



Town of Belmont

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BELMONT, MA

2018 JAN 24 AM 11:46

APPLICATION FOR A SPECIAL PERMIT

Date: 12/21/17

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 x 101-103 CUSHING AVENUE 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 _____

Construct a 10 x 12 Tool shed

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

Signature of Petitioner

x Gary Westermarck

Print Name

x GARY WESTER MARK

Address

x 101 CUSHING AVE

Daytime Telephone Number

x 617 489 3359



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

September 11, 2017

Gary and Elaine Westermarck
101 Cushing Avenue
Belmont, MA 02478

RE: Denial to Construct a 10.0' X 12.0' Tool Shed.

Dear Mr. & Mrs. Westermarck,


The Office of Community Development is in receipt of your permit application for your proposal to construct a tool shed at 101 Cushing Ave. located in a Single Residence C Zoning District.

Your application has been denied because it does not comply with the current Town of Belmont Zoning Bylaws. More specifically, Section 4.2 of the Zoning Bylaws allow maximum lot coverage of 25%.

1. Your existing lot coverage is 26.3% and the proposed is 27.7%.

You may alter your plans to conform to the current Town of Belmont Zoning Bylaws and resubmit a permit 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,

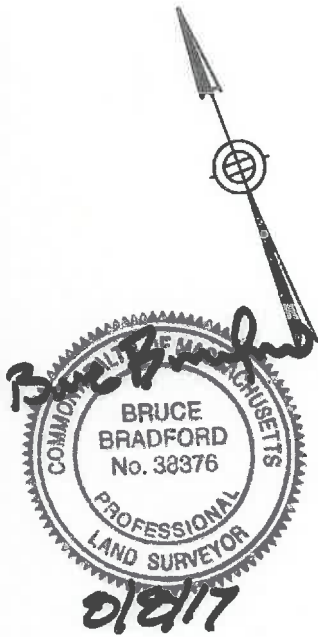


Glenn R. Clancy, P.E.
Inspector of Building

Statement of Need

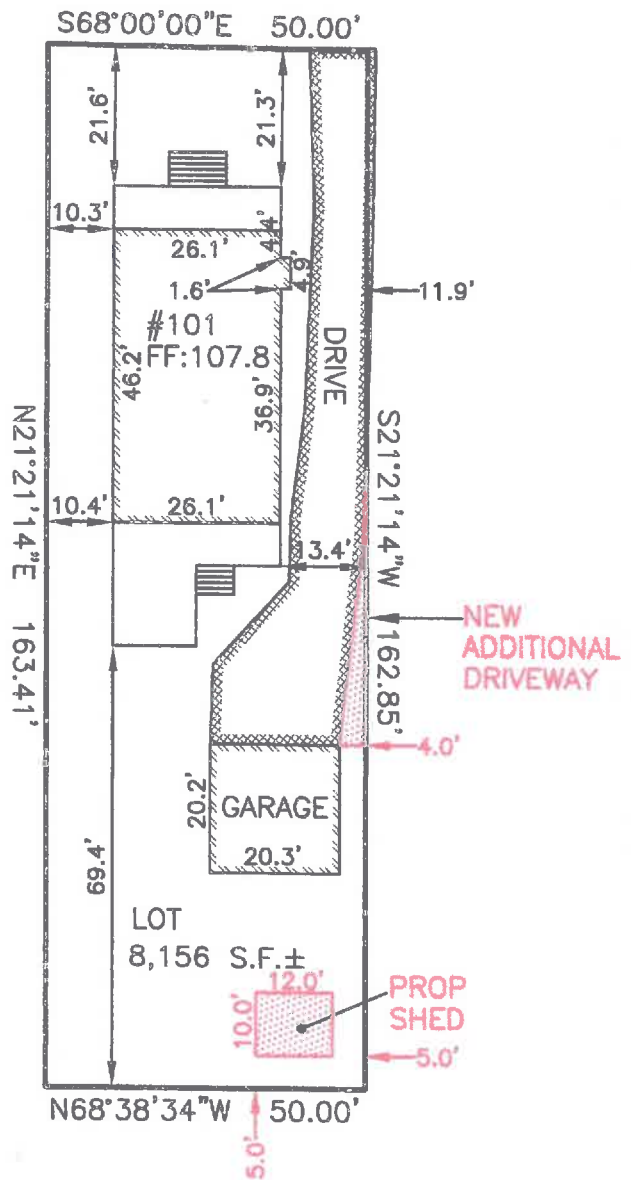
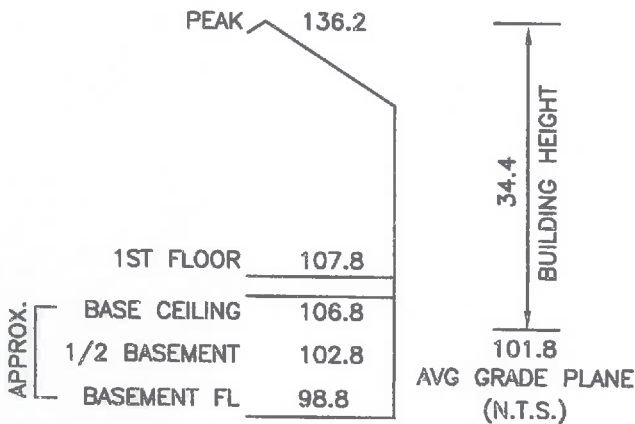
Proposed 10'x12' tool shed @ 101-103 Cushing Avenue

