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CASE NO. 16-04

NOTICE OF PUBLIC HEARING BY THE
ZONING BOARD OF APPEALS

ON APPLICATION FOR A SPECIAL PERMIT

Notice is hereby given that the Belmont Zoning Board of Appeals will hold a public hearing on MONDAY, April 4, 2016 at 7:00 PM in the Art Gallery, 3rd floor, Homer Municipal Building, 19 Moore St., to consider the application of Ranjana Jha, for a SPECIAL PERMIT under Section 3.3 of the Zoning By-Law to operate a CHILD CARE, LARGE FAMILY at 120 Lewis Road located in a General Residence (GR) Zoning District.

ZONING BOARD OF APPEALS

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Town of Belmont
Zoning Board of Appeals

APPLICATION FOR A SPECIAL PERMIT

Date: 9/25/2015

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 120 LEWIS 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 for

Child care, Large family.

on the ground that the same will be in harmony with the general purpose and intent of said Zoning By-Law.

Signature of Petitioner Ranjana Jha
Print Name RANJANA JHA
Address 120 LEWIS ROAD
BELMONT, MA 02478
Daytime Telephone Number (617) 484-4268

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

July 14, 2015

Ranjana Jha
120 Lewis Road
Belmont, MA 02478

Re: Home Family Child Care

Dear Ms. Jha

The Massachusetts Department of Early Education and Care (EEC) issues Family Child Care licenses for home child care centers in the Commonwealth of Massachusetts. While many municipalities rely solely on the state licensing process some also require local review and approval. The Town of Belmont requires a home child care operator to secure a Special Permit from the Zoning Board of Appeals. EEC training for potential family child care operators makes it clear that the operator is responsible for securing all required local approvals.

Your home family child care center is operating without a Special Permit. You must secure a Special Permit in order to continue operating your center. Please contact Ara Yogurtian, Assistant Director of Community Development, for information regarding the Zoning Board of Appeals.

Your immediate attention to this matter is required.

Sincerely,

Glenn R. Clancy, P.E.
Director

Cc: Ara Yogurtian, Assistant Director

STATEMENT FOR SPECIAL PERMIT

A. FACTS

1. I am Ranjana Jha.

2. I live at 118 - 120 Lewis Road.

3. I have been running a family daycare in Belmont for the past 9 years.

4. Since 2009, I have a large family daycare (up to 10 children).

5. My daycare operates from 8:00 AM to 5:00 PM, Monday through Friday.

B. VALUE TO BELMONT

1. My daycare has ample space, natural light, and ventilation. Its location, near Payson Park, is helpful for outdoor time.

2. My program's core values - diversity, nutrition, and cleanliness – and curriculum have earned abundant appreciation over the years.

3. My daycare provides direct full employment to at least three residents.

C. MITIGATION OF POTENTIAL ADVERSE EFFECT

1. Noise Management: I take the children to Payson Park. That cuts down the outdoor time in the backyard and reduces chances of noise to the neighbors.

2. Parking Management: I have three off-street parking spots. That reduces backup on the street at drop-off and pick-up.

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Planning Division
(617) 993-2666

October 30, 2015

Ranjana Tha
120 Lewis Road
Belmont, MA 02478

Dear Mr. Tha,

This letter is in response to your application for a Special Permit for a Large Family Child Care at 118 Lewis Road.

Your Application has been denied. A Special Permit for a Large Family Child Care can only be considered by the Zoning Board of Appeals for dwelling units occupied by the owner. You have stated in your application that you do not reside at 118 Lewis Road.

You must immediately Cease and Desist from further operation of a Day Care facility at 118 Lewis Road.

Please contact Ara Yogurtian, Assistant Director, at (617) 993-2650 to schedule an inspection of the premises so we may confirm that the operation is no longer active.

Your immediate attention this matter is appreciated.

Sincerely,

Glenn R. Clancy, P.E.
Inspector of Buildings

Cc: Ara Yogurtian, Assistant Director

Town of Belmont

Zoning Board of Appeals

APPLICATION FOR A SPECIAL PERMIT

Date: 9/25/2015

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Child care, Large family.

on the ground that the same will be in harmony with the general purpose and intent of said Zoning By-Law.

Signature of Petitioner Ranjana Jha

Print Name RANJANA JHA

Address 120 LEWIS ROAD
BELMONT, MA 02478

Daytime Telephone Number (617) 484-4268

STATEMENT FOR SPECIAL PERMIT

A. FACTS

1. I am Ranjana Jha.

2. I live at 118 - 120 Lewis Road.

3. I have been running a family daycare in Belmont for the past 9 years.

4. From 2006 to 2009, I had a regular daycare (up to 6 children) at 9 Concord Avenue.

5. Since 2009, I have a large daycare (up to 10 children) on the first floor (#120) of my home.

6. The first floor is exclusively used for daycare purpose.

7. My daycare operates from 8:00 AM to 5:00 PM, Monday through Friday.

B. VALUE TO BELMONT

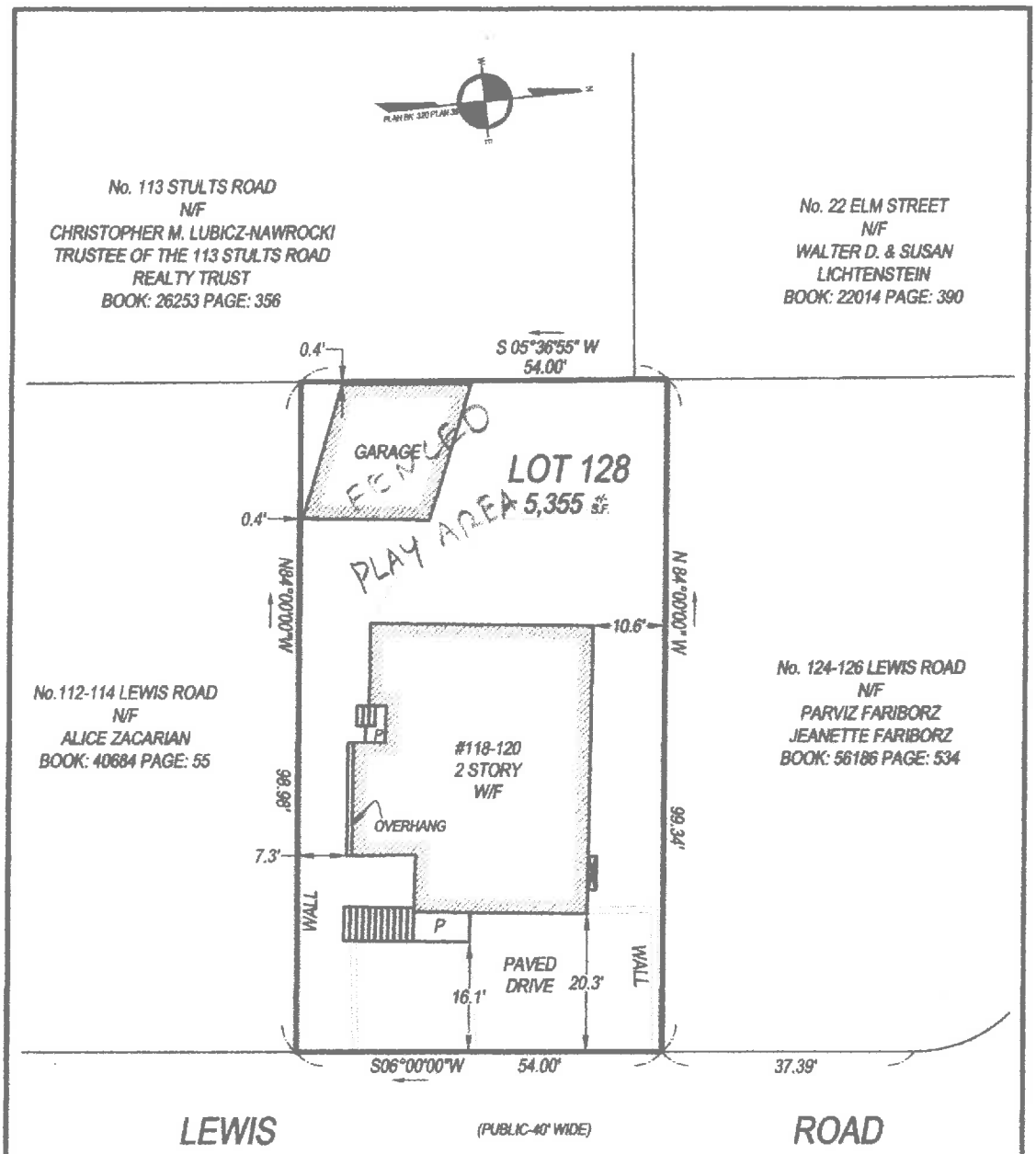
1. My daycare is a superior facility:

(i) Use of the entire floor provides ample space, ventilation, natural light and stands in contrast from several other daycares that operate from the basements;

(ii) I take the children to the nearby Payson Park rather than stay in the backyard for outdoor activities. That distinguishes my program from most other family daycares.

2. My program's core values are diversity, nutrition, and cleanliness. My program has earned rave reviews from the past and current families.

3. My daycare provides direct employment to three residents.



REFERENCES:

DEED: BOOK 53179, PAGE 136
PLAN: BOOK 320, PAGE 35

CERTIFICATION

I CERTIFY THAT THIS PLAN WAS MADE FROM AN INSTRUMENT SURVEY ON THE GROUND ON THE DATE OF MARCH 14, 2011 AND ALL STRUCTURES ARE LOCATED AS SHOWN HEREON.

