

RECEIVED
TOWN CLERK
BELMONT, MA

2016 MAR 17 AM 9: 24

CASE NO. 16-07

NOTICE OF PUBLIC HEARING BY THE
ZONING BOARD OF APPEALS

ON APPLICATION FOR A SPECIAL PERMITS

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 Robert C. Kochem for a SPECIAL PERMIT under Section 1.5 of the Zoning By-Law to construct a One Story Rear Addition, minimum required rear setback is 28.36', existing is 23.8' and proposed is 17.5' at 21 Jason Road, located in a Single Residence C Zoning District.

ZONING BOARD OF APPEALS



Town of Belmont
Zoning Board of Appeals

RECEIVED
TOWN CLERK
BELMONT, MA

2016 MAR 17 AM 9:24

APPLICATION FOR A SPECIAL PERMIT

Date: 2/24/2016

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 21 Jason 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 to construct a One Story Rear 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

Robert C. Kochem

Print Name

Robert C. Kochem

Address

21 Jason Rd.

Belmont, MA 02478

Daytime Telephone Number

617-489-4661

February 24, 2016

21 Jason Road
Belmont, MA 02478

Dear Members of the Belmont Zoning Board of Appeal,

We are long-time Belmont residents who love our town and our neighbors and want to continue to reside in our house. Because we have an unusual lot shape, we are requesting a Special Permit to allow a 17.5' rear setback so that we can build a small single story addition to our kitchen. The proposed plan also includes a first floor egress at the rear of our house. With the proposed addition (Phase II as shown on the Plot Plan), our lot coverage would change from 18.9% to 22.4%.

Our house is non-conforming and was built in 1957 with a variance with a 24' rear setback. Located on the triangular block created by Channing Road, Dean Street, and Jason Road, it is situated on one of the lots in this block that has an unusual configuration, with the left half of our rear lot line abutting the side property line of the house located at 133 Dean Street, with tall evergreens planted as screening between the two properties. The right half of our rear lot line abuts the very deepest section of the side property line of the house located at 176 Channing Road. Our proposed addition is not in the direct line of sight of either of these two houses.

Currently, the only egress from our main/first floor is the front door. To exit the rear of the house, we must go down a half flight from the kitchen, pass a bathroom, and turn to go down a hall to the exit door. We would greatly appreciate being able to add a second egress to our main living level so that we then have a second exit in the event of an emergency.

Our kitchen is original from when the house was built. We bought our house in 1982 and, at various times over the years, have unsuccessfully consulted a number of professionals in a fruitless attempt to find a by-right kitchen design that was workable, cost effective and also included a rear egress. We cannot relocate the kitchen to another part of the house as the house is a tri-level design with the bedrooms a half level up from the kitchen.

To achieve a workable design, we are requesting permission to build into the setback on the short side of our rear lot line. Out of respect for the unusual shape of the lot line, our proposal leaves the current dining room wall as is and only extends the kitchen section of the house. Our existing house is smaller in size than most houses in our neighborhood and our design takes the look and feel of our neighborhood into consideration so that the proposed addition is similar in scale (or smaller) than other additions that have been done by right in our neighborhood.

We have spoken with our neighbors about this proposal and will present letters from our neighbors to the board.

We appreciate your consideration of the proposed plan, which we believe is our best solution to enable us to both improve the layout of our kitchen and add a rear egress, so that our house will better meet 21st century living codes and standards.

Sincerely,


Robert and Christine Kochem



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

January 26, 2016

Robert C. Kochem
21 Jason Road
Belmont, MA 02478

RE: Denial to Construct a One Story Rear Addition

Dear Mr. Kochem,

The Office of Community Development is in receipt of your building permit application for your proposed One Story Rear addition at 21 Jason Road, located in a Single Residence C Zoning District.

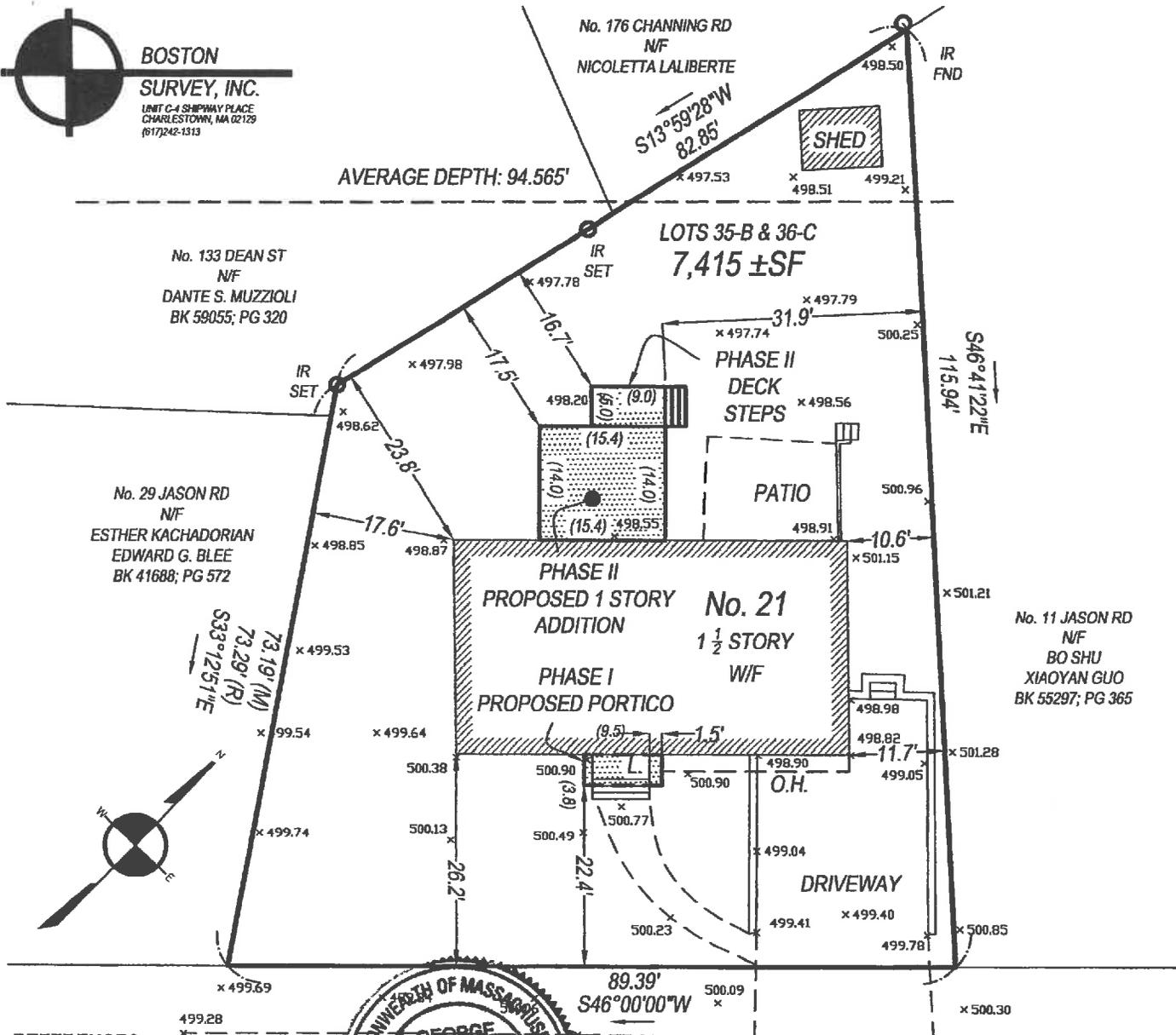
Your application has been denied because it does not comply with the current Town of Belmont Zoning By-Laws. More specifically Section 4.2.2 of the Zoning By-Laws Dimensional Regulations:

3. Minimum allowed rear setback at your property is 28.36'. The existing rear setback is 23.8' and proposed is 17.5'.

You may alter your plans to conform to the current Town of Belmont Zoning By-Laws and resubmit for a building permit, or you may request one (1) Special Permit from the Zoning Board of Appeals to construct the addition. If you choose this option, please contact the Office of Community Development to schedule an appointment with Ara Yogurtian, Assistant Director, at (617) 993-2650 in order to begin the process.

Sincerely,

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



REFERENCES:

DEED: BK 14743; PG 175
 PLAN: BK 12105; PG 44
 BK 12027; PG 65
 BK 7995; PG END
 BK 8259; PG 300

ZONING: SR-C

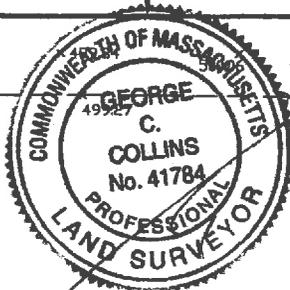
	REQUIRED	EXISTING	PROPOSED
LOT AREA:	9,000	7,415±SF	7,415±SF
LOT FORANTAGE:	75.00'	89.39'	89.39'
FLOOR AREA RATIO:	N/A	N/A	N/A
LOT COVERAGE:	25%	18.9%	22.4%
OPEN SPACE:	50%	72.3%	68.4%
FRONT SETBACK:	25.0'	26.2'	22.4'
SIDE SETBACK:	10.0'	10.6'	10.6'
SIDE SETBACK (#2)	10.0'	17.6'	17.6'
REAR SETBACK:	28.37'	23.8'	16.7'
HEIGHT:	36.0'	23.4'	23.4'
STORIES:	2 1/2	1 1/2	1 1/2
1/2 STORY CALCULATION	N/A	N/A	N/A

NOTES:

AVERAGE DEPTH = 94.565' * (0.30) = 28.37'

I CERTIFY THAT THIS PLAN WAS MADE FROM AN INSTRUMENT SURVEY ON THE GROUND BETWEEN THE DATES OF AUGUST 20, 1999 - NOVEMBER 4, 2015 AND ALL STRUCTURES ARE LOCATED AS SHOWN HEREON.

ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (F.E.M.A.) MAPS, THE MAJOR IMPROVEMENTS ON THIS PROPERTY FALL IN AN AREA DESIGNATED AS ZONE "X" (AREA DETERMINED TO BE OUTSIDE 0.2% ANNUAL CHANCE FLOODPLAIN).
 COMMUNITY PANEL: #25017C0418E
 EFFECTIVE DATE: JUNE 4, 2010

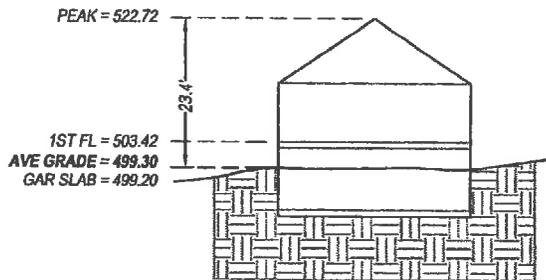


JASON (40' WIDE - PUBLIC) ROAD

CERTIFIED PLOT PLAN
 LOCATED IN
BELMONT, MA

PROFILE

NOT TO SCALE



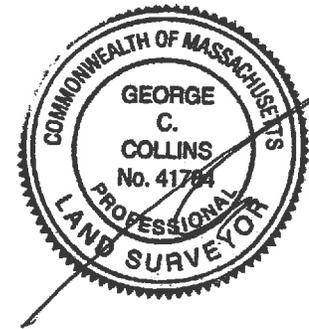
OWNER:	ROBERT C. KOCHEM CHRISTINE W. KOCHEM
ADDRESS:	21 JASON ROAD BELMONT, MA 02178
PARCEL ID:	37-27
DATE:	JANUARY 15, 2016
SCALE:	1 INCH = 20 FEET
#04-00439	FILE #04-00439 - CPP - R3