I would like to construct a 10'x12' tool shed on my property as I do not have adequate storage for several bikes, lawnmower, snow blower, and numerous small tools (leaf blower, weed wacker, rakes, snow shovels, etc.). The larger items are currently stored under a tarp on my property. My basement is not easily accessible to the yard and the garage is shared with tenants. My family is spending more time enjoying our yard and we would like to improve both the appearance and functionality. Thank you!



CUSHING AVENUE

BUILDING HEIGHT CALCULATION



ZONING INFORMATION:

ZONE: SR-C

DEED REFERENCE: BOOK 27183 PAGE 402

PLAN REFERENCE: PLAN 32 OF 1916

	EXISTING	PROPOSED	REQUIRED/ PERMITTED
LOT AREA	8,156 S.F.	8,156 S.F.	9,000 S.F. MIN.
LOT FRONTAGE	50'	50	75' MIN.
SETBACK			
FRONT	21.3'	21.3'	25' MIN.
SIDE	10.3'	10.3'	10' MIN.
REAR	69.4'	69.4'	30' MIN.
LOT COVERAGE	26.3%	27.7%	25% MAX.
OPEN SPACE	58%	54%	50% MIN.
BUILDING HGT	34.4	34.4	30' MAX.
# OF STORIES	2	2	2.5 MAX.

THIS PROPERTY DOES NOT LIE WITHIN THE WETLANDS OR WETLANDS BUFFER ZONE.

THIS PROPERTY IS LOCATED IN ZONE X
FIRM MAP DATED MARCH 3, 1997
COMMUNITY PANEL NUMBER 250182 0418 E

Owner GARY & ELAINE WESTERMARK

Loc. House No. 101

Lot No. E

App. No.

Date MAY 4, 2017

Scale: 1 in. = 30 Ft.

ESTABLISHED 1916

EMB

EVERETT M. BROOKS CO.
SURVEYORS & ENGINEERS

49 LEXINGTON STREET
WEST NEWTON, MA 02465

(617) 527-8750

embrooks@embrooks.com

PLAN OF LAND IN BELMONT, MA

101 CUSHING AVENUE
EXISTING CONDITIONS

SCALE: 1 in. = 30 FT.

