



Town of Belmont

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2018 APR 19 PM 3:45

APPLICATION FOR A SPECIAL PERMIT

Date: x March 26, 2018

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 x50-52 Grove Street 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 Park Road side of property.

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

Address

Daytime Telephone Number

[Signature]
Gad & Jaka Saarony
51 Montvale Crescent
Newton, MA 02459
617-275-9915



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 22, 2018

Gadi and Jaka Saarony
50-52 Grove Street
Belmont, MA 02478

RE: 50-52 Grove Street – Denial of Driveway Expansion in Front Yard

Dear Mr. and Mrs. Saarony:

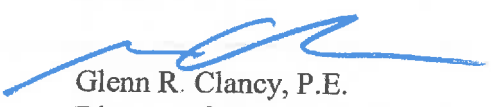
The Office of Community Development is in receipt of your application and plot plan to expand your driveway located at 50-52 Grove Street in a General Residence (GR) Zoning District.

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

1pm Wednesday
UPstairs 2nd Floor
Community Development

Jaka Saarony

51 Montvale Crescent* Newton, MA 02459* Phone: (617)275-9915

E-Mail: jakasaarony@gmail.com

Date: March 26, 2018

Town of Belmont

Office of Community Development

Homer Municipal Building

19 Moore Street

Belmont, MA 02478

(617)993-2650

Dear members of the Community Development Board of Appeals:

We are requesting you considering granting us a Special Permit to add front yard parking to our property at 50-52 Grove Street because there is no other place to park. We own this property that is occupied by an immediate family member and a tenant.

There is currently a parking space (attached photo) on the Grove Street side of our building and we will make this "open space". It was the recommendation of a Belmont fireman (during our fire last February) to not park in this front spot. Our Plot Plan shows our request to add parking to the Park Road side of our building where there was a deck. Our open space percentage will go from existing 26.8% to proposed 30.6%.

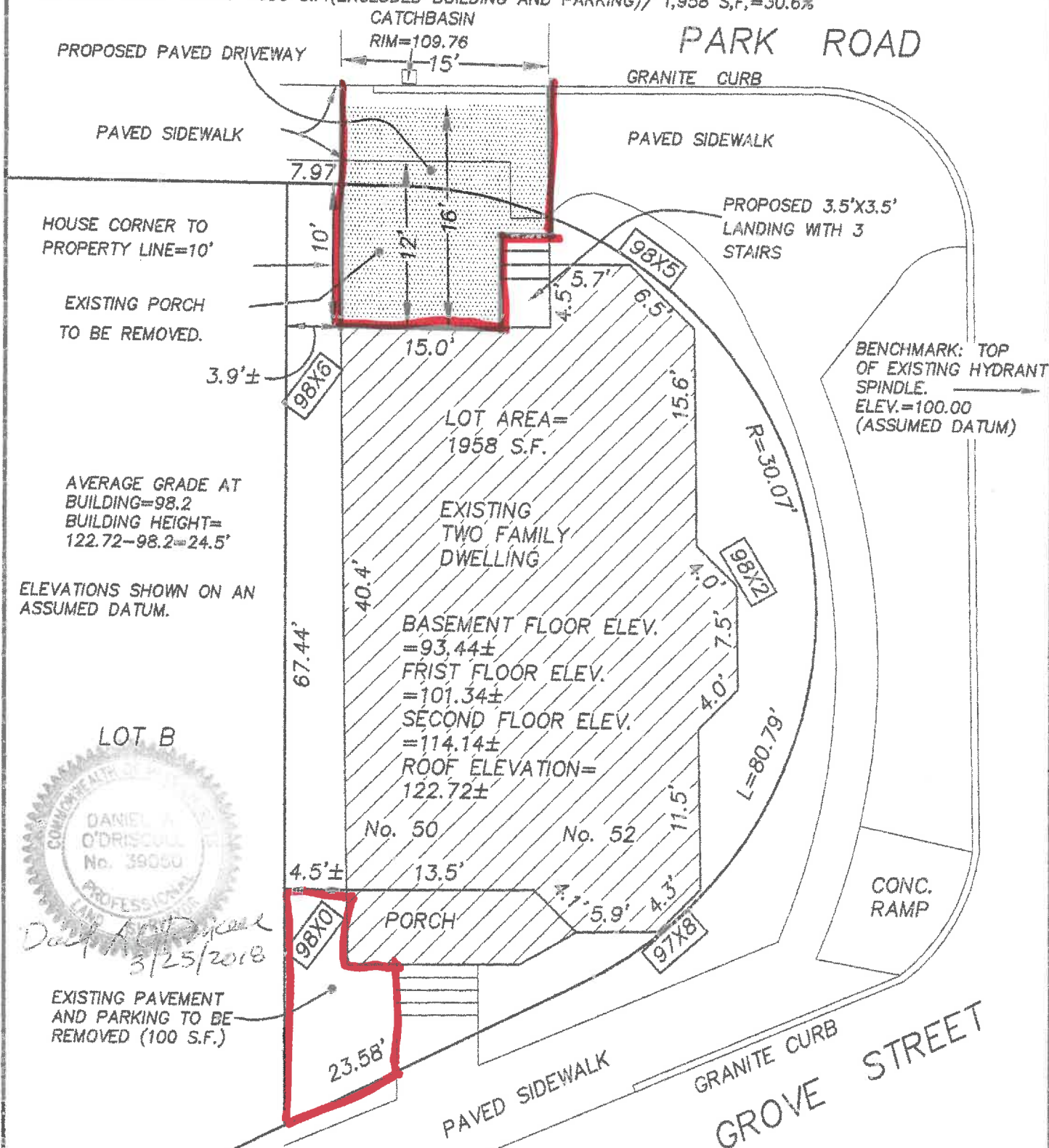
We will put plantings in the stretch of land between our building and proposed parking area and the neighbors to ensure the view is as pleasant as before. Also there is a storm water drain along the curb adjacent to the proposed parking area.

