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TOWN CLERK  
BELMONT, MA

CASE NO. 25-15

2025 APR -3 AM 10: 53 NOTICE OF PUBLIC HEARING BY THE  
ZONING BOARD OF APPEALS

ON APPLICATION FOR ONE SPECIAL PERMIT

Notice is hereby given that the Belmont Zoning Board of Appeals will hold a public hearing on Thursday, May 8, 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 an application for a Special Permit for Vatche Chamlian and Tania Merzikian to construct a rear addition at 8 oak Street located in a Single Residence C (SRC) Zoning District. Special Permit: §4.2 of the By-Law allows a maximum lot coverage of 25%, the existing lot coverage is 25.1% and the proposed is 29.2%.

ZONING BOARD OF APPEALS



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) 993-2665

Telephone: (617) 993-2650

March 12, 2025

Vatche Chamlian and Tania Merzikian  
8 Oak Street  
Belmont MA 02478

RE: Construct a Rear Addition

Dear Mr. Chamlian and Ms. Merzikian:

The Office of Planning and Building is in receipt of your building permit application to construct a rear addition at 8 oak Street 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, §4.2 of the By-Law allows a maximum lot coverage of 25%.

1. The existing lot coverage is 25.1% and the proposed is 29.2%.

You may alter your plans to conform to the Zoning By-Law and resubmit for a building permit or you may request a Special Permit 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

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2025 APR -3 AM 10:54



Town of Belmont  
Zoning Board of Appeals

**APPLICATION FOR A SPECIAL PERMIT**

Date: 03/15/2025

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 8 Oak 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 rear 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

Vatche Chamlian

Print Name

VATCHE CHAMLIAN

Address

8 OAK STREET

BELMONT, MA 02478

Daytime Telephone Number

617.335.9588

03/15/2025

To the Town Zoning Board and Building Department,

I am writing to request approval for a two-story addition to the rear of my property at 8 Oak Street. This expansion is needed to accommodate my aging parent who now requires assisted living care.

The proposed addition would provide necessary living space while maintaining the architectural character of our neighborhood. As shown in the attached design plans, the addition will be visually consistent with our existing home and neighboring properties.

As longtime residents and taxpayers in this town, we appreciate your consideration of our request to modify our home to help support our family during this important transition.

Thank you for your time and consideration.

A handwritten signature in blue ink, appearing to read "Vatché Chamlian", with a long horizontal line extending to the right.

Vatché and Tania Chamlian

# Zoning Compliance Check List

(Registered Land Surveyor)



Property Address: 8 OAK STREET

Zone: SR-C

Surveyor Signature and Stamp: Bruce Bradford

Date: 4/1/25

|                     | REQUIRED  | EXISTING | PROPOSED |
|---------------------|-----------|----------|----------|
| Lot Area            | 9000 SF   | 9000 SF  | 4506 SF  |
| Lot Frontage        | 75'       | 55'      | 55'      |
| Floor Area Ratio    | —         | —        | —        |
| Lot Coverage        | 25.70     | 25.170   | 27.070   |
| Open Space          | 50.70     | 63.70    | 61.70    |
| Front Setback       | 11.8' AUG | 12.3'    | 12.3'    |
| Side Setback        | 10'       | 9.3'     | 10-2'    |
| Side Setback        | 10'       | 17.1'    | 18.8'    |
| Rear Setback        | 20.5'     | 33.2'    | 23.7'    |
| Building Height     | 30'       | 24.1'    | 24.1'    |
| Stories             | 2-5       | 3        | 3        |
| ½ Story Calculation |           |          |          |
|                     |           |          |          |
|                     |           |          |          |

| NOTES: |
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