

RECEIVED
TOWN CLERK
BELMONT, MA

CASE NO. 25-26

2025 AUG -6 PM 12:07

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 Monday, September 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 the application of Robert and Amy Narquizian for One (1) Special Permit under Section 1.5 of the Zoning By-Law to construct a four season sunroom and a deck at 22 Crestview Road located in a Single Residence A (SRA) Zoning District. Special Permit: §4.2 of the By-Law allows a maximum lot coverage of 20% in the SRA zoning district, the existing lot coverage is 21.4% and the proposed is 22.4%.

ZONING BOARD OF APPEALS



Town of Belmont
Zoning Board of Appeals

APPLICATION FOR A SPECIAL PERMIT

Date: 8/5/25

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 22 Crestview Rd 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 _____

A construction of a summer at rear of home.

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 Nicholas Galavito

Address 59 Vassar Rd
Belmont, MA 02478

Daytime Telephone Number 617-866-9378



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

July 22, 2025

Robert and Amy Narquizian
22 Crestview Road
Belmont MA 02478

RE: Construct a four season sunroom and deck.

Dear Mr. and Mrs. Narquizian:

The Office of Planning and Building is in receipt of your building permit application to construct a four season sunroom and a deck at 22 Crestview Road located in a Single Residence A (SRA) 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 20% in the SRA zoning district.

1. The existing lot coverage is 21.4% and the proposed is 22.4%.

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

7/10/25

22 Crestview Rd Proposed Renovations

To; Town of Belmont Office of Community Development, Board of Appeals

From; Nicholas Colavito, builder, and Robert Narquizian, Amy Craig, owners.

Hello,

We are proposing a sunroom renovation to the home located at 22 Crestview Rd Belmont. The renovation includes building a 4 season sunroom over the existing deck, and a deck extension around this new sunroom. An hvac mini-split will also be added to this sunroom. We'll also be adding 5 skylights to the existing kitchen and family room.

Robert and Amy moved to Belmont last summer and their daughter will be going from the 8th grade at BMSI to Belmont High School this upcoming school year; they hope to stay in Belmont for many years to come.

Thank you for your consideration,

Nicholas J Colavito
James Wright Builders

Robert Narquizian and Amy Narquizian Craig
22 Crestview Rd

Zoning Compliance Check List

(Registered Land Surveyor)

Property Address: 22 Crestview Road

Zone: SR-A

Surveyor Signature and Stamp: Joseph March

Date: 7/15/2025

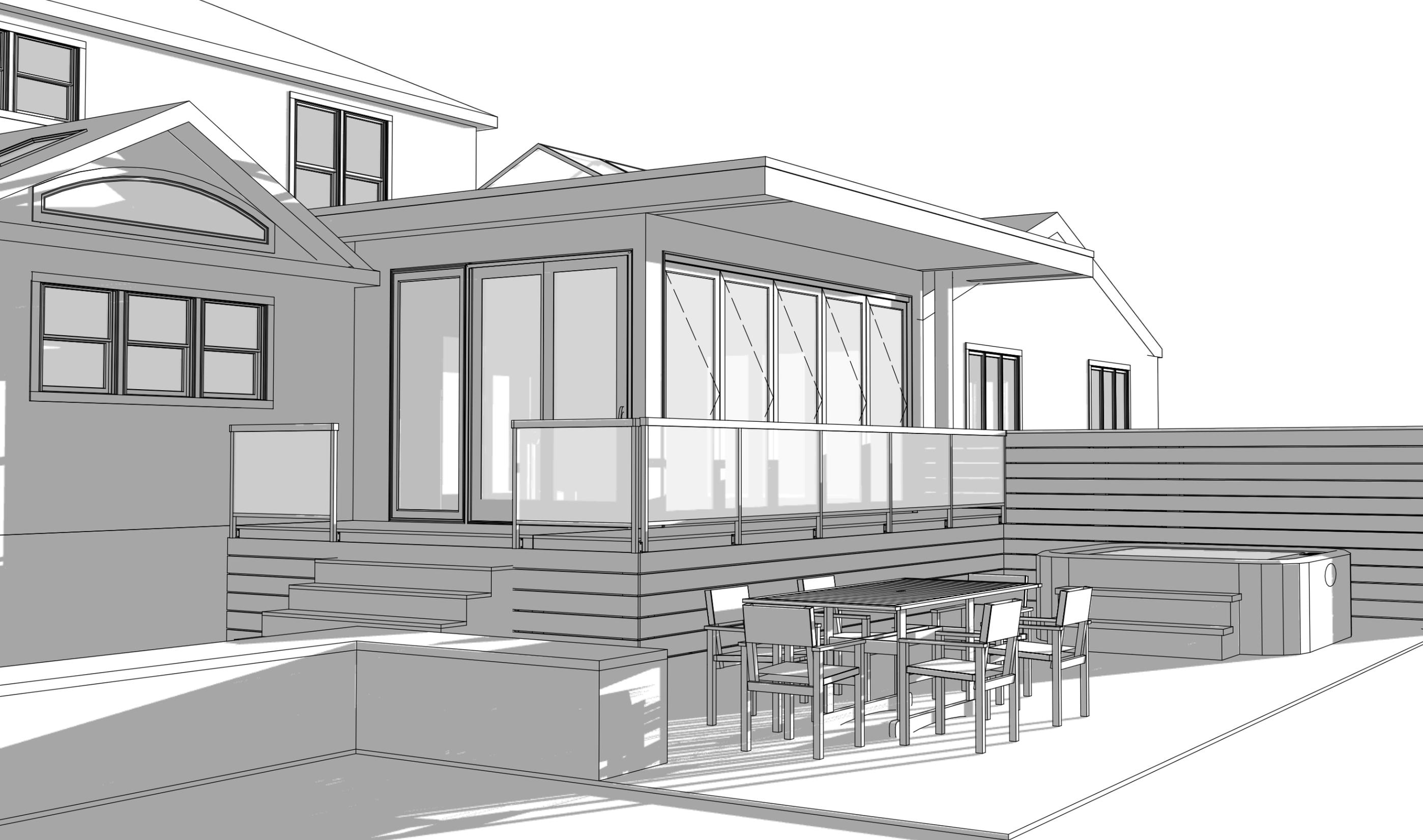
	REQUIRED	EXISTING	PROPOSED
Lot Area	25,000 s.f.	20,806 s.f.	no change
Lot Frontage	125'	124'	no change
Floor Area Ratio	n/a	n/a	n/a
Lot Coverage	20%	21.4%	21.9%
Open Space	50% min.	69.4%	68.9%
Front Setback	30'	59.6'	no change
Side Setback	15'	17.2'	no change
Side Setback	15'	16.9'	no change
Rear Setback	40'	44.5'	40.3'
Building Height	36'	23.4'	no change
Stories	2.5	2	no change
1/2 Story Calculation			



