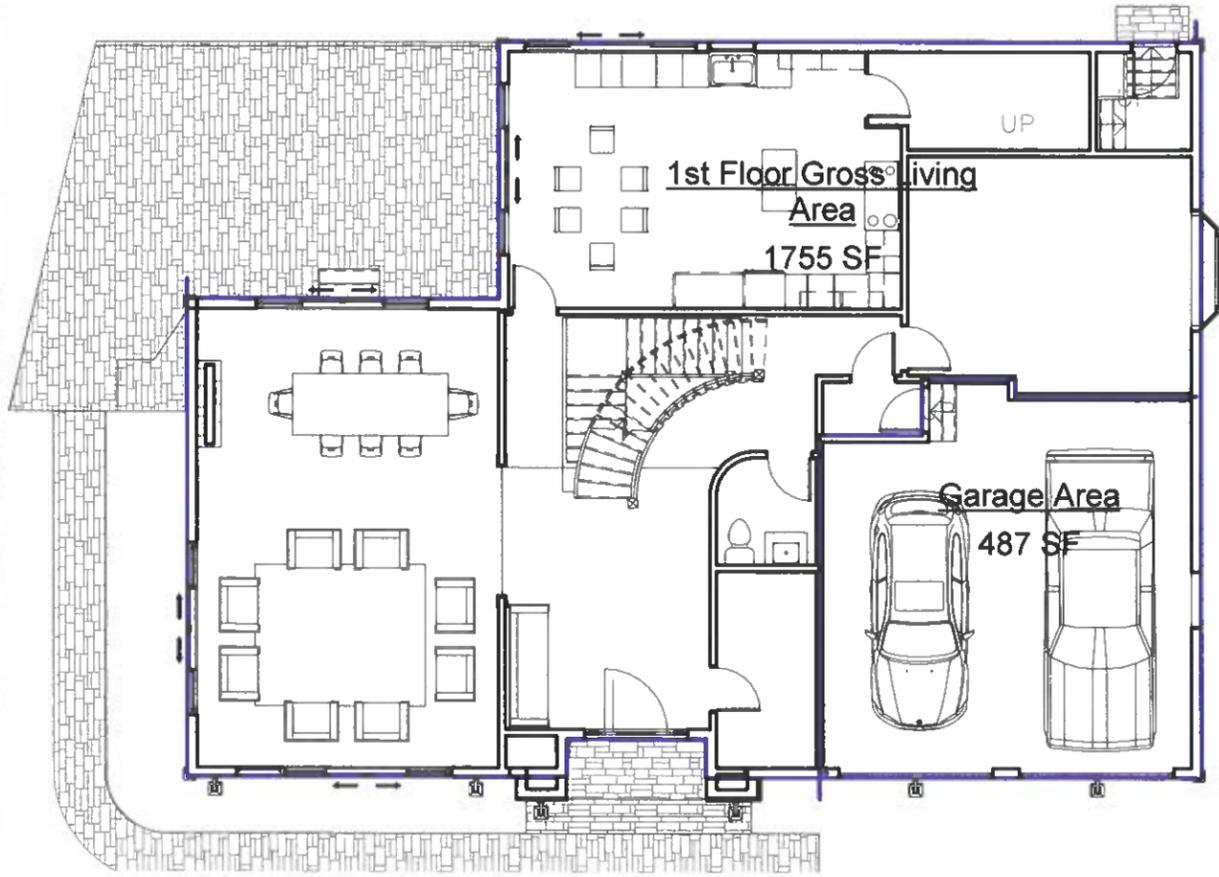
1/8" = 1'-0"



