

PREPARED BY:



**MEDFORD
ENGINEERING
& SURVEY**

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RECEIVED
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BELMONT, MA

2025 APR 10 AM 10:55

18 NEWCASTLE ROAD
N/F
ELIZABETH G. O'NEIL
BK 62862 PG 502

9 WATERHOUSE ROAD
N/F
MICHAEL R. & IRENE M.
SHEERAN
BK 11451 PG 735

LOT 18
AREA = 6,579 s.f.±

3 WATERHOUSE ROAD
N/F
KATSUTOSHI &
MEREDITH M. SUZUKI
BK 67432 PG 92

6 NEWCASTLE ROAD
N/F
KRISTYN AUFIERO
BK 60852 PG 192

ZONED SR-C

ZONING REQUIREMENT	EXISTING	PROPOSED
FRONT: 25'	21.4'	22.7'
SIDE: 10'	8.4'	8.4'
SIDE: 10'	14.8'	NO CHANGE
REAR: 30'	53.9'	43.8'
MAX. LOT COV.: 25%	16.9%	20.4%
MIN. OPEN SPACE: 50%	73.2%	71.9%

THE PROPERTY IS NOT LOCATED IN AN ESTABLISHED FLOOD HAZARD ZONE ACCORDING TO THE F.I.R.M. OF BELMONT.

RICHARD J. MEDE, JR. - P.L.S.

02/08/2025

DATE:

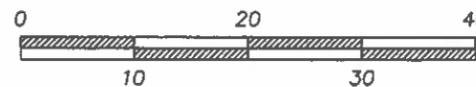
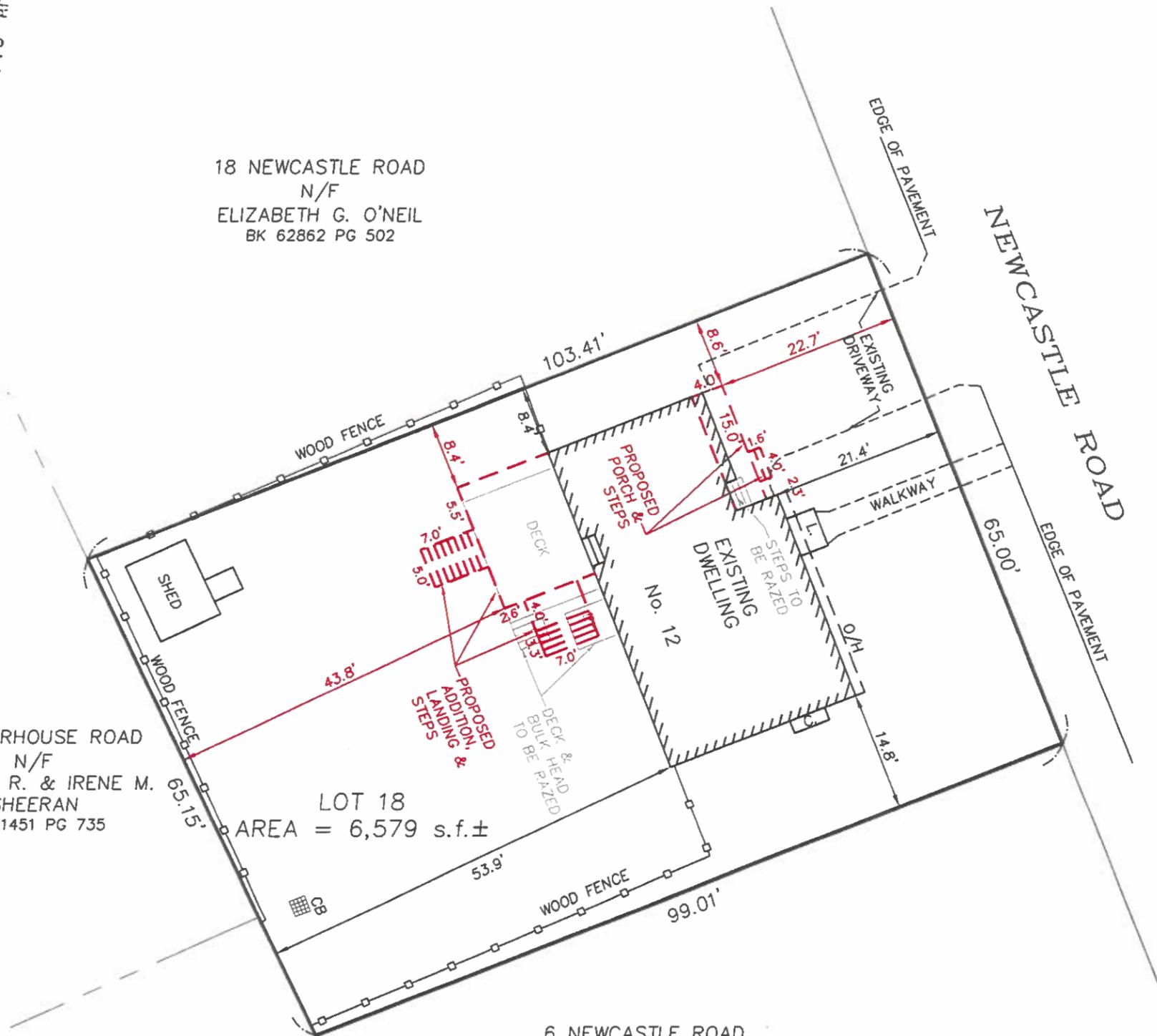


