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TOWN CLERK  
BELMONT, MA

CASE NO. 23-30

2023 OCT 26 PM 1:29

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, November 16, 2023 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 Carol and Edward Berberian, for Two Special Permits under section 1.5 of the By-Law to construct a two (2) story side addition at 14 Herbert Road, located in Single Residence C (SRC) zoning district. Special Permits: **(1)**. §4.2 of the By-Law allows maximum lot coverage of 25%, the existing lot coverage is 27.3% and the proposed is 28.7%. **(2)**. § 4.2 requires a minimum side setback of 10.0', the existing and proposed is 7.9'.

ZONING BOARD OF APPEALS

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Town of Belmont

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TOWN CLERK  
BELMONT, MA

2023 OCT 25 PM 1:29

## APPLICATION FOR A SPECIAL PERMIT

Date: October 19, 2023

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 14 Herbert Road 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 to Construct a 2 story side 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

C. Berberian

Print Name

Carol and Edward Berberian

Address

14 Herbert Road

Belmont MA 02478

Daytime Telephone Number

617-877-8195

June 4, 2013



**OFFICE OF COMMUNITY DEVELOPMENT  
TOWN OF BELMONT  
19 Moore Street  
Homer Municipal Building  
Belmont, Massachusetts 02478-0900**

Telephone: (617) 993-2650 Fax: (617) 993-2651

Building Division  
(617) 993-2664  
Engineering Division  
(617) 993-2665  
Planning Division  
(617) 993-2666

October 16, 2023

Carol Berberian  
14 Herbert Road  
Belmont, MA 02478

RE: Denial to Construct an Addition

Dear Ms. Berberian,

The Office of Community Development is in receipt of your building permit application for your proposal to construct a two story side addition at 14 Herbert Road located in a Single Residence C Zoning District.

Your application has been denied because it does not comply with the current Town of Belmont Zoning Bylaws. More specifically, Section 4.2 of the Zoning By-Law Dimensional Regulations allow a maximum lot coverage of 25% and requires a minimum side setback of 10.0'.

1. The existing lot coverage is 27.3% and the proposed is 28.7%.
2. The existing and proposed side setback is 7.9'.

You may alter your plans to conform to the current Town of Belmont Zoning By-Laws and resubmit a building permit application, or you may request two (2) Special Permits from the Zoning Board of Appeals. If you choose this option, please contact the Planning and Building Department to schedule an appointment with Gabriel Distler, Planning Staff, at (617) 993-2650 in order to begin the process.

