

**TOWN OF BELMONT
ZONING BOARD OF APPEALS**

2017 NOV 13 PM 12:45

CASE NO. 17-27

APPLICANT: KATHLEEN O'CONNOR

PROPERTY: 26 Waverley Terrace

DATE OF PUBLIC HEARING: November 6th, 2017

MEMBERS SITTING: Nick Iannuzzi, Chairman
Jim Zarkadas
Faustino Lichauco
Andrew Plunkett
Phil Ruggiero, Associate Member

MEMBERS VOTING: Nick Iannuzzi, Chairman
Jim Zarkadas
Faustino Lichauco
Andrew Plunkett
Phil Ruggiero, Associate Member

Introduction

This matter came before the Board of Appeals ("Board") of the Town of Belmont ("Town") acting as Variance and Special Permit Granting Authority under the Zoning By-Law of the Town of Belmont, Massachusetts ("By-Law") and Chapter 40A of the Massachusetts General Law ("Zoning Act"). The Applicant KATHLEEN O'CONNOR ("Applicant") requests ONE SPECIAL PERMIT under Section 5.1.3 2-B of the Zoning By-Law To Construct A Front Yard Parking at 26 WAVERLEY TERRACE located in a General Residence (GR) Zoning District.

The Board held a duly noticed hearing on the application on November 6th, 2017. The Applicant KATHLEEN O'CONNOR proposed the plan at the hearing and submitted a surveyor's plan and photos showing the existing driveway and the proposed expansion. One person spoke in favor and one person, the direct abutting neighbor, asked questions regarding the protruding property pin. The applicant agreed to make sure the property pin would be below grade and not be a hazard while the project was being completed. No one spoke in opposition to the Applicant's proposal.

Proposal

The applicant would like to expand the existing driveway by a few feet on both sides and to create a more uniform driveway. The current driveway is in a pie shape and does not accommodate a modern vehicle. The current driveway is also cracking and has a slope

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which creates a hazard for the applicant when entering and exiting their vehicle. The expansion will also allow for the applicant to step on a hard surface versus their lawn when entering and exiting her vehicle. The proposed expansion of the driveway is in keeping with the character and style of the home and neighborhood and is not detrimental to the community.

Conclusion

On November 6th, 2017, the Board deliberated on the Applicant KATHLEEN O'CONNOR's ("Applicant") request for ONE SPECIAL PERMIT under Section 5.1.3 2-B of the Zoning By-Law To Construct A Front Yard Parking at 26 WAVERLEY TERRACE located in a General Residence (GR) Zoning District.

Accordingly, **upon motion duly made by Faustino Lichauco and seconded by Jim Zarkadas, the Board voted 5-0 to grant the Applicant's request for One (1) Special Permit.**

For the Board:

Dated: November 13, 2017



Ara Yogurtian
Assistant Director
Office of Community Development

Any appeal from this decision must be made pursuant to Ch.40A, S.17, MGL, and must be filed within 20 days after the filing of such notice in the office of the Town Clerk.