OWNER: MATTHEW KUZMESKAS
KATHERINE KUZMESKAS

LOC. HOUSE NO.: 12
LOT NO.: 18

DATE: FEBRUARY 08, 2025

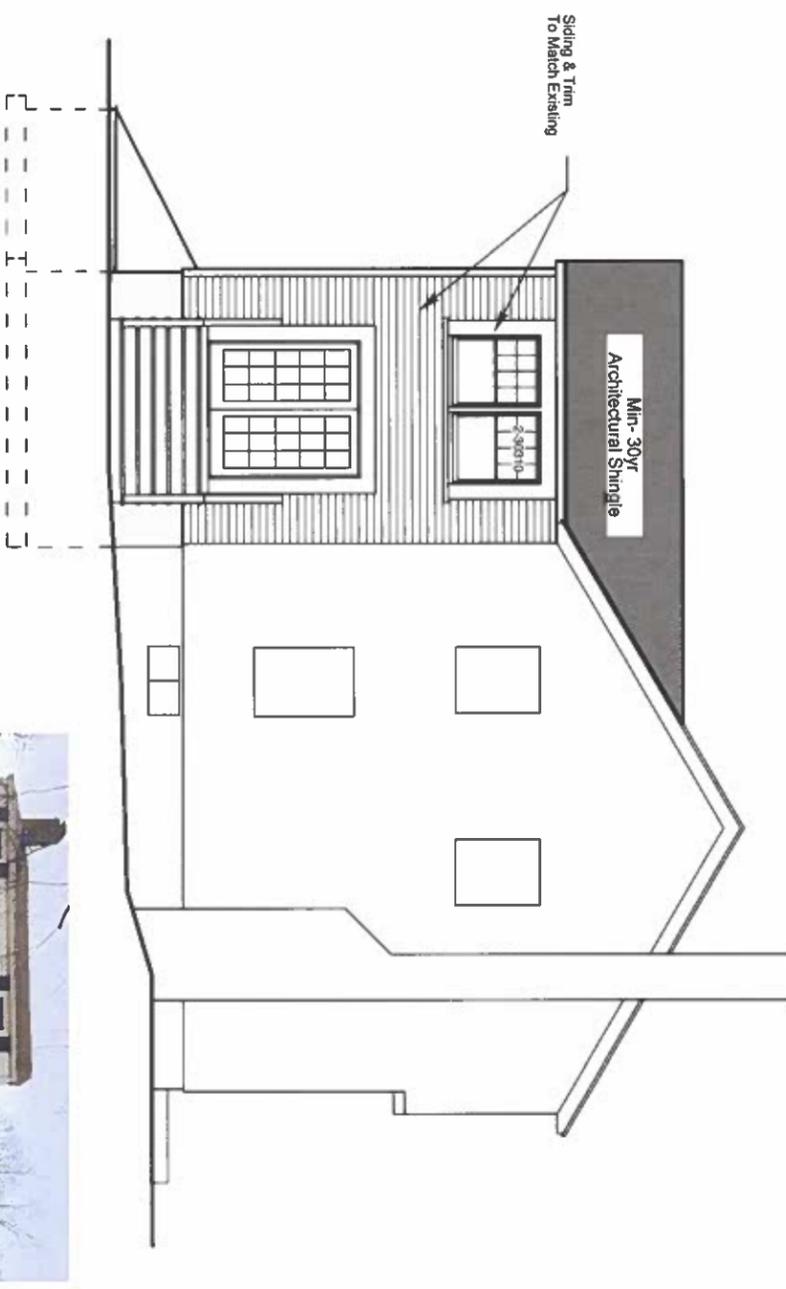
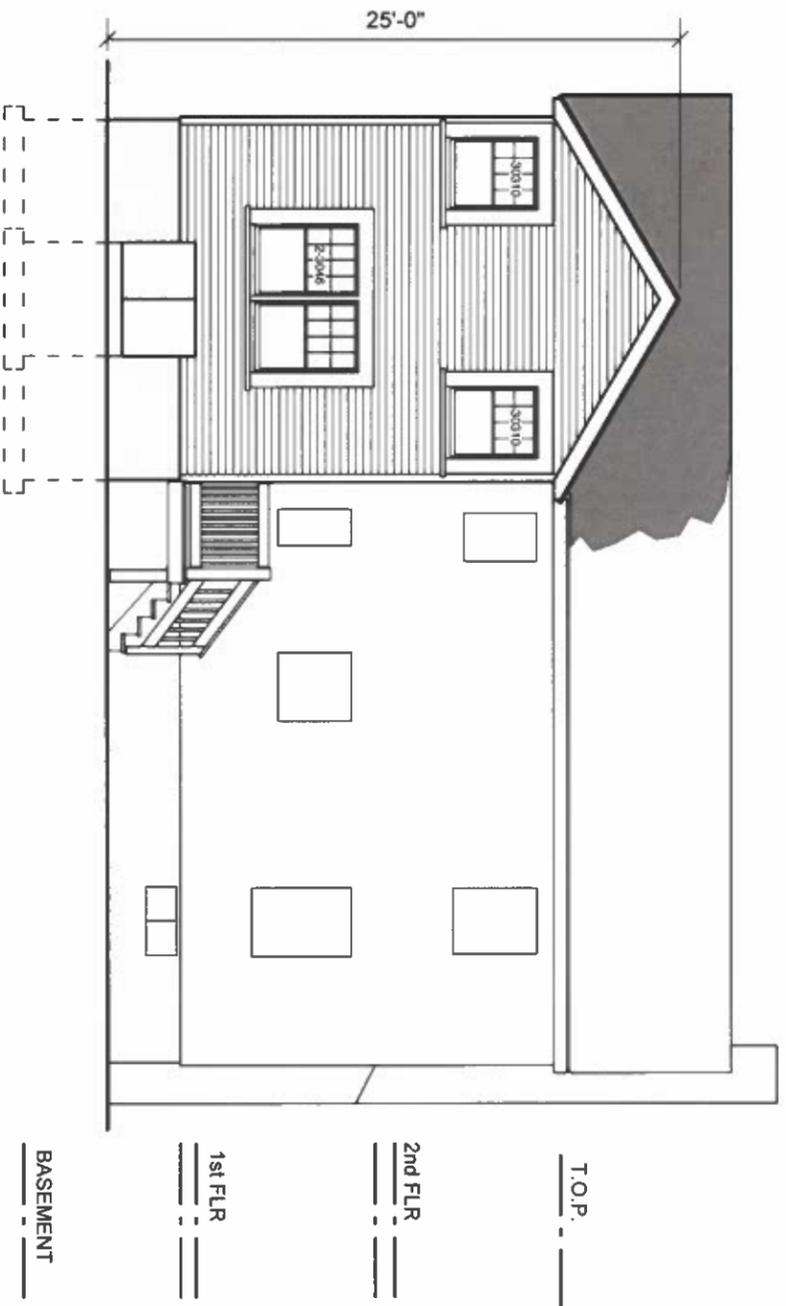
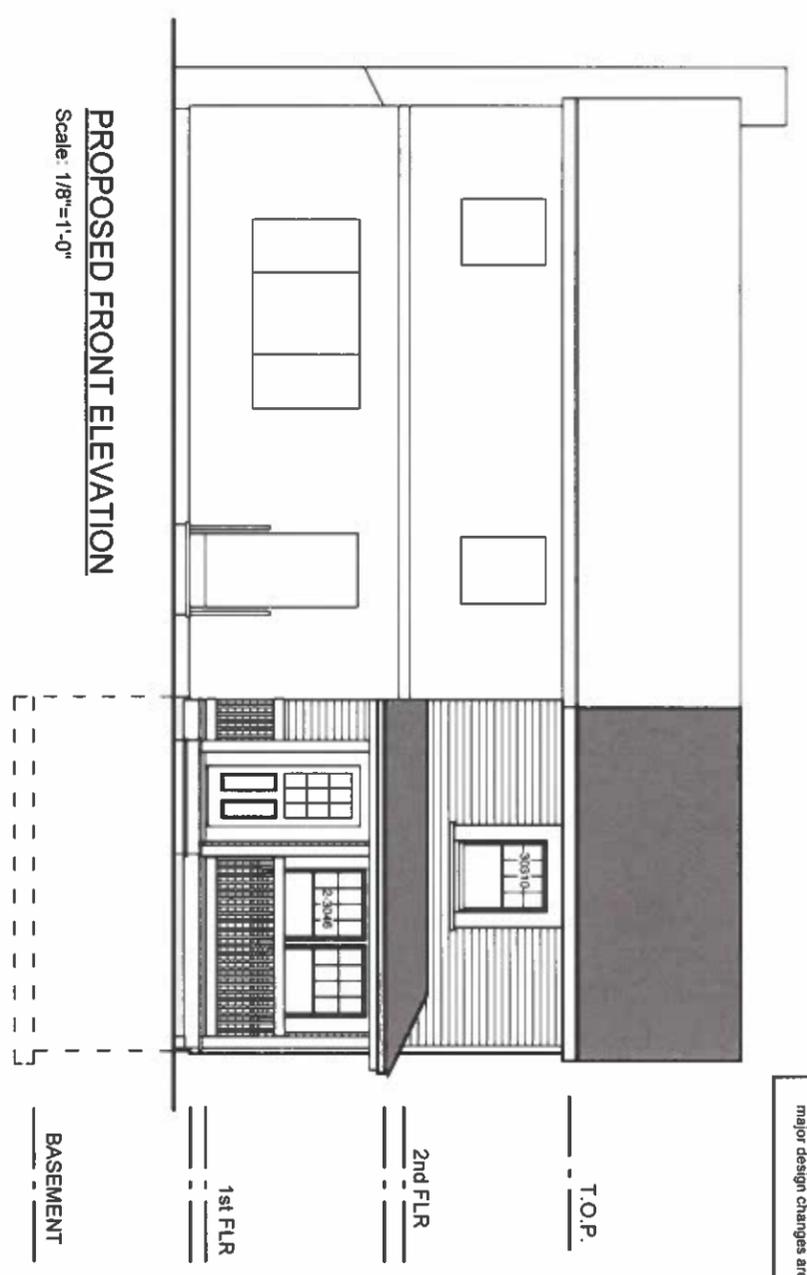
SCALE: 1" = 20'



