



Town of Belmont

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APPLICATION FOR A SPECIAL PERMIT

Date: Oct 10, 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 26 Waverley Terrace 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

Kathleen O'Connor

Print Name

KATHLEEN O'CONNOR

Address

26 Waverley Terrace

Daytime Telephone Number

617-484-0066 617-721-9519



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

October 11, 2017

Kathleen O'Connor
26 Waverley Terrace
Belmont, MA 02478

RE: 26 Waverley Terrace – Denial of Driveway Expansion in Front Yard

Dear Ms. O'Connor:

The Office of Community Development is in receipt of your application and plot plan to expand your driveway located at 26 Waverley Terrace in a General Residence (GR) Zoning District.

Your application has been denied because it does not comply with the current Zoning By-Law requirements. More specifically,

Section 5.1.3 b) 2) requires a Special Permit for the installation of parking spaces within the required front yard. Therefore you need a Special Permit in order to expand your driveway.

You may alter your plans to conform to the Zoning By-Laws and resubmit for approval or you may request a Special Permit from the Zoning Board of Appeals. If you choose this option, please contact the Office of Community Development (617-993-2650) to make an appointment with Ara Yogurtian, Assistant Director to begin this process.

Sincerely,

Glenn R. Clancy, P.E.
Director of Community Development

Kathleen O'Connor
26 Waverley Terrace
Belmont, Ma 02478

I grew up in Belmont and have lived at this address for sixteen years. I am in the process of improving my front walk and driveway. I am asking for just a little extra space to safely walk around my car.

Moving the driveway to the other side of the property is not an option because the town has easements on this side.

I recently suffered a stroke which has affected my mobility. A little extra space would allow me to walk around my car.

I am asking the Zoning board for a slight decrease of open space.

Thank you
Kathleen O'Connor

Zoning Compliance Check List

Properties Located within the GR Zoning Districts
(To be Completed by a Registered Land Surveyor)

Property Address: 26 WAVERLY TERRACE

Surveyor Signature and Stamp:  **Date:** 10/06/2017

Per §4.2 of the Zoning By-Law							
		REQUIRED		EXISTING		PROPOSED	
Lot Area (sq. ft.)		5,000 sq. ft.		4,238 sq. ft.		4,238 sq. ft.	
Lot Frontage (feet)		50 feet		42.00 feet		42.00 feet	
Lot Area/Unit (sq. ft./d.u.)		N/A		N/A		N/A	
Lot Coverage (% of lot)		30 %		25.8 %		25.8 %	
Open Space (% of lot)		40 %		72.5 %		68.6 %	
Setbacks: (feet)	➤ Front ^(a)	20 feet		15.6 feet		15.6 feet	
	➤ 2nd Front Door (25%)						
	➤ Side/Side	10'	10'	7.2'	7.6'	7.2'	7.6'
	➤ Rear	20 feet		14.2 feet		14.2 feet	
Building Height:	➤ Feet	N/A		N/A		N/A	
	➤ Stories	2 1/2		1 1/2		1 1/2	
1/2 Story (feet) (Per §1.4)	➤ Perimeter (50%)	N/A		N/A		N/A	
	➤ Area (60%)	N/A		N/A		N/A	
	➤ Length (75%)	N/A		N/A		N/A	
Per §6D of the Zoning By-Law							
HVAC:		Prohibited in Front Yard and Side and Rear Setbacks N/A					
Front Doors:		Both Must Face Street ^(b)					
		STANDARD		PROPOSED			
Curb Cut (One per 70' Frontage) ^(c)		1		1			