NOTES:	



Sunroom Located At 22 Crestview Rd Belmont MA



Project Address
22 Crestview Rd,
Belmont, MA

Client Name
Robert and Amy

Architect Seal

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Revisions

Notes

North



Sheet Size
11" x 17"

COVER

A.0

No.

BUILDING CODE SUMMARY

USE/OCCUPANCY

OCCUPANCY: **RESIDENTIAL**

BUILDING CODE: **780 CMR MASSACHUSSETTS STATE BUILDING CODE 9TH ED**

RESIDENTIAL CODE: **IRC 2018 WITH MA AMENDMENTS**

ENERGY CODE: **IECC 2021 WITH MA AMENDMENTS + STRETCH CODE AMENDMENTS**

PROJECT SIZE: **APPROXIMATELY 250 S.F.**

CONSTRUCTION TYPE

CONSTRUCTION TYPE (509.2): **VB - COMBUSTIBLE**

1. ALLOWABLE BUILDING HEIGHT (VB)(TABLE 504.3, 504.4): **2 STORIES**

BUILDING HEIGHT IN FEET IS MEASURED FROM THE AVERAGE GRADE AROUND THE BUILDING TO THE AVERAGE HEIGHT OF THE HIGHEST ROOF SURFACE

FIRE RESISTANCE RATINGS

(TABLE 601)

PRIMARY STRUCTURE FRAME: **0 HOURS**

BEARING WALLS

EXTERIOR: **0 HOURS**

INTERIOR: **0 HOURS**

NONBEARING WALLS: **0 HOURS**

FLOOR CONSTRUCTION: **0 HOURS**

ROOF CONSTRUCTION: **0 HOURS**

GENERAL NOTES

THE CONTRACTOR SHALL OBTAIN AND PAY FOR ALL PERMITS. THE CONTRACTOR SHALL ARRANGE FOR ALL NECESSARY INSPECTIONS AND APPROVALS FROM GOVERNING AUTHORITIES.

ALL WORK SHALL COMPLY WITH ALL APPLICABLE BUILDING CODES, STATE AND LOCAL CODES, ORDINANCES, RULES AND REGULATIONS AND THE REQUIREMENTS OF THE LOCAL FIRE DEPARTMENT

THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES AND FOR ALL SAFETY PRECAUTIONS AND PROGRAMS. THE SCHEDULING OF CONSTRUCTION ACTIVITIES SHALL BE COORDINATED WITH THE OWNER IN ORDER TO ACCOMODATE THE OWNERS NEEDS TO THE GREATEST EXTENT POSSIBLE.

THE INFORMATION PROVIDED IN THESE DRAWINGS IS OF ARCHITECTURAL NATURE ONLY. ALL INTERIOR FINISH SELECTION, STRUCTURAL, MECHANICAL, FIRE PROTECTION, AND ELECTRICAL DESIGN, ENGINEERING, DOCUMENTATION, COORDINATION AND ADMINISTRATION IS TO BE PROVIDED BY AND SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.

THE ARCHITECTS SCOPE OF SERVICES EXCLUDES THE INVESTIGATION, DISCOVERY, DETECTION, IDENTIFICATION, PRESENCE, LEAKAGE, DISCHARGE, RELEASE, USE, HANDLING, DISPOSAL, ENCAPSULATION, ABATEMENT, TREATMENT, OR REMOVAL OF, OR EXPOSURE OF A PERSON TO, HAZARDOUS MATERIALS, POLLUTANTS, CONTAMINANTS, OR DISEASE TRANSMITTING ORGANISMS. THE PRESENCE OF ANY HAZARDOUS MATERIALS AT THE PROJECT SHALL BE BROUGHT TO THE OWNERS ATTENTION.

ALL MATERIALS, EQUIPMENT, AND STANDARDS OF QUALITY AND WORKMANSHIP SHALL BE AS DEFINED BY THE CONTRACT DOCUMENTS AND IN STRICT ACCORDANCE WITH THE PREFERENCES AND STANDARDS OF THE LOCAL CONSTRUCTION MARKET, SUBJECT TO THE PRIOR APPROVAL OF THE OWNER.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING THE OWNER OF ANY STRUCTURAL LOADS IMPOSED ON THE WORK BY SYSTEMS NOT DESIGNED BY THE ARCHITECT (MECHANICAL, ELECTRICAL, EQUIPMENT, ETC) SUCH NOTICE SHALL BE PROVIDED PRIOR TO PROCEEDING WITH THE WORK.

ALL DIMENSIONS ARE TO FACE OF STUD, FACE OF CONCRETE, OR CENTERLINE OF DOOR/WINDOW UNLESS OTHERWISE NOTED

THE CONTRACTOR SHALL COORDINATE THE LOCATIONS OF ALL EQUIPMENT, FIXTURES, SWITCHES, RECEPTACLES, CATV JACKS, TELEPHONE JACKS, DIFFUSERS, GRILLES, ETC WITH THE OWNER

ALL FIXTURES, DEVICES, CABINETS, FINISHES, HARDWARE, ETC SHALL BE SELECTED BY OWNER UNLESS OTHERWISE NOTED IN THE DRAWINGS.

