



Town of Belmont

APPLICATION FOR A SPECIAL PERMIT

Date: Feb. 6, 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 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 6 Cumberland 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 Front yard parking.

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

Signature of Petitioner

Print Name

Andrew Osborn

Address

6 Cumberland Road
Belmont, MA 02478

Daytime Telephone Number

917-435-4500



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

February 1, 2017

Andrew Osborn and Sunyoung Hong
6 Cumberland Road
Belmont, MA 02478

RE: Denial to Construct Front Yard Parking

Dear Mr. Osborn and Ms. Hong,

The Office of Community Development is in receipt of your proposal to construct front yard parking at 6 Cumberland Road located in a Single Residence A Zoning District.

Your application has been denied because it does not comply with the current Town of Belmont Zoning By-Law. More specifically, Section 5.1.3 (b) of the Zoning By-Law requires a Special Permit from the Zoning Board of Appeals to construct 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.

Sincerely,

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

Andrew Osborn and Sunyoung Hong

6 Cumberland Road
Belmont, MA 02478
(617) 484 – 0081
(917)-435-4500

February 6, 2017

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

Re: Request for special permit to build circular driveway and parking area

Dear Office of Community Development,

We respectfully request that you approve our plan to install a circular driveway and parking area in the front yard of our residence. Our property is roughly rectangular in plan, measuring approximately 230 ft Northwest/southeast by 100 ft Northeast/southwest. The house is slightly skewed relative to the property lines such that the front of the house faces North-northeast.

We currently have a driveway that slopes down from street level on the west side of the property, leading to the rear. The driveway is narrow and its west edge is an embankment that slopes steeply down to the western side neighbor's property.

We have had one instance where the driveway was slippery and our car slid into the back. On another occasion, the side of our car scraped the west building wall causing \$2000 in damage because of the narrow driveway. Further, our children play basketball in the back parking area and there is a danger to them from cars entering and leaving. Hence, we would like to create a new parking area in front of the house along with a circular drive that connects to our existing drive.

The parking portion of the proposed new driveway is located east of the residence sight lines and therefore complies with the township ordinances. The central and western portion of the proposed circular drive is set back mostly greater than 30 ft. from our front property line. A small triangular portion of the circular drive is within the building sight lines and also closer than 30 ft. to the front property line. Hence our desire to seek this special permit.

The exact proposed configuration of the west end of the circular drive passes between two large trees that we would like to keep. It is also our plan to plant new trees along the property line in front, which will partly obscure the new proposed circular driveway. The slope of the proposed circular drive is such that site drainage will not be affected and there will be no additional runoff onto the neighbor's property.

Attached to this letter are:

- A site plan prepared by a licensed surveyor, Frank Iebba, showing all required information
- Zoning compliance checklist prepared by a licensed surveyor, Frank Iebba
- A site plan drawing made by Ms. Hong (registered architect) showing the planned tree locations
- A photograph of our house as viewed from across the street
- Application for Special Permit

We appreciate your consideration of this request for special permit.