LOT COVERAGE/ OPEN SPACE CALCULATIONS

AREAS (EXISTING)

- LOT AREA
- BUILDING
- SHED
- DRIVEWAY
- DECK
- LANDINGS/ STEPS

EXISTING	PROPOSED
7,415	7,415
1,331	1582
73	73
612	612
0	45
38	50



EXISTING

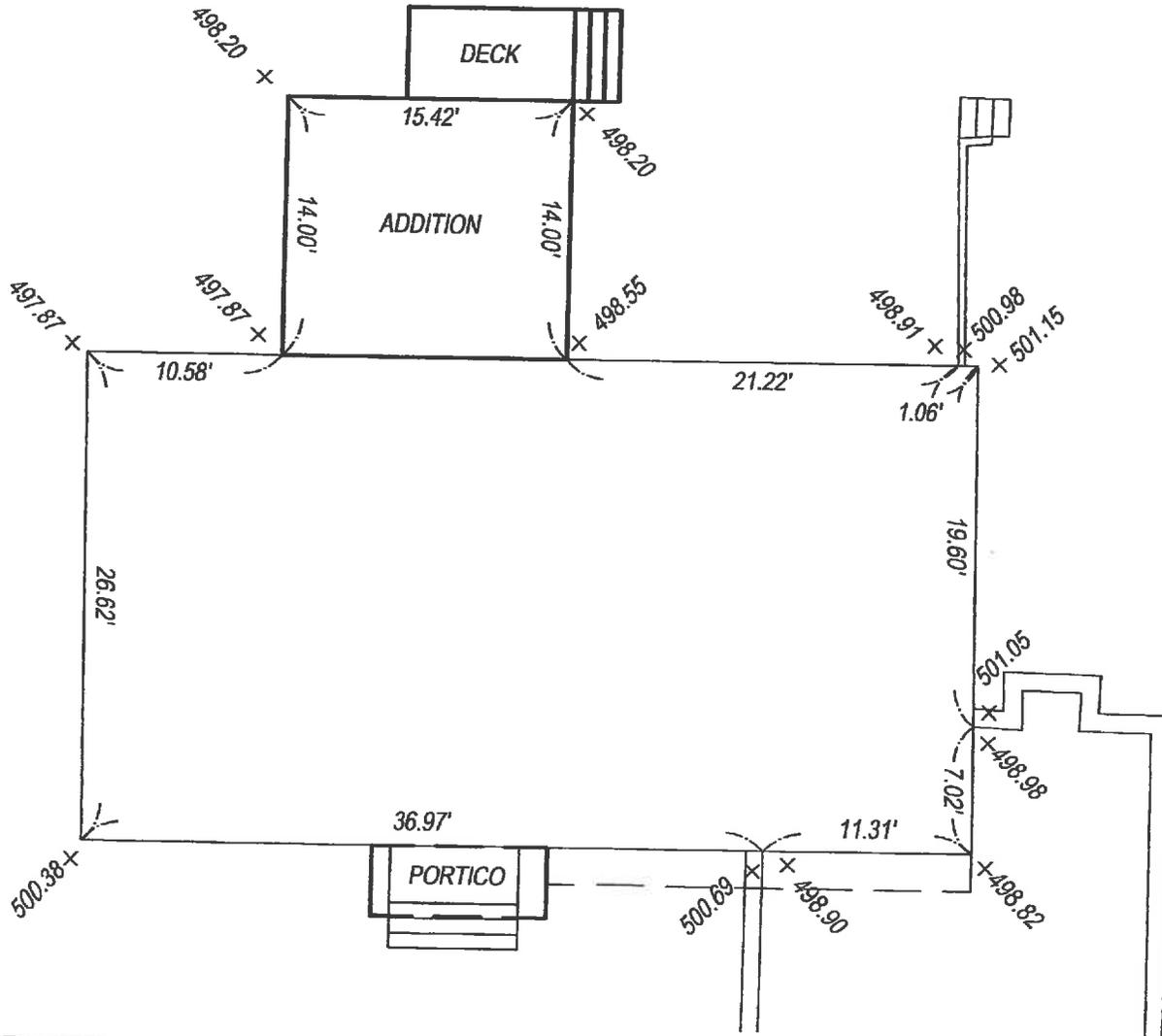
LOT COVERAGE = $1331 + 73 = 1,404 \pm SF$
 LOT COVERAGE (%) = $1404 / 7415 = 18.9\%$

OPEN SPACE = $1331 + 73 + 612 + 38 = 2054$
 $(7415 - 2054) / 7415 = 72.3\%$

PROPOSED

LOT COVERAGE = $1582 + 73 = 1,655 \pm SF$
 LOT COVERAGE (%) = $1655 / 7415 = 22.4\%$

OPEN SPACE = $1582 + 73 + 612 + 45 + 50 = 2362$
 $(7415 - 2362) / 7415 = 68.4\%$



BUILDING PERIMETER

$7.02 + 19.60 + 1.06 + 21.22 + 14.00 + 15.42 + 14.00 + 10.58 + 26.62 + 36.97 + 11.31 = 177.80$

PROPOSED AVERAGE GRADE (ASSUMED DATUM)