PROVIDE CONCEALED BLOCKING AS REQUIRED TO SECURE ALL MILLWORK, CABINETRY, HARDWARE, EQUIPMENT, FIXTURES, ACCESSORIES, ETC.

THE CONTRACTOR(S) SHALL FAMILIARIZE HIM OR HER SELF WITH AND VERIFY ALL EXISTING CONDITIONS

ALL DIMENSIONS PROVIDED SHALL BE VERIFIED IN FIELD

ALL NEW MATERIALS AND DETAILS SHALL MATCH EXISTING UNLESS OTHERWISE NOTED

FLASHING SHALL BE ALUMINUM AND SHALL BE INSTALLED AT ALL OPENINGS AND AT ANY HORIZONTAL WOOD TRIM OR SEAMS WHERE THE TOP SURFACE IS EXPOSED TO WEATHER.



Project Address
22 Crestview Rd,
Belmont, MA

Client Name
Robert and Amy

Architect Seal

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GENERAL NOTES

A.1

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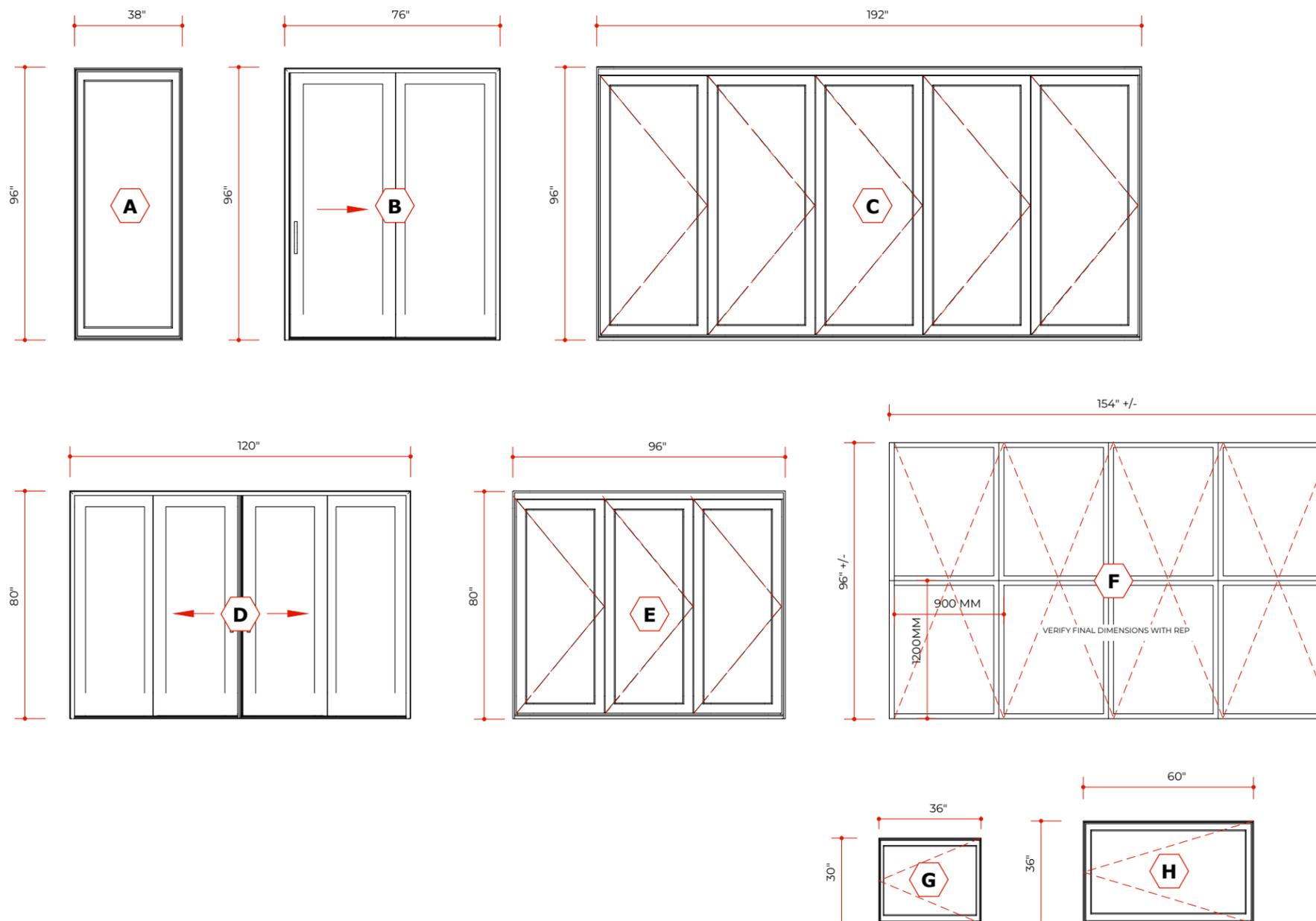
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SCHEDULES

A.2

No.

WINDOW + FRENCH DOOR SCHEDULE					
Mark	QTY	WIDTH	HEIGHT	OPERATION	NOTES
A	1	38	96	FIXED	
B	1	76	96	SLIDER	
C	1	192	96	BI-FOLD	
D	1	120	80	DOUBLE SLIDER	
E	1	96	80	BI-FOLD	
F	1	TBD	TBD	RIDGE SKYLIGHT	
G	2	30	36	SKYLIGHT	
H	3	36	60	SKYLIGHT	





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**EXISTING
FLOOR PLAN**

A.3

No.

**EXISTING TO
REMAIN**

RELOCATE DRYER VENT AS NEEDED

RELOCATE GUTTER AS NEEDED

**EXISTING
GARDEN BED**

REMOVE PORTION OF WALL FOR NEW SLIDER

REMOVE PORTION OF WALL FOR NEW SLIDER

EXISTING DECK

REMOVE ALL DECKING, FRAMING, AND FOOTINGS

EXISTING PATIO

**EXISTING
GARDEN BED**

1 DEMO PLAN
SCALE: 1/2" = 1' - 0"



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**FOUNDATION
PLAN**

A.4

No.

EXISTING TO
REMAIN

BUILD TO EDGE OF HOUSE
11'-7 3/4" +/-

4'-4" +/-

6'-4"

3'-4" +/-

5'-0"

8'-8 1/4"

8'-8 1/4"

SET BEHIND SETBACK

TO OUTSIDE FACE OF POST

1 FOUNDATION PLAN
SCALE: 1/2" = 1' - 0"





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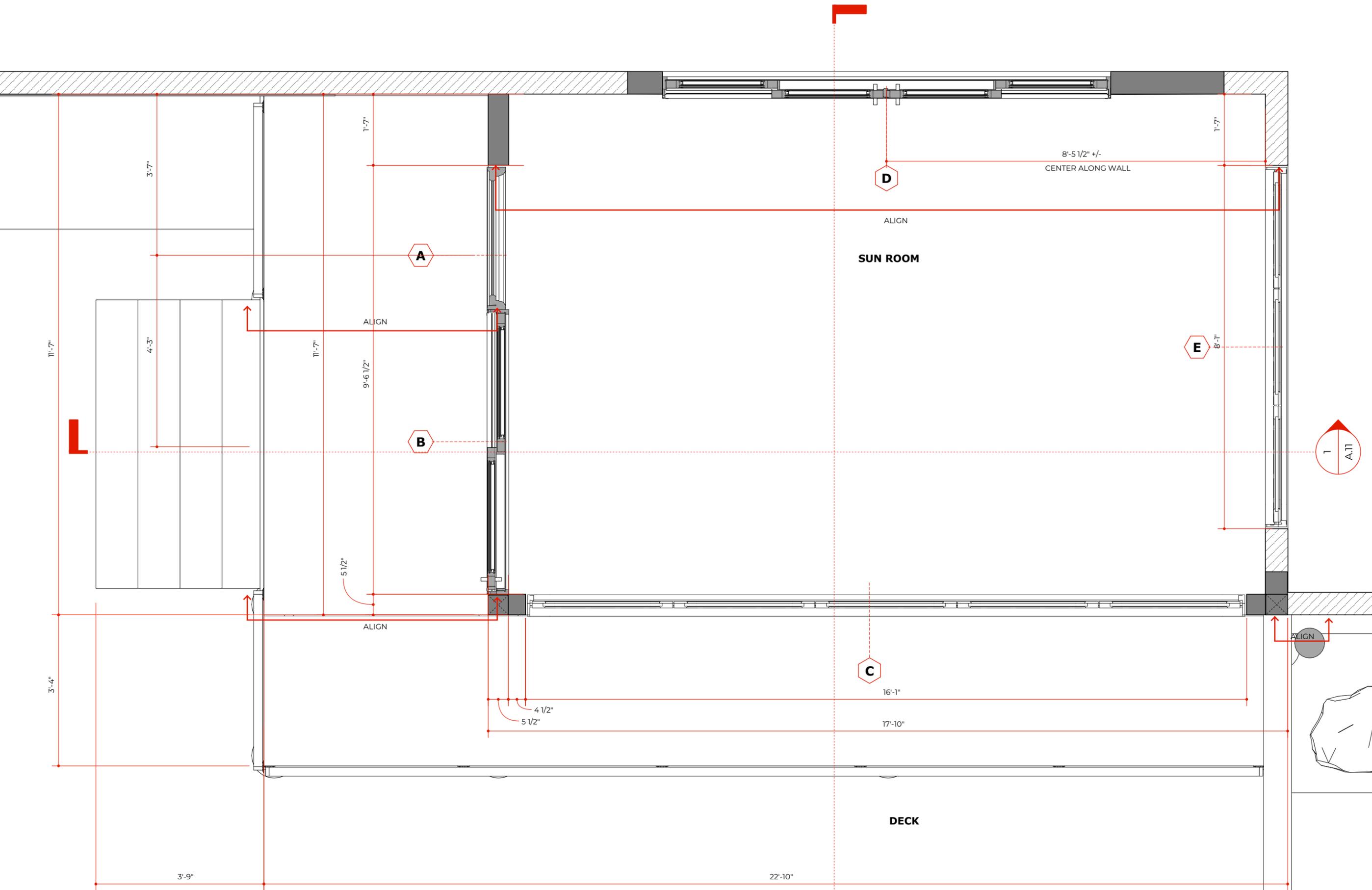


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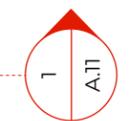
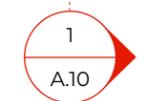
FLOOR PLAN

A.5

No.