DATE: AUGUST 8, 2017

DRAWN: GA

CHECK: BB

PROJECT NO. 25220

Zoning Compliance Check List

(Registered Land Surveyor)



Property Address: 101 Cushing Ave

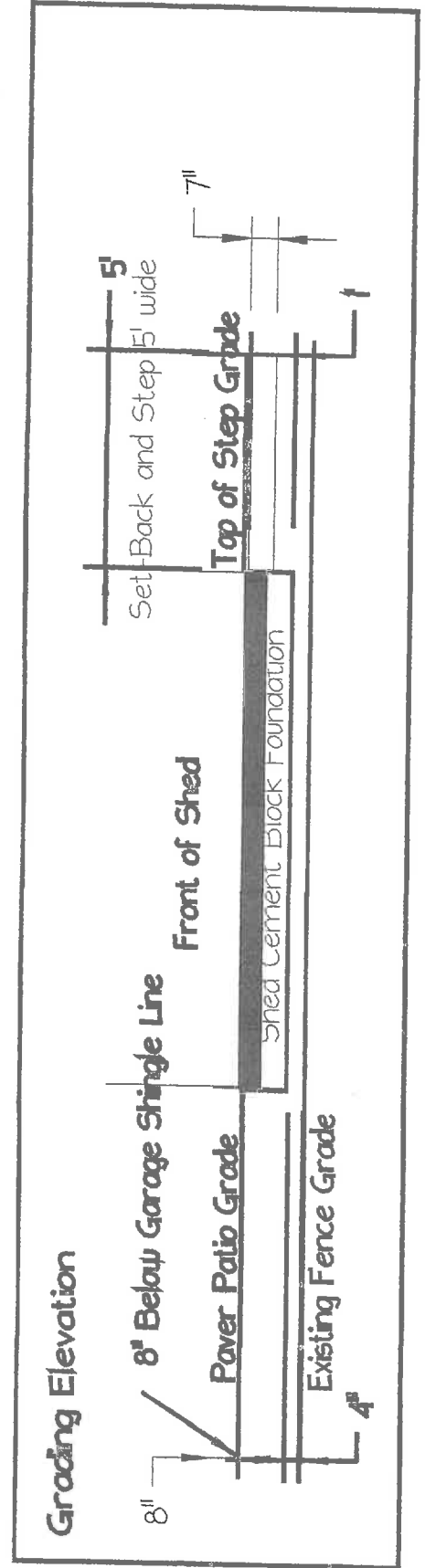
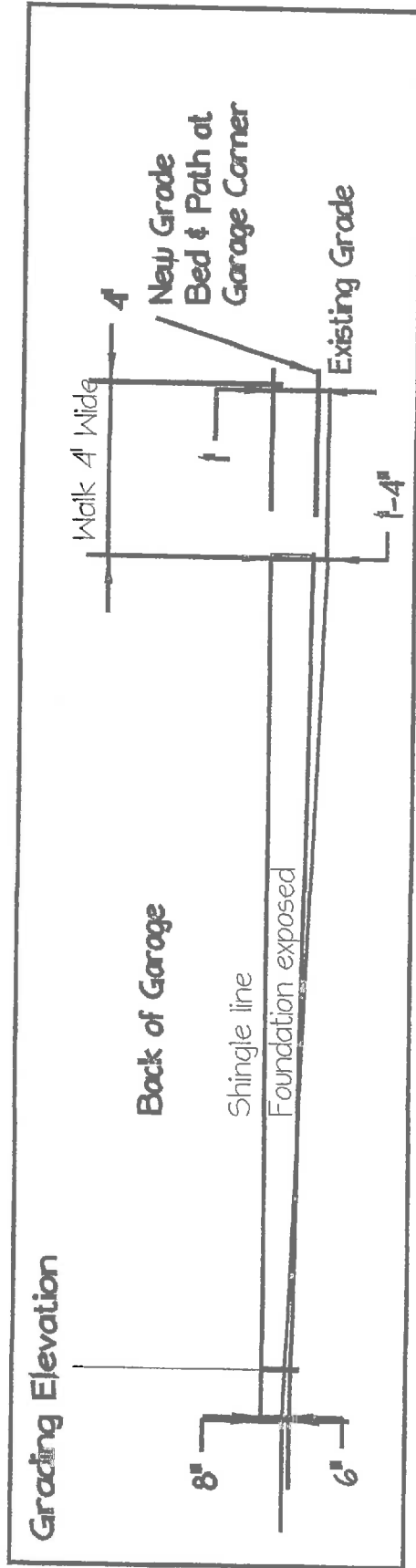
Zone: SR-C