$\frac{[(500.38 + 500.69)/2 * 36.97 + (498.90 + 498.82)/2 * 11.31 + (498.82 + 498.98)/2 * 7.02 + (501.05 + 501.15)/2 * 19.60 + (501.15 + 500.98)/2 * 1.06 + (498.91 + 498.55)/2 * 21.22 + (498.20 + 498.20)/2 * 15.42 + (498.20 + 497.87)/2 * 14.00 + (497.87 + 497.87)/2 * 10.58 + (497.87 + 500.38)/2 * 26.62]}{177.80} = 499.30$

Zoning Compliance Check List

(Registered Land Surveyor)



Property Address: 21 JASON ROAD, BELMONT

Zone: SR-C

Surveyor Signature and Stamp: GEORGE C. COLLINS, PLS

Date: 01/15/16

	REQUIRED	EXISTING	PROPOSED
Lot Area	9,000	7,415	7,415
Lot Frontage	75.00'	89.39'	89.39'
Floor Area Ratio	N/A	N/A	N/A
Lot Coverage	25%	18.9%	22.4%
Open Space	50%	72.3%	68.0%
Front Setback	25.0'	26.2'	22.4'
Side Setback	10.0'	10.6'	10.6'
Side Setback	10.0'	17.6'	17.6'
Rear Setback	28.37'	23.8'	16.7'
Building Height	36.0'	23.4'	23.4'
Stories	2 1/2	1 1/2	1 1/2
1/2 Story Calculation			
N/A			

NOTES:

Rear yard setback calculation:
 Average depth = (73.19' + 115.94) = 94.565'
 94.565' * (0.30) = 28.37'



1 PROPOSED NORTH ELEVATION
SCALE: 3/16" = 1'-0"



2 EXISTING NORTH ELEVATION
SCALE: 3/16" = 1'-0"



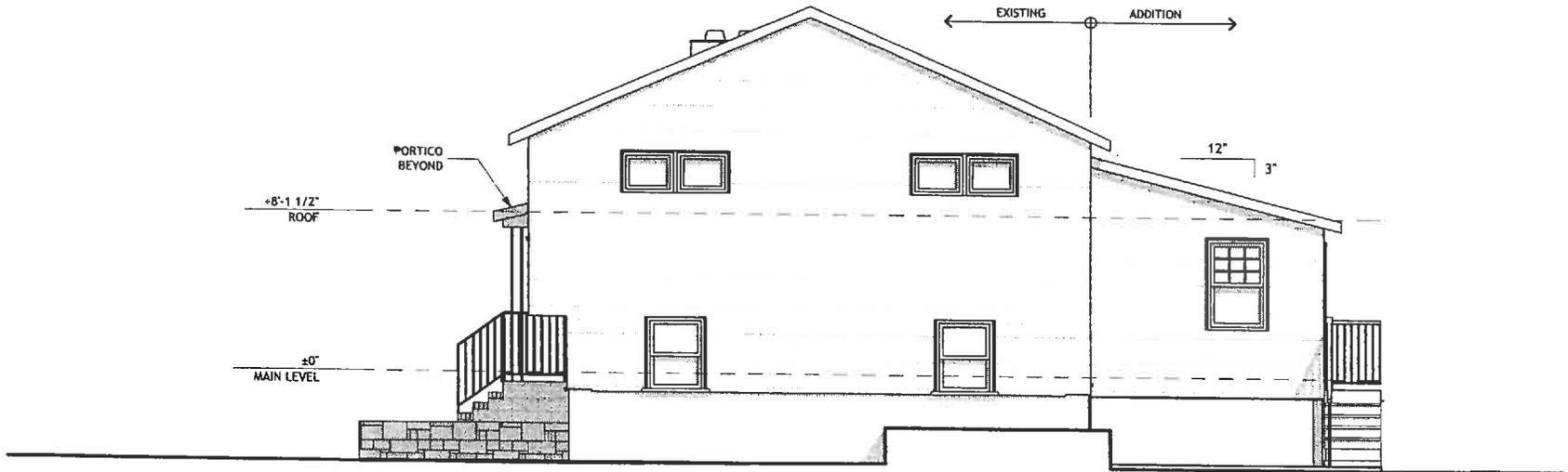
HAROUT KELIAN
ARCHITECT
154 BEECH ST. #3
BELMONT, MA 02478
TEL: 617-933-9270
FAX: 617-934-2472
EMAIL: HAROUT@VERIZON.NET

