



Town of Belmont
Planning Board

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2014 OCT 14 PM 3:42

APPLICATION FOR A SPECIAL PERMIT

Date: 9.8.14

Planning Board
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-Law 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 36 MERRILL AVE 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 _____

2 SINGLE FAMILY HOMES

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

Signature of Petitioner

Bob Calnan

Print Name

Bob Calnan

Address

7 MOLLOY ST
WATERTOWN MA 02472

Daytime Telephone Number

781 844 8702

**Impact Statement on Proposed Merrill Ave Project
(formerly 36 Merrill Ave., Belmont)**

Previously situated on 36 Merrill Ave. was a 2 story Cape-Colonial style home with a 24x20 family room addition containing 2,074 sq ft of living area plus an additional finished basement with garage under located in the GR district. The parcel contained 10,707 sq ft of land consisting of lot 77A 5,707 sq ft & lot 78 consisting of 5,000 sq ft.

Current zoning in the GR allows for construction of 2 units as long as the lot has a minimum 70' frontage & at least 7,000 sq ft of land.

The GR district also allows construction of a single family homes on lots with a minimum of 50' frontage & at least 5,000 sq ft of land.

During our study of the neighborhood we found that it is a combination of single family, two family & 3 family homes. Most of the homes on Merrill Ave are on approximately 5,000 sq ft of land. (See attached plan)

We propose at this time to build 2 single family homes which will be better suited and which will keep the harmony of the neighborhood.