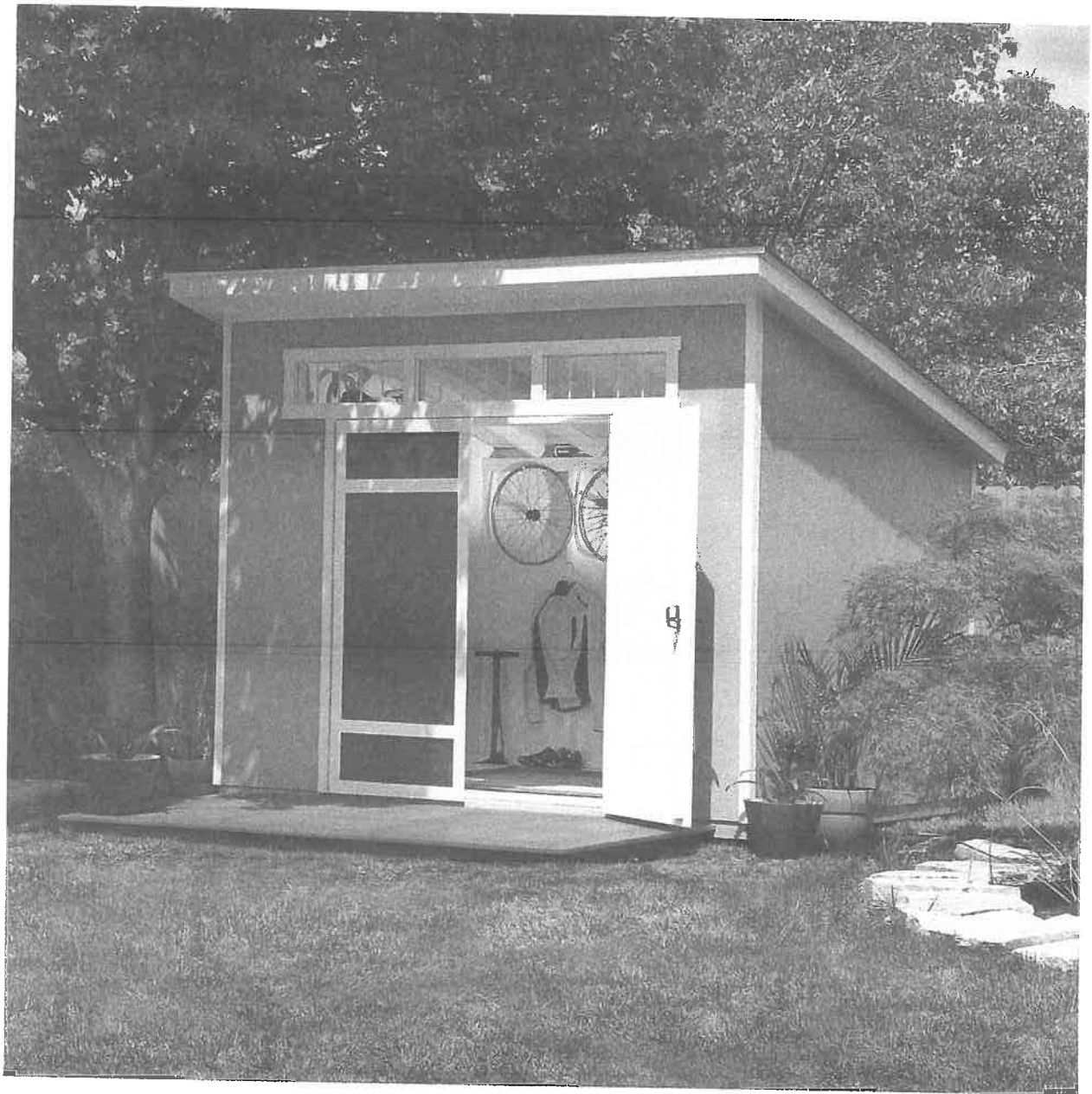
Surveyor Signature and Stamp: Bruce Bradford