Respectfully,

Andrew Osborn

Sunyoung Hong

PROPOSED PAVED DRIVEWAY
6 CUMBERLAND RD
BELMONT, MA

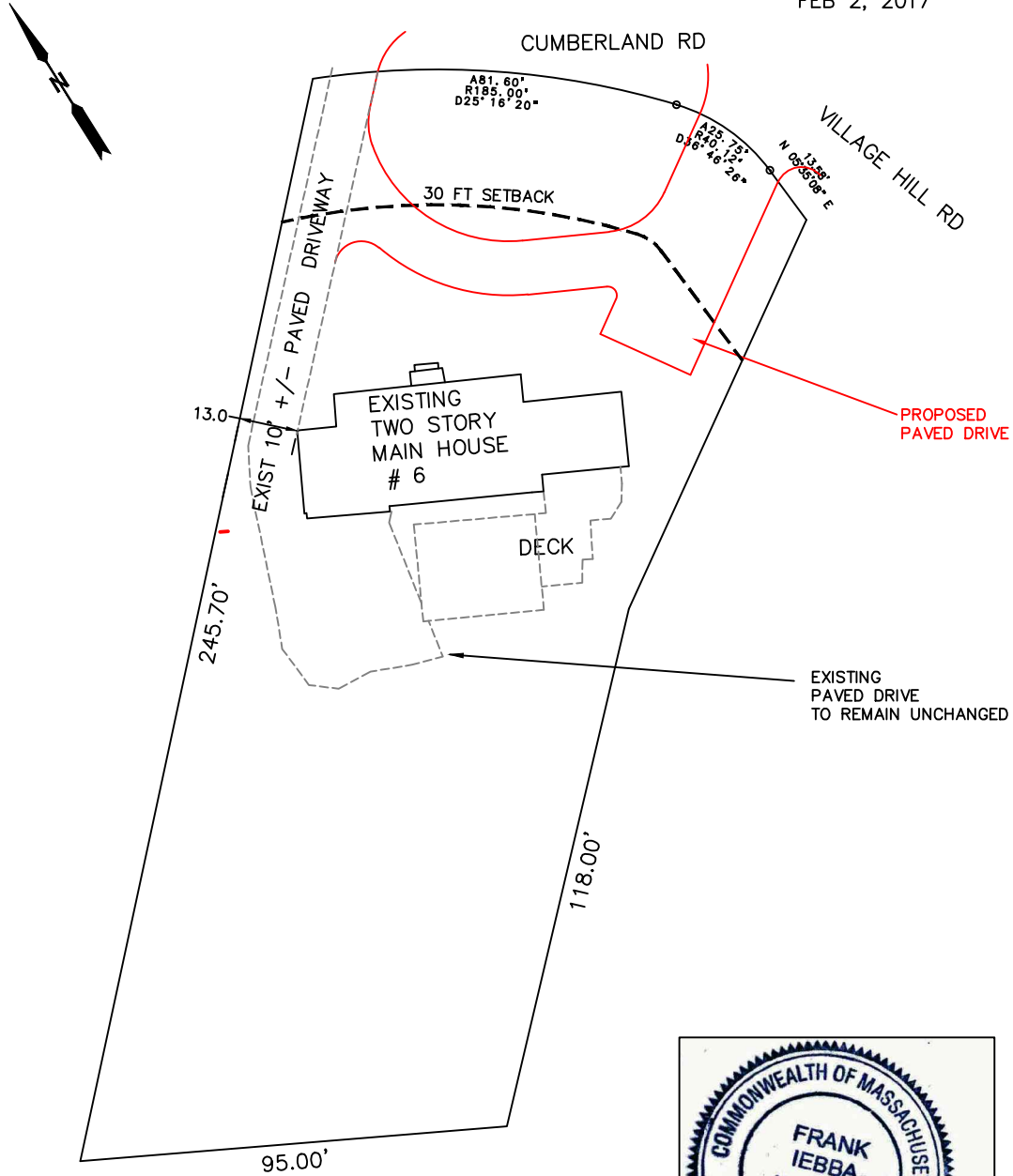
SCALE: 1 IN = 40 FT

DEC 1, 2015

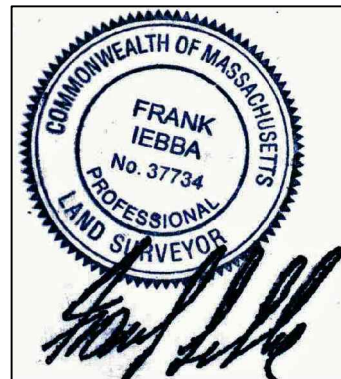
JAN 4, 2017

JAN 26, 2017

FEB 2, 2017



REF BOOK 1467 PAGE 23 CERT 258694