Sincerely,

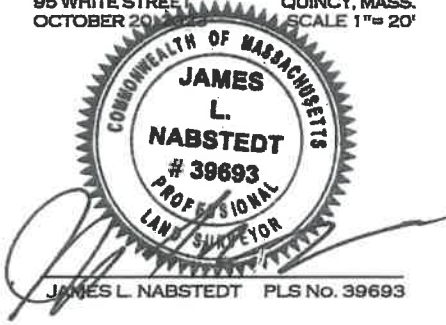
Ara Yogurtian  
Inspector of Buildings

# PLAN OF LAND

SHOWING  
**PROPOSED ADDITIONS**  
 AT  
**14 HERBERT ROAD**  
 IN  
**BELMONT, MASS.**

PREPARED BY:  
**NEPONSET VALLEY  
 SURVEY ASSOC., INC.**

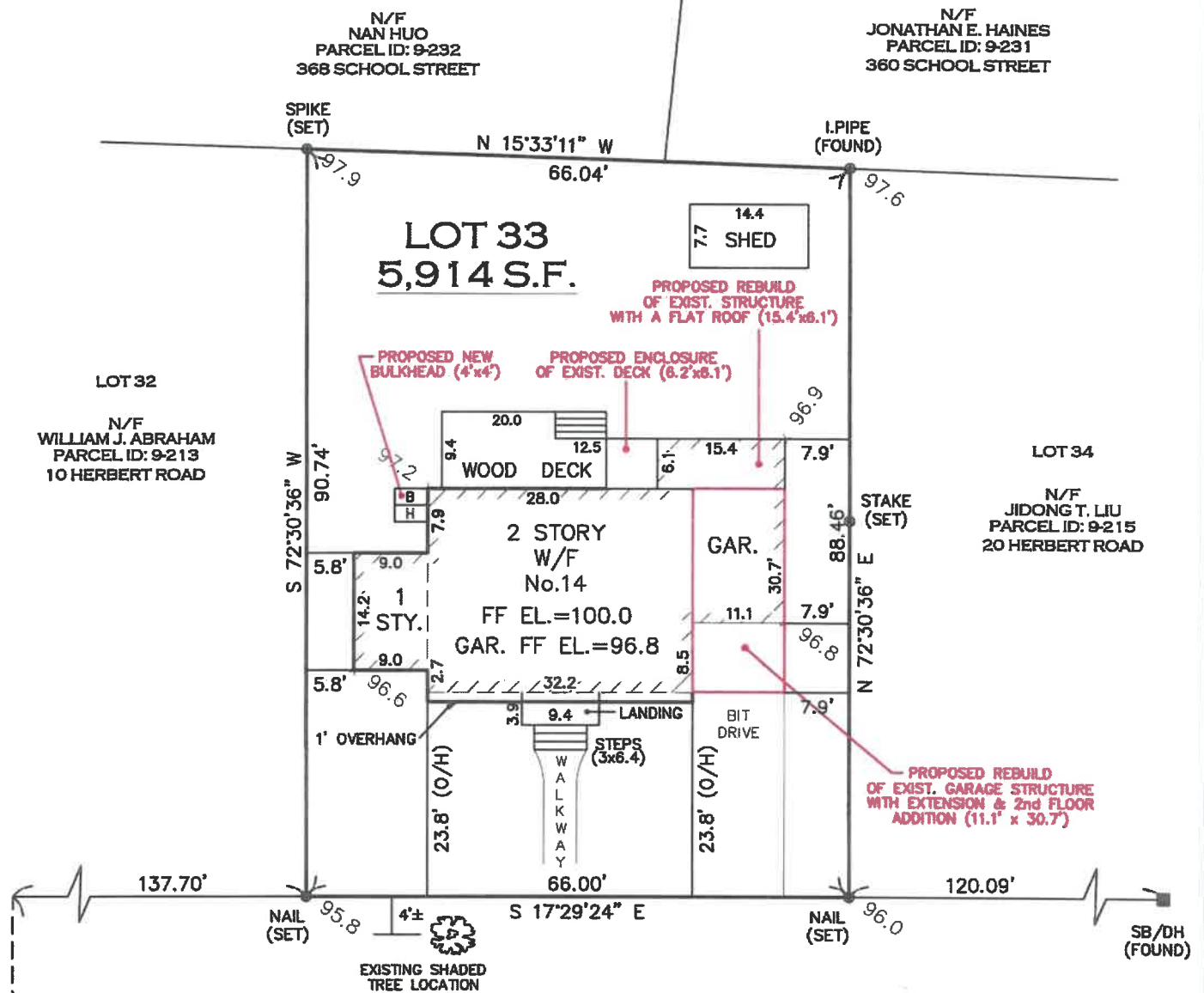
95 WHITE STREET QUINCY, MASS.  
 OCTOBER 2011 SCALE 1"=20'



	REQUIRED	EXISTING	PROPOSED
LOT AREA	9,000 S.F.	5,914 S.F.	5,914 S.F.
LOT FRONTAGE	75 FT.	66 FT.	66 FT.
F.A.R.	-	-	-
LOT COVERAGE	25%	27.3%	<b>28.6%</b>
OPEN SPACE	50%	65.1%	63.9%
FRONT SETBACK	22.4' / 25 FT.	23.8' (O/H)	23.8' (O/H)
SIDE SETBACK	10 FT.	5.8' / 7.9'	5.8' / 7.9'
REAR SETBACK	26.88 FT.	33.2'	33.2'
BLDG. HEIGHT	30 FT.	26.7'	26.7'
STORIES	2.5	2	2

- \* - ZONING DISTRICT: SRC (SINGLE RESIDENCE C)
- \* - PROPERTY SHOWN ON ASSESSORS PLAN AS MAP 9 - PARCEL 214
- \* - ELEVATIONS SHOWN ARE FROM ASSUMED DATUM

A.Y.  
 A.Y.