CHRIS & BOB KOCHEM
OWNERS
21 JASON ROAD
BELMONT, MA 02478

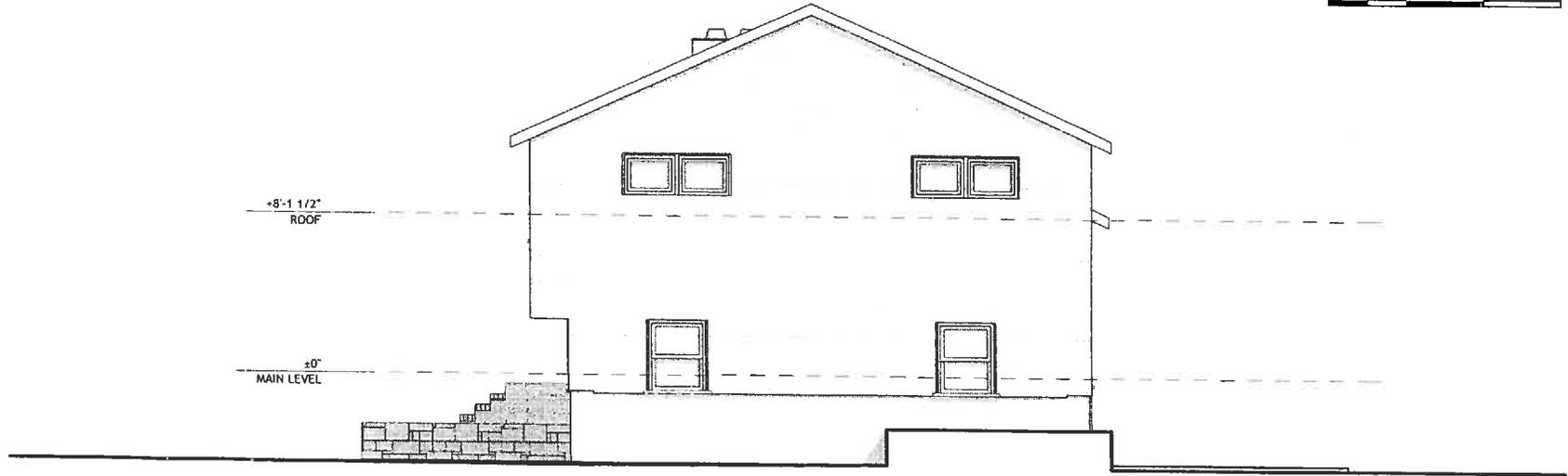
KOCHEM RESIDENCE
21 JASON ROAD BELMONT, MA 02478

NORTH ELEVATION
BUILDING SPECIAL PERMIT SUBMISSION - NOVEMBER 2 2015

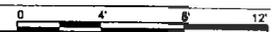
A-201
11/1/2015 - 9:35 PM



1 PROPOSED WEST ELEVATION
SCALE: 3/16" = 1'-0"



2 EXISTING WEST ELEVATION
SCALE: 3/16" = 1'-0"



HAROUT KELIAN
ARCHITECT
154 BEECH ST. #3
BELMONT, MA 02478
TEL: 617-932-9270
FAX: 617-934-2472
EMAIL: HAROUT@VERIZON.NET

CHRIS & BOB KOCHEM
OWNERS

21 JASON ROAD
BELMONT, MA 02478

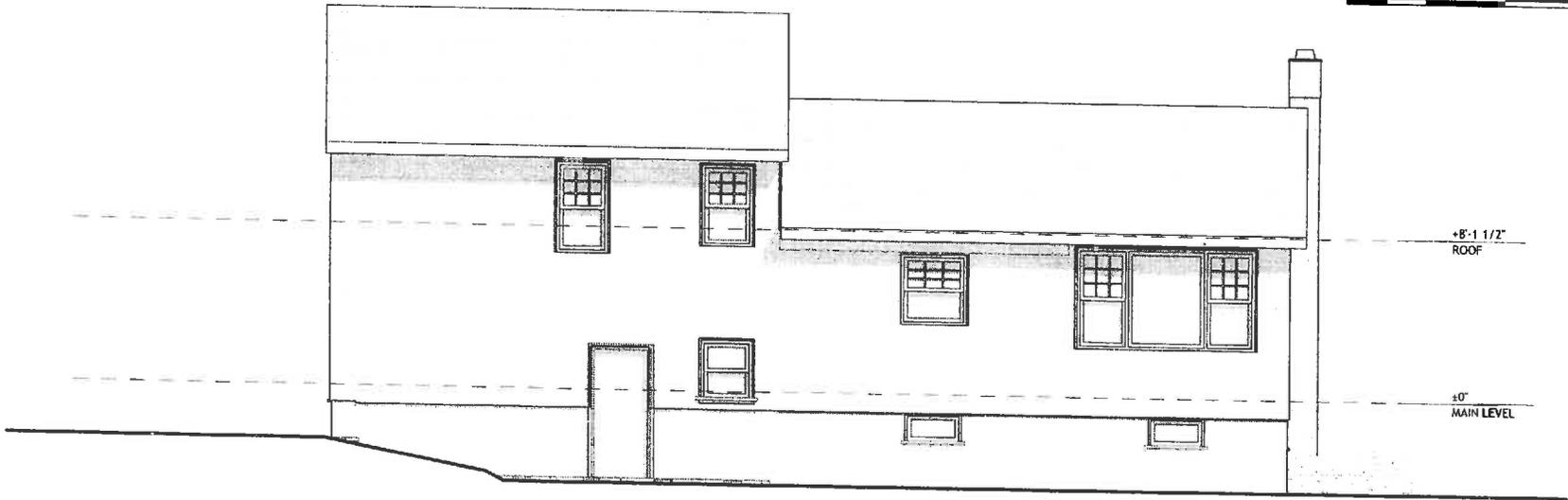
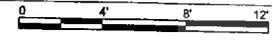
KOCHEM RESIDENCE
21 JASON ROAD BELMONT, MA 02478

