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TOWN CLERK
BELMONT, MA

Town of Belmont
Zoning Board of Appeals 2017 JUN 22 PM 3: 28

APPLICATION FOR SPECIAL PERMIT –
FRONT YARD PARKING and/or
GARAGES BELOW THE GROUND FLOOR

Date: May 23, 2017

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 Town of Belmont Zoning By-Laws, I/we the undersigned, being the owner(s) of a certain parcel of land (with the buildings thereon) situated on 62-64 Palfrey Road Street/Road, hereby apply to your Board for a **SPECIAL PERMIT FOR FRONT YARD PARKING and/or GARAGES BELOW THE GROUND FLOOR** on said premises under Section 5.1.3 of the Zoning By-Law of said Town.

Petitioner(s) are to provide written statements that the Front Yard Parking and/or Garages below will comply with the criteria of Section 5.1.3 of the Zoning By-Laws (attached).

Signature of Petitioner 
Print Name Richard O. Kershaw
Address 62 Palfrey Road
Belmont, MA 02478
Daytime Telephone Number 781-760-9434



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

June 12, 2017

Richard and Elizabeth Kershaw
62-64 Palfrey Road
Belmont, MA 02478

RE: Denial to Construct a Front Yard Parking

Dear Mr. and Mrs. Kershaw,

The Office of Community Development is in receipt of your driveway expansion application for your proposal to construct a front yard parking at 62-64 Palfrey Road located in a General Residence (GR) Zoning District.

Your application has been denied because Section 5.1.3 (b) of the Zoning By-Law requires a Special Permit from the Zoning Board of appeals to construct a front yard parking.

You may alter your plans to conform to the current Town of Belmont Zoning By-Law and resubmit a driveway expansion application, or you may request one (1) Special Permit from the Zoning Board of Appeals. 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.

On Behalf of:
Glenn R. Clancy, P.E.
Inspector of Buildings

Sincerely,

Ara Yogurtian
Assistant Director
Office of Community Development

Yogurtian, Ara

From: Yogurtian, Ara
Sent: Monday, June 12, 2017 11:53 AM
To: 'Michelle-Rober Survey'
Subject: Palfrey

Thank you.

Can you ask Cliff to stamp and sign a copy later and give me a copy of the revised checklist. No rush.

Thanks

ARA YOGURTIAN
TOWN OF BELMONT
OFFICE OF COMMUNITY DEVELOPMENT
617-993-2650
ayogurtian@belmont-ma.gov

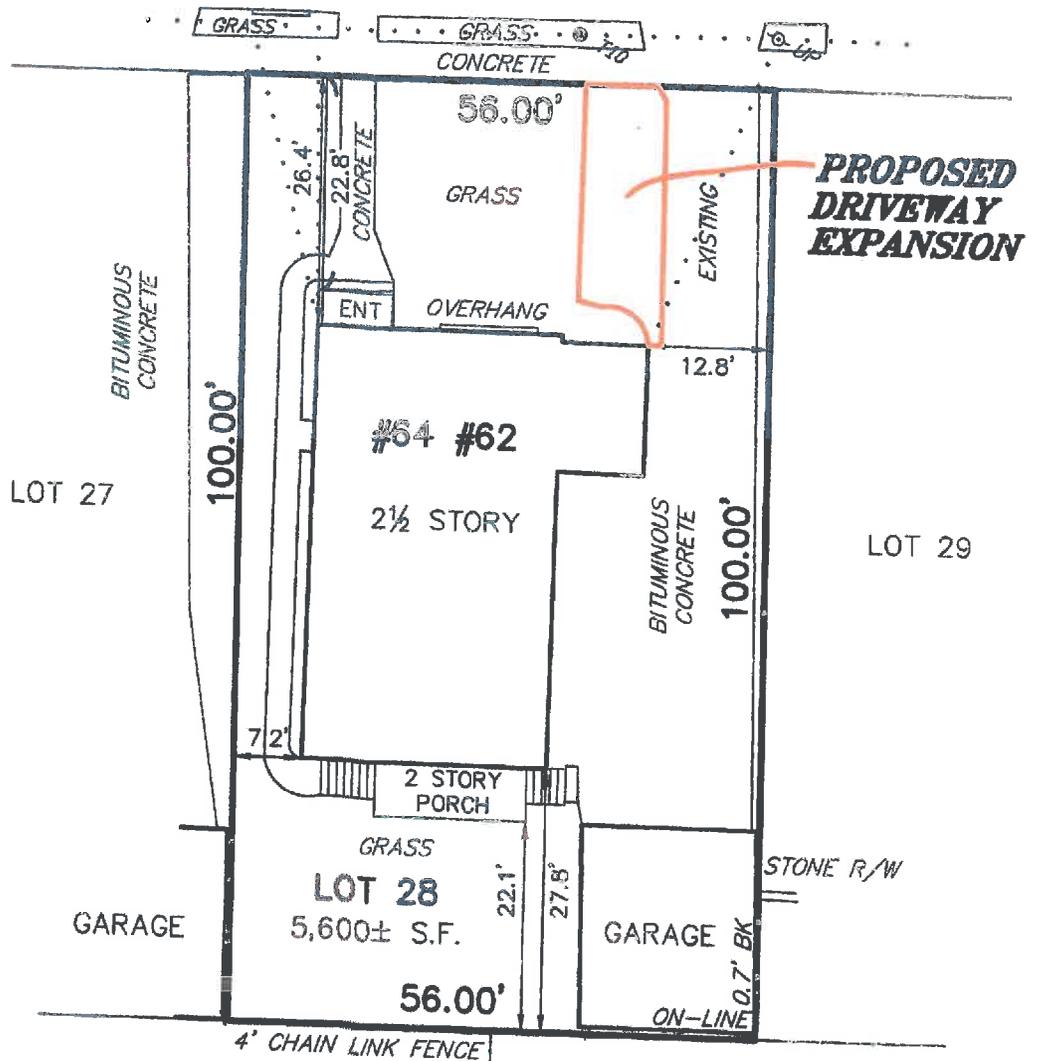
From: Michelle-Rober Survey [<mailto:michelle@robersurvey.com>]
Sent: Monday, June 12, 2017 11:50 AM
To: Yogurtian, Ara
Subject: Palfrey

Sincerely,

Michelle Marshall
Rober Survey
(781) 648-5533
michelle@robersurvey.com



PALFREY ROAD



THE PROPERTY IS NOT LOCATED
WITHIN WETLANDS AS SHOWN
ON THE TOWN OF BELMONT
WETLANDS ATLAS.