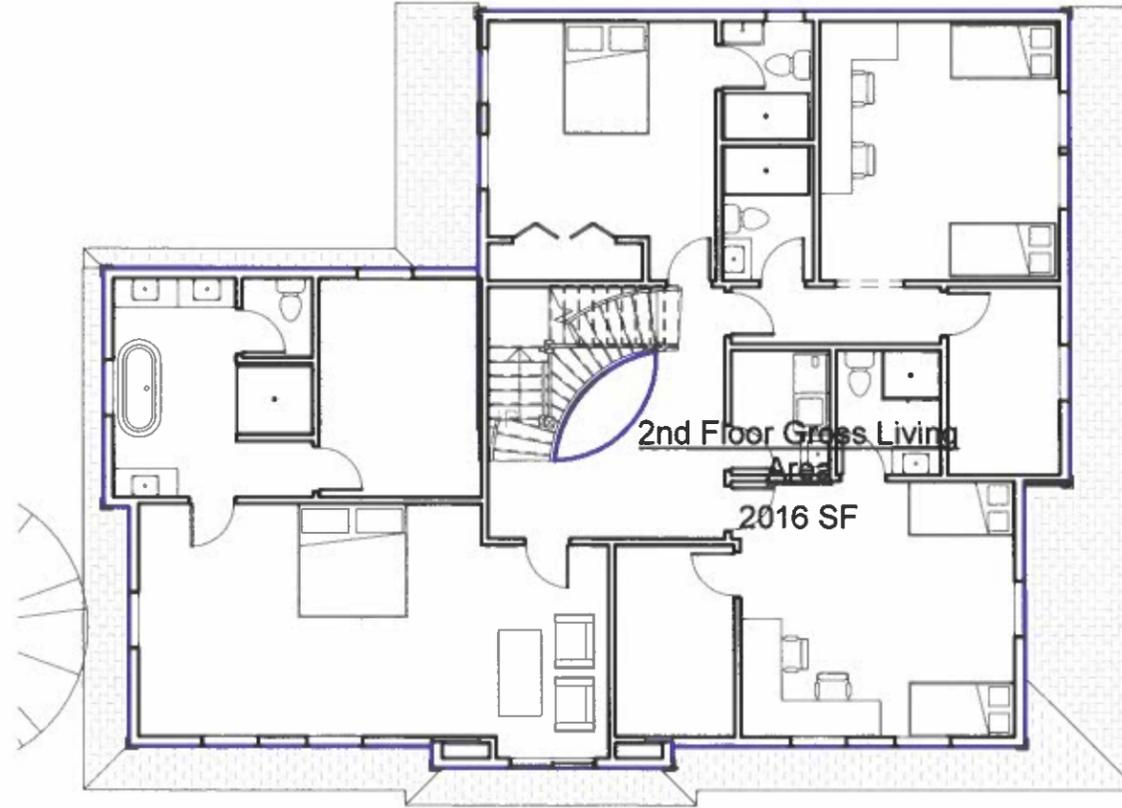
1 SECTION 1-1
1/8" = 1'-0"



SECTION 1-1		A-106		Scale	1/8" = 1'-0"
		Drawn by YM	DATE: 12/19/2024		
43 Knox Street		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: 1755
2ND FLOOR: 2016

