

Lot A  
505 Trapelo Road  
Belmont, MA

Sec 3.3 USE

Mixed-Use – provided that at a minimum the first floor is to be reserved for commercial use and that the residential use comply with §6.10, Inclusionary Housing  
By Special Permit

GFA

Building A – 505 Trapelo Road  
Zoning District – LB 1  
Lot A area = 13,032 s.f.

1<sup>st</sup> floor – 3,863 s.f.  
2<sup>nd</sup> floor - 3,879 s.f.  
3<sup>rd</sup> floor - 3,347 s.f.  
Total area building A - 11,089 s.f.

Sec. 4.2.1

Maximum Floor Area Ratio (FAR) 1.25\*

\*sec 4.2.1 3) max FAR 1.5 allowed by Special Permit from Board of Appeals

Proposed FAR =  $11,089/13,032 = 0.85$

Allowed

Parking

Required

Sec. 5.1.2.a 1 Space /DU with less than 2 BR

10 units x 1 sp/unit = 10 spaces

Sec. 5.1.2.g 1 space /350 s.f ground GFA

$3,863s,f./350 = 11.0$  spaces

Pursuant to 5.1.2.j

Mixed uses: requirements for each use are added, unless it is determined that a smaller number is adequate because of staggered hours.

Proposed

spaces per sec 5.1.2.g plus 50% spaces Sec 5.1.2.a

11 spaces + 50% (10 spaces) = 16 spaces

Height

Sec 4.2.3

Allowed 28' / 2 stories \*

4.2.3.B.3 \*32' / 3 stories by special Permit

Proposed height 31.83 / 3 stories

Lot B  
493 Trapelo Road  
Belmont, MA

### Sec 3.3 USE

Mixed-Use – provided that at a minimum the first floor is to be reserved for commercial use and that the residential use comply with §6.10, Inclusionary Housing  
By Special Permit

#### GFA

Building B – 493 Trapelo Road  
Zoning District – LB 1  
Lot B area = 11,233 s.f.

1<sup>st</sup> floor – 4,932 s.f.  
2<sup>nd</sup> floor - 4,996 s.f.  
3<sup>rd</sup> floor - 4,589 s.f.  
Total area building B - 14,517 s.f.

#### Sec. 4.2.1

Maximum Floor Area Ratio (FAR) 1.25\*

\*sec 4.2.1 3) max FAR 1.5 allowed by Special Permit from Board of Appeals

Proposed FAR =  $14,517/11,233 = 1.29$

Allowed by Special Permit

#### Parking

##### Required

Sec. 5.1.2.a	1 Space /DU with less than 2 BR	12 units x 1 sp/unit = 12 spaces
Sec. 5.1.2.g	1 space /350 s.f ground GFA	4,932s.f./350 = 14.0 spaces

Pursuant to 5.1.2.j

Mixed uses: requirements for each use are added, unless it is determined that a smaller number is adequate because of staggered hours.

##### Proposed

spaces per sec 5.1.2.g plus 50% spaces Sec 5.1.2.a  
 $14 \text{ spaces} + 50\% (12 \text{ spaces}) = 20 \text{ spaces}$

#### Height

##### Sec 4.2.3

Allowed 28' / 2 stories \*

4.2.3.B.3 \*32' / 3 stories by special Permit

Proposed height 31.65 / 3 stories