ZONING DISTRICT:	GR (GENERAL RESIDENCE)
FRONT SETBACK:	REQ. 20' EXISTING 22.8' PROP. —
SIDE SETBACK:	10' 7.2' —
REAR SETBACK:	20' 22.1' —
MAXIMUM LOT COVERAGE:	30% 32.7% —
MINIMUM OPEN SPACE:	40% 45.7% 41.9%
LOT FRONTAGE:	70.00' 56.00'

TOTAL LOT AREA: 5,600± S.F.



OWNER: RICHARD & ELIZABETH KERSHAW
25006/338
ASSESSORS MAP 12 - PARCEL 148

CERTIFIED PLOT PLAN
#62-64 PALFREY STREET
IN
BELMONT, MA
(MIDDLESEX COUNTY)

SCALE: 1" = 20' DATE: 1/8/2016



ROBER SURVEY
1072 MASSACHUSETTS AVENUE
ARLINGTON, MA 02476
(781) 648-5533
DWG. NO. 4748CP1.DWG

Clifford E. Rober
CLIFFORD E. ROBER, PLS

6/12/17
DATE

May , 2017

Zoning Board of Appeals
Homer Municipal Building
19 Moore Street
Belmont, MA 02478

To Whom It May Concern:

Please find the following documentation from the petitioner for the required considerations:

1. Feasible alternatives for providing necessary parking do not exist.

The front yard parking provides more feasible access for our tenant who is chronically ill. Other parking areas on the property require many additional steps and stairs to access the home.

2. Effective use of plantings, grading, and location are employed to minimize visual impacts of the paved front yard and or garage,

See the attached photo which we feel enhances the aesthetic value of the driveway and neighborhood.

3. The garage does not create the appearance of an additional story, which would then give an overall appearance of the structure exceeding the 2-1/2 story limitation,

This is not applicable for this application.

4. The slope of the driveway shall be no greater than 15% (1.8" per 12"),

The slope of the driveway has not been modified or changed in anyway.

5. The paved area is only as wide as the garage and tapers where possible,

The newly paved area replaces all the existed paved area with the addition of the top width.

6. For buildings with more than one unit, the garages, and associated paved areas necessary to provide access to each garage, shall be separated from each other by at least 12 feet, the area between the driveways to be landscaped with trees and other plantings as provided for in Section 5.3 of these By-Laws, and

This is not applicable for this application.

7. On-site drainage is adequately provided for.

The On-site drainage has been adequately provided for.

Signature of Petitioner



Print Name

RICHARD O. KERSHAW

Address

62-64 Palfrey Rd,

Belmont, MA 02478

Daytime Telephone Number

781-860-9434

Office of Community Development
Town of Belmont
19 Moore Street
Belmont, MA 02478

Dear Ara;

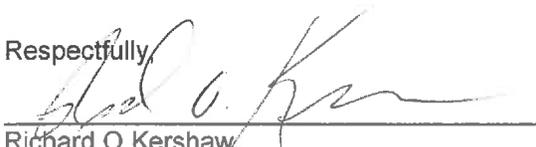
This letter is in response to a letter we received regarding the extension of our driveway at 62/64 Palfrey Rd. We had no idea that the town needed a plot plan as we were never informed of such when our contractor pulled the permit. Reading Asphalt was given the go ahead by the town to proceed with the work. The problem that we encountered was that our tenant had a seriously ill son, who was going to have a stem cell bone marrow transplant done and we could not have any work completed during his treatments, which were going to be spread over the next 6 to 8 months. Rather than delay the work, and before winter set in, as the existing driveway was in terrible condition, we felt it was better to proceed for all parties involved.

While traveling the streets in the general vicinity of my property, I took the enclosed photos of driveways with extensions on them. Some of these photos show that cars are even driving on grass which from my vantage point is really an eyesore, as well as the fact that it takes away from the aesthetics of the neighborhood and the town. I do understand the congestion of this area, for parking with multi-family neighborhoods. I feel consideration should be taken into account for all these people within reason. This neighborhood in particular, is and will further be burden, with the devolvement of Cushing Square. We now live two houses away from the one hour parking limit and have people parking in front of houses and walking to work. This home is occupied by three senior citizens who wishes are to remain in their home and parking has become a big issue for them to leave their home and return home.

I hope you can consider our situation carefully, given the other examples all over the surrounding neighborhoods. As always, I want to work with the town, but I simply can't afford these additional expenses.

I sincerely appreciate your time and I hope we can resolve this soon.

Respectfully,



Richard O Kershaw
62 Palfrey Rd
Belmont, MA 02478

1

Initial Reasons for the new driveway and parking space;

New road being installed with (curbing to add to overall appearance)

Parking now and future is problematic

Two houses away is one hour parking limit

Workers in Cushing sq. are starting to park on Palfrey Rd for the day. This can only worsen with the new development.

Even a handicap parking space could be possibilities in front. This also limits our friends and caregivers from parking there.

Fact being we are all senior citizens trying to stay in our home as long as possible and all having health issue.

To put a driveway on the other side of the house would have been an ideal situation for convenience, but there is a sewer where the driveway opening would be.

I did not realize this would be an issue given that many other similar conditions exist within the neighborhood. This is not a complaint just an observation please see enclosed photos.

Zoning Compliance Check List

(Registered Land Surveyor)

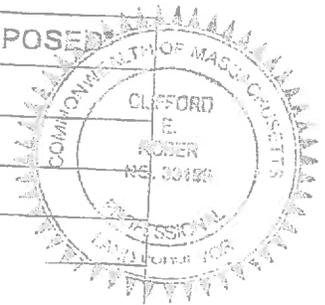
Property Address: 62-64 Palfrey Street

Zone: GR

Surveyor Signature and Stamp: *Cliff*

Date: 1/8/16

	REQUIRED	EXISTING	PROPOSED
Lot Area	5,000	5,600	
Lot Frontage	50'	56'	
Floor Area Ratio	—	—	
Lot Coverage	30%	32.7%	
Open Space	40%	41.9%	
Front Setback	20'	22.8'	
Side Setback	10'	7.2'	
Side Setback	10'	12.8'	
Rear Setback	20'	22.1'	
Building Height	2 1/2 STY	2 1/2 STY	
Stories			
1/2 Story Calculation			



NOTES:

PAID

Reading Asphalt Corp.