1 PROPOSED PLAN
SCALE: 1/2" = 1' - 0"





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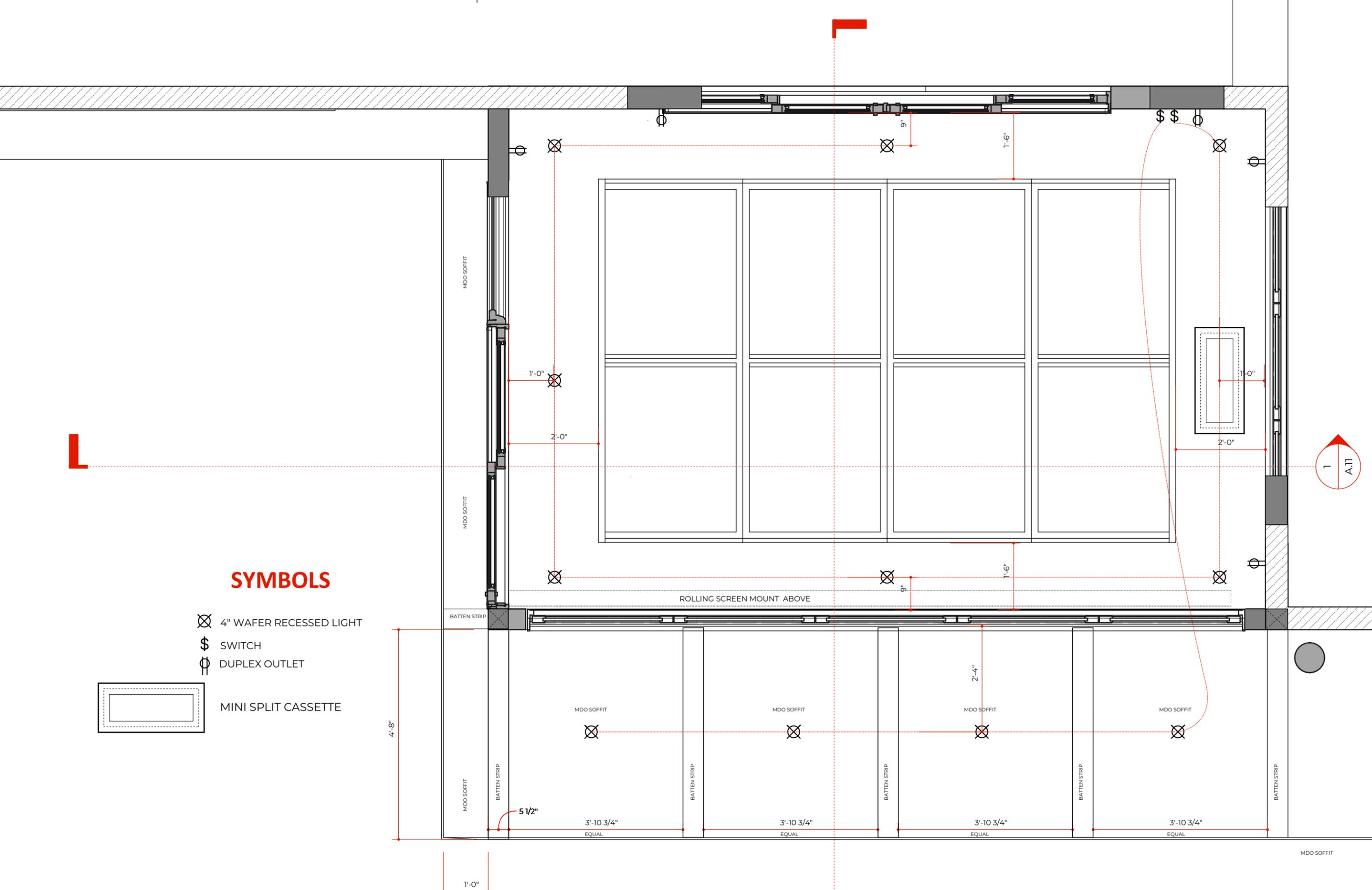


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CEILING PLAN

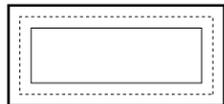
A.6

No.



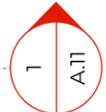
SYMBOLS

- ⊗ 4" WAFER RECESSED LIGHT
- \$ SWITCH
- ⊕ DUPLEX OUTLET



MINI SPLIT CASSETTE

1 CEILING PLAN
SCALE: 1/2" = 1' - 0"





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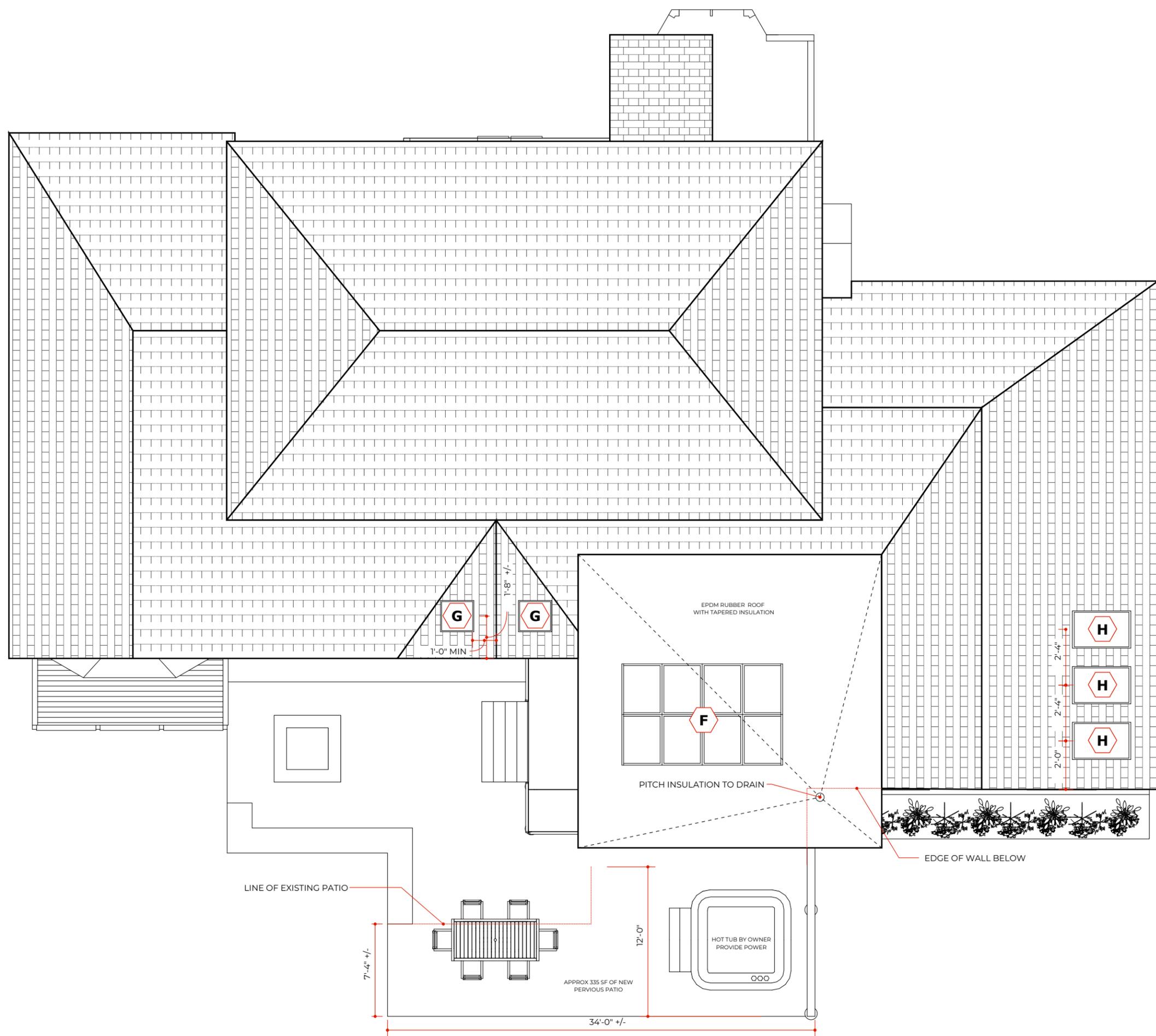