TOTAL HOUSE: 3771 SF



AREA CALCULATIONS

Drawn by YM

DATE:
12/19/2024

43 Knox Street

Proposed Residence

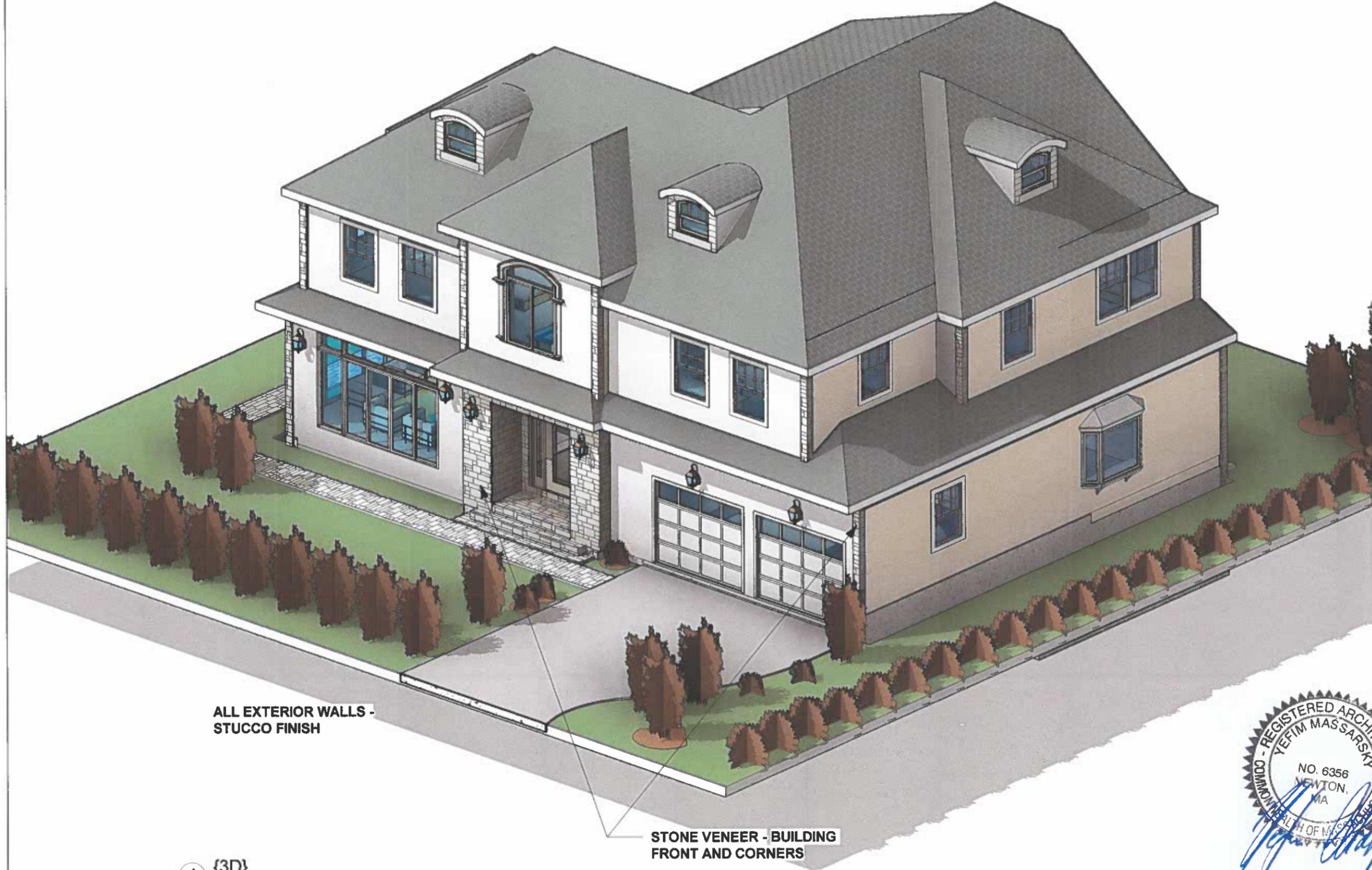
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A-107

Scale

3/32" = 1'-0"