## HERBERT ROAD

40.00'

SB/DH (FOUND)

\* - THIS PROPERTY IS NOT LOCATED WITHIN ANY WETLAND DELINEATION AS SHOWN ON THE TOWN OF BELMONT WETLANDS ATLAS AND FURTHER ON THE FEMA FLOOD MAP FOR THE TOWN OF BELMONT MAP No. 25017C0418E DATED: JUNE 4, 2010.

OWNER: CAROL & EDWARD BERBERIAN

LOC. HOUSE No: 14 HERBERT ROAD

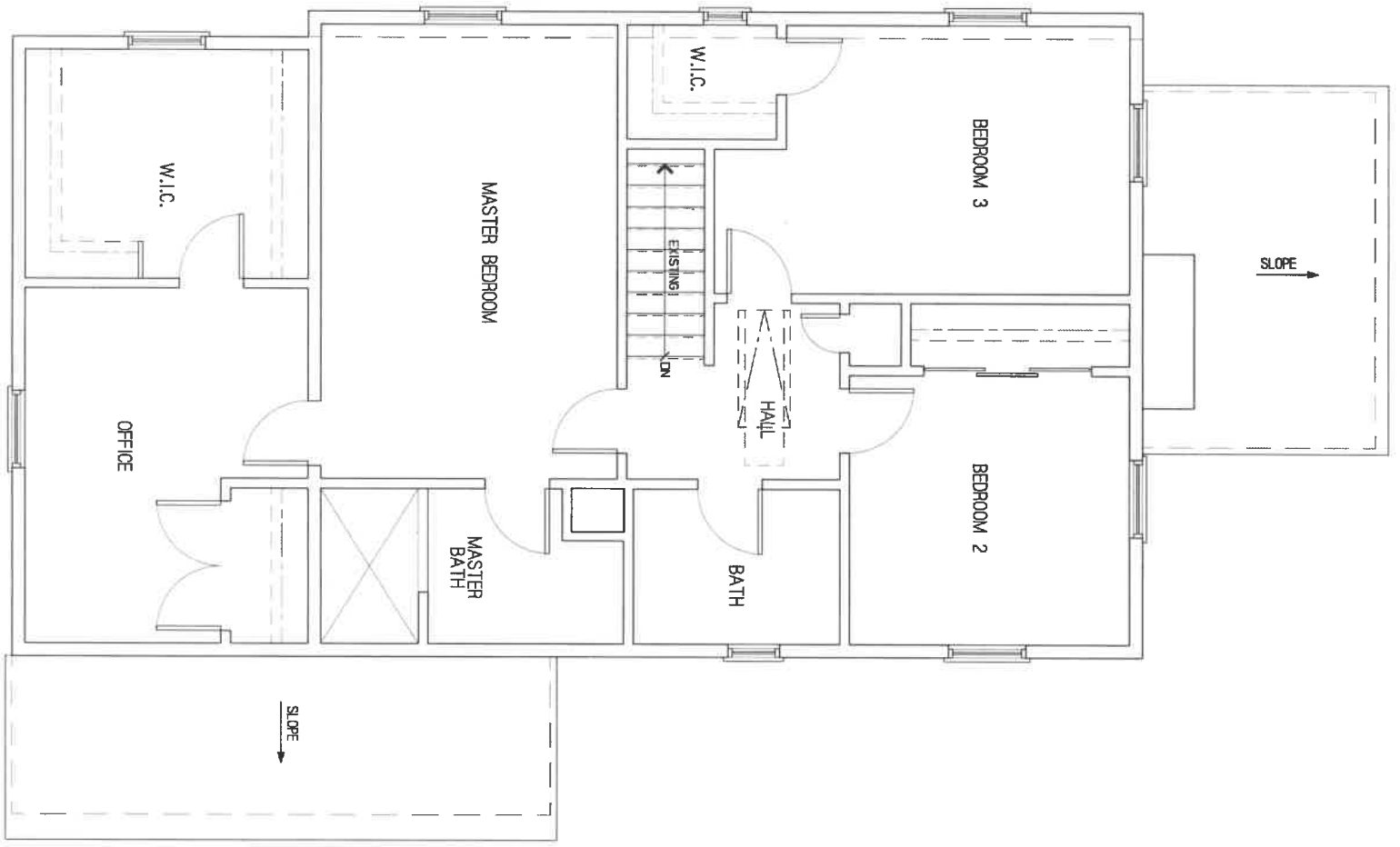
LOT No: 33

APP. No: \_\_\_\_\_

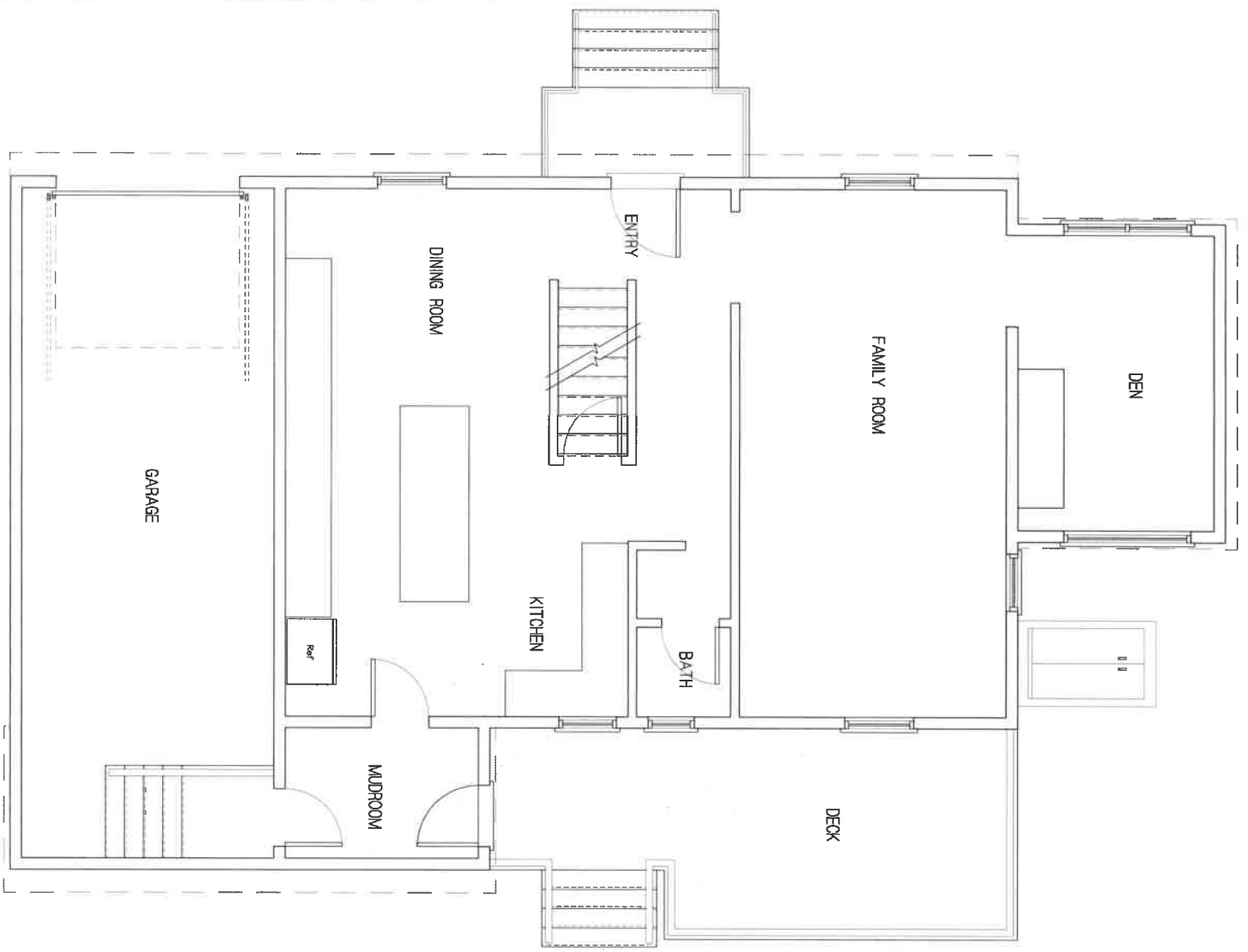
DATE: \_\_\_\_\_

SCALE: 1"=20'





