

**TOWN OF BELMONT  
ZONING BOARD OF APPEALS**

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**CASE NO.** 18-12

**APPLICANT:** **GAD AND JAKA SAARONY**

**PROPERTY:** 50-52 GROVE ST

**DATE OF PUBLIC HEARING:** MAY 14<sup>TH</sup>, 2018

**MEMBERS SITTING:** Nick Iannuzzi, Chairman  
Jim Zarkadas  
Craig White  
Andrew Plunkett  
Phil Ruggiero, Associate Member

**MEMBERS VOTING:** Nick Iannuzzi, Chairman  
Craig White  
Jim Zarkadas  
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 Applicants GAD AND JAKA SAARONY ("Applicant") request ONE SPECIAL PERMIT under Section 5.1.3 2-B of the Zoning By-Law to Construct A Front Yard Parking at 50-52 GROVE ST located in a General Residence (GR) Zoning District.

The Board held a duly noticed hearing on the application on May 14<sup>th</sup>, 2018. The Applicant proposed the plan at the hearing and submitted a surveyor's plan and photos showing the existing driveway and the proposed expansion. No one spoke in support of or in opposition to the Applicant's proposal.

**Proposal**

The Applicant would like to relocate the driveway from the east side (Grove St) of the property to the west side (Park Rd). In February 2017 there was a fire at the property. Recently thereafter the Belmont Fire Department recommended that the one existing parking space be relocated from the Grove Street side to the Park Road side of the property. In order to accommodate this change the Applicant has removed an existing deck on the Park Rd side of the building in an attempt to provide as much space as

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Address: 50-52 Grove St

possible for a vehicle on this side of the property. The Applicant noted that they would no longer be parking any vehicles on the Grove Street side of the house, and that this existing space on the Grove Street side of the property would be decommissioned. Essentially, the applicant is simply requesting the relocation of an existing parking space.

### **Conclusion**

On May 14<sup>th</sup>, 2018, the Board deliberated on the Applicant's request for ONE SPECIAL PERMIT under Section 5.1.3 2-B of the Zoning By-Law To Construct A Front Yard Parking at 50-52 GROVE ST located in a General Residence (GR) Zoning District. The board noted that the Park Road parking location would be insufficient to accommodate an entire vehicle of length greater than a compact car. It was noted that most modern vehicles would protrude into the sidewalk, but that there were extenuating circumstances which the board chose to take into consideration when deciding on the case. Notably, there was a safety concern stated by the fire department and conveyed to the board by the homeowner, and that there were no other better options to maintain the existing single parking space at the property.

Accordingly, **upon motion duly made by Craig White and seconded by Nick Iannuzzi, the Board voted 5-0 to grant the Applicant's request for One (1) Special Permit.**

For the Board:

Dated: August 22, 2018

  
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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.