Date: 9/26/17

	REQUIRED	EXISTING	PROPOSED
Lot Area	9000 SF	8156 SF	8156 SF
Lot Frontage	75'	50'	50'
Floor Area Ratio			
Lot Coverage	25%	42.3%	44.7%
Open Space	50%	57%	55%
Front Setback	25'	21.3'	21.3'
Side Setback	10'	10.3'	10.3'
Side Setback	10'	11.9'	11.9'
Rear Setback	30'	69.4'	69.4'
Building Height	30'	34.4'	34.4'
Stories	2 1/2	2	2
1/2 Story Calculation			

NOTES:







DESIGN & BUILD

SHED CONFIGURATOR
QUESTIONS 86



CHANGE & REVIEW >

CURRENTLY

\$3,399.00

PROMO SAVINGS

-\$300.00

STEP: DIMENSIONS

STYLES

DIMENSIONS

FEATURES

WIDTH &
LENGTH

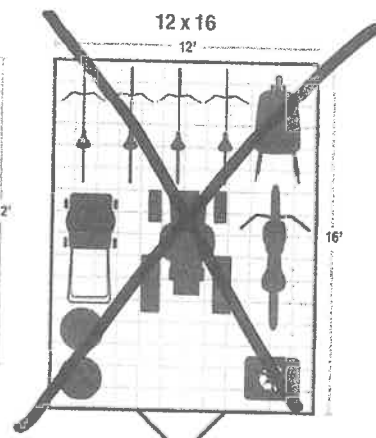
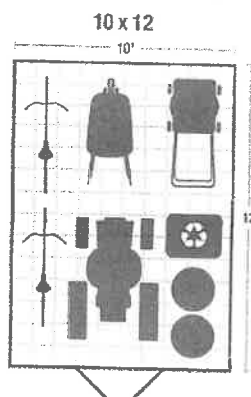
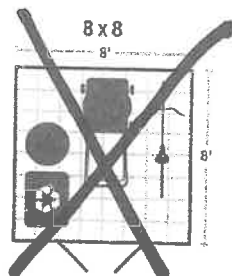
8'x10'8'x10'

10'x16'2'x12'2'x16'