LOT AREA: 23425 Sq. Feet +/-

LOT COVER 9.6 %

PROPOSED OPEN SPACE 71.2 %

HOUSE 1650
DECK 965
DRIVE AND WALK 4130

EXISTING OPEN SPACE 79.2 %

HOUSE 1650
DECK 965
DRIVE AND WALK 2250

ESSEX ENG. & SURVEY
PO BOX 620622 NEWTON LOWER FALLS
MA. 02462-0622

617-797-7342

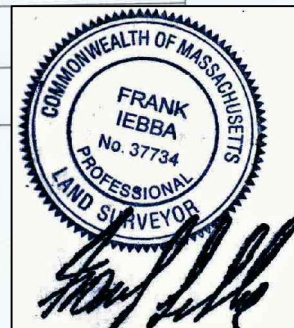
FRANK.IEBBA@GMAIL.COM

Zoning Compliance Check List (Registered Land Surveyor)

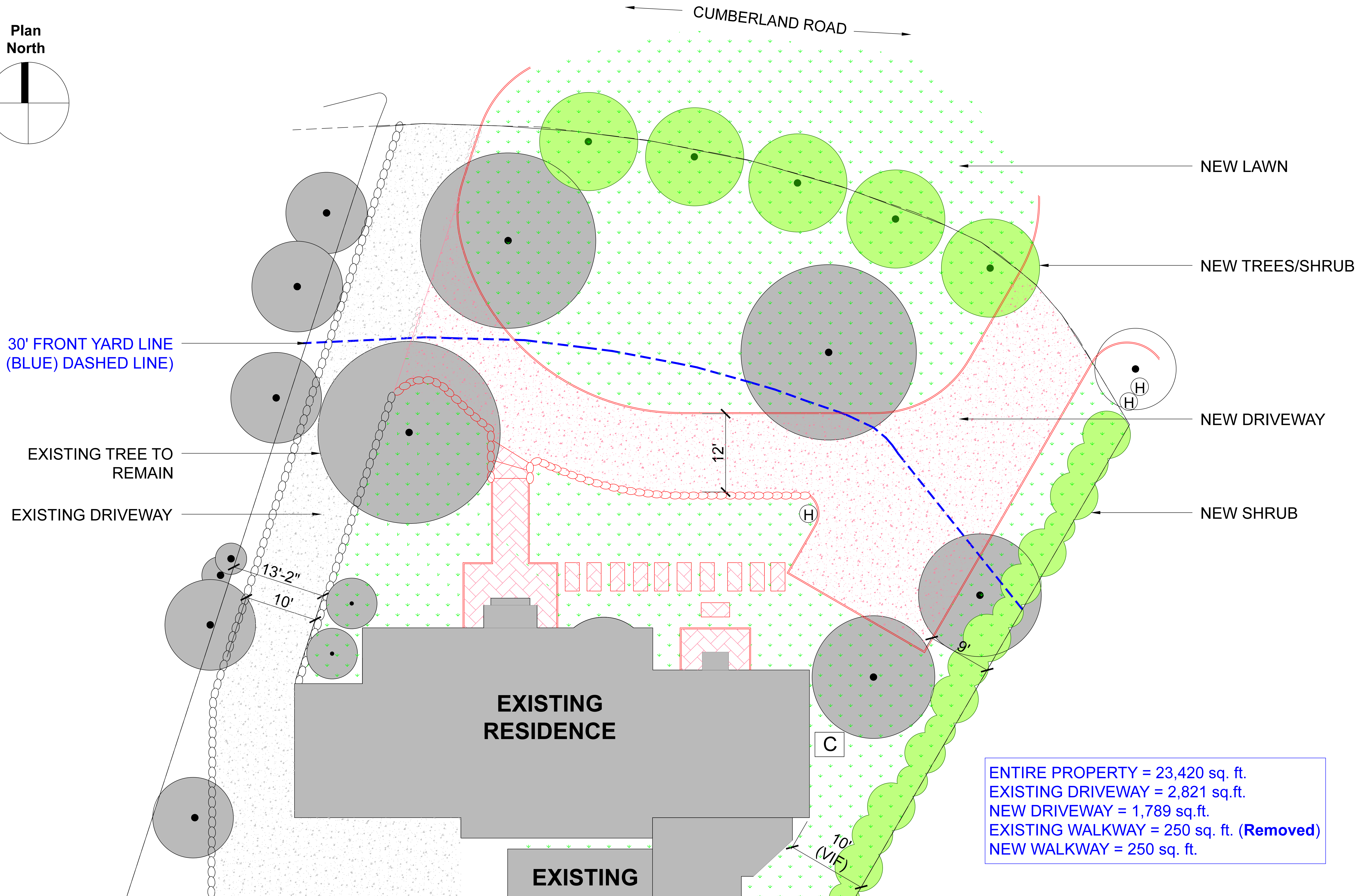
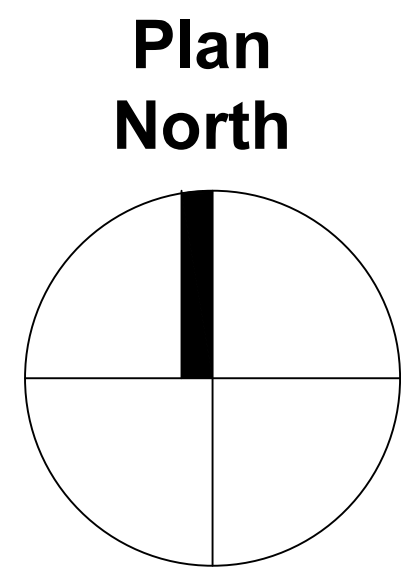
Property Address: 6 CUMBERLAD ROAD Zone: SR A
 Surveyor Signature and Stamp: _____ Date: 2 FEB 17