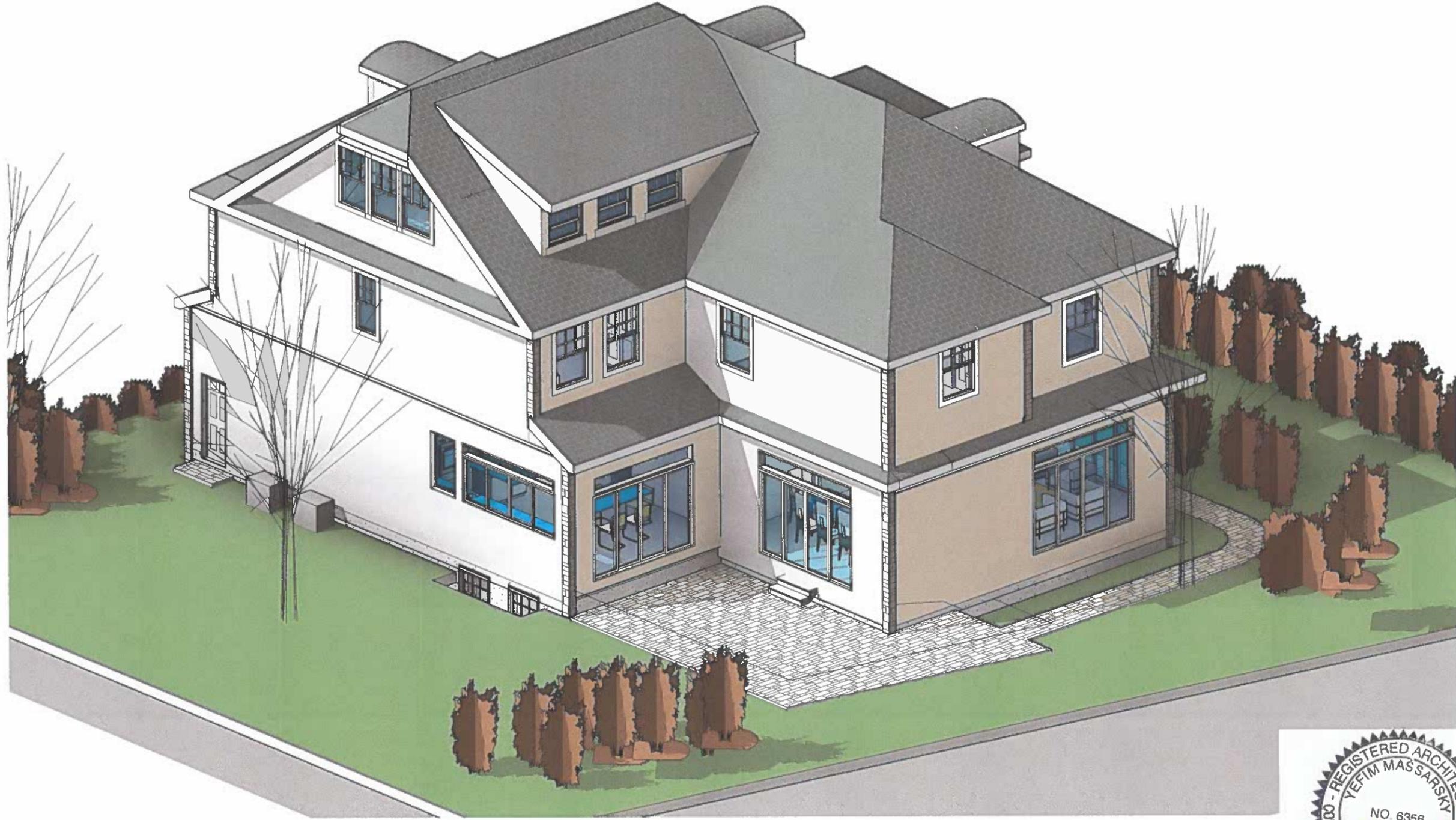
ALL EXTERIOR WALLS -
STUCCO FINISH

STONE VENEER - BUILDING
FRONT AND CORNERS

1 {3D}



3D FRONT		A-109	
		Scale	
Drawn by YM		DATE: 12/19/2024	
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1 3D BACK



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43 Knox Street

Proposed Residence

Drawn by YM

DATE:
 12/19/2024

3D BACK

A-110

Scale



1 PERSPECTIVE VIEW FROM KNOX STREET



FRONT VIEW PERSPECTIVE		A-111
Drawn by YM	DATE: 12/19/2024	
43 Knox Street	Proposed Residence	
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