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ROOF PLAN

A.7

No.



1 ROOF PLAN
SCALE: 1/8" = 1' - 0"



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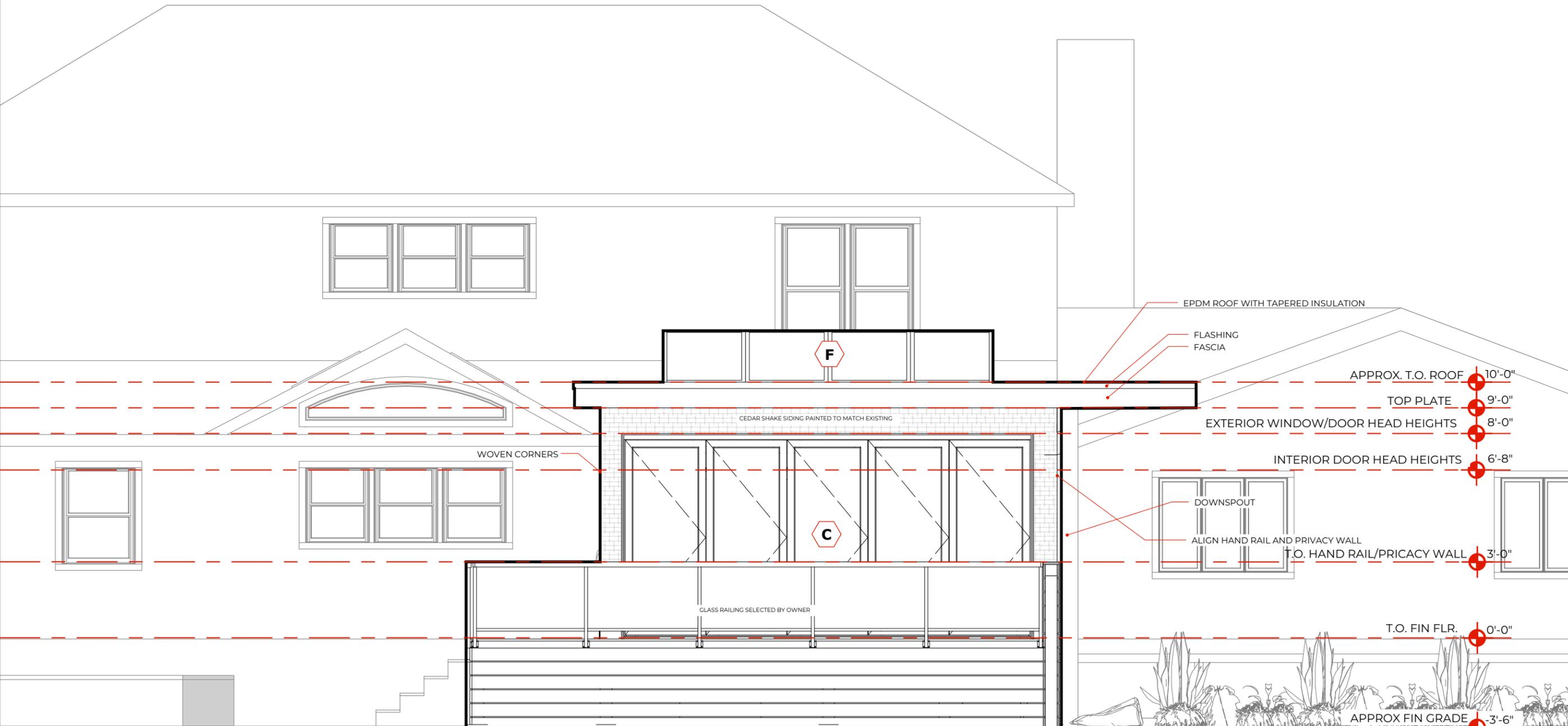


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ELEV

A.8

No.