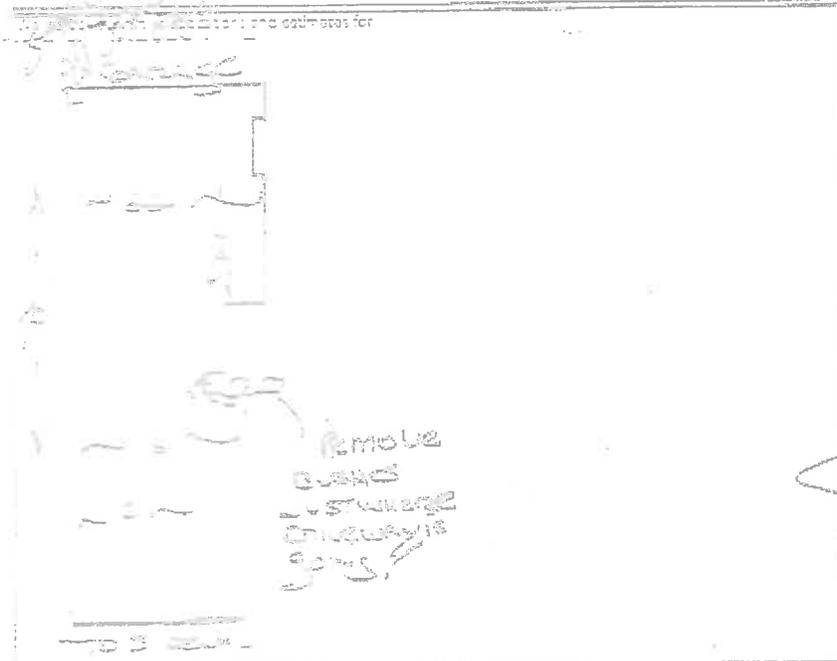
est. 1952

RESIDENTIAL & COMMERCIAL

PO Box 2305 • Woburn, MA 01888 • Tel: 781.944.7072 • Fax: 781.942.7335 • readngasphalt@gmail.com • www.readingasphaltcorp.com

PROPOSAL SUBMITTED TO: KERSHAM, Elizabeth PHONE: 781-760-9434 DATE: Rich Call 5/28/15

15' FEET: 63 Palgrave Road
CITY/STATE/ZIP CODE: Bellmont, MA 02458



Construction Procedures:

- Excavate area(s) _____
- Add compactable gravel as needed for proper base and grade.
- 3 1/2 \$3000 Place two coats of Bituminous Asphalt

And/Or:

- Resurface pavement area(s) _____

\$ _____

Additional/Optional Costs:

- Cobblestones: _____
- Approx. _____ linear feet @ \$ _____ /ft.
- \$100.00 Non-refundable town permit fee that **MUST** be paid upon acceptance of this estimate.
- Other: _____ \$ _____
- Other: _____ \$ _____

*Police detail(s), if required, will be an extra charge.

We propose to provide all materials and labor — complete in accordance with the above specifications, for the sum of _____ dollars (\$ _____).

Due the day of paving project

NOTE: This proposal may be withdrawn by us if not accepted within Seven (7) days.

Additional specifications involving extra costs, will become an extra charge over and above the estimate. Our workers are fully covered by Workmen's Compensation Insurance.

READING ASPHALT CORP. IS NOT RESPONSIBLE FOR ANY ELECTRICAL LINES, SPRINKLER LINES OR HEADS, AS WELL AS ANY OTHER ITEM NOT SHOWN ON THIS PLAN. THESE ITEMS ARE THE RESPONSIBILITY OF THE HOMEOWNER AND MUST BE MARKED AND POINTED OUT TO THE PAVING CONTRACTOR. IT IS ALSO THE HOMEOWNER'S RESPONSIBILITY TO BE IN COMPLIANCE WITH ALL WETLANDS AND ANY SPECIAL TOWNSHIP OR CITY ORDINANCES. POLICE DETAILS, IF REQUIRED, WILL BE AN EXTRA CHARGE. READING ASPHALT CORP. IS NOT RESPONSIBLE FOR PAVING FAILURE OR CRACKING IN WET SUB-BASE OR HIGH WATER TABLE AREAS THAT ARE SUBJECT TO INORDINATE FREEZING AND THAWING. STANDING WATER AND/OR WATER FLOW CAN NOT BE GUARANTEED ON PAVEMENTS WITH WETTABLE SURFACES FOR ANY PERIOD OF TIME. DUE TO THE VOLATILE COST OF ASPHALT, ONCE THIS PROPOSAL IS ACCEPTED BY THE CUSTOMER, THE PRICE QUOTED HEREIN WILL ONLY HOLD IF WORK IS COMPLETED IN THE TIME FRAME SET FORTH BY READING ASPHALT CORP. ANY DELAYS OR CHANGES TO THE CUSTOMER, MAY CHANGE THE ABOVE QUOTED PRICE(S) IF ASPHALT COST INCREASES.

REPAIRS TO CRACKS MADE AFTER PAVING, WILL RESULT IN A \$50 SERVICE CHARGE TO REPAIR.

Accepted by: _____
Customer Signature: [Signature] Date: _____



TOWN OF BELMONT
DEPARTMENT OF PUBLIC WORKS

Permit Fee:
\$100

PERMIT

For TRENCHES, OPENINGS or to OCCUPY STREET

CONTRACTOR MUST PICK UP SIGNED PERMIT PRIOR TO THE START OF ANY WORK

THIS PERMIT MUST BE ON THE WORK SITE AT ALL TIMES

No. SOP-16-73 From this date: Aug 26, 2015 Expires: Sep 25, 2015

Reading Asphalt Corp
PO Box 2305 Woburn,
MA 01888
781-944-7072

Approved Permit Categories: Occupancy of Public Way

Address: 62 PALFREY RD, BELMONT, MA

Purpose: Remove and replace existing driveway from back of walk to house Dig Safe # 2015-350-7969

