

173-175 WHITE STREET, LLC

166 Circle Drive
Waltham, MA 02152

7-31-20

IMPACT STATEMENT

Dear Planning Board Members

173-175 White Street is currently a 2 family residence, colonial style home, built in 1925. This older outdated home sits on a 15,470 square foot lot in the GR district.

At this time we would like to present to the board a proposal to subdivide into 2 lots consisting of 7735 square feet each and improve the two lots with two single family 3 bedroom, 2 full and 2 half-bath colonial style homes of approx. 2000 square feet each in the 2-story residence. The new homes will also be professionally landscaped.

Upon our research, the homes to be built will blend in nicely with the existing neighboring homes.

Currently the neighborhood consists of a mix of single-family homes, 2 unit buildings and townhouses. We have kept the homes to a modest size as not to overwhelm the neighborhood and to be consistent with the neighboring abutters.

We have provided photos of the surrounding residences along with public records for your review. As you can see, these new homes will blend in with the character of the neighborhood and will not adversely impact the areas look.

We are looking forward to working with the board again on a successful project with the board's approval.

Thank you,
Donald Cusano
Donbuiltit@yahoo.com

and

Robert Calnan
BobCalnan@hotmail.com

173-175 White Street, LLC



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

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

August 6, 2020

Mr. Don Cusano
Watertown, MA 02472

RE: Denial to Construct Two Single-Family Homes

Dear Mr. Cusano:

The Office of Community Development is in receipt of your building permit application for the construction of a two single-family homes in a General Residence (GR) Zoning District.

Your application has been denied because it does not comply with the Zoning By-Law. More specifically, your application does not conform to Section 6D.6 of the Zoning By-Law, which requires a Special Permit to construct two single-family homes as an alternative to a two-family home.

You may alter your plans to conform to the Zoning By-Law and resubmit for a building permit or you may request a Special Permit from the Planning Board to construct two single-family homes as an alternative to a two-family home. If you choose to pursue the Special Permit, please contact the Office of Community Development at (617)-993-2666 to schedule an appointment with the Planning Staff to begin the Special Permit process.

Sincerely,

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













Mail body: F.W.:

Sent from Mail for Windows 10

From: [Don Cusano](#)

Sent: Friday, July 31, 2020 6:16 AM

To: [Bob Calnan](#)

Subject:

