



Town of Belmont
Planning Board

APPLICATION FOR A SPECIAL PERMIT

Date: 06/16/2016

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 132-134 Sycamore 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 expanding an currently existing 6' x 6' 2-story backdeck to a 7' x 19' 2-story backdeck

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

Signature of Petitioner Zhenhua Liu, Zhuyuan Guo
Print Name Zhenhua Liu / Zhuyuan Guo
Address 132 Sycamore Street
Belmont, MA. 02478
Daytime Telephone Number 617-888-3832 / 617-888-4296

Home Owner's Narrative Statement

Zhenhua Liu/Zhuyan Guo
132 Sycamore Street, Belmont, MA, 02478
Tel: 617-888-3832/617-888-4296

We, the owners of the 2-family house (132-134 Sycamore Street, Belmont, MA, 02478), are requesting permission to expanding an existing ~6' X 6' 2-story deck/porch to a 7' X 19' 2-story deck/porch off the rear of our home. Following is a description and reasons for the renovation.

DESCRIPTION:

- We are the owners of this 2-family house.
- Currently, we do not have tenants. We use the spaces on both floors for ourselves.
- We propose to expanding an existing ~6' X 6' 2-story deck/porch to a 7' X 19' 2-story deck/porch off the rear of our home.

REASONS:

- The current existing ~6' X 6' 2-story deck/porch is too old and is not safe (please the pictures attached in this application).
- To expand this tiny porch during the renovation allows us more outdoor space and enjoy with some privacy.
- This expansion will also provide outdoor space for potential tenants in the future, although we currently use both floors for ourselves and do not plan to rent in the coming >5 years.
- The proposed porch would be in keeping with other 2-family homes in the neighborhood, and thereby improve the scene of the local community.

IMPACTS:

- The porch will not impact the overall layout of the neighborhood. Instead, it will significantly improve the scene of the local community as described above.
- The proposed porch will not impact any vegetation, will not remove any trees. It will only take some empty space closely adjacent to the house in the back.
- The porch will be kept in line with the existing portion in the back of the house, and won't expand further into the parking space (see the attached pictures).
- The proposed porch will not be seen from the street/front of the house.
- While existing home does not meet side setback, the 2-story porch will comply with all dimensional regulations.

Respectfully submitted by:

Homeowner: Zhenhua Liu

Date 06/16/2016

Homeowner: Zhuyan Guo

Date 06/16/16