Special Conditions:
Restore any damaged public way to Belmont DPW Standard Specs

THIS PERMIT MUST BE AT THE WORKSITE AT ALL TIMES

Dan Fitzgibbon
STOP Coordinator

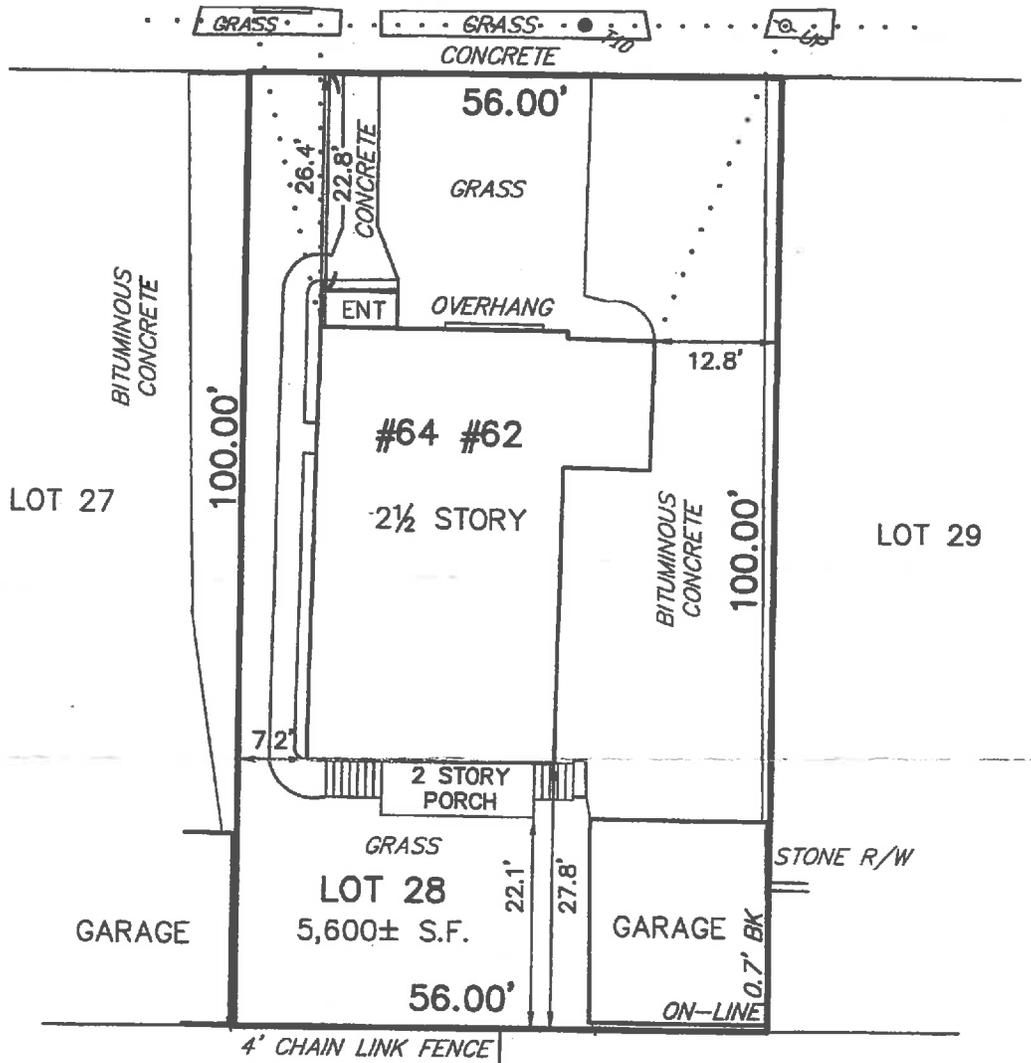
Aug 26, 2015
Date

TO BE SIGNED AND COMPLETED BY CONTRACTOR PERFORMING WORK

THIS IS TO CERTIFY, That the undersigned has this day applied to and received from the Director of Public Works for the Town of Belmont, a license of which the above is a true copy, which is hereby accepted under the above terms and schedule of prices on file in said office.

Sign Here

8/31/15
Date

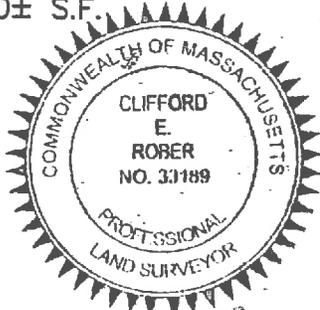


THE PROPERTY IS NOT LOCATED
WITHIN WETLANDS AS SHOWN
ON THE TOWN OF BELMONT
WETLANDS ATLAS.

ZONING DISTRICT:	GR (GENERAL RESIDENCE)	
	REQ.	EXISTING
FRONT SETBACK:	20'	22.8'
SIDE SETBACK:	10'	7.2'
REAR SETBACK:	20'	22.1'
MAXIMUM LOT COVERAGE:	30%	32.7%
MINIMUM OPEN SPACE:	40%	41.9%
LOT FRONTAGE:	70.00'	56.00'

TOTAL LOT AREA: 5,600± S.F.

OWNER: RICHARD & ELIZABETH KERSHAW
25006/338
ASSESSORS MAP 12 - PARCEL 148



CERTIFIED PLOT PLAN
#62-64 PALFREY STREET
IN
BELMONT, MA
(MIDDLESEX COUNTY)

SCALE: 1" = 20' DATE: 1/8/2016



ROBER SURVEY
1072 MASSACHUSETTS AVENUE
ARLINGTON, MA 02476
(781) 648-5533

[Signature]
CLIFFORD E. ROBER, PLS DATE

Date: 5/16/17

Zoning Board of Appeals
Homer Municipal
Building 19 Moore Street
Belmont, MA 02478

To Whom It May Concern:

My name is Alleigh Shaughnessy and I own / live in a neighboring property to 62-64 Palfrey Road. I am sending this letter in support of the Special Permit Application for the driveway expansion by Richard & Elizabeth Kershaw at 62-64 Palfrey Road.

Signature of Supporter 
Print Name Alleigh Shaughnessy
Address 3 Winslow Rd
Belmont MA 02478
Daytime Telephone Number 978-984-2331

Date: 9/16/17

Zoning Board of Appeals
Homer Municipal
Building 19 Moore Street
Belmont, MA 02478

To Whom It May Concern:

My name is Mary Jo Peterman and I own / live in a neighboring property to 62-64 Palfrey Road. I am sending this letter in support of the Special Permit Application for the driveway expansion by Richard & Elizabeth Kershaw at 62-64 Palfrey Road.

Signature of Supporter

Print Name

Address

Daytime Telephone Number

Mary Jo Peterman
Mary Jo Peterman
60 Palfrey Rd
Belmont MA 02478
617-721-2634

Date: 5/16/17

Zoning Board of Appeals
Homer Municipal
Building 19 Moore Street
Belmont, MA 02478

To Whom It May Concern:

My name is Christina Polcari and I own / live in a neighboring property to 62-64 Palfrey Road. I am sending this letter in support of the Special Permit Application for the driveway expansion by Richard & Elizabeth Kershaw at 62-64 Palfrey Road.