SECOND FLOOR PLAN



FIRST FLOOR PLAN

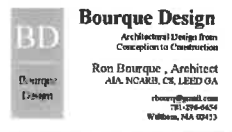
ISSUED FOR REVIEW 10-27-2023

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

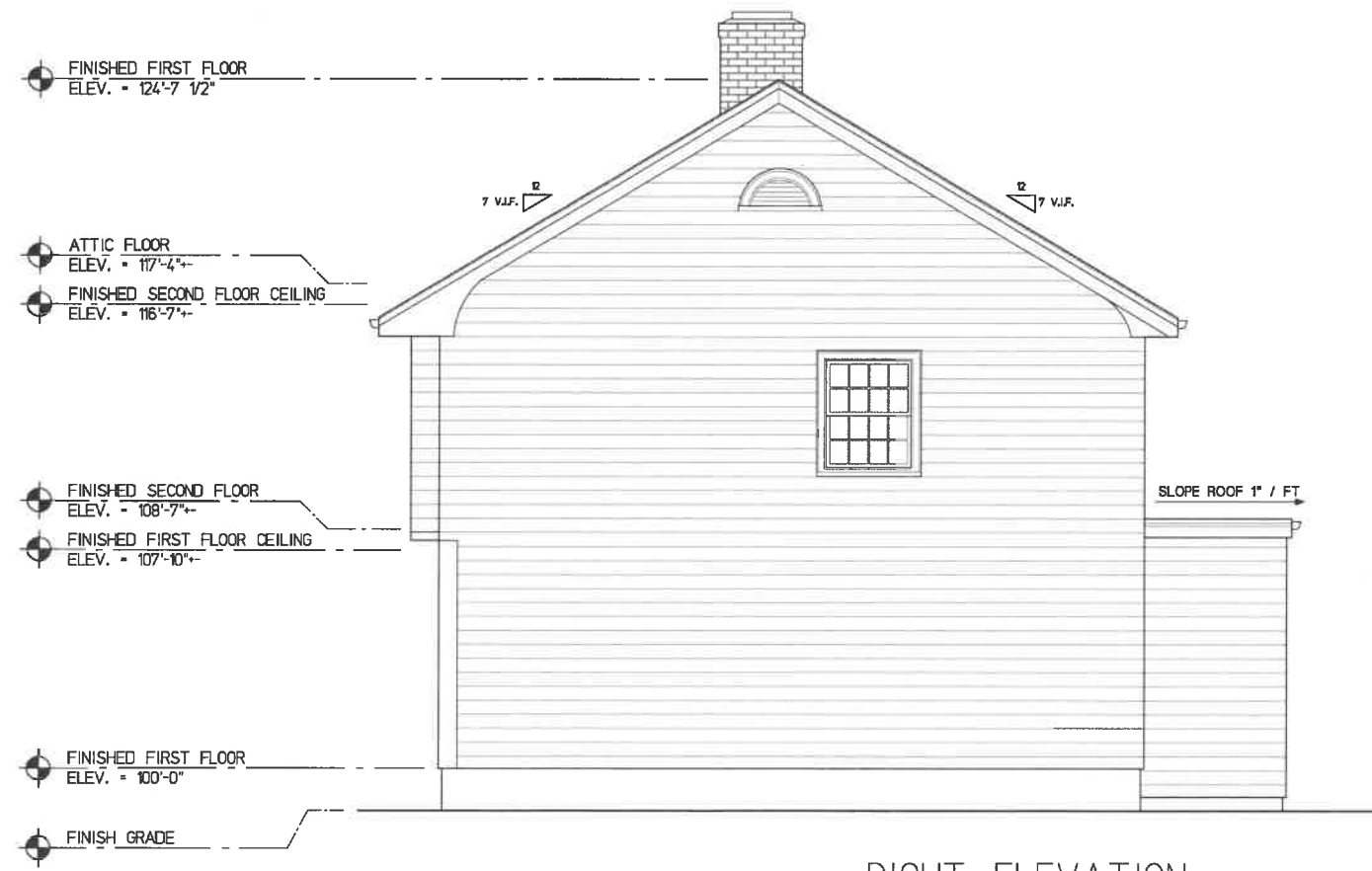
Sheet:  
A1  
of

Sheet Title:  
FIRST / SECOND  
FLOOR PLANS

Client Name:  
Residential Addition  
for  
14 Herbert Road, Belmont, MA



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RIGHT ELEVATION

**Bourque Design**  
 Architectural Design Firm  
 Complete Construction  
 Ron Bourque - Architect  
 144 Middle St. Belmont  
 MA 02458  
 617-854-2000

**BD**  
 Bourque  
 Design

Client Name:  
 Residential Addition  
 for  
 14 Herbert Road, Belmont, MA

Sheet Title:  
 RIGHT  
 ELEVATION

Sheet:  
 A4  
 or

ISSUED FOR REVIEW 10-27-2023

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

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FINISHED FIRST FLOOR  
ELEV. = 124'-7 1/2"

ATTIC FLOOR  
ELEV. = 117'-4 1/2"

FINISHED SECOND FLOOR CEILING  
ELEV. = 116'-7 1/2"

FINISHED SECOND FLOOR  
ELEV. = 108'-7 1/2"

FINISHED FIRST FLOOR CEILING  
ELEV. = 107'-10 1/2"

FINISHED FIRST FLOOR  
ELEV. = 100'-0"

FINISH GRADE

FINISHED FIRST FLOOR  
ELEV. = 124'-7 1/2"

ATTIC FLOOR  
ELEV. = 117'-4 1/2"

FINISHED SECOND FLOOR CEILING  
ELEV. = 116'-7 1/2"

FINISHED SECOND FLOOR  
ELEV. = 108'-7 1/2"

FINISHED FIRST FLOOR CEILING  
ELEV. = 107'-10 1/2"

FINISHED FIRST FLOOR  
ELEV. = 100'-0"

FINISH GRADE



FRONT ELEVATION



REAR ELEVATION

ISSUED FOR REVIEW 10-27-2023

**Bourque Design**  
Professional Corporation  
Rita Bourque, Architect  
JAN. NO. 00000000000000000000  
171 University  
Westport, MA 01087



