

AVERAGE FRONT SETBACK
 (#4 + #14)/2 =
 (11.4 + 12.3)/2 = 11.8'

REAR SETBACK
 $0.25 \times ((78 + 85.86) / 2) = 20.5'$

AVERAGE GRADE CALCULATION:
 $(101.9+101.9+101.9+101.9+102.2+102.2+102.2)/6=102.0$

ZONING INFORMATION:

ZONE: SR-C
 DEED REFERENCE: BOOK 67344 PAGE 241
 PLAN REFERENCE: PLAN 87 OF 1894

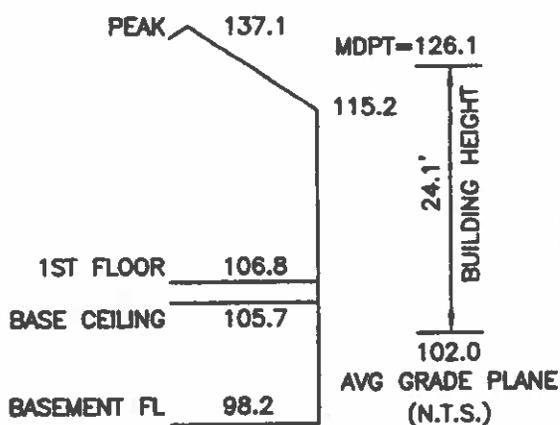
	EXISTING	PROPOSED	REQUIRED/ PERMITTED
LOT AREA	4,506 S.F.	4,506 S.F.	9,000 S.F. MIN.
LOT FRONTAGE	55'	55'	75' MIN.
SETBACK			
FRONT	12.3'	12.3'	11.8' AVG
SIDE	9.3' / 17.1'	10.8'/18.8'	10' MIN.
REAR	33.2'	23.7'	20.5'
LOT COVERAGE	25.1%	27.0%	25% MAX.
OPEN SPACE	63%	61%	50% MIN.
BUILDING HGT	24.1'	24.1'	30' MAX.
# OF STORIES	3	3	2.5 MAX.

THIS PROPERTY DOES NOT LIE WITHIN THE WETLANDS OR WETLANDS BUFFER ZONE.

THIS PROPERTY IS LOCATED IN ZONE X
 FIRM MAP DATED JUNE 6, 2010
 COMMUNITY PANEL NUMBER 25017 0418 E

Owner VATCHE CHAMLIAN & TANIA MERZIKIAN
 Loc. House No. 8
 Lot No. 23-106
 App. No. _____
 Date APRIL 1, 2025
 Scale: 1 in.= 20 Ft.

BUILDING HEIGHT CALCULATION



ESTABLISHED 1916
EMB
 EVERETT M. BROOKS CO.
 SURVEYORS & ENGINEERS
 49 LEXINGTON STREET
 WEST NEWTON, MA 02465
 (617) 527-8750
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**PLAN OF LAND IN
 BELMONT, MA**
 8 OAK STREET
 PROPOSED ADDITIONS

SCALE: 1 IN. = 20 FT.
 DATE: APRIL 1, 2025
 DRAWN: GA/LNS
 CHECK: BB

PROJECT NO. 25484