WEST ELEVATION A-202

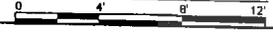
BUILDING SPECIAL PERMIT SUBMISSION - NOVEMBER 2 2015 11/11/2015 - 9:35 PM



1 PROPOSED SOUTH ELEVATION
SCALE: 3/16" = 1'-0"



2 EXISTING SOUTH ELEVATION
SCALE: 3/16" = 1'-0"

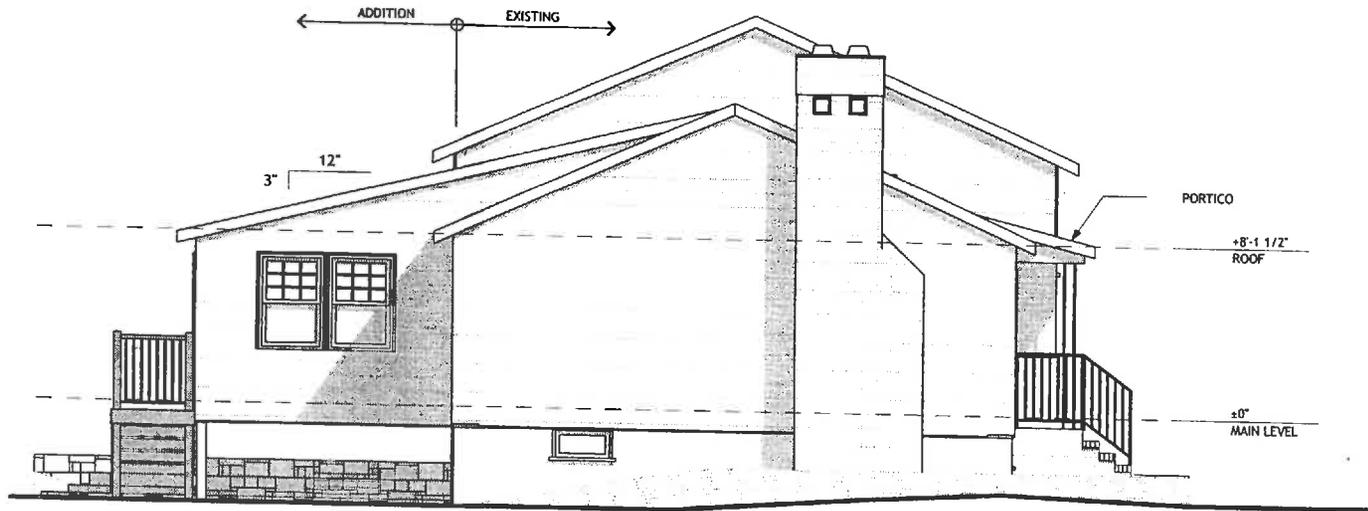


HAROUT KELIAN
ARCHITECT
154 BEECH ST. #3
BELMONT, MA 02478
TEL : 617-932-8270
FAX: 617-934-2472
EMAIL: HAROUT@VERIZON.NET

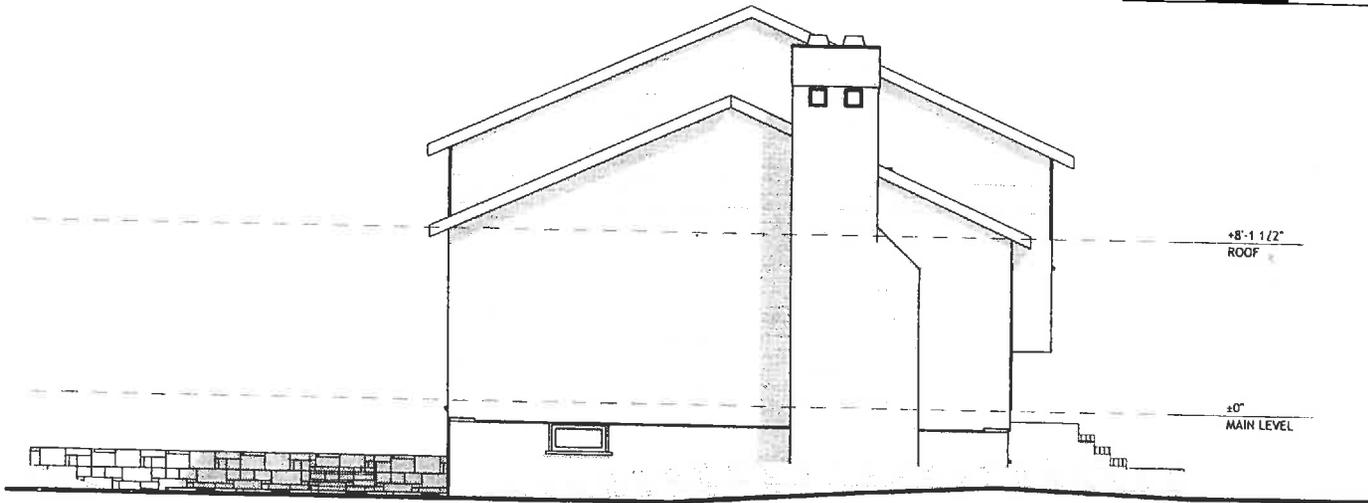
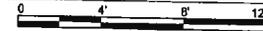
CHRIS & BOB KOCHEM
OWNERS
21 JASON ROAD
BELMONT, MA 02478

KOCHEM RESIDENCE
21 JASON ROAD BELMONT, MA 02478

SOUTH ELEVATION A-203
BUILDING SPECIAL PERMIT SUBMISSION - NOVEMBER 2 2015 11/17/2015 - 9:36 PM



1 PROPOSED EAST ELEVATION
SCALE: 3/16" = 1'-0"



2 EXISTING EAST ELEVATION
SCALE: 3/16" = 1'-0"



HAROUT KELIAN
ARCHITECT
134 BEECH ST. #3
BELMONT, MA 02478
TEL: 617-932-9270
FAX: 617-934-2472
EMAIL: HAROUT@VERIZON.NET

CHRIS & BOB KOCHEM
OWNERS
21 JASON ROAD
BELMONT, MA 02478

KOCHEM RESIDENCE
21 JASON ROAD BELMONT, MA 02478

EAST ELEVATION A-204

BUILDING SPECIAL PERMIT SUBMISSION - NOVEMBER 2 2015 11/11/2015 9:36 PM

Dear Neighbors,

As long-time home owners, we love our neighbors and our neighborhood and want to continue to reside in our house. We are writing to ask your support for a kitchen renovation, with a small addition, which would allow us to add a back door to our main living level. Because of the unusual shape of our house lot, we need permission from the town, along with your support, in order to accomplish the following:

- 1) Add a small addition to the rear of the house
- 2) Add a first floor rear egress

Currently, the only egress from our main/first floor is the front door. To exit the rear of the house, we must go down a half flight from the kitchen, pass a bathroom, and turn to go down a hall to the exit door. We would greatly appreciate being able to add a second egress to our main living level so that we then have a second exit, especially in the event of an emergency.

Our kitchen is original from when the house was built. We bought our house in 1982 and, at various times over the years, have unsuccessfully consulted a number of professionals in a fruitless attempt to find a by-right kitchen design that was workable, cost effective and also included a rear egress. We cannot relocate the kitchen to another part of the house as the house is a tri-level design with the bedrooms a half level up from the kitchen.

If you would like to express your support for this project, please sign this letter and place it back between our two front doors at 21 Jason Road. Should you have any questions/concerns, we would appreciate your writing them on the back of this letter, or calling/ emailing us, so that we have a chance to address them. You will receive notification of the date of the public hearing from the Zoning Board; at the hearing, the board will consider our request and accept public comment.

We appreciate your consideration of the proposed plan, which we believe is our best solution to enable us to both improve the layout of our kitchen and add a rear egress, so that our house will better meet 21st century living codes and standards.

Sincerely,

Bob and Chris Kochem
21 Jason Rd.
617-489-4661
cwkochem@hotmail.com

Name: Maral Banosian

Address: 20 Jason Rd. Belmont, MA

Signature: Maral Banosian

Date: 3/22/16

Second
Name: _____

Signature: _____

Dear Neighbors,

As long-time home owners, we love our neighbors and our neighborhood and want to continue to reside in our house. We are writing to ask your support for a kitchen renovation, with a small addition, which would allow us to add a back door to our main living level. Because of the unusual shape of our house lot, we need permission from the town, along with your support, in order to accomplish the following:

- 1) Add a small addition to the rear of the house
- 2) Add a first floor rear egress

Currently, the only egress from our main/first floor is the front door. To exit the rear of the house, we must go down a half flight from the kitchen, pass a bathroom, and turn to go down a hall to the exit door. We would greatly appreciate being able to add a second egress to our main living level so that we then have a second exit, especially in the event of an emergency.

Our kitchen is original from when the house was built. We bought our house in 1982 and, at various times over the years, have unsuccessfully consulted a number of professionals in a fruitless attempt to find a by-right kitchen design that was workable, cost effective and also included a rear egress. We cannot relocate the kitchen to another part of the house as the house is a tri-level design with the bedrooms a half level up from the kitchen.

If you would like to express your support for this project, please sign this letter and place it back between our two front doors at 21 Jason Road. Should you have any questions/concerns, we would appreciate your writing them on the back of this letter, or calling/ emailing us, so that we have a chance to address them. You will receive notification of the date of the public hearing from the Zoning Board; at the hearing, the board will consider our request and accept public comment.

We appreciate your consideration of the proposed plan, which we believe is our best solution to enable us to both improve the layout of our kitchen and add a rear egress, so that our house will better meet 21st century living codes and standards.

Sincerely,

Bob and Chris Kochem
21 Jason Rd.
617-489-4661
cwkochem@hotmail.com

Name: ESTHER KACHADORIAN

Address: 29 JASON RD, BELMONT, MA

Signature: Esther Kachadorian

Date: 3-18-16

Second
Name: _____

Signature: _____

Dear Neighbors,

As long-time home owners, we love our neighbors and our neighborhood and want to continue to reside in our house. We are writing to ask your support for a kitchen renovation, with a small addition, which would allow us to add a back door to our main living level. Because of the unusual shape of our house lot, we need permission from the town, along with your support, in order to accomplish the following:

- 1) Add a small addition to the rear of the house
- 2) Add a first floor rear egress

Currently, the only egress from our main/first floor is the front door. To exit the rear of the house, we must go down a half flight from the kitchen, pass a bathroom, and turn to go down a hall to the exit door. We would greatly appreciate being able to add a second egress to our main living level so that we then have a second exit, especially in the event of an emergency.

Our kitchen is original from when the house was built. We bought our house in 1982 and, at various times over the years, have unsuccessfully consulted a number of professionals in a fruitless attempt to find a by-right kitchen design that was workable, cost effective and also included a rear egress. We cannot relocate the kitchen to another part of the house as the house is a tri-level design with the bedrooms a half level up from the kitchen.

If you would like to express your support for this project, please sign this letter and place it back between our two front doors at 21 Jason Road. Should you have any questions/concerns, we would appreciate your writing them on the back of this letter, or calling/ emailing us, so that we have a chance to address them. You will receive notification of the date of the public hearing from the Zoning Board; at the hearing, the board will consider our request and accept public comment.

We appreciate your consideration of the proposed plan, which we believe is our best solution to enable us to both improve the layout of our kitchen and add a rear egress, so that our house will better meet 21st century living codes and standards.

Sincerely,

Bob and Chris Kochem
21 Jason Rd.
617-489-4661
cwkochem@hotmail.com

Name: BERNARD J FALLON

Address: 162 Channing Rd.

Signature: 

Date: MARCH 15, 2016 ✓

Second Name: _____

Signature: _____

Dear Neighbors,

As long-time home owners, we love our neighbors and our neighborhood and want to continue to reside in our house. We are writing to ask your support for a kitchen renovation, with a small addition, which would allow us to add a back door to our main living level. Because of the unusual shape of our house lot, we need permission from the town, along with your support, in order to accomplish the following:

- 1) Add a small addition to the rear of the house
- 2) Add a first floor rear egress

Currently, the only egress from our main/first floor is the front door. To exit the rear of the house, we must go down a half flight from the kitchen, pass a bathroom, and turn to go down a hall to the exit door. We would greatly appreciate being able to add a second egress to our main living level so that we then have a second exit, especially in the event of an emergency.