	REQUIRED	EXISTING	PROPOSED
Lot Area	25000 SF	23425 SF	23425 SF
Lot Frontage	125'	120.93	120.93
Floor Area Ratio			
Lot Coverage			
Open Space	50 %	79.2 %	71.2 %
Front Setback			N/A
Side Setback			↓
Side Setback			
Rear Setback			
Building Height			
Stories			
½ Story Calculation			

NOTES:

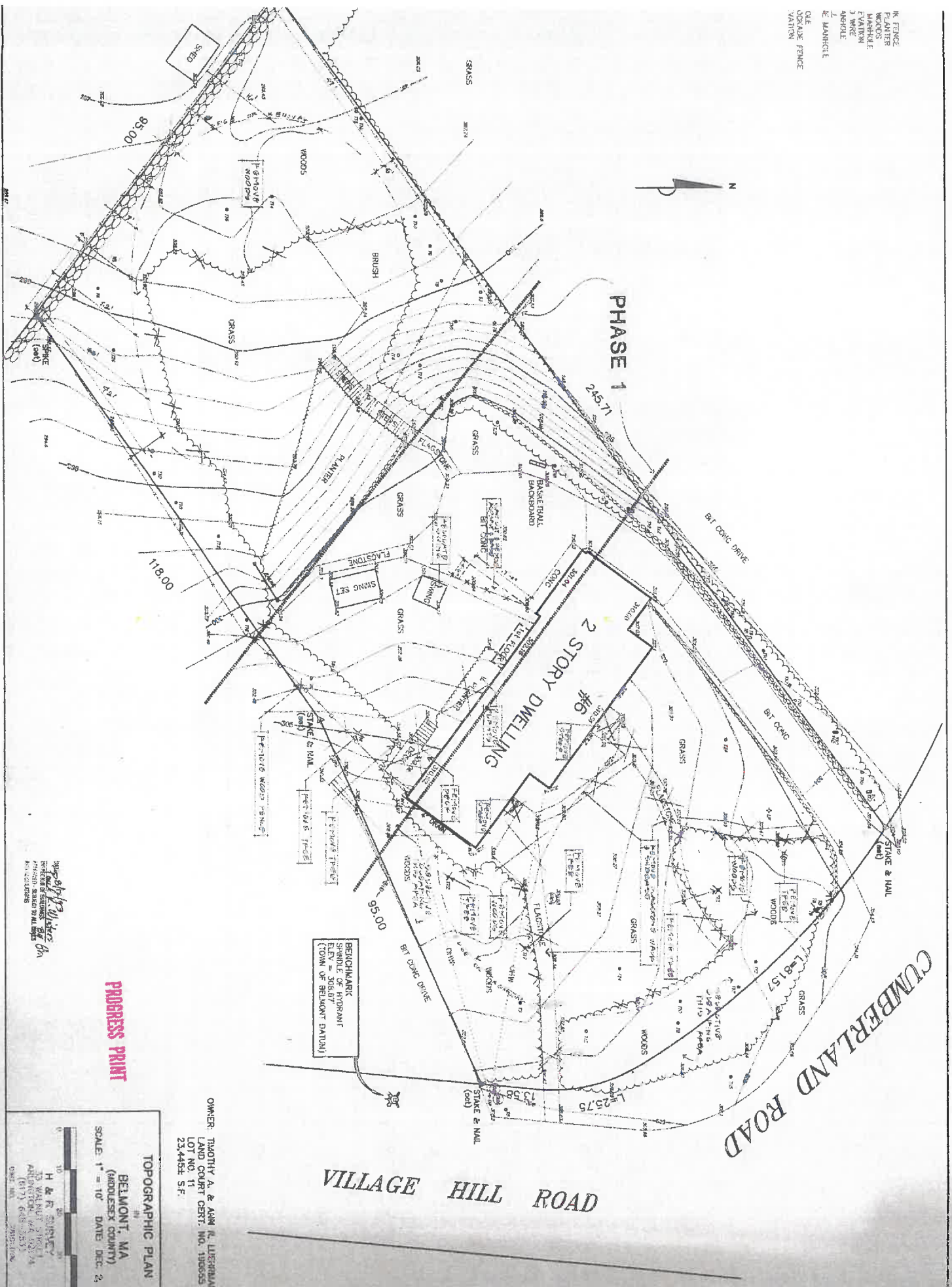


June 4, 2013



Partial Site Plan showing New Proposed Driveway

N FENCE
 PLANTER
 WOODS
 BRUSH
 GRASS
 FLAGSTONE
 BRICK PAVEMENT
 DRIVE
 STAKE & NAIL
 (TOWN OF BELMONT DATUM)



PROGRESS PRINT

TOPOGRAPHIC PLAN

BELMONT, MA
(HADDAMSK COUNTY)

SCALE: 1" = 10' DATE: DEC. 2, 1992



OWNER: TIMOTHY A. & ANN R. LITVIN
 LAND COURT CERT. NO. 198655
 LOT NO. 11
 23,445 S.F.

H & R SURVEY
 13 WARE STREET
 ARLINGTON, MA 02174
 (617) 648-2553



Photo 1. View of the existing driveway



Photo 2. Overall view of the house from northeast (Arrow indicates the tree that we are trying to save)