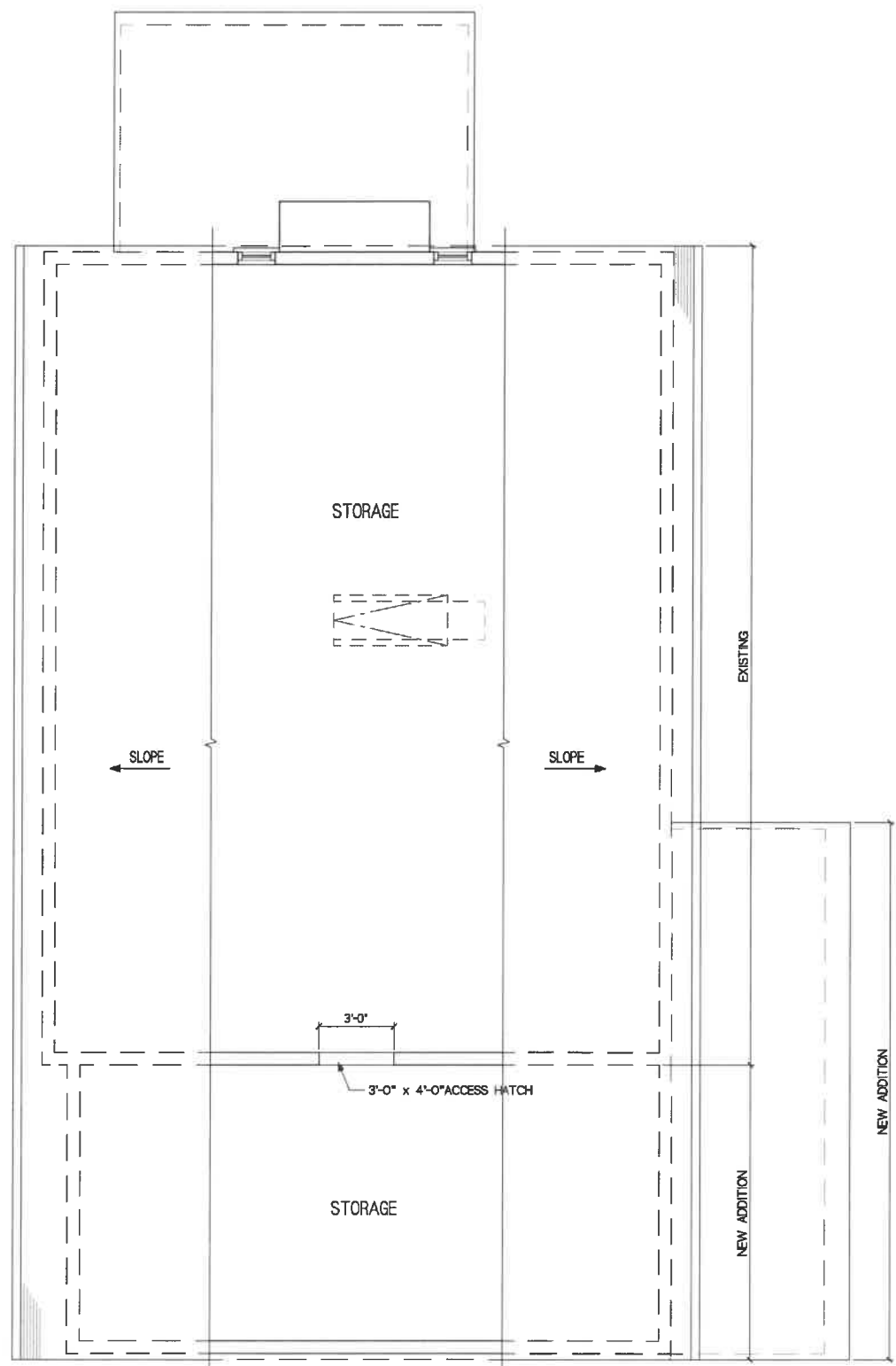
Client Name:  
Residential Addition  
for  
14 Herbert Road, Belmont, MA