1 SOUTH ELEVATION
SCALE: 1/4" = 1' - 0"



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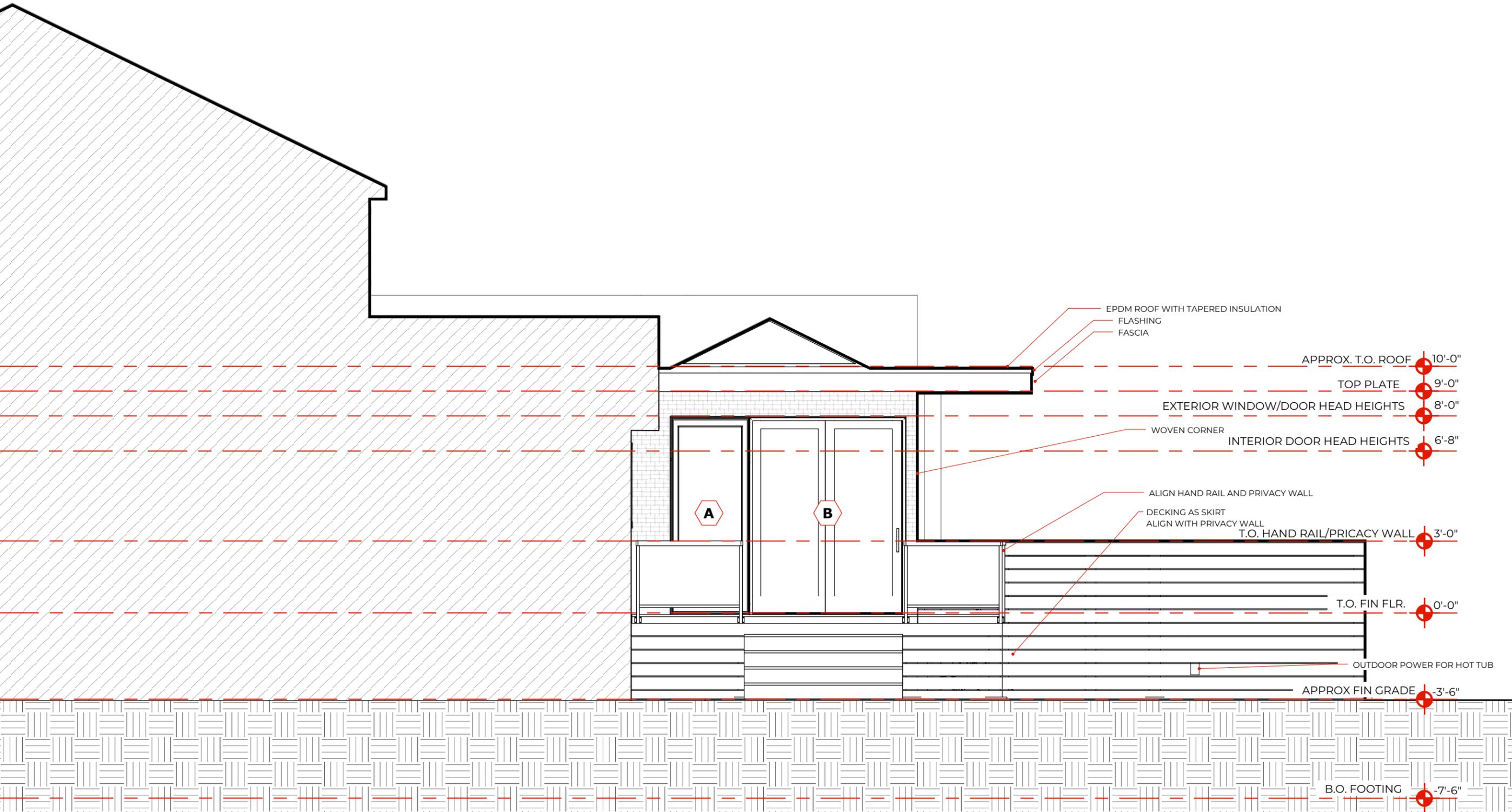


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ELEV

A.9

No.



1 WEST ELEVATION
SCALE: 1/4" = 1' - 0"



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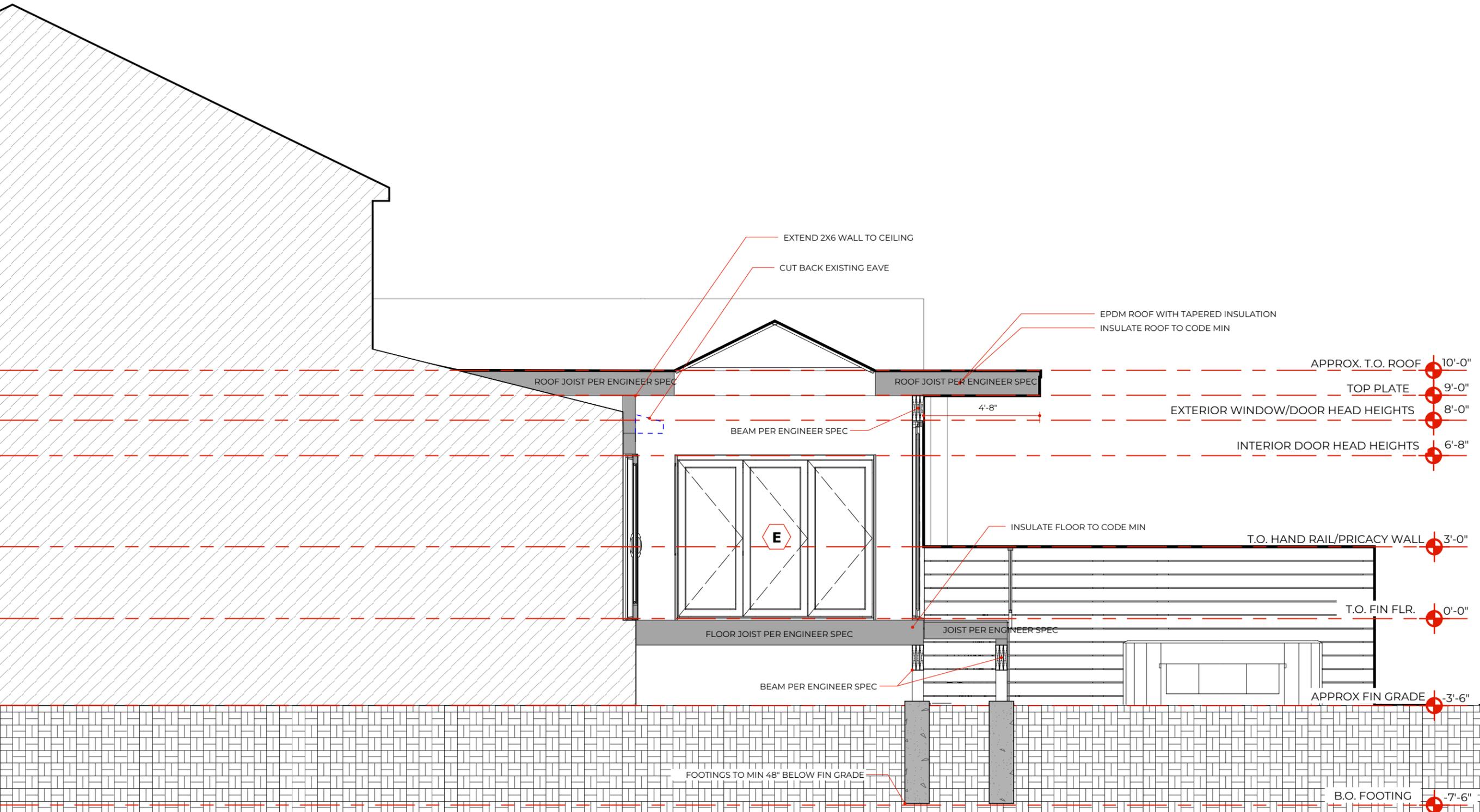