Photo

3. Same view of Photo 2 above with future plantation (green shades)



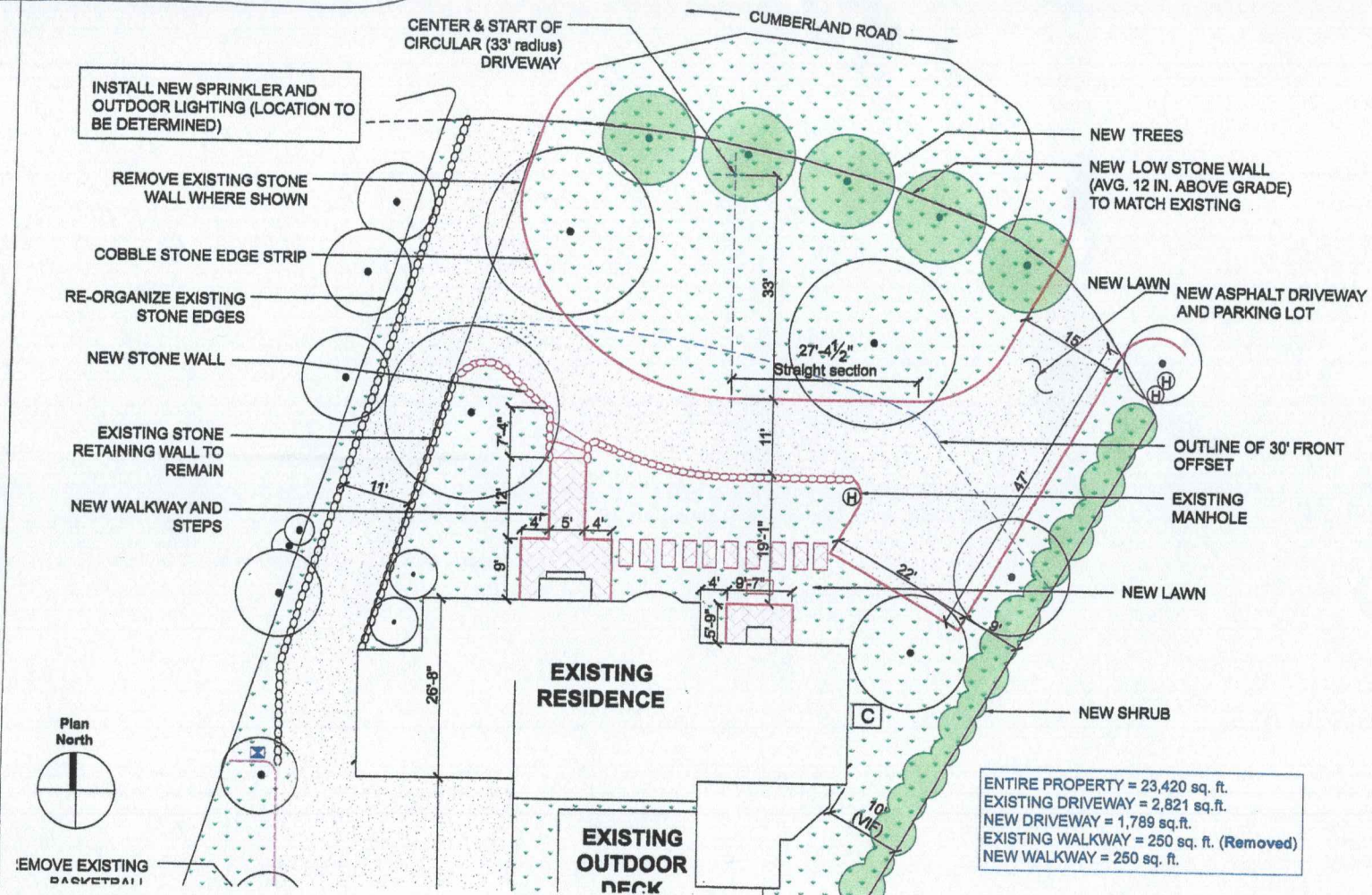
Photo 4. Overall view of the house from east (Arrow indicates the tree that we are trying to save)



Photo 8. The subject tree

Re: New Circular Driveway Special Permit
6 Cumberland Road, Belmont MA

I have no objections to the proposed plan.