Signature of Supporter 
Print Name Christina Polcari
Address 60 Palfrey Rd
Belmont, MA
Daytime Telephone Number 617-721-2632

Date: 5/16/17

Zoning Board of Appeals
Homer Municipal
Building 19 Moore Street
Belmont, MA 02478

To Whom It May Concern:

My name is Jessie Shaughnessy and I own / live in a neighboring property to 62-64 Palfrey Road. I am sending this letter in support of the Special Permit Application for the driveway expansion by Richard & Elizabeth Kershaw at 62-64 Palfrey Road.

Signature of Supporter	<u>Jessie Shaughnessy</u>
Print Name	<u>Jessie Shaughnessy</u>
Address	<u>3 Winslow Rd</u> <u>Belmont MA 02478</u>
Daytime Telephone Number	<u>617-484-8594</u>

Date: 5/23/17

Zoning Board of Appeals
Homer Municipal Building
19 Moore Street
Belmont, MA 02478

To Whom It May Concern:

My name is Susan Maleno Greenleaf and I own / live in a neighboring property to 62-64 Palfrey Road. I am sending this letter in support of the Special Permit Application for the driveway expansion by Richard & Elizabeth Kershaw at 62-64 Palfrey Road.

Signature of Supporter Susan Maleno Greenleaf
Print Name Susan Maleno Greenleaf
Address 104 Palfrey Rd
Belmont MA 02478
Daytime Telephone Number 617 484 1313

I am the tenant who lives at 104 Palfrey Rd, Belmont, MA. Having the driveway has been an asset to me because of difficulties I have in carrying objects, such as groceries, long distances. When I parked in the back the available spot was really too small, making entry/exit difficult.

Date: 05/17/17

Zoning Board of Appeals
Homer Municipal
Building 19 Moore Street
Belmont, MA 02478

To Whom It May Concern:

My name is PATRICIA C. SHAUGHNESSY and I own / live in a neighboring property to 62-64 Palfrey Road. I am sending this letter in support of the Special Permit Application for the driveway expansion by Richard & Elizabeth Kershaw at 62-64 Palfrey Road.

Signature of Supporter	<u><i>PShaughnessy</i></u>
Print Name	<u>PATRICIA C. SHAUGHNESSY</u>
Address	<u>ONE WINSLOW ROAD</u>
	<u>BELMONT, MA 02478</u>
Daytime Telephone Number	<u>617-484-3536</u>

Date: 5/14/17

Zoning Board of Appeals
Homer Municipal
Building 19 Moore Street
Belmont, MA 02478

To Whom It May Concern:

My name is Daniolo H Joniaux and I own / live in a neighboring property to 62-64 Palfrey Road. I am sending this letter in support of the Special Permit Application for the driveway expansion by Richard & Elizabeth Kershaw at 62-64 Palfrey Road.

Signature of Supporter 
Print Name Daniolo H Joniaux
Address 66 Palfrey Rd
Belmont Mass 02478
Daytime Telephone Number 781-697-7038

Date: 5-23-17

Zoning Board of Appeals
Homer Municipal
Building 19 Moore Street
Belmont, MA 02478

To Whom It May Concern:

My name is GEORGE GEROLAMO and I own / live in a neighboring property to 62-64 Palfrey Road. I am sending this letter in support of the Special Permit Application for the driveway expansion by Richard & Elizabeth Kershaw at 62-64 Palfrey Road.

Signature of Supporter George Gerolamo
Print Name GEORGE GEROLAMO
Address 4 GORHAM RD

Daytime Telephone Number _____

Date: 5/24/17

Zoning Board of Appeals
Homer Municipal
Building 19 Moore Street
Belmont, MA 02478

To Whom It May Concern:

My name is Judith Kennedy and I own / live in a neighboring property to 62-64 Palfrey Road. I am sending this letter in support of the Special Permit Application for the driveway expansion by Richard & Elizabeth Kershaw at 62-64 Palfrey Road.

Signature of Supporter Judith Kennedy
Print Name Judith Kennedy
Address 54 Palfrey Rd

Daytime Telephone Number 617-484-7718

Date: 5/24/17

Zoning Board of Appeals
Homer Municipal
Building 19 Moore Street
Belmont, MA 02478

To Whom It May Concern:

My name is Steve Kennedy and I own / live in a neighboring property to 62-64 Palfrey Road. I am sending this letter in support of the Special Permit Application for the driveway expansion by Richard & Elizabeth Kershaw at 62-64 Palfrey Road.

Signature of Supporter	<u>Steve Kennedy</u>
Print Name	<u>Steve Kennedy</u>
Address	<u>54 Palfrey Rd</u> <u>Belmont</u>
Daytime Telephone Number	<u>617-901-5465</u>

Date: May 24, 2017

Zoning Board of Appeals
Homer Municipal
Building 19 Moore Street
Belmont, MA 02478

To Whom It May Concern:

My name is John Sullivan and I own / live in a neighboring property to 62-64 Palfrey Road. I am sending this letter in support of the Special Permit Application for the driveway expansion by Richard & Elizabeth Kershaw at 62-64 Palfrey Road.