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SECTION

A.10

No.



1 CROSS SECTION
SCALE: 1/4" = 1' - 0"



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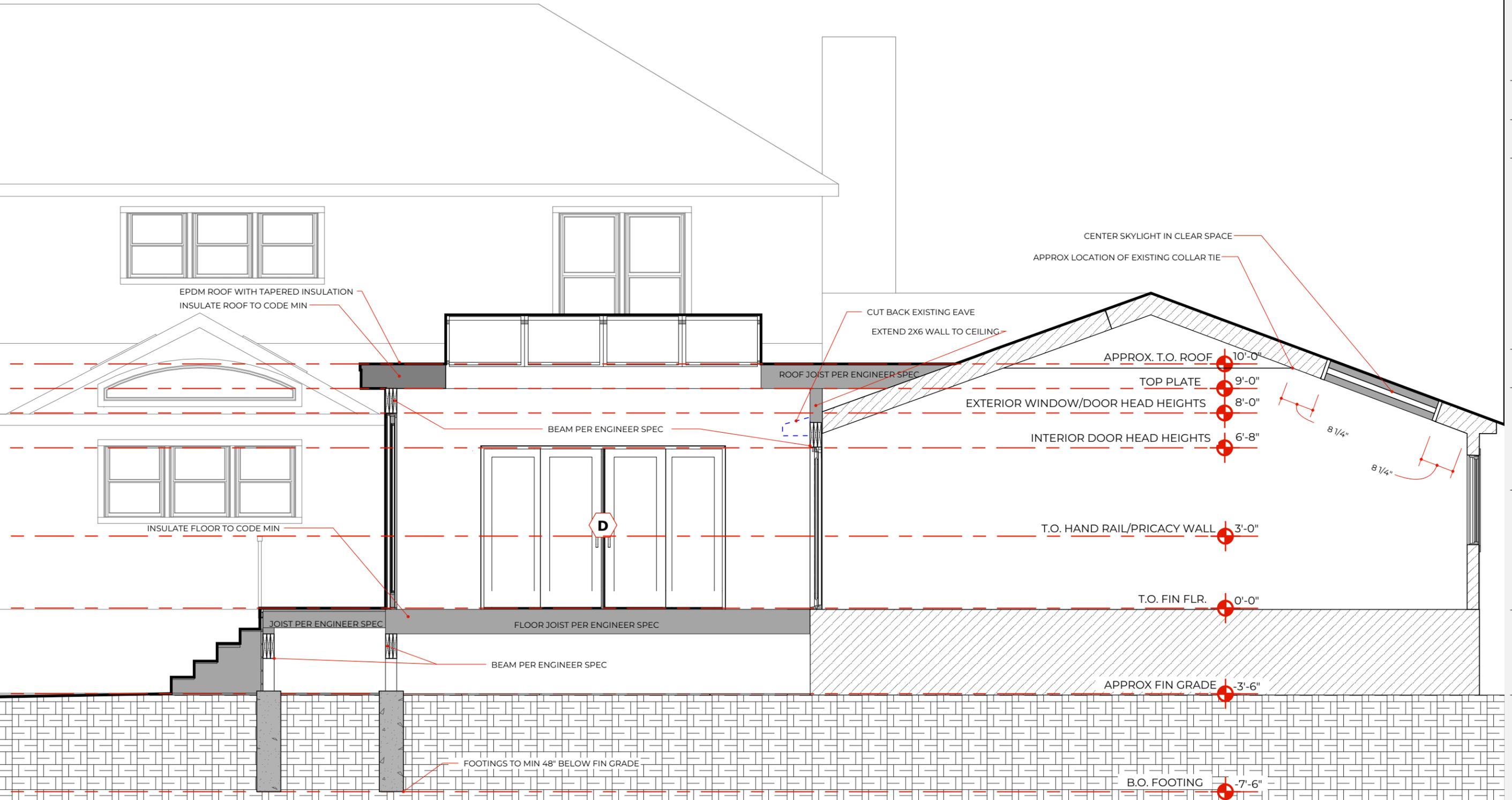


Sheet Size
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SECTION

A.11

No.



1 LONG SECTION
SCALE: 1/4" = 1'-0"