Sheet Title:  
FRONT / REAR  
ELEVATIONS

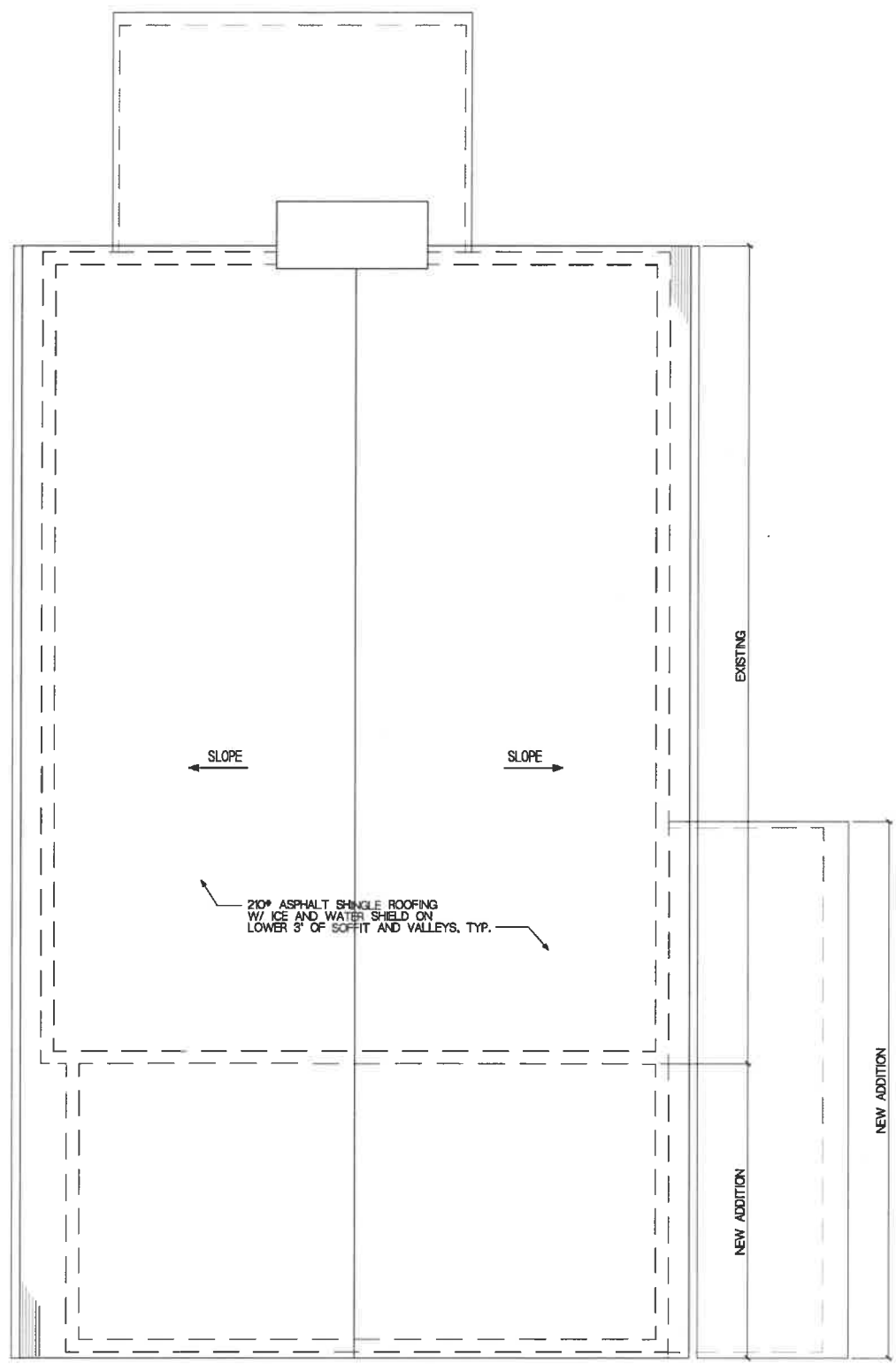
Sheet:  
A3  
of

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

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ATTIC FLOOR PLAN



ROOF PLAN

ISSUED FOR REVIEW 10-27-2023

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



Client Name:  
 Residential Addition  
 for  
 14 Herbert Road, Belmont, MA

Sheet Title:  
 ATTIC / ROOF  
 PLANS

Sheet:  
 A2  
 of

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