Signature of Supporter _____

Print Name

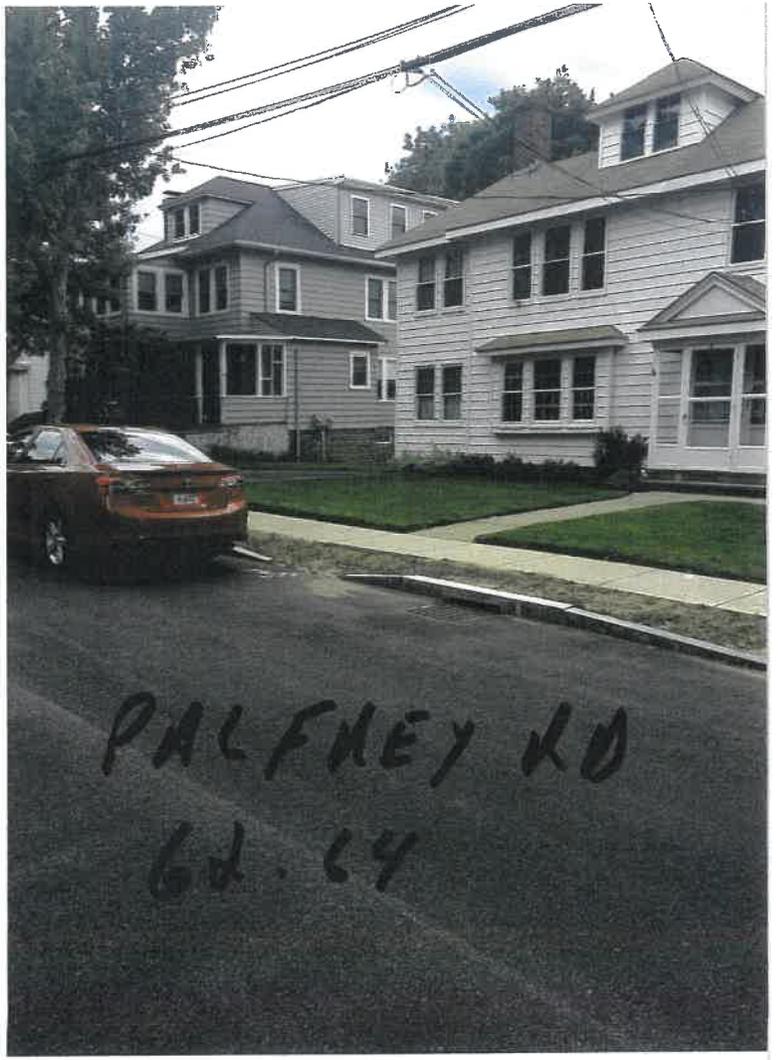
John Sullivan

Address

72 Palfrey Road

Daytime Telephone Number

617-992-5922

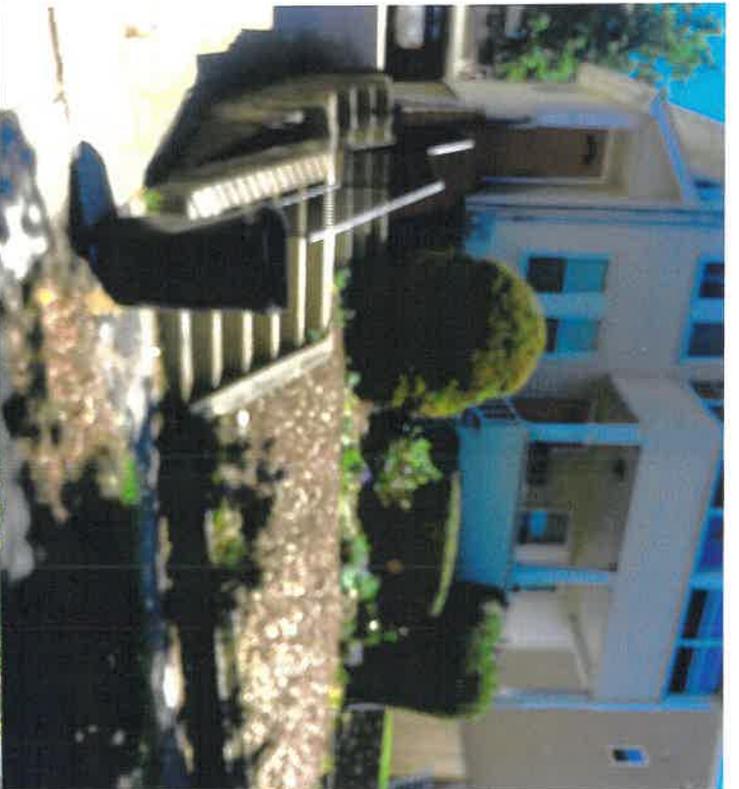


49/51
BENTON
RD



PARKWAY RD
20

45 / 43
W. IN 5 L O W
R1

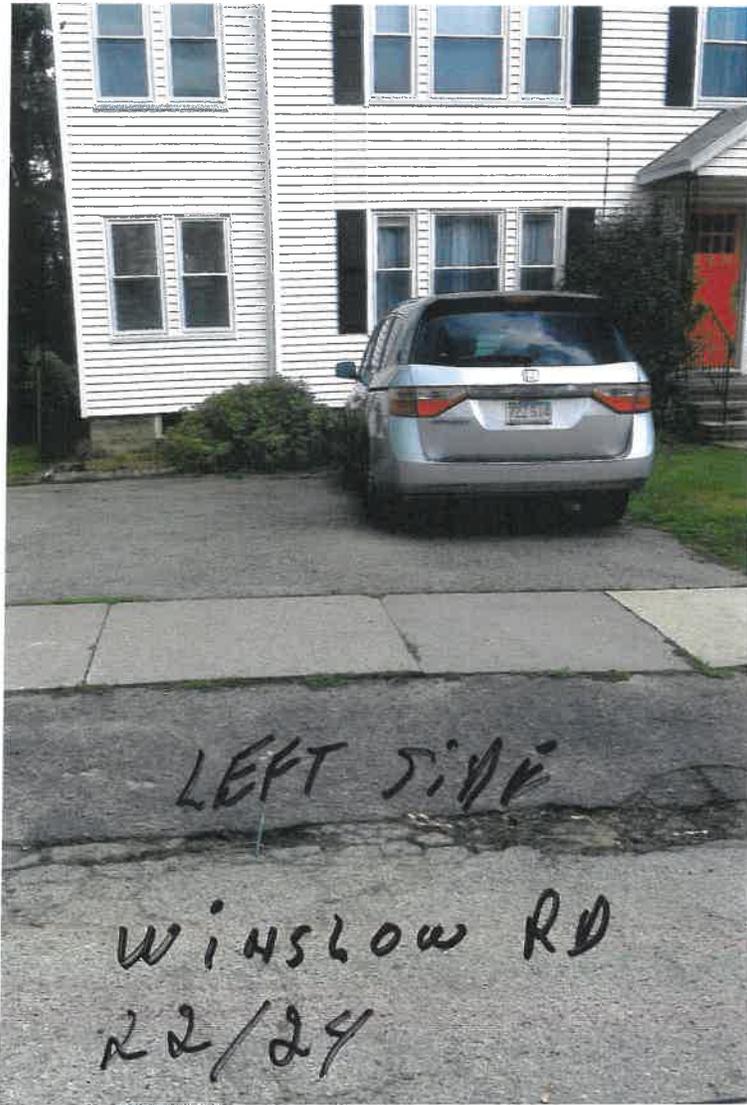


LEFT
SIDE
D/W

45 / 43
W. IN 5 L O W
R2



RIGHT
SIDE
D/W



FLETT
RD
58
/
60





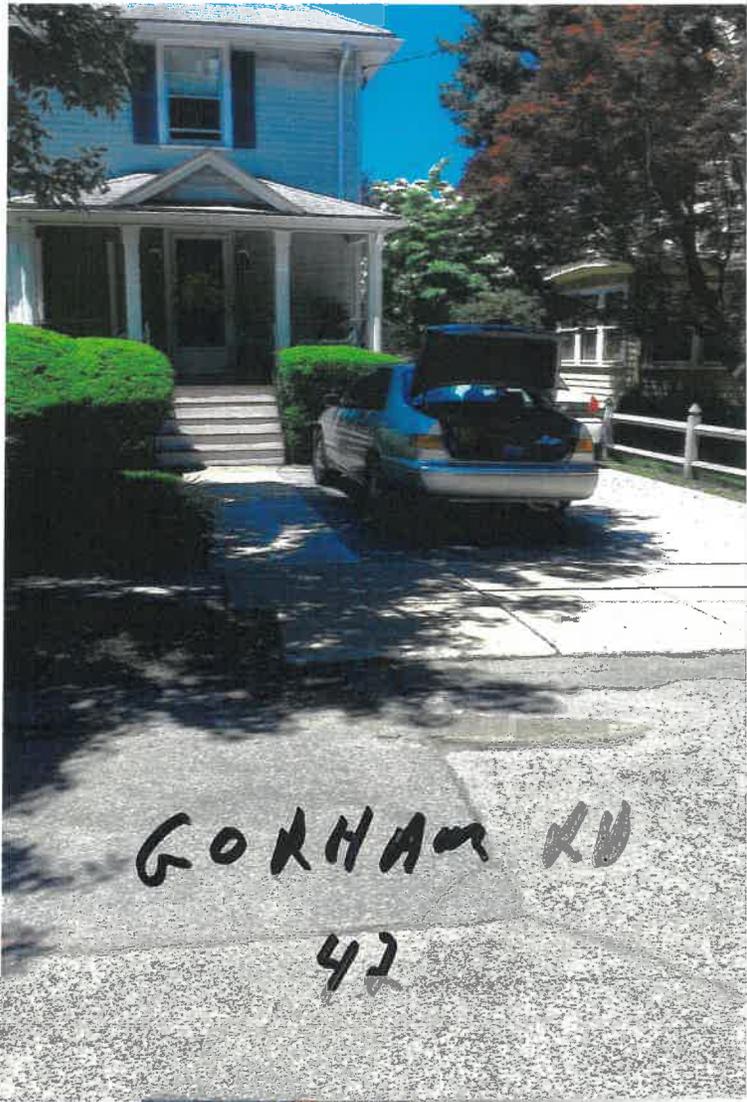
#24

FRANCIS ST



#26







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

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

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

November 13, 2015

Mr Richard Kershaw
62 Palfrey Road
Belmont, MA 02478

RE: Illegal Driveway Expansion - 62-64 Palfrey Road - "FINAL NOTICE"

Dear Mr Kershaw:

You have been notified by this office on previous occasions regarding the above-referenced Belmont Zoning By-law violation occurring on your property. This letter is to serve as your final notice that if this violation is not corrected within one week or by November 20, 2015, you will leave me no other alternative but to refer this matter for legal action.

Your cooperation and immediate attention to this matter is essential.

If you have any questions, please do not hesitate to contact one of our Code Enforcement Officers at 617-993-2664.

Sincerely,

Glenn R. Clancy, P.E.
Director

GRC/mer



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

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

October 8, 2015

Mr Richard Kershaw
62 Palfrey Road
Belmont, MA 02478

RE: "SECOND NOTICE" Illegal Driveway Expansion - 62-64 Palfrey Road

Dear Mr Kershaw:

This is a reminder that on September 15, 2015, a letter was sent to you regarding a Belmont Zoning By-law violation on your property at 62-64 Palfrey Road, Belmont, MA. As of this date, the issue is still not resolved. It is imperative that this matter be resolved as soon as possible.

Please notify the Office of Community Development in writing at your earliest convenience but in no case no later than seven (7) days or by October 15, 2015 to inform me of the option you will be implementing.

If you have any questions, please do not hesitate to contact one of our Code Enforcement Officers at 617-993-2664. Thank you for your cooperation.

Sincerely,

Glenn R. Clancy, P.E.
Director