Ripsime Guyumdzlyan
Name

100 Village Hill Rd, Belmont
Address

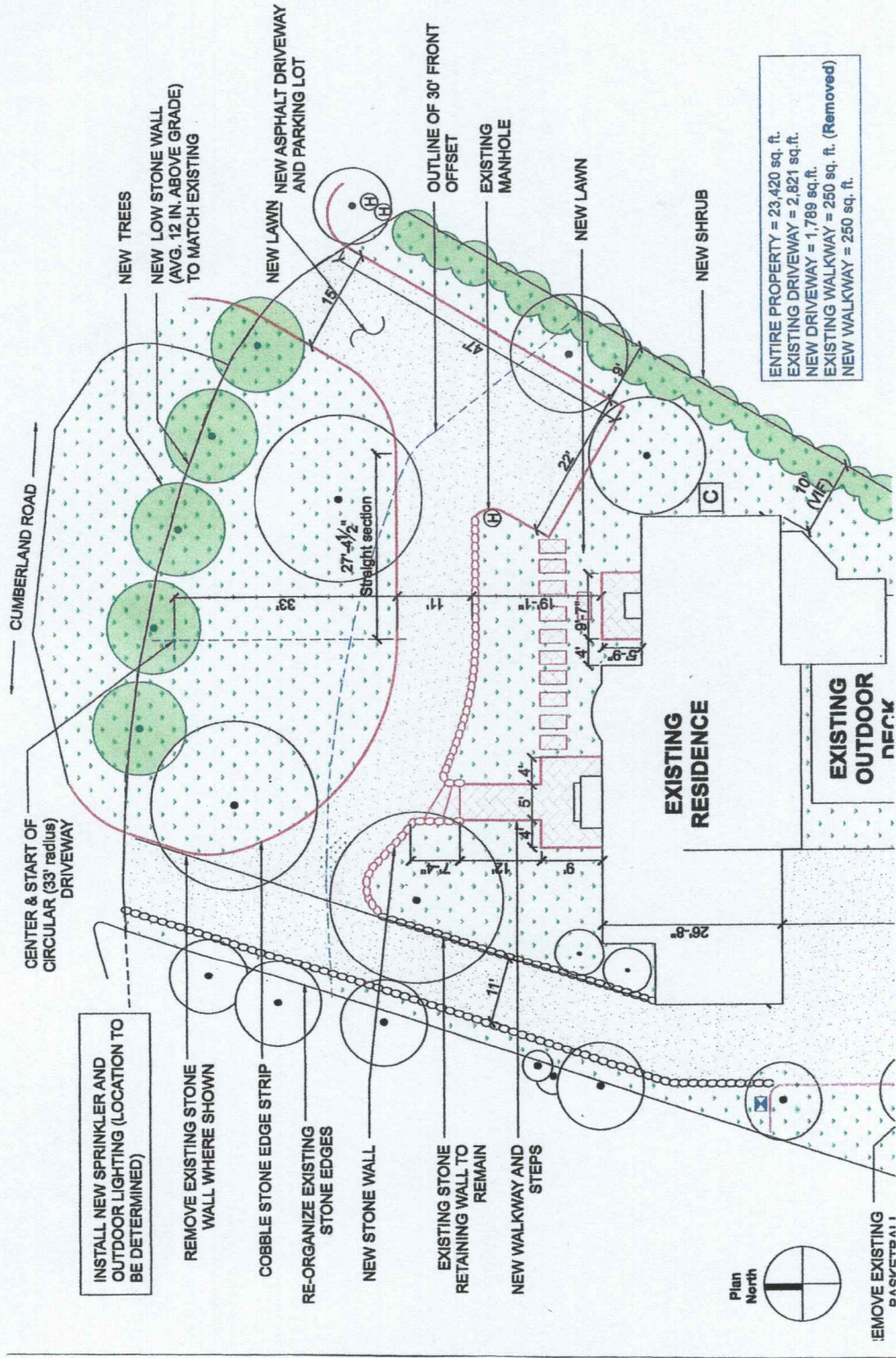
02478

Signature

2/02/17
Date

Re: New Circular Driveway Special Permit
6 Cumberland Road, Belmont MA

I have no objections to the proposed plan.



Margaret Barsam
Signature
83 Village Hill Rd Belmont
Address
2-4-17
Date