Our kitchen is original from when the house was built. We bought our house in 1982 and, at various times over the years, have unsuccessfully consulted a number of professionals in a fruitless attempt to find a by-right kitchen design that was workable, cost effective and also included a rear egress. We cannot relocate the kitchen to another part of the house as the house is a tri-level design with the bedrooms a half level up from the kitchen.

If you would like to express your support for this project, please sign this letter and place it back between our two front doors at 21 Jason Road. Should you have any questions/concerns, we would appreciate your writing them on the back of this letter, or calling/ emailing us, so that we have a chance to address them. You will receive notification of the date of the public hearing from the Zoning Board; at the hearing, the board will consider our request and accept public comment.

We appreciate your consideration of the proposed plan, which we believe is our best solution to enable us to both improve the layout of our kitchen and add a rear egress, so that our house will better meet 21st century living codes and standards.

Sincerely,

Bob and Chris Kochem
21 Jason Rd.
617-489-4661
cwkochem@hotmail.com

Name: Colleen Sullivan Address: 139 Dean St.

Signature: Colleen Sullivan Date: 3/21/14

Second Name: Paul Sullivan Signature: Paul Sullivan

Dear Neighbors,

As long-time home owners, we love our neighbors and our neighborhood and want to continue to reside in our house. We are writing to ask your support for a kitchen renovation, with a small addition, which would allow us to add a back door to our main living level. Because of the unusual shape of our house lot, we need permission from the town, along with your support, in order to accomplish the following:

- 1) Add a small addition to the rear of the house
- 2) Add a first floor rear egress

Currently, the only egress from our main/first floor is the front door. To exit the rear of the house, we must go down a half flight from the kitchen, pass a bathroom, and turn to go down a hall to the exit door. We would greatly appreciate being able to add a second egress to our main living level so that we then have a second exit, especially in the event of an emergency.

Our kitchen is original from when the house was built. We bought our house in 1982 and, at various times over the years, have unsuccessfully consulted a number of professionals in a fruitless attempt to find a by-right kitchen design that was workable, cost effective and also included a rear egress. We cannot relocate the kitchen to another part of the house as the house is a tri-level design with the bedrooms a half level up from the kitchen.

If you would like to express your support for this project, please sign this letter and place it back between our two front doors at 21 Jason Road. Should you have any questions/concerns, we would appreciate your writing them on the back of this letter, or calling/ emailing us, so that we have a chance to address them. You will receive notification of the date of the public hearing from the Zoning Board; at the hearing, the board will consider our request and accept public comment.

We appreciate your consideration of the proposed plan, which we believe is our best solution to enable us to both improve the layout of our kitchen and add a rear egress, so that our house will better meet 21st century living codes and standards.

Sincerely,

Bob and Chris Kochem
21 Jason Rd.
617-489-4661
cwkochem@hotmail.com

Name: Nicoletta L. La Liberté
NICOLETTA L. LA LIBERTÉ

Address: 176 Channing Rd

Signature: _____

Date: 3/15/16

Second Name: _____

Signature: _____



View from Rear Yard

1.232.80

 **HAROUT KELIAN**
ARCHITECT

154 BEECH ST. #3
BELMONT, MA 02478
TEL : 617-932-9270
FAX: 617-934-2472
EMAIL: HARDUT@VERIZON.NET

CHRIS & BOB KOCHEM
OWNERS

21 JASON ROAD
BELMONT, MA 02478

KOCHEM RESIDENCE
21 JASON ROAD BELMONT, MA 02478

VIEWS | **A-902**

BUILDING SPECIAL PERMIT SUBMISSION - NOVEMBER 2 2015 1/29/2016 - 3:38 AM



View from Rear Yard 2

1.211.39



 **HAROUT KELIAN**
ARCHITECT

154 BEECH ST. #9
BELMONT, MA 02478
TEL : 617-932-9270
FAX: 617-934-2472
EMAIL: HAROUT@VERIZON.NET

CHRIS & BOB KOCHER
OWNERS

21 JASON ROAD
BELMONT, MA 02478

KOCHEM RESIDENCE
21 JASON ROAD BELMONT, MA 02478

EXISTING AERIAL VIEW

A-908

BUILDING SPECIAL PERMIT SUBMISSION - NOVEMBER 2 2015 1/29/2016 - 11:09 AM

Jason Road
5/16/57

DECISION OF BOARD OF APPEAL UNDER ZONING BY-LAW

Belmont, Mass., May 27, 1957

On the petition of **Raymond F. Hayes** to vary the application of the Zoning By-Law of the Town of Belmont insofar as it affects a certain parcel of land located on and numbered **Jason Road** Belmont, Mass., being Lot 35A on a plan entitled "Plan for Board of Appeal- Owned by **Raymond F. Hayes** on file in the Town Clerk's office, as in said petition fully set forth, and after a public hearing thereon of which notice was given by publishing the same in the "Belmont Herald ", a local newspaper, and by serving the same upon the owners and occupants of lots within two hundred feet of the premises in question, at least fourteen days before the date of said hearing, and after hearing the petitioner and other persons, and after due consideration thereof, it is unanimously decided by this Board of Appeal, each member of the Board participating therein, that

1. that the petitioner be granted permission to construct his dwelling 24 feet from the rear lot line instead of 32.6 feet.

The reason for this decision is that it is impossible for the petitioner to construct his dwelling without violating some provision fo the Zoning By-Law.

A. W. Felt
Howard J. Sharpe
Joseph H. Bente
 BOARD OF APPEAL

#21