GRC/mer



OFFICE OF COMMUNITY DEVELOPMENT
TOWN OF BELMONT
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September 15, 2015

Mr Richard Kershaw
62 Palfrey Road
Belmont, MA 02478

RE: Illegal Driveway Expansion - 62-64 Palfrey Road

Dear Mr Kershaw:

The Office of Community Development is responsible for the enforcement of local zoning and general by-laws. It is our obligation and duty to enforce these by-laws which have been approved by Town Meeting and represent the wishes of the residents of Belmont. This letter is to inform you that additional parking space has been created at the above-mentioned property in violation of the Belmont Zoning By-law.

Section 4.2.1 specifies the minimum open space requirements for residential property:

Single residence zones are required to maintain a minimum open space of 50%. General residence zones are required to maintain a minimum open space of 40%.

Open Space is defined as "An open area on a lot, unbuilt on, containing landscape materials, pedestrian walks, patios, recreational facilities, but *excluding driveways and parking spaces.*"

The following options are presented for your consideration:

1. Cease all illegal parking on the lot.
2. Submit for zoning compliance verification a certified plot plan showing the proposed new parking area along with a request for a driveway expansion.

Please notify the Office of Community Development in writing at your earliest convenience but in no case no later than fourteen (14) days or by September 29, 2015 to inform me of the option you will be implementing.

If you have any questions, please do not hesitate to contact one of our Code Enforcement Officers at 617-993-2664. Thank you for your cooperation.

Sincerely,

Glenn R. Clancy, P.E.
Director

(017) 484-5015

COMMUNITY DEVELOPMENT
2015 NOV 19 AM 10:40

Office of Community Development
Town of Belmont
19 Moore Street
Belmont, MA 02478

November 16, 2015

Dear Ara,

This letter is an update to let you know that we have submitted the proposal and money for the company to do the surveying at 62 Palfrey Rd. In speaking with the company doing the work, they estimated that after they do the surveying it would take approximately 4-5 weeks for the plans to be done.

Once we receive the final plan we will be in contact with you.

Thank you again for your time in this matter.