GEORGE C. COLLINS P.L.S. DATE

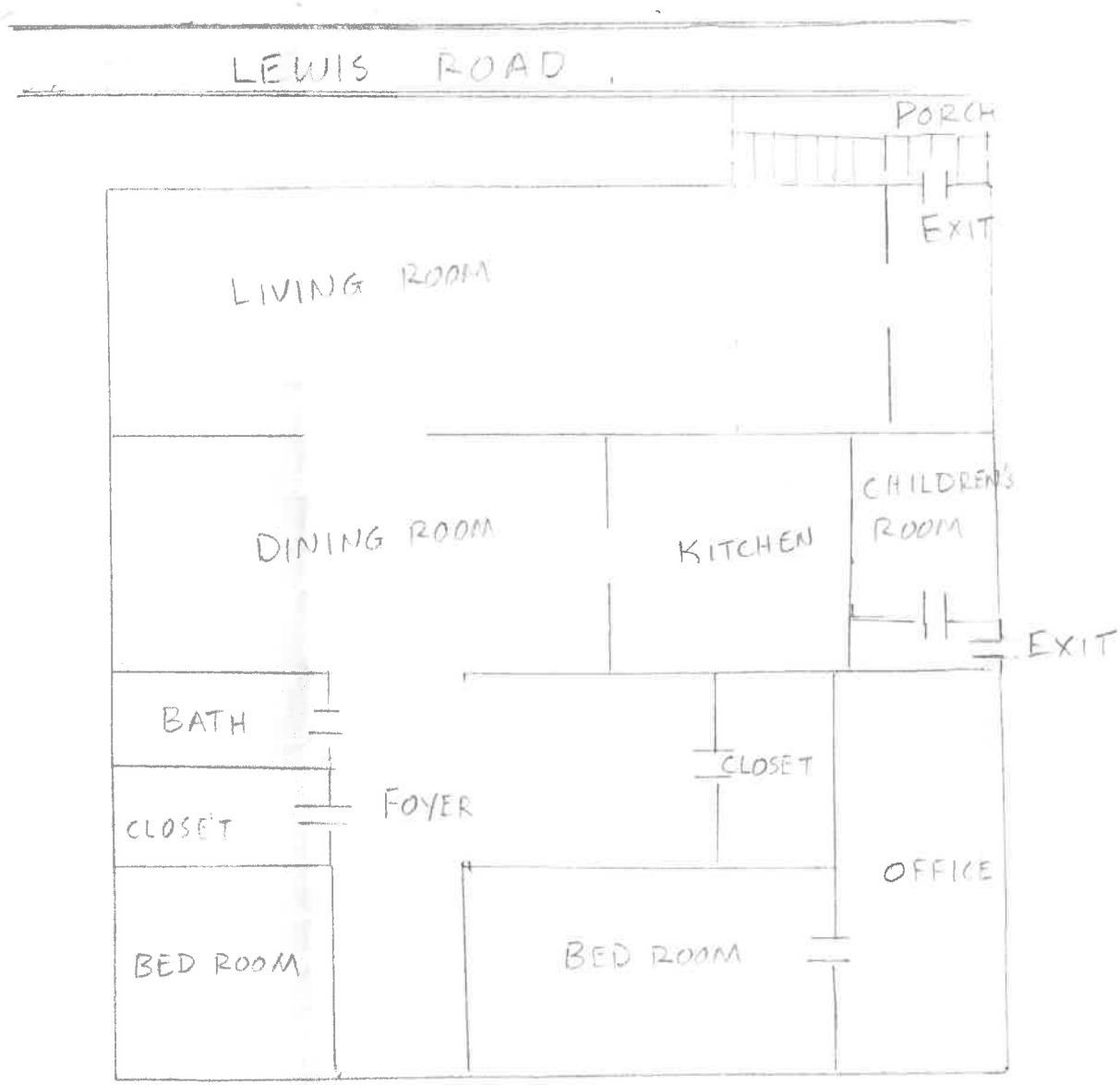
BOSTON SURVEY, INC.
UNIT C-4 SHIPWAYS PLACE
CHARLESTOWN, MA. 02129
(617)242-1313

CERTIFIED PLOT PLAN
LOCATED IN
BELMONT, MA

OWNER: SACHCHIDANAND & RANJANA JHA
LOC. HOUSE: 120 LEWIS ROAD
LOT No. 128
ASSESSOR'S MAP/PARCEL: 3 - 67

DATE: MARCH 22, 2011
SCALE: 1 INCH = 20 FEET

JOB # 11-00186 FILE # 11-00186 - 03/22/11



Ranjana's Daycare

120 LEWIS ROAD

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STOP
120 LEWIS RD