SCALE: 1" = 20'

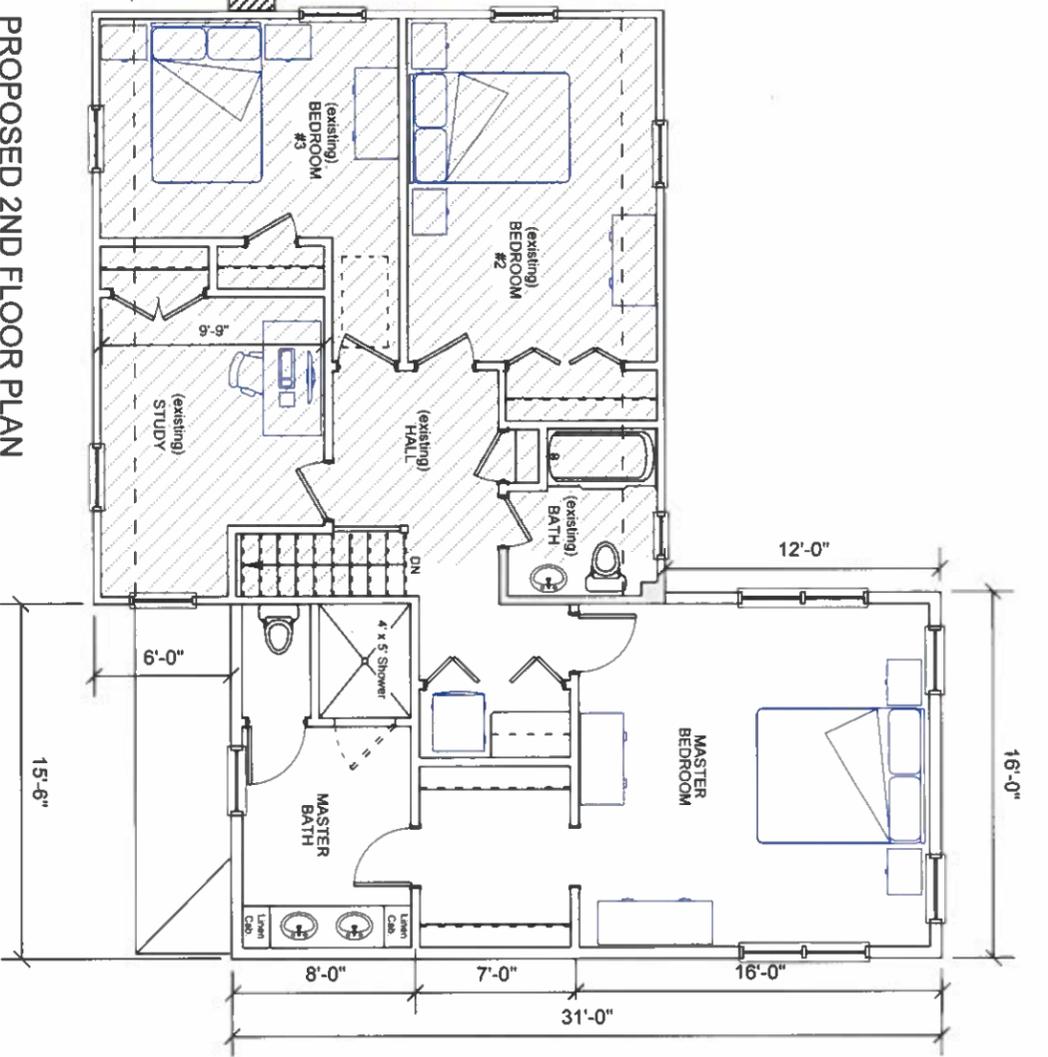
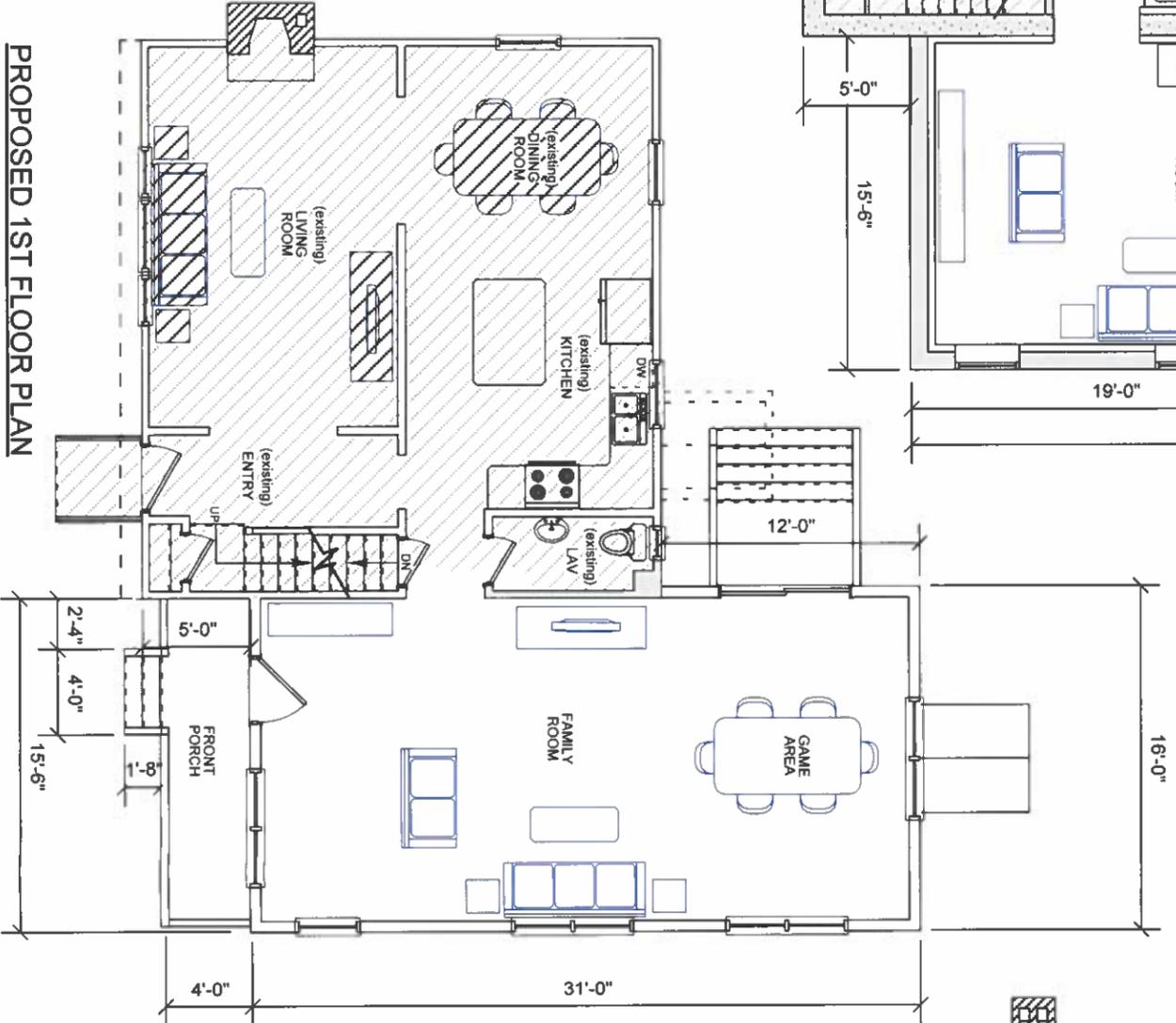
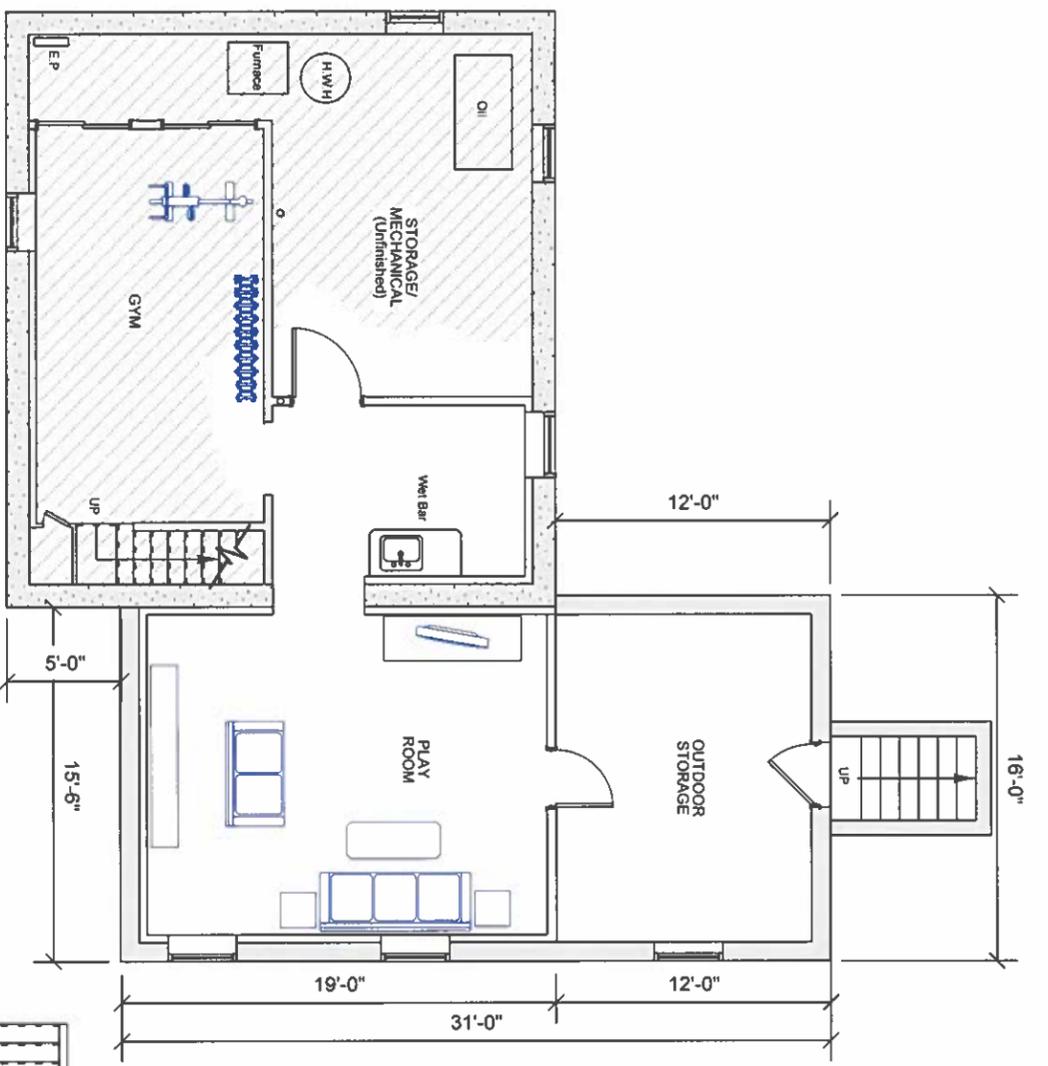
DEED REFERENCE: BK 82607 PG 355
PLAN REFERENCE: PLAN No 1048 OF 1939