Sincerely,



Richard O. Kershaw
62 Palfrey Rd
Belmont, MA 02478

11/18/15



**TOWN OF BELMONT
OFFICE OF COMMUNITY DEVELOPMENT**

19 MOORE STREET - P.O. BOX 56
BELMONT, MA 02478-0900
(617) 993-2664

PAYMENT RECEIPT

Date 5/24/2017 Permit No. _____

Contractor/Owner Name Kershaw

Job Address 62 Palfrey Rd

Telephone _____

Cash _____ Check 276 / 277

Building Permit \$ _____

Plumbing Permit \$ _____

Gas Permit \$ _____

Electrical Permit \$ _____

Sign/Awning Permit \$ _____

Tent Permit \$ _____

News Rack \$ _____

Home Occupation Certificate \$ _____

Certificate of Inspection \$ _____

Sewer Permit \$ _____

Misc. ZONING \$ 150 / 150

Certificate of Compliance \$ _____

TOTAL: \$ 300.00

Received by: Heanne Fune

BELMONT VIOLATION NOTICE			CONTROL NUMBER 06411
ENTERED IN SYSTEM	PREVIOUS # OF CITATIONS	SENT TO PARENT	COURT USE ONLY
DATE OF OFFENSE <u>5 / 10 / 17</u>		DATE OF ISSUANCE NOTICE <u>5 / 10 / 17</u>	
LOCATION <u>62 PALFREY RD</u>	TIME <u>2:00</u>	AM <u>PM</u>	
NAME OF OFFENDER (PLEASE PRINT) LAST <u>KERSHAW</u>		FIRST <u>RICHARD</u>	M <u>0</u>
ADDRESS <u>62 PALFREY</u>	CITY <u>BELMONT</u>	STATE <u>MA</u>	ZIP CODE <u>02438</u>
REGISTRATION NUMBER (BIKE, DOG, CAR, ETC.)	DATE OF BIRTH <u> / /</u>	(CHECK IF UNDER 17) <input type="checkbox"/>	
PARENT'S NAME (IF VIOLATOR UNDER 17) LAST		FIRST	M
ADDRESS	CITY	STATE	ZIP CODE
SIGNATURE OF ENFORCING PERSON <u>[Signature]</u>		BADGE NO.	ASSIGNMENT
I HEREBY ACKNOWLEDGE RECEIPT OF THE FOREGOING CITATION			

X

UNABLE TO OBTAIN SIGNATURE OF OFFENDER DATE MAILED 5/10/17

Community Development

Health Department

Highway Department

Police Department

void per G.C.

Description of Violation

ZONING SYLAW SECTION
4.2.1 ILLEGAL EXPANSION
OF DRIVEWAY
5.3.1(B) FRONT YARD
PARKING

TOTAL OF FINE(S) DUE: **\$ 300.00**

YOU HAVE THE FOLLOWING ALTERNATIVES IN THIS MATTER:

1 I choose to pay the above fine WITHIN 21 DAYS OF THE DATE OF THIS NOTICE. I enclose a check or money order payable to the Town Clerk, Town of Belmont, in this envelope. Or an authorized person may bring this ticket and payment to Town Clerk, 455 Concord Ave., Belmont, MA 02478 between 8:00 am-4:00 pm, Monday-Friday. THIS WILL OPERATE AS A FINAL DISPOSITION WITH NO CRIMINAL RECORD.

2 I desire to contest this matter. I request a noncriminal hearing, which will operate as a final disposition with no criminal record, and I am enclosing a copy of this citation, WITHIN 21 DAYS OF THE NOTICE TO:

Clerk Magistrate
Cambridge District Court
4040 Mystic Valley Parkway
Medford, MA 02155

If you fail to pay this civil fine or to request a hearing within 21 days, or if you fail to appear for the hearing or to pay the fine determined at the hearing to be due, a criminal complaint may be issued against you.

PLEASE PEEL OFF TAPE AND FOLD FLAP TO SEAL ENVELOPE

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BELMONT VIOLATION NOTICE		CONTROL NUMBER 06409	
ENTERED IN SYSTEM	PREVIOUS # OF CITATIONS	SENT TO PARENT	COURT USE ONLY
DATE OF OFFENSE 4 / 4 / 17		DATE OF ISSUANCE NOTICE 4 / 4 / 17	
LOCATION 62 PALFREY RD		TIME 1:30	AM PM
NAME OF OFFENDER (PLEASE PRINT) LAST KERSHAW		FIRST RICHARD	M 0
ADDRESS 62 PALFREY	CITY BELMONT	STATE MA	ZIP CODE 02478
REGISTRATION NUMBER (BIKE, DOG, CAR, ETC.)		DATE OF BIRTH	(CHECK IF UNDER 17) <input type="checkbox"/>
PARENT'S NAME (IF VIOLATOR UNDER 17) LAST		FIRST	M
ADDRESS	CITY	STATE	ZIP CODE
SIGNATURE OF ENFORCING PERSON		BADGE NO.	ASSIGNMENT

I HEREBY ACKNOWLEDGE RECEIPT OF THE FOREGOING CITATION

X UNABLE TO OBTAIN SIGNATURE OF OFFENDER DATE MAILED **4/4/17**

- Community Development
 Health Department
 Highway Department
 Police Department

Description of Violation

**ZONING BYLAW SECTION
 4.2.1 ILLEGAL EXPANSION
 OF DRIVEWAY
 5.3.1(b) FRONT YARD
 PARKING**

TOTAL OF FINE(S) DUE \$ **100.00**

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*Paid by check
 #189
 \$100
 4/05/17
 NJC*

BELMONT VIOLATION NOTICE		CONTROL NUMBER 06401	
ENTERED IN SYSTEM	PREVIOUS # OF CITATIONS	SENT TO PARENT	COURT USE ONLY
DATE OF OFFENSE 6 / 3 / 2016		DATE OF ISSUANCE NOTICE 7 / 2016	
LOCATION 62 PALFREY RD		TIME 7:30 AM	
NAME OF OFFENDER (PLEASE PRINT) LAST KERSITAW		FIRST RICHARD	
ADDRESS 62 PALFREY RD BELMONT MA 02478		CITY STATE ZIP CODE MA 02478	
REGISTRATION NUMBER (BIKE, DOG, CAR, ETC.)		DATE OF BIRTH	
PARENT'S NAME (IF VIOLATOR UNDER 17) LAST		FIRST	
ADDRESS		STATE ZIP CODE	
SIGNATURE OF ENFORCING PERSON		BADGE NO. ASSIGNMENT	

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UNABLE TO OBTAIN SIGNATURE OF OFFENDER DATE MAILED

Community Development
 Health Department
 Highway Department
 Police Department

Description of Violation
ZONING - BYLAW SECTION OF
4.2.1 - ILLEGAL EXPANSION OF
DRIVEWAY
5.3.1(b) FRONT YARD
PARKING

TOTAL OF FINE(S) DUE: \$ **50.00**

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