Sincerely,



Jaka & Gad Saarony

EXISTING BUILDING LOT COVERAGE = 1,332 S.F. / 1,958 S.F. = 68.0%
 PROPOSED BUILDING LOT COVERAGE EXISTING = 1,233 S.F. / 1,958 S.F. = 62.9%
 EXISTING IMPERVIOUS LOT COVERAGE EXISTING = 1,348 S.F. / 1,958 S.F. = 68.8%
 PROPOSED IMPERVIOUS LOT COVERAGE EXISTING = 1,373 S.F. / 1,958 S.F. = 70.1%
 EXISTING OPEN SPACE = 526 S.F. (EXCLUDES BUILDING AND PARKING) / 1,958 S.F. = 26.8%
 PROPOSED OPEN SPACE = 600 S.F. (EXCLUDES BUILDING AND PARKING) / 1,958 S.F. = 30.6%



I CERTIFY THAT THE DWELLING IS LOCATED ON THE LOT AS SHOWN ON THIS PLAN.
 I FURTHER CERTIFY THAT THE DWELLING DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD ZONE.

PREPARED FOR: LANDMARK ASSOCIATES
 DEED REFERENCE: MIDDLESEX COUNTY REGISTRY OF DEEDS
 DEED BOOK 66151 PAGE 582
 PLAN REFERENCE: PLAN BOOK 325 PLAN No. 4

Daniel A. O'Driscoll MARCH 25, 2018
 PROFESSIONAL LAND SURVEYOR DATE

CERTIFIED PLOT PLAN
 50-52 GROVE STREET
 BELMONT, MASSACHUSETTS

SCALE: 1"=10'
 DECEMBER 30, 2017
 REV. FEB. 5, 2018
 REV. MARCH 25, 2018

OWNER GAD M. & JAKA M. SAARONY

LOC. HOUSE No. 50 & 52
 LOT No. LOT C

APP. No. _____
 DATE _____



O'DRISCOLL
 LAND SURVEYING Co.

LAND SURVEYING GPS MAPPING LAND CONSULTING
 46 COTTAGE STREET MEDWAY, MASSACHUSETTS 02053 (508) 533-3314
 FILE No. 1870



Zoning Compliance Check List

(Registered Land Surveyor)

Daniel A. O'Driscoll

Property Address: 50-52 GROVE ST.

Zone: GENERAL RESIDENCE

Surveyor Signature and Stamp: Daniel A. O'Driscoll

Date: 3/26/2012

	REQUIRED	EXISTING	PROPOSED
Lot Area	5,000 SF	1,958 SF	1,958 SF
Lot Frontage	50'	112.34'	112.34'
Floor Area Ratio	—	—	—
Lot Coverage	30%	68.09%	62.99%
Open Space	40%	26.89%	30.69%
Front Setback	20'	0.16±'	0.16±'
Side Setback	10'	3.9'	3.9'
Side Setback	10'	4.5'	4.5'
Rear Setback	20'	10.4'	10.0±'
Building Height	33'	24.5'	24.5'
Stories	2 1/2	2	2
1/2 Story Calculation			

NOTES:

DWELLING IS FLAT ROOF NO
ATTIC. ASSESSORS CARD BUILDING IN
1900 PREDATES ZONING.