* These Drawings are conceptual only. The actual construction documents may vary due to design changes necessary to meet current codes and regulations. Any major design changes are subject to Board scrutiny.



FOR BOARD APPROVAL ONLY

Sheet: 2 2		Title: ELEVATIONS (ZBA-1)	Project: ADDITION & RENOVATION to the KUZMESKAS RESIDENCE 12 NEWCASTLE ROAD BELMONT, MA	Copyright © Jozokos Architecture, Inc. All rights reserved. Per the Architectural Works Copyright Protection Act of 1990, this document shall not be copied, duplicated, replicated or otherwise reproduced in any form whatsoever without the prior written permission of Jozokos Architecture, Inc. This document is not effective unless signed & sealed by James J. Jozokos, Architect.	Date: March 19, 2025	Project No.: 24151
		Jozokos Architecture Inc. 1147 Main Street #115, Tewksbury, MA (978) 985-1813 jozokos@comcast.net	Drawn By: JG Checked By: JJ			



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	FLOOR PLANS (ZBA-1)	ADDITION & RENOVATION to the KUZMESKAS RESIDENCE 12 NEWCASTLE ROAD BELMONT, MA		March 19, 2025	
Jozokos Architecture Inc. 1147 Main Street #115, Tewksbury, MA (978) 985-1813 jozokos@comcast.net			Drawn By: JG Checked By: JJ		