HEIGHT

9'
WA

**- HERE ARE A FEW EXAMPLE
SHEDS TO HELP VISUALIZE
WHAT WILL FIT -**



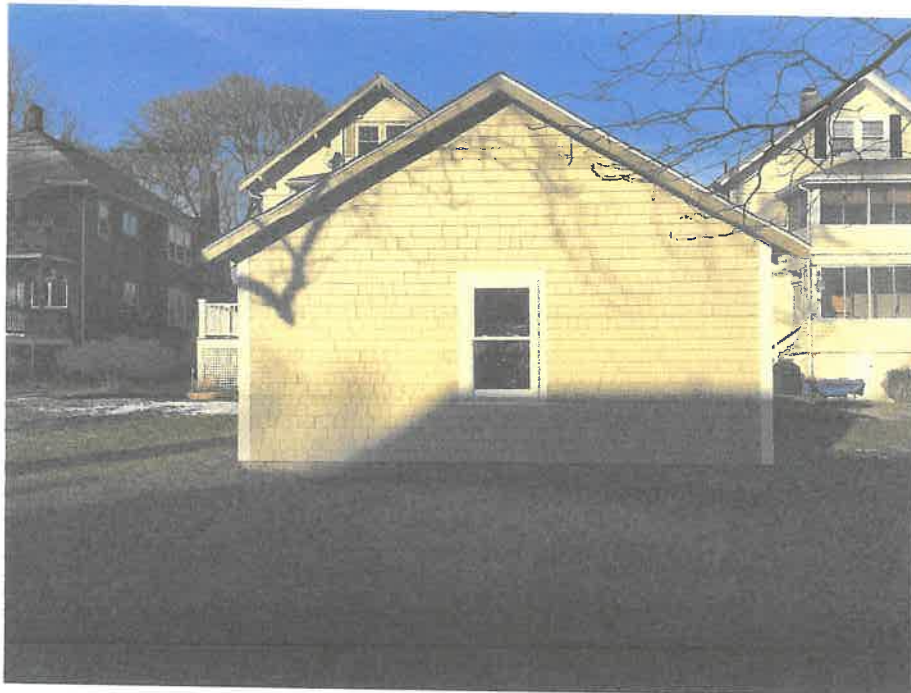
NEXT STEP: FEATURES

2/5

View towards proposed shed location



View from proposed shed location



Neighbors at properties adjoining 101 Cushing Avenue support the project:

97-99 Cushing Avenue

105-107 Cushing Avenue

16 Preble Gardens Road

To the Belmont Zoning Board of Appeals,

I am the owner of the property listed below and have been the neighbor of Gary Westermarck, who lives at 101 Cushing Avenue, for over 20 years.

I support his proposed construction of a 10'x12' shed in the backyard of 101 Cushing Avenue.

Signature	<u>Virginia S. Russell</u>
Printed name	<u>Virginia S. Russell</u>
Street address	<u>97-99 Cushing Avenue</u>
Date signed	<u>Nov. 13, 2017</u>

To the Belmont Zoning Board of Appeals,

I am the owner of the property listed below and have been the neighbor of Gary Westermarck, who lives at 101 Cushing Avenue, for over 20 years.

I support his proposed construction of a 10'x12' shed in the backyard of 101 Cushing Avenue.

Signature

Rosemarie Guzzetti

Printed name

ROSEMARIE GUZZETTI

Street address

105-107 Cushing Avenue

Date signed

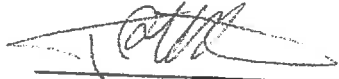
11-6-17

To the Belmont Zoning Board of Appeals,

I am the owner of the property listed below and have been the neighbor of Gary Westermarck, who lives at 101 Cushing Avenue, for over 10 years.

I support his proposed construction of a 10'x12' shed in the backyard of 101 Cushing Avenue.

Signature



Printed name

Tim Mabbett

Street address

16 Preble Gardens Road

Date signed

12/9/17

The following properties have a shed. All are within 0.2 miles east of 101 Cushing Avenue:

26 Hillside Terrace

28 Hillside Terrace

34 Hillside Terrace

38 Hillside Terrace

45 Hillside Terrace

66 Hillside Terrace

11 Townsend

24 Townsend

26 Townsend

44 Townsend

48 Townsend

64 Townsend

89 Townsend

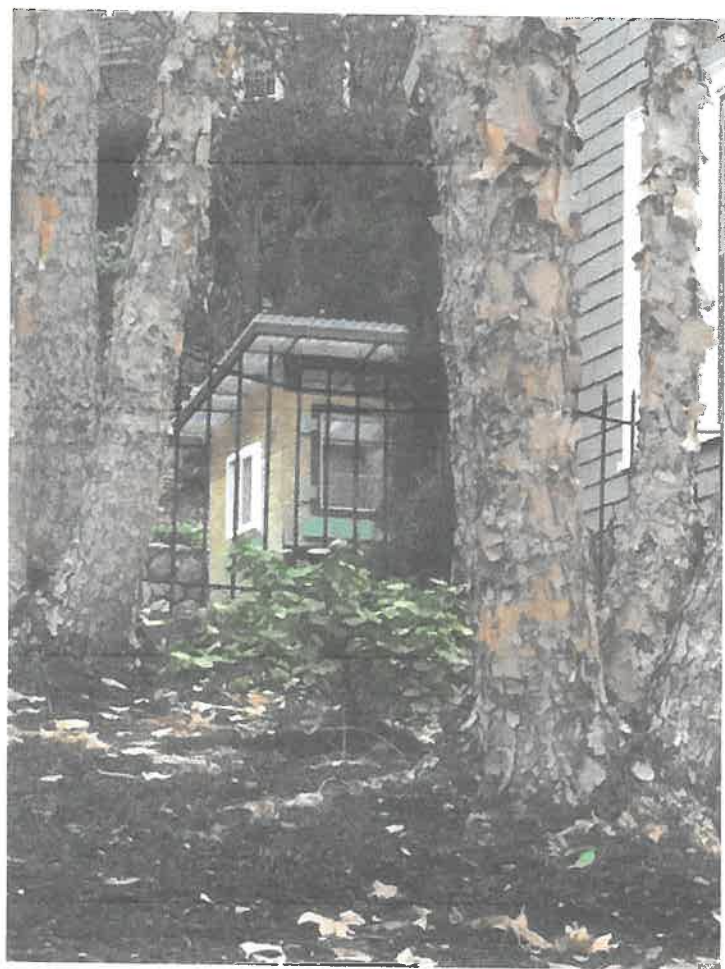
26 Hillside Terrace



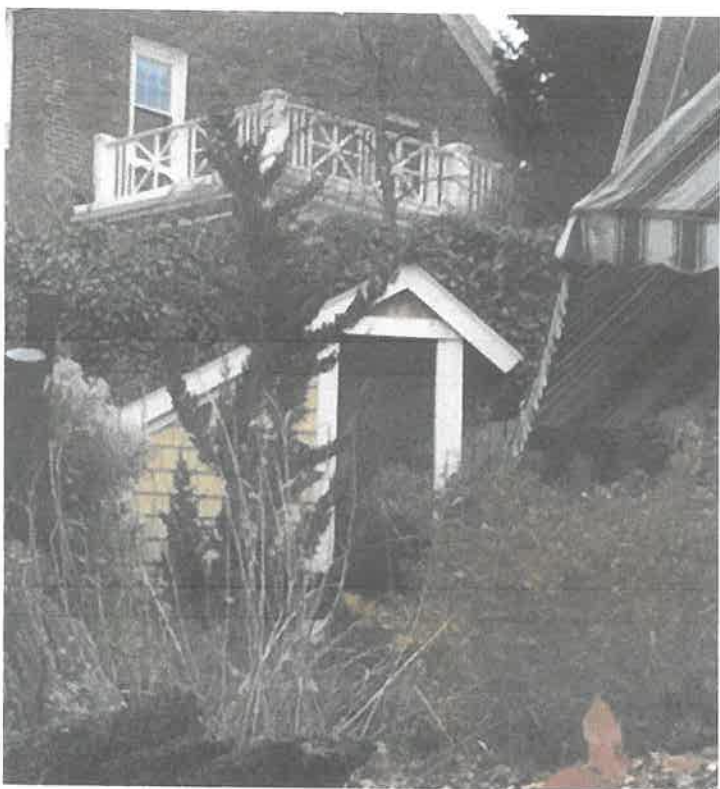
28 Hillside Terrace



34 Hillside Terrace



38 Hillside Terrace



45 Hillside Terrace



66 Hillside Terrace



11 Townsend



24 Townsend



26 Townsend



44 Townsend



48 Townsend



64 Townsend