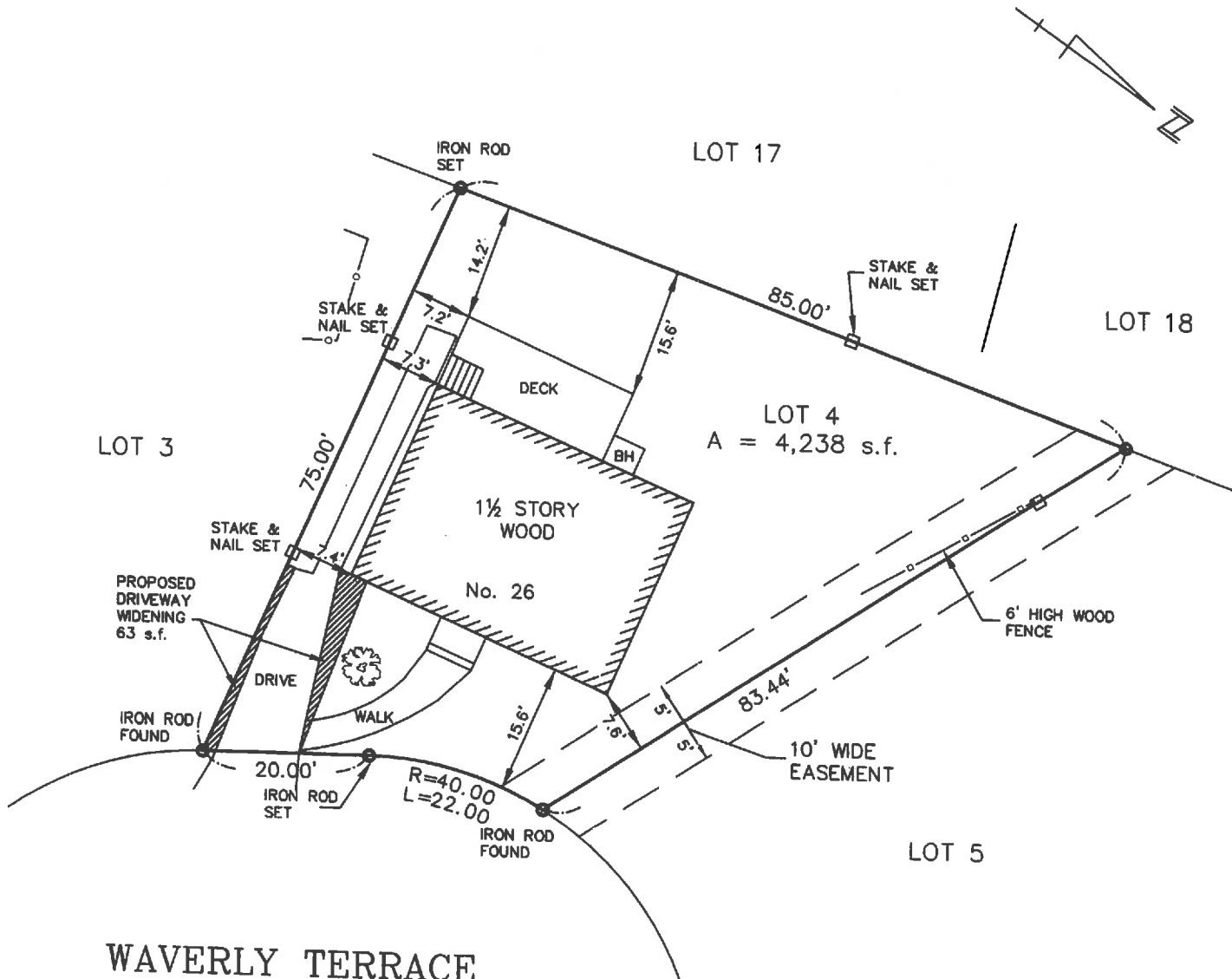
^(a) Front setback is equal to the average front setbacks of the abutting properties on either side.

^(b) The second unit's front door may be allowed to face the side yard only if the existing structure is historically or architecturally significant.

^(c) A second curb cut may be allowed where the Applicant can demonstrate that creating a second curb cut is harmonious with the surrounding neighborhood.

SUBMIT CALCULATIONS for all of the requirements listed above on a separate piece of paper(s) to verify how they were calculated

PREPARED BY:
MEDFORD ENGINEERING & SURVEY
ANGELO B. VENEZIANO ASSOCIATES
15 HALL ST. MEDFORD, MA. 02155
781-396-4466 fax: 781-396-8052




WAVERLY TERRACE

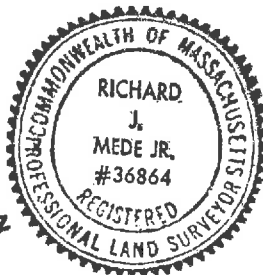
CURRENT ZONE: GR

	REQUIRED	EXISTING	PROPOSED
MAX LOT COV%	30%	25.8%	25.8%
MIN OPEN SPACE	40%	72.5%	68.6%

THE PROPERTY IS NOT LOCATED IN AN
ESTABLISHED FLOOD HAZARD ZONE ACCORDING
TO THE F.I.R.M. OF BELMONT.


RICHARD J. MEDE, JR. - P.L.S.

09/18/2017
DATE:



DEED REFERENCE: BK 29110 PG 299
PLAN REFERENCE: BK 7448 PG 69

OWNER:	KATHLEEN O'CONNOR
HOUSE NO.:	26
LOC.	LOT NO.: 4
APP. NO.:	
DATE:	SEPTEMBER 18, 2017
SCALE:	1" = 20'